



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, April 11, 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.

9. Old Business
2. Pledge of Allegiance
3. Roll Call
4. Proof of Publication # 041120241730 Published: 03/25/2024
5. Approval of Minutes
6. Swear in Officers
7. New Business

[Case No: 2024_10461 Officer: Alexzany Rodriguez](#)

CITY OF OCALA

VS.

OLSEN, ELIZABETH HACKNEY

OLSEN, KODIAK R

LOCATION: 709 NE 23RD AVE

VIOLATION(S):

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

[Case No: 2024_10670 Officer: Ashley Smith](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

SLSM INCORPORATION INC

C/O HAN ST. LOUIS

LOCATION: 1300 BLK SW 3RD ST

VIOLATION(S):

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

[Case No: 2024_10672 Officer: Ashley Smith](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC
C/O HAN ST. LOUIS

LOCATION: 206 SW 13TH AVE

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

[Case No: 2024_10674 Officer: Ashley Smith](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC
C/O HAN ST. LOUIS

LOCATION: 1300 BLK SW 2ND ST

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

[Case No: 2023_9766 Officer: Hector DelValle Reyes](#)

CITY OF OCALA
VS.
LEACH, CYRUS
LEACH, SUSAN M.

LOCATION: 1409 NW 12TH ST

VIOLATION(S):
SECTION 122-51 Building permit required

[Case No: 2022_7908 Officer: Jennipher Buller](#)

CITY OF OCALA
VS.
BOONE, EUGENE
BOONE, OWEN

LOCATION: 3740 NW BLITCHTON RD

VIOLATION(S):
SECTION 122-212 Site plan approved required

[Case No: 2024_10422 Officer: Jennipher Buller](#)

CITY OF OCALA
VS.
HOME DEPOT USA INC
HOME DEPOT #0253

LOCATION: 3300 SW 35TH TER

VIOLATION(S):
SECTION 122-212 Site plan approval required

[Case No: 2024_10536 Officer: Jennipher Buller](#)

CITY OF OCALA
VS.
BROWN, VERONA B. REV LVN TRUST
BROWN, VERONA TR

LOCATION: 1507 SW 6TH ST

VIOLATION(S):
SECTION 122-51 Building permit required

[Case No: 2024_10590 Officer: Jennifer Buller](#)

CITY OF OCALA

VS.

**EQUITY TRUST CO CUSTODIAN FBO
CASH, TIMOTHY IRA**

LOCATION: 1122 NE 10TH ST

VIOLATION(S):

SECTION 82-3 Barbed wire, electrified fences, razor wire and fences/walls

SECTION 82-517 Abandoned, neglected, inoperable or hazardous swimming pools and spas

SECTIONS 82-512 Barrier required

SECTIONS 82-513 Specifications

[Case No: 2023_10290 Officer: Robert Moore](#)

CITY OF OCALA

VS.

**SILVER RIVER REAL ESTATE GROUP LLC
CANTINA**

LOCATION: 35 SE 1ST AVE

VIOLATION(S):

SECTION 110-131 Prohibited signs

[Case No: 2023_9808](#) [Officer: Robert Moore](#)

CITY OF OCALA

VS.

HILL, ARLEASE ROWELL

MARTIN, PATRICIA PIERCE

JONES, ETTTEL SONETA R.

JEFFERS, LINDA POWELL

LITTLEJOHN, TWYINE ROWELL

LOCATION: 451 SW 2ND ST

VIOLATION(S):

SECTION 82-151 Standard Housing Code adopted

[Case No: 2023_9938](#) [Officer: Stephani Smith](#)

CITY OF OCALA

VS.

CIRCLE K STORES INC

LOCATION: 245 NE 28TH AVE

VIOLATION(S):

SECTION 122-1193 Parking of trailers and commercial vehicles in residential districts;
use of trailers and portable containers for storage purposes

[Case No: 2023_10260 Officer: Stephani Smith](#)

CITY OF OCALA
VS.
HANSEN, WILLIAM EST

LOCATION: 1821 NW 29TH AVE

VIOLATION(S):
SECTION 82-151 Standard Housing Code adopted

[Case No: 2023_10173 Officer: Stephani Smith](#)

CITY OF OCALA
VS.
FLOYD, LAWRENCE J.

LOCATION: 2345 NE 8TH RD

VIOLATION(S):
SECTION 82-151 Standard Housing Code adopted

[Case No: 2024_10488 Officer: Stephani Smith](#)

CITY OF OCALA
VS.
LOVE OCALA LLC
BROWN, JOE C.

LOCATION: 136 NW 17TH PL

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

[Case No: 2024_10489 Officer: Stephani Smith](#)

CITY OF OCALA

VS.

MAXWELL, CATHERINE EST

BUSBY, MAGGIE

LOCATION:

837 NW 4TH AVE

VIOLATION(S):

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

SECTION 34-122 Abandoned or derelict vehicles

[Case No: 2024_10510 Officer: Stephani Smith](#)

[CITY OF OCALA](#)

[VS.](#)

[STEVENSON, ERNESTINE ESTELLE EST](#)

[C/O CONE, MICHEALINE](#)

[LOCATION: 1617 SW 3RD ST](#)

[VIOLATION\(S\):](#)

[SECTION 82-151 Standard Housing Code adopted](#)

[Case No: 2024_10597 Officer: Stephani Smith](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

MARION COUNTY JCB HOLDINGS LLC

BROWN, JOE C.

LOCATION:

1700 BLK SW 1ST ST

VIOLATION(S):

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

[Case No: 2024_10617](#) Officer: Stephani Smith

REPEAT VIOLATOR
CITY OF OCALA
VS.
CROSKEY, RALPH T. EST

LOCATION: 2031 SW 5TH PL

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

[Case No: 2024_10496](#) Officer: Stephani Smith

CITY OF OCALA
VS.
ENO, LAWRENCE ALLEN

LOCATION: 122 NW 17TH PL

VIOLATION(S):
SECTION 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter

9. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case #: 2023_10397](#)

FLORIDA LAND TRUST
418 NW 10TH AVE

[Case #: 2024_10471](#)

LUNAR INVESTMENTS FL LLC
1002 W SILVER SPRINGS BLVD

[Case #: 2024_10463](#)

WEEMS, SANDRA
916 W. SILVER SPRINGS PL

[Case #: 2023 10269](#)

SEUNTJENS, CAROL LOUISE
613 SE 10TH ST

[Case #: 2023 10343](#)

MOZELL, SUSIE ET AL
428 NW 10TH AVE

[Case #: 2023 10397](#)

FLORIDA LAND TRUST
418 NW 10TH AVE

[Case #: 2023 10387](#)

GREEN OCALA PLACE LLC
2135 NW 1ST AVE

[Case #: 2023 10249](#)

GORE, RUFUS W. JR EST
1600 BLK SW 5TH PL

[Case #: 2023 10250](#)

MORRIS LV & MORRIS, NELLIE MAE, C/O CHRIS LATSON
1600 BLK SW 5TH PL

[Case #: 2023 10138](#)

(L) CHESHIRE, SARA E.
2425 NE 16TH AVE

[Case #: 2024 10479](#)

REALTY INCOME PROPERTIES 13 LLC
2195 NW 10TH ST

10. Discussion

- 10a. Comments by those who wish to address the Municipal Code Enforcement Board
- 10b. Comments by the Municipal Code Enforcement Board

11. Adjournment