



CITY OF OCALA  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET, 2<sup>ND</sup> FLOOR, OCALA, FL 34471  
352-629-CITY (2489)

**DRAFT**

## CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING DOCKET

**WEDNESDAY, AUGUST 26, 2020**

### **HEARING INFORMATION**

**Location:**

City Council Chamber  
Second Floor  
110 SE Watula Avenue  
Ocala, Florida 34471

**Time:**

9:00AM

**Code Enforcement  
Special Magistrate:**

Thomas J. Dobbins

**Staff:**

James Pogue  
*Manager, Code Enforcement*

Yiovanni Santiago  
*Code Enforcement Specialist*

Gabriela Solano  
*Code Enforcement Specialist*

**WELCOME,**

On behalf of the Municipal Code Enforcement Special Magistrate and Staff we would like to take this opportunity to welcome you to these proceedings, and provide you with some information concerning this hearing.

The Municipal Code Enforcement Special Magistrate is established under the guidelines of the City of Ocala Code of Ordinances, Section 2-241, and Florida Statute 162.01 through 162.30.

The Municipal Code Enforcement Special Magistrate is empowered to examine City of Ocala Code of Ordinance violations. The Municipal Code Enforcement Special Magistrate Hearing works in a fashion similar to a judicial process, cases are presented from the docket, testimony and evidence is presented, and the Municipal Code Enforcement Special Magistrate makes a ruling. The Municipal Code Enforcement Special Magistrate can levy fines, require payment of administrative costs, and place liens on personal property if violations are not corrected. We respectfully request that you respect this process as you yourself expect to be respected by the process.

**APPEALS,**

Decisions of the Municipal Code Enforcement Special Magistrate are appealed to the Circuit Court of Marion County; such an appeal shall not be a hearing de novo (not all over again, or in-person) but shall be limited to appellate review of the record created before the Municipal Code Enforcement Special Magistrate. An appeal shall be filed within 30 days of the execution of the order to be appealed. Any person who desires to appeal an administrative decision of the Municipal Code Enforcement Special Magistrate will need a record of the proceedings, and for this purpose you may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

**ADA COMPLIANCE,**

If special accommodations are needed for you to attend or participate in this meeting, please call 352-629-8309, forty-eight (48) hours in advance, so arrangements can be made.



**CASE NO: 2020\_4833**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs.**

**PARDEE ASA, 2450 SW 7<sup>TH</sup> AVE, OCALA FL 34471-7207**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 82-3	Barbed Wire, electrified fences, razor wire and fences/walls
Section 82-48	Construction without required permit
Section 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-184	Standards for ordering repair, vacation or demolition
Section 122-51	Building Permit Required

**LOCATION: 917 NE 9<sup>TH</sup> AVE**

**CASE NO: 2020\_4067**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs.**

**THE SUTTON ITTEVOCABLE TRUST, SUTTON JOHN LESTER TR, 12252 SE 96<sup>TH</sup> TER, BELLEVIEW FL 34420-5444**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 82-151	Standard Housing Code adopted

**LOCATION: 1423 NE 15<sup>TH</sup> PL**

**CASE NO: 2020\_4426**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**JACKSON FRED S, JACKSON PATRICIA, PO BOX 475 SILVER SPRINGS FL 34489-0475, ABS LOAN TRUST VI, 3815 SOUTH WEST TEMPLE, SALT LAKE CITY UT 84115**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-143	Maintenance Requirements
Section 34-145	Local contact person and local property manager; posting
Section 82-3	Barbed Wire, electrified fences, razor wire and fences/walls

**LOCATION: 801 NE 23<sup>RD</sup> AVE**

**CASE NO: 2020\_5259**

**OFFICER J. BULLER**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs**

**ANDERSON FRANCIS C EST, 1315 NE 23<sup>RD</sup> ST, OCALA FL 34470-4305**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1315 NE 23<sup>RD</sup> ST**

**CASE NO: 2020\_4841**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**FRANKLIN BROWN PATRICIA EST, 140 SW 23<sup>RD</sup> AVE, OCALA FL 34471-1974**

**VIOLATION(S):**

Section 82-151

Standard Housing Code adopted

**LOCATION:**

**140 SW 23<sup>RD</sup> AVE**

**CASE NO: 2020\_4485**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**VALDOVINOS SARA, PO BOX 1183, OCALA FL 34478**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

Section 34-121

Definitons

Section 34-122

Abandoned or derelict Vehicles

**LOCATION:**

**1419 NE 22<sup>ND</sup> ST**

**CASE NO: 2020\_5033**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**SHAFFER RUTHANN M EST, 2429 NE 21<sup>ST</sup> TER, OCALA FL 34470-3833**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**2429 NE 21<sup>ST</sup> TER**

**CASE NO: 2020\_4363**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**ROCKWELL EUGENIA EST C/O JOSEPH HAWTER, 802 NE 26<sup>TH</sup> TER, OCALA FL 34470-6343**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

**LOCATION: 802 NE 26<sup>TH</sup> TER**

**CASE NO: 2020\_5190**

**OFFICER J. BULLER**

**CITY OF OCALA**

**vs**

**HARVEY, CASSANDRA R, 958 NE 18<sup>TH</sup> ST, OCALA FL 34470-4282, HARVEY, CASSANDRA R, 1827 SR 20, HAWTHORNE, FL 32640**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-3	Barbed Wire, electrified fences, razor wire and fences/walls
Section 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits

**LOCATION: 958 NE 18<sup>TH</sup> ST**

**CASE NO: 2020\_4994**

**OFFICER T. GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs**

**TSIANOS GEORGE, 2612 NW 5<sup>TH</sup> AVE, OCALA FL 34470-6343**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 2612 NW 5<sup>TH</sup> AVE**

**CASE NO: 2020\_5191**

**OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs**

**MACK HERBERT M EST, 303 NW 11<sup>TH</sup> AVE, OCALA FL 34475**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

Section 82-181

Definitions

Section 82-182

Dangerous buildings declared nuisance: abatement required: time limits

Section 82-184

Standards for ordering repair, vacation or demolition

**LOCATION:**

**895 NW 6<sup>th</sup> ST**

**CASE NO: 2020\_5162**

**OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs**

**U AND V INVESTMENT CORPORATION, 219 NW 10<sup>TH</sup> ST, OCALA FL 34475-5134**

**U AND V INVESTMENT CORPORATION, PATEL RAJEN V (REGISTERED AGENT) 3301 SE S LOOKOUT BLVD,  
PORT ST. LUCIE, FL 34984**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

Section 34-146

Vacant commercial structures

**LOCATION:**

**2626 N MAGNOLIA AVE**

**CASE NO: 2020\_4183**

**OFFICER T. GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs**

**EXIT STRATEGY MAY 13 LLC, 25882 ORCHARD LAKE RD STE 106, FARMINGTON HILLS, MI 48336**

**CORPORATION COMPANY OF MIAMI (REGISTERED AGENT) 200 S BISCAYNE BOULEVARD, SUITE 4100 (EEP)  
MIAMI, FL 33131**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**2117 NW 1<sup>ST</sup> ST**

**CASE NO: 2020\_5182**

**OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs**

**BACK TO BASIC HOLDINGS LLC, C/O JOHN DUGGAN (REGISTERED AGENT) 4211 NW BLITCHTON RD, OCALA  
FL 34482-4058**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**2529 NW 1<sup>ST</sup> AVE**

**CASE NO: 2020\_5164**

**OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs**

**LARSSON ERIK, 8741 SW 19<sup>TH</sup> AVENUE RD, OCALA FL 34476-6701**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**600 BLK OF NW 8<sup>TH</sup> AVE**

**CASE NO: 2020\_5303**

**OFFICER T. GILLYARD**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs**

**MARION COUNTY JCB HOLDINGS LLC, PO BOX 2407, BELLEVIEW, FL 34421-2407  
BROWN, JOE C (REGISTRED AGENT) 3110 SE 95<sup>TH</sup>, OCALA, FL 34480**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1700 BLK OF NW 1<sup>ST</sup> ST**

CITY OF OCALA

vs  
**GASTRO-INTESTINAL CONSULTANTS OF CENTRAL FLORIDA, LLC, 3580 E GULF TO LAKE HWY, INVERNESS, FL 34453.**  
**ELDRIDGE, ROBERT J (REGISTERED AGENT) 3580 E GULF TO LAKE HWY, INVERNESS, FL 34453.**  
**NORTH FLORIDA UROLOGY ASSOCIATES P.A. C/O NARAYAN PERINCHERY (REGISTERED AGENT) 3426 NW 43ST STE B, GAINESVILLE, FL 32606.**  
**UROLOGY HEALTH TEAM, PLLC 3200 SW 34<sup>TH</sup> AVE, SUITE 202, OCALA, FL 34474.**  
**KLIMBERG, IRA (REGISTERED AGENT) 5593 SW 30<sup>TH</sup> AVENUE, OCALA, FL 34471**  
**PADDOCK PARK PROFESSIONAL CENTER MANAGEMENT ASSOCIATION, INC. C/O EHLERS, HENRY A (REGISTERED AGENT) 2100 SE 17<sup>TH</sup> STREET, SUITE 802, OCALA, FL 34471**

**VIOLATION(S):**

Section 62-61	Levy
Section 62-62	Tax certificate required
Section 62-63	Separate certificate required for each location; businesses falling under more than one classification
Section 62-66	Delinquency; penalties for engaging in business without certificate
Section 62-78	Tax constitutes debt to city

**LOCATION: 3200 SW 34<sup>TH</sup> AVE**

CITY OF OCALA

vs  
**HOWARD CARLIS G, 1644 SW 6<sup>TH</sup> ST, OCALA FL 34471-1462**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 82-3	Barbed Wire, electrified fences, razor wire and fences/walls
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

**LOCATION: 1644 SW 6<sup>TH</sup> ST**

**CASE NO: 2020\_5028**

**OFFICER C. SMITH**

**CITY OF OCALA**

**vs**  
**WILLIAM C. MASTERS LLC, 3050 DEE ST, APOPKA, FL 32703-3450**  
**WILLIAM C. MASTERS LLC, C/O PIACENTI, PETER (REGISTERED AGENT) 3208 OVERLOAD ROAD, APOPKA, FL 32703**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 122-51	Building Permit Required

**LOCATION: 2014 SW 6<sup>TH</sup> ST**

**CASE NO: 2020\_4824**

**OFFICER C. SMITH**

**CITY OF OCALA**

**vs**  
**MAXEY JEAN D, 2824 SW 34<sup>TH</sup> AVE, OCALA, FL 34474-3365**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles

**LOCATION: 2824 SW 34<sup>TH</sup> AVE**

**CASE NO: 2020\_4764**

**OFFICER C. SMITH**

**CITY OF OCALA**

**vs**  
**FUCE OLLIE EST C/O MARY WALKER, 424 BAHIA TRAK, OCALA, FL 34472-2620**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-181	Definitions
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section 82-183	Unsafe electrical conditions, authority to discontinue electrical service
Section 82-184	Standards for ordering repair, vacation or demolition
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

**LOCATION: 1656 SW 3<sup>RD</sup> ST**

CITY OF OCALA

vs

SMITH PEGGY, PO BOX 543, HAWTHORNE, FL 32640-0543

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

2633 SE 28<sup>TH</sup> ST

**OLD BUSINESS**

**Consent Agenda for Non-Compliance (MASSEY) Hearing**

2019_2613	CONCHIGLIO BETTY JEAN REV TRUST	560 NE JACKSONVILLE RD
2019_3155	PARDEE EMILY TRUST	2509 NE 14 <sup>TH</sup> ST
2019_3361	JONES FAMILY TRUST	1325 SW 2 <sup>ND</sup> ST
2019_3768	OAKCREST APARTMENTS	2822 NE JACKSONVILLE RD
2020_4100	MICHAEL LESSARD	2157 NE JACKSONVILLE RD
2020_4338	NORMAN ANNIE B	1134 NE 6 <sup>TH</sup> ST
2020_4733	TINMAN PROPERTY GROUP LLC1	1510 NE 46 <sup>TH</sup> RD
2020_4742	RACETRAC PETROLEUM	3535 W SILVERS PRINGS BLVD
2020_4966	JCM 308 LLC	308 NW 25 <sup>TH</sup> ST
2020_4743	NELSON WILLIAM CURTIS	2710 NE 15 <sup>TH</sup> AVE
2020_5003	BACK TO BASIC HOLDINGS LLC	424 NE 9 <sup>TH</sup> AVE
2020_5008	LEWIS REGINAL	638 NW 10 <sup>TH</sup> AVE
2020_5036	COLEMAN LATOYA	1904 NW 12 <sup>TH</sup> ST
2020_4488	MCCOY MALICHI	100 BLK SW 26 <sup>TH</sup> AVE
2020_4864	BROWN ALICE	1731 SW 5 <sup>TH</sup> PL

**DISCUSSION:**

**COMMENTS BY THOSE WHO WISH TO ADDRESS THE CODE ENFORCEMENT SPECIAL MAGISTRATE**

**COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE ADJOURNMENT**