



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, July 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  
Richard Howard Sr, Member  
Joseph C. London Alt.  
Zachariah Reece 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  
JULY 11, 2019  
5:30 PM**

**AGENDA**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PROOF OF PUBLICATION: Public Notice # 071120191730 PUBLISHED - July 8, 2019**

**APPROVAL OF MINUTES**

**SWEAR IN OFFICERS**

**NEW BUSINESS**

**CASE NO: 2019\_2185, OFFICER D. HOLLINGSWORTH**

**CITY OF OCALA**

**vs.**

**ADVENTURE CAPITAL LLC, 2216 SE 13TH ST, OCALA, FL 34471**

**LOCO GRAPHICS, 1835 SW COLLEGE ROAD, OCALA, FL 34471**

**VIOLATION(S):**

Section 62-61

Levy

Section 62-62

Business Tax Certificate

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

**LOCATION:**

**1835 SW COLLEGE RD**

**CITY OF OCALA**

**vs.**

**DORIS HAYES, VICTORIA ROSE KING, 1706 NW 27TH AVE, OCALA, FL 34475**

**VIOLATION(S):**

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

**LOCATION: 1027 NW 23RD AVE**

**CITY OF OCALA**

**vs.**

**GEORGE TSIANOS, 2612 NW 5TH AVE, OCALA, FL 34478-9318  
GEORGE TSIANOS C/O FRANKLIN BELCHER, 1488 BELCHER RD, UNION DALE, PA 18470-7705**

**VIOLATION(S):**

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

**LOCATION: 2612 NW 5TH AVE**

**CITY OF OCALA**

**vs.**

**JOSEPH P. CARVALHO, KELLI A. CARVALHO, 727 SE 3RD ST, OCALA, FL 34471-2207**

**VIOLATION(S):**

Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 94-82	Certificates of appropriateness
Section:94-101	Affirmative maintenance requirements; demolition by neglect

**LOCATION: 727 SE 3RD ST**

**CITY OF OCALA**

**vs.**

**ETHAN ALVEY, SEBASTIAN WEEKS, 1129 SE 32ND AVE, OCALA, FL 34471-2828**

**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 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 82-511	Definitions
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

**LOCATION: 1129 SE 32ND AVE**

**CITY OF OCALA**

**vs.**

**YOUNG J. SIMMONS III, 120 SE 12TH TERRACE, OCALA, FL 34471**

**VIOLATION(S):**

Section 34-91

Definitions

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

**LOCATION:**

**120 SE 12TH TERRACE**

**CITY OF OCALA**

**vs.**

**WILLIAM OCONNOR, 2220 SE 8TH AVE, OCALA, FL 34471-5364**

**VIOLATION(S):**

Section 34-121

Definitions

Section 34-122

Abandoned or derelict vehicles

**LOCATION:**

**2220 SE 8TH AVE**

**CITY OF OCALA**

**vs.**

**KISANI ALVAREZ ACOSTA, 4421 NE 8TH ST. OCALA, FL 34470-8145**

**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:**

**4421 NE 8TH ST**

**CITY OF OCALA**

**vs.**

**SUSAN B. MIRANDI ET AL C/O JAKTHAN PROPERTIES LLC, 3510 NE 14TH ST, OCALA, FL 34470-4868  
JACQUELINE DENNIS BURSON, KASPEREK FAMILY REVOCABLE LIVING TRUST, LEO J. KASPEREK TR, LORENE R.  
KASPEREK, ALICE H. SPIETH, JAMES W. SPIETH C/O JAKTHAN PROPERTIES LLC, 3510 NE 14TH ST, OCALA, FL 34470**

**VIOLATION(S):**

Section 34-91	Definitions
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-146	Abandoned or derelict vehicles
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: 1809 N MAGNOLIA**

**CITY OF OCALA**

**vs.**

**RAY A. CATES JR, BARBARA CATES, 121 NE 13TH AVE, OCALA, FL 34470-6807**

**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 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: 1568 NW 1ST AVE**

**CITY OF OCALA**

**vs.**

**MAVERICK ENTERPRISE GROUP, 1904 NE JACKSONVILLE RD, OCALA, FL 34470  
EUREKAZONE, LLC, 1904 NE JACKSONVILLE RD, OCALA, FL 34470**

**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 34-141	Definitions
Section 34-146	Abandoned or derelict vehicles
Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
Section 110-3	Definitions
Section 110-31	Removal of prohibited or abandoned signs

**LOCATION: 1904 NE JACKSONVILLE RD**

CITY OF OCALA

vs.

VIRGINIA ISHAM EST, 1914 SW 2ND ST, OCALA, FL 34474

**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:** 1914 SW 2ND ST

**PETITION TO REQUEST REDUCTION OF PENALTY**

CITY OF OCALA

vs.

NORMAN STEWART, SHARON STEWART, 1113 CONGRESS AVE, LEIGH ACRES, FL 33972-8626

**VIOLATION(S):**

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

**LOCATION:** 225 NW 16TH CT

**OLD BUSINESS**

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

2019_1458	SOUTHEASTERN CFNCE OF SEVENTH DAY	1648 SW 5 <sup>TH</sup> ST
2019_1475	GEORGE GERALD CUMMINGS	2605 NE 19 <sup>TH</sup> AVE
2019_1484	KELVIN L. SANDERS	1638 SW 4 <sup>TH</sup> ST
2019_1493	FRANKA BLACKMAN C/O WARREN C. BLACKMAN	2000 BLOCK SW 1 <sup>ST</sup> ST
2019_1652	MONPREMIER AUGUSTIN AND MARIE J. AUGUSTIN	1100 BLOCK OF SW 3 <sup>RD</sup> ST
2019_1653	GILLETTE ROOSEVELT EST	2023 SW 4 <sup>TH</sup> ST
2019_1664	ANTONIO LENARD BLOCKER	1622 SW 4 <sup>TH</sup> ST
2019_1666	CHRISTINE W. DOSH	2400 BLK NW 18 <sup>TH</sup> ST
2019_1672	RAMDOOLAR FAMILY TRUST	918 SW 2 <sup>ND</sup> ST
2019_1676	OCALA MERCHANDISE LIQUIDATORS, LLC	195 SW 33 <sup>RD</sup> AVE
2019_1684	LILLIAN M. VEREEN	1300 BLK NW 12 <sup>TH</sup> ST
2019_1705	QUALITY STONES INC	151 SW 40 <sup>TH</sup> AVE

**DISCUSSION:**

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

COMMENTS BY THE MUNICIPAL CODE ENFORCEMENT BOARD

ADJOURNMENT.