



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, November 14, 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
Michael Kroitor
Darrell O'Kain
Kevin Steiner
Shirley J. Wright
Edward Ferrentino

Board Attorney

Christopher A. Anderson

Staff

Dale Hollingsworth
Manager, Code Enforcement

Jennifer Buller

Code Enforcement Senior Officer

Yvette Grillo

Code Enforcement Specialist
Secretary

Shaneka Greene

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 # 111420241730 Published: 10/31/2024**
3. **Approval of Minutes**

Attachments: MCEB 2024-9-12 Minutes FINAL

4. **Swear in Officers**
5. **New Business**

5a. [Case No: 2022_8624](#) [Officer: HECTOR DELVALLE REYES](#)

**CITY OF OCALA
VS.
MCCONICO SR, SCOTTIE**

LOCATION: 467 NW 18TH AVE

VIOLATION(S):

**SECTION 82-182 - Dangerous buildings declared nuisance; abatement required;
time limits**

5b. [Case No: 2022_8802](#) [Officer: HECTOR DELVALLE REYES](#)

[CITY OF OCALA
VS.
GS PROPERTIES FOR SALE LLC](#)

[LOCATION: 124 NW 19TH AVE](#)

VIOLATION(S):

[SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER](#)

5c. [Case No: 2024_11091](#) Officer: OSIAS FERREIRA

CITY OF OCALA
VS.
SKYLARK SCHIPPER LLC

LOCATION: 1601 NE 25TH AVE, ALL UNITS

VIOLATION(S):
SECTION 110-133 GENERAL CONSTRUCTION AND MAINTENANCE STANDARDS
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED
SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

5d. [Case No: 2024_11206](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
ROBERTS, ISAAC G. JR

LOCATION: 833 NW 11TH AVE

VIOLATION(S):
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

5e. [Case No: 2024_11379](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
LAU, CYNTHIA

LOCATION: 2065 NW 4TH AVE

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 34-146 VACANT COMMERCIAL STRUCTURES
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

5f. [Case No: 2024_11382](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
STEVENSON, ERNESTINE ESTELLE EST
C/O CONE, MICHAELINA

LOCATION: 1617 SW 3RD ST

VIOLATION(S):
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

5g. [Case No: 2024_11394](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
STAFFORD, MAY EVELYN
RITCHIE, LILLIAN M.
MCCANTS, ORION E. JR

LOCATION: 1226 SW 3RD ST

VIOLATION(S):
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

5h. [Case No: 2024_11407](#) Officer: JENNIPHER BULLER

5i. [Case No: 2024_11419](#) Officer: ROBERT MOORE

CITY OF OCALA
VS.
MACK VENTURES LLC

LOCATION: 1111 W. SILVER SPRINGS BLVD

VIOLATION(S):
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

5j. [Case No: 2024_11506](#) Officer: [ROBERT MOORE](#)

CITY OF OCALA
VS.
THE FLORIDA 7 LAND TRUST

LOCATION: 1947 SW 1ST ST

VIOLATION(S):
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

5k. [Case No: 2024_11508](#) Officer: [ROBERT MOORE](#)

CITY OF OCALA
VS.
BAZILES REAL ESTATE INVESTMENTS INC

LOCATION: 1953 SW 1ST ST

VIOLATION(S):
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

5l. [Case No: 2024_11509](#) Officer: [STEPHANI SMITH](#)

CITY OF OCALA
VS.
VRE STORAGE OCALA LLC

LOCATION: 2426 SW 19TH AVENUE RD

VIOLATION(S):
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

5m. [Case No: 2024_11517](#) Officer: [STEPHANI SMITH](#)

5n. [Case No: 2024_11564](#) [Officer: ROBERT MOORE](#)

CITY OF OCALA
VS.
SP SM APARTMENTS LLC

LOCATION: 2833 NE 7TH ST

VIOLATION(S):
SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS

5o. [Case No: 2024_11650](#) [Officer: JENNIPHER BULLER](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
GORE, RUFUS W. JR EST

LOCATION: 1600 BLK SW 5TH PL

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER

5p. [Case No: 2024_11614](#) [Officer: DEREK MASSEO](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
BROWN, CLIVE O.

LOCATION: 2524 NE 19TH AVE

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER

6. Request for Petition

6a. [Case No: COM12_1662](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA
VS.
SIMMS, GARY PHILLIP

LOCATION: 1920 NW 28TH CT

VIOLATION(S):
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER
SECTION 82-182 DANGEROUS BUILDINGS DECLARED
NUISANCE;ABATEMENT REQUIRED;TIME LIMITS**

6b. [Case No: COM14_2015](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA
VS.
SIMMS, GARY PHILLIP

LOCATION: 1920 NW 28TH CT

VIOLATION(S):
**SECTION 34-95 WEEDS; ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

6c. [Case No: COM17_0024](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA
VS.
SIMMS, GARY PHILLIP

LOCATION: 1920 NW 28TH CT

VIOLATION(S):
**SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;
ABATEMENT REQUIRED; TIME LIMITS
SECTION 34-95 WEEDS; ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

6d. [Case No: COM18_0492](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA
VS.
SIMMS, GARY PHILLIP**

LOCATION: 1920 NW 28TH CT

**VIOLATION(S):
SECTION 34-95 WEEDS; ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER**

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

7a. [Case #: 2023_10173](#)

**COVE GROUP LLC
2345 NE 8TH RD**

7b. [Case #: 2023_10332](#)

**SP SM APARTMENTS LLC
2833 NE 7TH ST**

7c. [Case #: 2023_9341](#)

**PRIEST, HENRY CAMP TR
PRIEST FAMILY TRUST
4705 S PINE AVE, ALL UNITS**

7d. [Case #: 2023_9700](#)

**FUQUA SAWMILL FL LLC
3000 BLK NW 21ST ST**

7e. [Case #: 2024_10503](#)

**ABREU, CARLO
1209 NW 12TH AVE**

7f. [Case #: 2024_10714](#)

**KESSEL, ROBERTA
1123 NE 9TH AVE**

7g. [Case #: 2024_10723](#)

**KESSEL, ROBERTA S.
1129 NE 9TH AVE**

- 7h. [Case #: 2024_10729](#)
FLAX, AMY
BROWN, STEPHANIE
FEACHER, YOLANDA
803 NW 15TH AVE
- 7i. [Case #: 2024_10773](#)
SUPREME HOLDINGS GROUP LLC
711 SE TUSCAWILLA AVE
- 7j. [Case #: 2024_10809](#)
BLOCKER, ANTONIO LENARD
1622 SW 4TH ST
- 7k. [Case #: 2024_10848](#)
JONES FAMILY TRUST
JONES, PATRICIA TR
1315 SW 4TH ST
- 7l. [Case #: 2024_10877](#)
TAYLOR, VIVIAN TONY
2370 SW 7TH ST
- 7m. [Case #: 2024_11153](#)
BRADDOCK, VERNON DALE
447 NW 9TH AVE
- 7n. [Case #: 2024_11159](#)
SAMUEL, BERTHENIA
1628 SW 2ND ST
- 7o. [Case #: 2024_11170](#)
FLAX, MAGGIE LEE EST
2216 SW 2ND ST
- 7p. [Case #: 2024_11255](#)
YOUNG, TAMMIE
1126 SW FORT KING ST
- 7q. [Case #: 2024_11281](#)
HURST, WILLARD
1010 NE 46TH AVE

7r. [Case #: 2024_11037](#)

**STEVENSON FAMILY TRUST
WESLEY, ROSE
DAVIS, LASHUN B.
CURETON, MERCEDIA A. TR
306 SW MARTIN L KING AVE**

8. Public Comments

8a. Staff Comments

8b. Board Comments

9. Next Meeting: DECEMBER 12TH, 2024

10. Adjournment