



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, May 9, 2024

Meeting Information

Location

City Hall
Council Chambers - Second Floor
110 SE Watula Avenue

<https://www.ocalafl.gov/meetings>

Time

5:30 PM

Board Members:

Michael Gartner, Chair
Michael Kroitor, Vice Chair
Darrell O'Kain, Member
Kevin Steiner, Member
Shirley J. Wright, Member
Edward Ferrentino, Alternate

Board Attorney:

Christopher A. Anderson

Staff:

Dale Hollingsworth
Manager, Code Enforcement

Jennifer Buller

Code Enforcement Senior Officer

Yiovanni Santiago

Code Enforcement Specialist

Yvette Grillo

Code Enforcement Specialist

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.

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.

1. Invocation

- a. Pledge of Allegiance
- b. Roll Call

2. Proof of Publication # 042320241730 Published: 4/23/2024

3. Approval of Minutes

- a. Minutes from March 14th, 2024

4. Swear in Officers

5. New Business

5a. [Case No: 2024_10574](#) [Officer: HECTOR DELVALLE REYES](#)

CITY OF OCALA

VS.

MI HERRERA GROUP LLC

C/O HERRERA, ISRAEL

LOCATION:

1822 SE 8TH ST

VIOLATION(S):

SECTION 122-51 Building permit required

5b. [Case No: 2024_10722](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

JJ CAPITAL INVESTMENTS GROUP INC

C/O IBANEZ, SILVIA S.

LOCATION:

930 NW 6TH TER

VIOLATION(S):

SECTION 122-51 Building Permit Required

5c. [Case No: 2024_10620](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

TAR OCALA WAREHOUSE 1 LLC

C/O TYLER CAMERON

LOCATION:

1732 NE 25TH AVE

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

5d. [Case No: 2024_10697](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

BAZILE'S REAL ESTATE INVESTMENTS INC

C/O BAZILE, JERRIEL

LOCATION:

1963 SW 1ST ST

VIOLATION(S):

SECTION 82-151 Standard Housing Code adopted

5e. [Case No: 2024_10591](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

TEN56 PROPERTIES LLC

C/O GIMENEZ, JULIENNE

LOCATION:

1130 NE 10TH ST

VIOLATION(S):

SECTION 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter

5f. [Case No: 2024_10589](#) [Officer: JENNIPHER BULLER](#)

- 5i. [Case No: 2024_10474](#) [Officer: OSIAS FERREIRA](#)

**CITY OF OCALA
VS.
PG SARRES INC
SAVE A LOT**

LOCATION: 1926 E SILVER SPRINGS BLVD

VIOLATION(S):

SECTION 122-212 Site plan approval required

- 5j. [Case No: 2024_10593](#) [Officer: OSIAS FERREIRA](#)

**CITY OF OCALA
VS.
RAIHA, BRADLEY J.**

LOCATION: 2103 N. MAGNOLIA AVE

VIOLATION(S):

SECTION 110-51 Work requiring permit

- 5k. [Case No: 2024_10598](#) [Officer: ROBERT MOORE](#)

**CITY OF OCALA
VS.
CAM CS OCALA LLC
CAPITOL CORPORATE SERVICES, INC
SEVEN-ELEVEN**

LOCATION: 412 NW 10TH ST

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

- 5l. [Case No: 2024_10643](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

COE, BRIAN T.

LOCATION:

1846 NW 21ST CT

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

- 5m. [Case No: 2024_10599](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

MOORE, MELANIE R.

LOCATION:

1131 SE 33RD AVE

VIOLATION(S):

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

- 5n. [Case No: 2024_10573](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

COUNCIL, KENNETH R.

COUNCIL, SIMS LUCRETIA

COUNCIL, FREDDIE M. JR

COUNCIL, LEROY

COUNCIL, SAMUAL

COUNCIL, DONALD

COUNCIL, GERALD

COUNCIL, BRAHHIM TALIA

LOCATION:

1300 BLK SW 5TH ST

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

- 5o. [Case No: 2024_10631](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

SUNDAY, DANIEL MORGAN

SUNDAY, BRITTANY ELIZABETH

LOCATION:

4429 NE 2ND ST

VIOLATION(S):

SECTION 122-1217 Chickens-obtain free chicken permit for chickens on property

5p. [Case No: 2024_10663](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

WALTERS, RICHARD L. CUST

WALTERS, RAVEN L.

WALTERS, RIVA L.

WALTERS RICHARD L. II

WALTERS, RHETT L.

LOCATION:

4000 BLK NE 21ST ST

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

5q. [Case No: 2024_10633](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

CADET, RAYMOND

CADET, MAUDE

LOCATION:

1600 BLK SW 2ND ST

VIOLATION(S):

SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

SECTION 34-122 Abandoned or derelict vehicles

- 6g. [Case #: 2024_10503](#)
ABREU, CARLO
1209 NW 12TH AVE
- 6h. [Case #: \(L\) 2023_10316](#)
PATRIOT HOMES LLC
1545 NE 9TH ST
- 6i. [Case #: 2023_10397](#)
FLORIDA LAND TRUST
418 NW 10TH AVE
- 6j. [Case #: 2024_10463](#)
WEEMS, SANDRA
916 W. SILVER SPRINGS PL
- 6k. [Case #: 2022_7908](#)
BOONE, EUGENE
BOONE, OWEN
3740 NW BLITCHTON RD
- 6l. [Case #: 2023_9766](#)
LEACH, CYRUS
LEACH, SUSAN M.
1409 NW 12TH ST
- 6m. [Case #: 2023_9808](#)
HALL, ARLEASE ROWELL
MARTIN, PATRICIA PIERCE ET AL
JONES, ETTTEL SONETA R.
JEFFERS, LINDA POWELL
LITTLEJOHN, TWYINE ROWELL
451 SW 2ND ST
- 6n. [Case #: 2023_10260](#)
HANSEN, WILLIAM EST
1821 NW 29TH AVE
- 6o. [Case #: 2023_10290](#)
SILVER RIVER REAL ESTATE GROUP LLC
CANTINA
35 SE 1ST AVE

6p. [Case #: 2024_10461](#)

**OLSEN, ELIZABETH HACKNEY
OLSEN, KODIAK R.
709 NE 23RD AVE**

6q. [Case #: 2024_10488](#)

**LOVE OCALA LLC
BROWN, JOE C.
136 NW 17TH PL**

6r. [Case #: 2024_10496](#)

**ENO, LAWRENCE ALLEN
122 NW 17TH PL**

6s. [Case #: 2024_10597](#)

**MARION COUNTY JCB HOLDINGS LLC
BROWN, JOE C.
1700 BLK SW 1ST ST**

6t. [Case #: 2024_10670](#)

**SLSM INCORPORATION INC
C/O HAN ST LOUIS
1300 BLK SW 3RD ST**

6u. [Case #: 2024_10672](#)

**SLSM INCORPORATION INC
C/O HAN ST LOUIS
206 SW 13TH AVE**

6v. [Case #: 2024_10674](#)

**SLSM INCORPORATION INC
C/O HAN ST LOUIS
1300 BLK SW 2ND ST**

- 7. Public Comments**
- 8. Staff Comments**
- 9. Board Comments**
- 10. Next Meeting: June 13th, 2024**
- 11. Adjournment**