



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, 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.

##### **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.

The Board is empowered to examine City of Ocala Code of Ordinance violations. The Board works in a fashion similar to a judicial process, cases are presented from the agenda, testimony and evidence is given, and the Board makes a ruling. The Board 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 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  
APRIL 11, 2019  
5:30 PM

**AGENDA**

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION: Public Notice # 041120191730 PUBLISHED- APRIL 5, 2019

APPROVAL OF MINUTES

SWEAR IN OFFICERS

**NEW BUSINESS**

CASE NO: 2019\_1282, OFFICER A. YODER

**REPEAT VIOLATOR**

CITY OF OCALA

vs.

FLORIDA TAX LIEN ASSETS IV LLC, DEPT 6000, PO BOX 830539, BIRMINGHAM, AL. 35283-0539  
FLORIDA TAX LIEN ASSETS IV LLC, 2055 US HIGHWAY 1, VERO BEACH, FL. 32960

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

472 NW 19TH AVE

CASE NO: 2019\_1284, OFFICER A. YODER

CITY OF OCALA

vs.

PAUL LUTANIA AND LOUIS IRONCE, 2890 NE 4TH ST, BOYNTON BEACH, FL. 33435-1808

**VIOLATION(S):**

Sections 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

1900 BLK NW 5TH ST

**CASE NO: 2019\_1285, OFFICER A. YODER**

**CITY OF OCALA**

**vs.**

**5T WEALTH PARTNERS LP, DEPT 6200, PO BOX 830539, BIRMINGHAM, AL. 35283-0539**

**VIOLATION(S):**

Sections 34-91

Definitions

Section 34-95

Weeds; Accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**1937 NW 5TH ST**

**CASE NO: 2019\_1409, OFFICER A. YODER**

**REPEAT VIOLATOR**

**CITY OF OCALA**

**vs.**

**CLARENCE J. COTTON SR, WILLIE L. COTTON JR EST, CHARLES C. COTTON EST, WILLIE L. COTTON JR EST ET AL ,1121 SW 3RD ST, OCALA, FL. 34471-1757**

**VIOLATION(S):**

Section 82-3

Barbed Wire

Section 82-151

Standard Housing Code adopted

**LOCATION:**

**707 NW 14TH AVE**

**CASE NO: 2019\_1413, OFFICER A. YODER**

**CITY OF OCALA**

**vs.**

**QUENTIN L. COTTON, 1121 SW 3RD ST, OCALA, FL. 34471-1757**

**VIOLATION(S):**

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:**

**1503 NW 20TH AVE**

**CASE NO: 2019\_1219, OFFICER J. BULLER**

**CITY OF OCALA**

**vs.**

**PATRICIA JOYNER AND STEVEN VAZQUEZ, 218 SE 32ND AVE, OCALA, FL. 34471-2843**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 122-1221

Keeping of Livestock

**LOCATION:**

**218 SE 32ND AVE**

CITY OF OCALA

vs.

FRANCES WASHINGTON ULMER KJ, C/O LEATHA MAE ULMER, FRANCES WASHINGTON ET AL C/O LEATHA MAE ULMER AND ANNIE MORGAN, 1361 NW 33RD AVE, OCALA, FL. 34475-4509

**VIOLATION(S):**

Section 34-121	Definitions
Section 34-122	Abandoned or derelict vehicles
Section 82-151	Standard Housing code adopted
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 122-51	Building Permit Required

**LOCATION:** 1342 SW 3RD ST

**PETITION TO REQUEST REDUCTION OF PENALTY**

CITY OF OCALA

vs.

JOYCE ANITA LOWIS AND DYALS WILLIAM, 608 NE 21ST. ST. OCALA, FL. 34470-3651

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-442	Implementation and enforcement of numbering system; master map
Section 82-443	Display of building numbers

**LOCATION:** 608 NE 21ST ST.

# OLD BUSINESS

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

COM18-1098	SHREE JALARAM INVESTMENTS INC	2340 S PINE AVE
COM18-1112	TERRY L. AND PAMELA A. DOUGHERTY	2902 SW 14 <sup>TH</sup> ST
2018_1075	EMILY L. PARDEE	3300 BLK NE 14 <sup>TH</sup> ST
2019_1124	OCALA PROPERTIES OF MARION COUNTY LLC	2426 NE 14 <sup>TH</sup> ST
2019_1168	JUDY MARY GARTON DANDREA	3419 SE 5 <sup>TH</sup> PL
2019_1215	VICTORIA R. KING	2106 NW 31 <sup>ST</sup> AVE
2019_1257	LOUIE'S SEAFOOD, STEAK & OYSTER BAR	1900 S PINE AVE

## 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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CODE ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET, (2<sup>ND</sup> FLOOR) OCALA, FL 34471  
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## CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS AGENDA

**Thursday, April 11, 2019**

### **MEETING INFORMATION**

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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 PUBLISHED- APRIL 5, 2019**

**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**