



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)

## MUNICIPAL CODE ENFORCEMENT BOARD

### Agenda

# Thursday, February 14, 2019

#### **MEETING INFORMATION**

##### **Location:**

Ocala City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
110 SE Watula Avenue  
Ocala, Florida 34471

##### **Time:**

5:30 p.m.

##### **Board Members:**

Danielle Ruse, Chair  
Michael Kroitor, Vice Chair  
Shirley J. Wright, Member  
Steve Forrest, Member  
C. James Evans, Member  
Michael Gartner, Member  
Joseph C. London Alt.

##### **Board Attorney:**

Pat Gilligan  
*City Attorney*

Robert Batsel  
*Attorney for Code Board*

##### **Staff:**

Matthew Leibfried  
*Chief Code Official*

Dale Hollingsworth  
*Manager, Code Enforcement*

Jeanne M. Winchester  
*Code Enforcement Specialist*

Gabriela Solano,  
*Code Enforcement Specialist*

##### **WELCOME,**

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

This Board 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 Board consists of seven members (four are required to make a quorum) all are volunteers, who work without payment, or compensation, and are appointed by the City Council.

The qualifications to be a Board Member are that you must be a City of Ocala resident, and whenever possible; members shall include an Architect, a businessman, an Engineer, a General Contractor, a Sub-Contractor, and a Realtor, all from the community.

Each Board Member serves a three-year term, commencing February 28<sup>th</sup> of each year. The Board meets on the second Thursday of each month at 5:30 P.M., as necessary, however is required to meet at least once every two months.

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##### **APPEALS,**

Decisions of this Board 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 enforcement board. 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 Board will need a record of the proceedings, and for this purpose 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.

**MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR  
110 SE WATULA AVENUE  
FEBRUARY 14, 2019  
5:30 PM**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION: Public Notice # 021420191730 PUBLISHED – FEBRUARY 8, 2019**

**APPROVAL OF MINUTES**

**SWEAR IN OFFICERS**

**NEW BUSINESS**

**CASE NO: COM18-0919, OFFICER A. YODER**

**CITY OF OCALA**

**vs.**

**PRACHI LLC, C/O WASSERSTEIN PA, 2072 SW 66TH DR, GAINESVILLE, FL. 32607-5366**

**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
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 841 N PINE AVE**

**CASE NO: COM18-0980, OFFICER A. YODER**

**CITY OF OCALA**

**vs.**

**JOYCE M BARNES, DOROTHY L MACK, DOROTHY L MACK ET AL, WILLIE MAE MACK REV TRUST, RONALD MACK, VOYCE J MACK AND MIQUELL G MACK TR, 1450 NW HOLLY ST, WASHINGTON, DC 20012-1526**

**VIOLATION(S):**

Sections 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**206 NW 9TH AVE**

**CASE NO: COM18-1114, OFFICER A. YODER**

**CITY OF OCALA**

**vs.**

**SAI AKSHAR 1 LLC, 1491 CAPE SABLE DR, MELBOURNE, FL. 32940**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 122-721

Intent and Purpose

**LOCATION:**

**4020 NW BLICHTON RD**

**CASE NO: COM18-1059, OFFICER A. YODER**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs.**

**ALBEE OWEN EST, C/O SUSAN OWEN, PO BOX 1508, OCALA, FL. 34478-1508**

**ALBEE CROMPTON OWEN, PO BOX 261681, TAMPA, FL. 33685**

**ADRIAN ANTHONY OWNE, 5702 GILCHRIST RD, JACKSONVILLE, FL 32219**

**VIOLATION(S):**

Sections 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**900 BLK NW 5TH ST**

**CITY OF OCALA**

**vs.**

**VICTORIA R KING, 2106 NW 31ST AVE, OCALA, FL 34475-4132**

**VIOLATION(S):**

- Section 34-32 Water collections
- Sections 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 82-151 Standard Housing Code adopted
- Section 82-181 Definition
- 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 82-3 Barbed Wire, electrified fences, razor wire and fences/walls

**LOCATION: 2106 NW 31ST AVE**

**CITY OF OCALA**

**vs.**

**MARY STEDDOM EST, 210 SE 15TH AVE, OCALA, FL. 34471-2440**

**VIOLATION(S):**

- Section 34-91 Definitions
- Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 210 SE 15TH AVE**

**CITY OF OCALA**

**vs.**

**DANE E HERB, 2602 SE 22ND AVE, OCALA, FL. 34471-1010**

**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: 605 NE 17TH PL**

**CASE NO: COM18-1146, OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs.**

**FREDRIC WASHINGTON, 5360 SW 86TH LN, OCALA, FL 34476-3866**

**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: 934 NE 28TH AVE**

**CASE NO: COM18-1149, OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs.**

**MARIE AND WILLIAM L. BURKETT, 3231 NE 9TH ST, OCALA, FL. 34470-6426**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 3231 NE 9TH ST**

**CASE NO: COM18-1178, OFFICER T. GILLYARD**

**CITY OF OCALA**

**vs.**

**DANTE J. LEONARD, PO BOX 3292, OCALA, FL. 34478-3292**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION: 3841 NE 21ST ST**

**CASE NO: COM18-1127, OFFICER J. POGUE**

**CITY OF OCALA**

**vs.**

**BIBI F. AND NASROEL KHAN, 4110 SW 33RD ST, OCALA, FL. 34474-9828**

**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 82-151	Standard Housing code adopted
Section 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers

**LOCATION: 2148 SW 9TH RD**

**CASE NO: COM18-1140, OFFICER J. POGUE**

**CITY OF OCALA**

**vs.**

**NATIONAL RETAIL PROPERTIES LP, 450 S. ORANGE AVE STE 900, ORLANDO, FL 32801-3339**

**VIOLATION(S):**

Section 122-51	Building permit required
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**LOCATION: 3970 SW 3RD ST ALL UNITS**

**CASE NO: 2018\_1081, OFFICER J. POGUE**

**CITY OF OCALA**

**vs.**

**FELIX AJTUN, 4071 SW 30TH ST, OCALA, FL. 34474**

**VIOLATION(S):**

Section 122-51	Building permit required
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**LOCATION: 4071 SW 30TH ST**

**CASE NO: 2018\_1083, OFFICER J. POGUE**

**CITY OF OCALA**

**vs.**

**BETTY E MAIER, 1492 SW 23RD 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	Definition
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 82-184	Standards for ordering repair, vacation or demolition

**LOCATION: 1492 SW 23RD AVE**

# OLD BUSINESS

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

COM17-1477	REBECCA VARES-EBERT	2301 SE 15 <sup>TH</sup> ST
COM18-0154	OCALA 1815 LLC	721 SW 9 <sup>TH</sup> AVE
COM18-0868	ROSETTA TUCKER EST	2062 NW 1 <sup>ST</sup> ST
COM18-1006	JAMES PORTER	1009 NW 4 <sup>TH</sup> ST
COM18-0897	SILVER HOSPITALITY INC	3835 W SILVER SPRINGS BLVD
COM18-1054	ALICE W ROBERTS	1705 NW 17 <sup>TH</sup> AVE
COM18-1065	LAYKRAM MOHAN	441 NW 9 <sup>TH</sup> AVE
COM18-1072	SCAMPER INSIDE LLC	1600 BLK W SILVER SPRINGS BLVD
COM18-1079	TABERNACLE OF DELIVERANCE	807 NW 1 <sup>ST</sup> ST
COM18-1129	CONNIE JANE MELLOR ESTATE	1008 NE 21 <sup>ST</sup> TER
COM18-1130	ASHWINKUMAR N PATEL	4114 SW 49 <sup>TH</sup> AVE
COM18-1133	MARIE E JOSIL	714 NW 1 <sup>ST</sup> ST
COM18-1139	ELITE PROPERTY OWNERSHIP GROUP LLC	308 S PINE AVE
COM18-1157	RANDALL L KING EST	1842 NW 2 <sup>ND</sup> ST

## DISCUSSION:

COMMENTS BY THOSE WHO WISH TO ADDRESS THE MUNICIPAL CODE ENFORCEMENT BOARD

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT

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**RESCHEDULED FOR APRIL 11<sup>TH</sup>, 2019**





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)

## CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS AGENDA

### Thursday, April 11, 2019

#### **MEETING INFORMATION**

##### **Location:**

Ocala City Hall  
Council Chamber, 2<sup>nd</sup> Floor  
110 SE Watula Avenue  
Ocala, Florida 34471

##### **Time:**

5:30 p.m.

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Michael Kroitor, Vice Chair  
Shirley J. Wright, Member  
Steve Forrest, Member  
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Dale Hollingsworth  
*Manager, Code Enforcement*

Jeanne M. Winchester  
*Code Enforcement Specialist*

Gabriela Solano,  
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MUNICIPAL CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS  
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR  
110 SE WATULA AVENUE  
APRIL 11, 2019  
5:30 PM

**AGENDA**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION: Public Notice # 041120191730**

**SWEAR IN OFFICERS**

**NEW BUSINESS**

**CASE NO: COM18-1177, OFFICER D. HOLLINGSWORTH**

**CITY OF OCALA**

**vs.**

**JOSEPH & STEPHANIA SPAZIANI (PROPERTY OWNERS) 2841 SE 49TH AVE, OCALA, FL. 34480**

**JG STRICKLAND, LLC (LICENSED CONTRACTOR) 1919 NW 100TH STREET, OCALA, FL. 34475**

**INTERIOR CONCEPTS OF CENTRAL FLORIDA, INC (UNLICENSED CONTRACTOR) 3887 SE LAKE WEIR AVENUE OCALA FL. 34480**

**WILLIAM SLAVICH (UNLICENSED CONTRACTOR) 3887 SE LAKE WEIR AVENUE, OCALA, FL. 34480**

**VIOLATION(S):**

Section 22-151(a)(8)

Section 22-151(a)(10)

Section 22-151(a)(15)(b)

Section 22-151(a)(15)(c)

Section 22-151(a)(15)(e)

Section 22-151(a)(16)

Section 22-151(a)(23)

Section 22-151(b)(1)

Section 22-151(b)(2)

Section 22-151(b)(12)

Section 22-151(b)(13)

**LOCATION:**

**2841 SE 49TH AVENUE**

# **OLD BUSINESS**

Having none so state.

## **DISCUSSION:**

**COMMENTS BY THOSE WHO WISH TO ADDRESS THE MUNICIPAL CODE ENFORCEMENT BOARD**

**COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD**

**ADJOURNMENT**