



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

MUNICIPAL CODE ENFORCEMENT BOARD

Agenda

Thursday, May 9, 2019

MEETING INFORMATION

Location:

Ocala City Hall
Council Chamber, 2nd 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 28th 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
MAY 9, 2019
5:30 PM

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

PROOF OF PUBLICATION: Public Notice # 050920191730 PUBLISHED- MAY 3, 2019

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS

CASE NO: COM18-0979, OFFICER A. YODER

CITY OF OCALA

vs.

JEANNETTE M. BANKS, 1901 NW BLITCHTON RD, OCALA, FL 34475

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

LOCATION:

2008 NW 7TH ST

CITY OF OCALA

vs.

CAFE A. MAYWEATHER, VICTORIA L. WATSON ET AL, VICTORIA L. WATSON, MARSENIA SMITH, RICKIE MCCULLOUGH, FELIX MCCULLOUGH, 719 NW 14TH AVE, OCALA, FL 34475-5827

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: 1300 BLOCK NW 7TH ST

CITY OF OCALA

vs.

ANDREW WILLIAMS EST, BENITA WILLIAMS EST, ANDREW WILLIAMS EST ET AL C/O NATASHA WILLIAMS PERS REP, 8401 SW 133RD LANE RD, OCALA, FL 34473-6842

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 82-442 Implementation and enforcement of numbering system; master map
- Section 82-443 Display of building numbers

LOCATION: 2229 NW 24TH RD

CITY OF OCALA

vs.

MARION COUNTY JCB HOLDINGS LLC, PO BOX 2407, BELLEVIEW, FL 34421

VIOLATION(S):

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

LOCATION: 1700 BLOCK NW 1ST ST

CASE NO: 2019_1353, OFFICER J. BULLER

CITY OF OCALA

vs.

KEITH POND, HOLLY LATEER POND, 717 SE 39TH TER, OCALA, FL 34471

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 98-32	Parking or Storage in residential districts
Section 98-33	Occupation for living purposes

LOCATION: 717 SE 39TH TER

CASE NO: 2019_1520, OFFICER J. BULLER

CITY OF OCALA

vs.

**SHADOW OAKS LLP, SHADOW OAKS OF OCALA LLC, 6787 SE 125TH ST # 58, BELLEVIEW, FL 34420-4472
SHADOW OAKS, 3120 SE 10TH AVE, LOT # 100, OCALA, FL 34471**

VIOLATION(S):

Section 82-151	Standard Housing code adopted
Section 122-51	Building Permit Required

LOCATION: 3120 SE 10TH AVE ALL UNITS

CASE NO: 2019_1271, OFFICER J. POGUE

CITY OF OCALA

vs.

1011 MLK LLC, 2025 SW COLLEGE RD, OCALA, FL 34471-1663

VIOLATION(S):

Section 62-61	Levy
Section 62-62	Tax certificate required
Section 62-66	Delinquency; penalties for engaging in business without certificate
Section 62-76	Revocation of certificate
Section 62-78	Tax constitutes debt to city
Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements
Section 122-1007	Surfacing

LOCATION: 1011 SW MARTIN L KING AVE

CASE NO: 2019_1484, OFFICER J. POGUE

CITY OF OCALA

vs.

KELVIN L SANDERS, 1638 SW 4TH ST, OCALA, FL 34474

VIOLATION(S):

Section 82-181

Definitions

Section 82-182

Dangerous buildings declared nuisance: abatement required: time limits.

LOCATION:

1638 SW 4TH ST

CASE NO: 2019_1532, OFFICER J. SCOTTO

CITY OF OCALA

vs.

RECCY JR AND VIELKA D. CREWS, 2321 SW 7TH PL, OCALA, FL 34471-1943

VIOLATION(S):

Section 34-32

Water collections

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 82-513

Specifications

Section 82-517

Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION:

2321 SW 7TH PL

PETITION TO REQUEST REDUCTION OF PENALTY

CASE NO: COM15-1517, OFFICER J. KILCREASE

CITY OF OCALA

vs.

JOHN A. SAMUEL, 504 SW FORT KING ST, OCALA, FL 34471

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

1809 NW 10TH ST

CASE NO: COM15-2036, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

JOHN A. SAMUEL, 504 SW FORT KING ST, OCALA, FL 34471

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

400 BLK SW 18TH AVE

CASE NO: COM15-2112, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

JOHN A. SAMUEL, 504 SW FORT KING ST, OCALA, FL 34471

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

460 NW 18TH AVE

CASE NO: COM16-1741, OFFICER D. HOLLINGSWORTH

CITY OF OCALA

vs.

DOREEN D. SINGH, 4325 SE 54TH ST, OCALA, FL 34480-9414

VIOLATION(S):

Section 82-151

Standard Housing Code Adopted

LOCATION:

936 NW 6TH TER

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

COM18-0819	HOWARD R PHILLIPS ET AL	PC ONLY	709 E FORT KING ST
2019_1282	FLORIDA TAX LIEN ASSETS IV LLC		472 NW 19 TH AVE
2019_1284	PAUL LUTANIA AND LOUIS IRONCE		1900 BLK NW 5 TH ST
2019_1285	5T WEALTH PARTNERS LP		1937 NW 5 TH ST
2019_1386	ALFRED AND ALMA SIMS EST		1712 SW 5 TH ST
2019_1413	QUENTIN L. COTTON		1503 NW 20 TH AVE

DISCUSSION:

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.