



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

CODE ENFORCEMENT SPECIAL MAGISTRATE ADMINISTRATIVE HEARING DOCKET

WEDNESDAY, JUNE 26, 2019

HEARING INFORMATION

Location:

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

Time:

9:00 a.m.

Code Enforcement Special Magistrate:

Linda G. Pisani
Thomas J. Dobbins

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 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.

**CODE ENFORCEMENT SPECIAL MAGISTRATE
ADMINISTRATIVE HEARING**

City Council Chamber
Second Floor
110 SE Watula Avenue
Ocala, Florida
June 26, 2019
9:00 AM

DOCKET

CALL TO ORDER BY MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE

ORDER OF BUSINESS: ANY ADDITIONS / DELETIONS FROM THE AGENDA

PROOF OF PUBLICATION – PUBLIC NOTICE #062620190900 PUBLISHED JUNE 19, 2019

APPROVAL OF PREVIOUS MINUTES

SWEAR-IN OFFICERS

COMPLIED CASES OR STIPULATION CASES

NEW BUSINESS

CASE NO: 2019_1340	OFFICER A. YODER	REPEAT VIOLATOR
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CITY OF OCALA

vs.

VICTORIA R. KING, 1706 NW 27TH AVENUE 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: 2218 NE 31ST AVENUE

CASE NO: 2019_1667

OFFICER A. YODER

REPEAT VIOLATOR

CITY OF OCALA

vs.

CHRISTINE W. DOSH, 1709 NW 27TH AVENUE, 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: 1709 NW 27TH AVENUE

CASE NO: 2019_1483

OFFICER J. BULLER

CITY OF OCALA

vs.

**FORT KING VILLAS CONDOMINIUM C/O FORT KING VILLAS CONDO ASSOCIATION AS DESC IN OR 1116/841
1340 SE FORT KING STREET. OCALA, FL 34471**

**FORT KING VILLAS CONDOMINIUM C/O FORT KING VILLAS CONDO ASSOCIATION AS DESC IN OR 1116/841
1341 SE 3RD STREET, OCALA, FL 34471**

VIOLATION(S):

Section 82-3	Barbed wire, electrified fences, razor wire and fences/walls
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LOCATION: 1300 BLOCK OF EAST FORT KING STREET

CASE NO: 2019_1488

OFFICER J. BULLER

CITY OF OCALA

vs.

DON HERRMANN, 821 MT RUSHMORE ROAD, RAPID CITY, SD 57701-8211

VIOLATION(S):

Section 94-82	Certificate of appropriateness
Section 94-101	Affirmative maintenance requirements: demolition by neglect
Section 122-51	Building Permit Required

LOCATION: 726 SE 3RD STREET

CASE NO: 2019_1517

OFFICER J. BULLER

CITY OF OCALA

vs.

**LLOYD BROWN EST ET AL, LLOYD BROWN EST, GUSSIE M. WHITE C/O BRANDON EPPS, 515 NE 23RD CIRCLE
APARTMENT 1, OCALA, FL 34470-9246**

VIOLATION(S):

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: 1967 SW 1ST STREET

CASE NO: 2019_1706

OFFICER J. BULLER

CITY OF OCALA

vs.

DOMONIQUE A. DASILVA, 1144 SE 44TH AVENUE, OCALA, FL 34471-3230

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: 1144 SE 44TH AVENUE

CASE NO: COM18-1122

OFFICER T. GILLYARD

CITY OF OCALA

vs.

CAROLINE JANE SIGMAN, 86 LITTLE BARLEY LANE, GRAYSON, GA 30017

VIOLATION(S):

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

LOCATION: 953 NE 7TH STREET

CASE NO: 2019_1720

OFFICER T. GILLYARD

CITY OF OCALA

vs.

MELVIN L. CARTER JR, 1605 NE 47TH COURT, OCALA, FL 34470-1161

VIOLATION(S):

Section 118-71	Tree removal permit required: exceptions.
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LOCATION: 1605 NE 47TH COURT

CASE NO: 2018_1069

OFFICER J. POGUE

CITY OF OCALA

vs.

CARROL BORN, 1262 E MCGIRTS CREEK DRIVE, JACKSONVILLE, FL 32221-3105

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 122-1193	Parking of trailers and commercial vehicles in residential districts: use of portable Containers for storage purposes
Section 122-51	Building Permit Required
Section 122-373	Permitted principal uses.
Section 122-374	Special exceptions.

LOCATION: 1207 NE 8TH AVENUE

CASE NO: 2019_1613

OFFICER J. POGUE

CITY OF OCALA

vs.

S&P ASSOCIATES LLC, 133 SEVILLA AVENUE, CORAL GABLES, FL 33134

VIOLATION(S):

Section 34-91	Definitions
Section 34-95	Weeds; Accumulations of trash or other unsightly or unsanitary matter
Section 110-3	Definitions
Section 110-31	Removal of Prohibited or Abandoned Signs

LOCATION: 1536 SOUTH PINE AVENUE

CASE NO: 2019_1727

OFFICER J. POGUE

CITY OF OCALA

vs.

ALL DREAMS REALTY LLC, 6499 POWERLINE ROAD STE 101, FORT LAUDERDALE, FL 33309
VIP BUSINESS CONSULTING, LLC, 6499 POWERLINE ROAD STE 101, FORT LAUDERDALE, FL 33309

VIOLATION(S):

Section 118-53	Violations
Section 118-71	Tree removal permit required: exceptions.

LOCATION: 3711 EAST SILVER SPRINGS BOULEVARD

CASE NO: 2019_1633

OFFICER J. SCOTTO

CITY OF OCALA

vs.

S&P ASSOCIATES LLC, 133 SEVILLA AVENUE, CORAL GABLES, FL 33134

VIOLATION(S):

Section 110-3

Definitions

Section 110-31

Removal of Prohibited or Abandoned Signs

LOCATION:

3209 SW COLLEGE ROAD

CASE NO: 2019_2096

OFFICER C. SMITH

CITY OF OCALA

vs.

HANIMI CHALLA, 134 NW 88TH TERRACE, GAINESVILLE, FL 32607

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

Definition

Section 82-512

Barrier required.

Section 82-513

Specifications

Section 82-517

Abandoned, neglected, inoperable or hazardous swimming pools and spas.

LOCATION:

424 SW 11TH STREET

CASE NO: 2019_2293

OFFICER C. SMITH

CITY OF OCALA

vs.

SHU CHING CHANG, 2634 SE 28TH STREET, OCALA, FL 34471-6289

VIOLATION(S):

Section 122-219

Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements

LOCATION:

1022 S PINE AVENUE

REQUEST FOR REDUCTION PETITION

CASE NO: COM18-0103 OFFICER A. YODER

CITY OF OCALA

vs.

TIMOTHY R. & ALICE T. LOWE, 3908 SE 15TH STREET, OCALA, FL 34471-4922

WELLS FARGO BANK NATL ASSN TR C/O OCWEN LOAN SERVICING LLC

5720 PREMIER PARK DRIVE, WEST PALM BEACH, FL 33407-1610

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 82-511	Definitions
Section 82-514	Exemption for indoor pools/spas.
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas.

LOCATION: **1531 SW 1ST AVENUE**

OLD BUSINESS

Consent Agenda for Non-Compliance (MASSEY) Hearing

COM18-1169	ONCE A YEAR TERMITE & PEST CONTROL INC	1732 NE 25 TH AVE
2019_1193	JAMES L. MERRITT	705 NE 11TH ST
2019_1388	RICHARD BARNER SR	2629 N. MAGNOLIA AVE
2019_1399	YOUNG CHAPEL CEMETERY	3291 NW BLITCHTON RD
2019_1419	JP MORGAN CHASE BANK NA	3311 SE 44 TH AVE
2019_1421	DERRICK A. DEMPSEY SR	1206 SW 3 RD ST
2019_1457	SPACE COAST HOSPITALITY LLC	3811 NW BLITCHTON RD
2019_1562	SLSM INCORPORATION INC	1300 BLK SW 2 ND ST
2019_1563	SLSM INCORPORATION INC	206 SW 13 TH AVE
2019_1564	SLSM INCORPORATION INC	1300 BLK SW 3 RD ST
2019_1566	LAND TRUST NO 217S	217 SW 13 TH AVE
2019_1589	HAMIDA MAMOOR	2201 SW 10 TH RD
2019_1629	ROBERT E. WALKER EST	2417 W SILVER SPRINGS BLVD
2019_1635	ROBERT E. WALKER EST	2431 & 2437 W SILVER SPRINGS BLVD
2019_1874	OCALA PROPERTIES OF MARION CO	2426 NE 14 TH ST

DISCUSSION:

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

COMMENTS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE ADJOURNMENT