



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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0242

Agenda Item #:



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, September 12, 2024

110 Watula Avenue
 Ocala, FL 34471
 www.ocalafl.org
 Yiovanni Santiago

Call to Order

Invocation

Pledge of Allegiance

Roll Call

Attendee Name	Title	Status	Arrived
Michael Kroitor	Vice Chair	Present	
Darrell O'Kain	Board Member	Excused	
Kevin Steiner	Board Member	Present	
Shirley J. Wright	Board Member	Present	
Eddie Ferrentino	Board Member	Present	
Michael "Mike" Gartner	Chair	Present	

Approval of Minutes

Approved MCEB 2024-8-8 Minutes Final

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

Swear In Officers

Officers sworn in - Dale Hollingsworth, Jennipher Buller, Hector Reyes, Robert Moore, Stephani Smith, Osias Ferreira, Ashley Smith, Derek Maseo, and Building Inspector Greg McClellan. All accepted the Oath.

New Business

CASE NO: 2024_10773

CITY OF OCALA
 vs.
SUPREME HOLDINGS GROUP LLC

VIOLATION(S):
 Section 118-71 Tree removal permit required: exceptions

Section 118-75
Section 118-76

Removal of dead or damaged trees
Removal of trees that endanger health or safety

LOCATION: 719 SE TUSCAWILLA AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 118-71, 118-75, and 118-76 and order to:

- 1.) (a) Apply for and obtain a tree removal permit for the removal of two (2) trees and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, November 7th, 2024. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
- 2.) Pay a fine of \$100 per tree for the irreversible violation of removing two (2) trees without required permits, for a total fine of \$200.
- 3.) Pay the cost of prosecution of \$259.04 by November 7th, 2024.

Officer Ashley Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11344

CITY OF OCALA
vs.
SALLS, STEED D.

VIOLATION(S):
Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits

LOCATION: 506 SE 40TH TER

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-182 and order to:

- 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, October 3rd, 2024. Once the permits are obtained, all repairs to the structure(s) shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00amon Friday, October 4th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (c) shall apply.
- (b) Any work required to meet the current Florida Building Code that does not

require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 3rd, 2024.If the Respondent(s) fail to comply by 7:00amon Friday, October 4th,2024, subsection (c) shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$169.68 by October 3rd, 2024.

Officer Ashley Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_1131

CITY OF OCALA
vs.
JACKSON, EDDIE LEE

<u>VIOLATION(S):</u>	
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 34-122	Abandoned or derelict vehicles
Section 122-1193	Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes

LOCATION: 1932 NW 4TH ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 122-1193 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd, 2024.If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pmon Thursday, October 3rd, 2024, or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, October 3rd, 2024, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply with any subsection of item 3.) by 7:00am on Friday, October 3rd, 2024, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

4.) Pay the cost of prosecution of \$207.73 by October 3rd, 2024.

Officer Ashley Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10848

CITY OF OCALA
 vs.
JONES FAMILY TRUST

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

LOCATION: **1315 SW 4TH ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s):82-151 and order to:

- 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the

91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$239.91 by November 7th, 2024

Officer Ashley Smith read the details of this case and staff recommendation.

Leny Jones, 1315 SW 4th Street, Ocala, FL 34471, requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10877

CITY OF OCALA

vs.

TAYLOR, VIVIAN TONY

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

LOCATION: 2370 SW 7TH ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pmon Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pmon Thursday, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pmon Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$182.18 by November 7th, 2024

Officer Ashley Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11303

CITY OF OCALA

vs.

MCNEIL, EDDIE FLOYD

C/O FIFTH CIRCUIT PUBLIC GUARDIAN CORP

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

521 SW 2ND ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 18th, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting

and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.

(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$182.18 by October 3rd, 2024.

Officer Hector Reyes read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]

MOVER: Michael Kroitor, Vice Chair

SECONDER: Kevin Steiner, Board Member

AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino

EXCUSED: O'Kain

CASE NO: 2024_11278

CITY OF OCALA

vs.

DINKINS, KENNETH EST

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION: 510 SW FORT KING ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

- 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 15th, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
- (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.
- (c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$169.68 by October 3rd, 2024

Officer Hector Reyes read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11193

CITY OF OCALA
vs.
MCCRAY, RUSSELL

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

LOCATION: 2422 SW 1ST ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd,2024.If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the

violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Repair or replace all fencing to ensure maintenance of such in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00pmon Thursday, October 3rd, 2024, or remove any fence in violation of section 82-3 by 4:00pmon Thursday, October 3rd, 2024. If the Respondent fails to comply by 7:00am on Friday, October 4th, 2024, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until all violations of section 82-3 have been abated.

Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$195.23 by October 3rd, 2024.

Officer Hector Reyes read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, O'Kain, Steiner, Wright, Gartner
EXCUSED:	O'Kain

CASE NO: 2024_11032

CITY OF OCALA
vs.
DURAND, JERYL R.

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

LOCATION: 2412 NE 11TH CT

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Remove any tree debris from the property by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00amon Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.

Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00service fee

shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
2.) Pay the cost of prosecution of \$194.68 by October 3rd, 2024.

Officer Hector Reyes read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11159

CITY OF OCALA
vs.
SAMUEL, BERTHENIA

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

LOCATION: **1628 SW 2ND ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

- 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pmon Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (d) shall apply; or
(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pmon Thursday, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.
(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pmon Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the

International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4)of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$195.23 by November 7th, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11255

**CITY OF OCALA
vs.
YOUNG, TAMMIE**

<u>VIOLATION(S):</u>	
Section 34-122	Abandon or derelict vehicles
Section 34-95	Weeds; accumulations of trash or other unsightly or unsanitary matter
Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
Section 122-51	Building permit required
Section 122-332	Permitted Uses (R-2)

LOCATION: 1126 SW FORT KING ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 82-182, 122-51, and 122-332 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
- (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) (a) Due to the property having no permitted principle uses, remove all vehicles by 04:00pm on Thursday,

October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday October 4th, 2024, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include: removal of all vehicles in violation of city code section 34-122 and 122-332 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) (a) Remove the shed and/or any other structure from the property by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City may enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and/or removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

4.) Pay the cost of prosecution of \$182.18 by October 3rd, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

Tammie Young, 1204 SW Fort King Street, Ocala, FL 34471, stated she is working on obtaining permits for the property. She requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shirley J. Wright, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, O'Kain, Steiner, Wright, Gartner
EXCUSED:	O'Kain

CASE NO: 2024_11256

CITY OF OCALA
vs.
RAIFORD, ALENE EST

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

LOCATION: 1114 SW FORT KING ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other

finer until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$194.68 by October 3rd, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11170

CITY OF OCALA

vs.

FLAX, MAGGIE LEE EST

VIOLATION(S):

Section 82-151

Standard Housing Code adopted

Section 122-51

Building permit required

Section 82-3

Barbed wire, electrified fences, razor wire and fences/walls

LOCATION:

2216 SW 2ND ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-3, 82-151, and 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pmon Thursday, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00amof the 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pmon Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am

on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance, for both the residence and the shed, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Repair or replace all fencing to ensure maintenance of such in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00pmon Thursday, October 3rd, 2024, or remove any fence in violation of section 82-3 by 4:00pm on Thursday, October 3rd, 2024. If the Respondent fails to comply by 7:00am on Friday, October 4th, 2024, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until all violations of section 82-3 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$239.91 by November 7th, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11037

CITY OF OCALA

vs.

STEVENSON FAMILY TRUST WESLEY, ROSE

DAVIS, LASHUN B.

STEVENSON, LUCIOUS CONNELL TR EST CURETON, MERCEDIA A. TR

WESLEY, ROSE ET AL

VIOLATION(S):

Section 82-3

Barbed wire, electrified fences, razor wire and fences/walls

Section 82-151

Standard Housing Code adopted

LOCATION:

306 SW MARTIN L KING AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-3 and 82-151 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pmon Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pmon Thursday, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code, and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pmon Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Repair or replace all fencing to ensure maintenance of such in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00pmon Thursday, November 7th, 2024, or remove any fence in violation of section 82-3 by 4:00pm on Thursday, November 7th, 2024. If the Respondent fails to comply by 7:00amon Friday, November 8th, 2024, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until all violations of section 82-3 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$220.23 by November 7th, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Eddie Ferrentino, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11281

CITY OF OCALA
vs.
HURST, WILLARD

VIOLATION(S):
 Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
 Section 34-122 Abandoned or derelict vehicles
 Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits
 Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls
 Section 122-51 Building permit required

LOCATION: 1010 NE 46TH AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd, 2024.If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00per day that shall run in addition to any other fines until this violation has been abated.
- (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$207.73 by October 3rd, 2024.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2023_9341

CITY OF OCALA

vs.

PRIEST, HENRY CAMP TR PRIEST FAMILY TRUST VILLAGE RV

VIOLATION(S):

Section 122-219

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

LOCATION:

4705 SPINE AVE, ALL UNITS

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-219 and order to:

- 1.) (a) Apply for and obtain any required permits and/or site plan approval for the existing use or discontinue the existing non-conforming use in violation of section 122-219 by 4:00pm on Thursday, November 7th, 2024. Once the permits and/or site plan approvals are obtained, all inspections and final approvals shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
- 2.) Pay the cost of prosecution of \$527.41 by November 7th, 2024.

Officer Robert Moore read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10678

CITY OF OCALA

vs.

HOWARD, ALBERT LEE

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

Section 34-122

Abandoned or derelict vehicles

Section 122-743

Permitted Uses

LOCATION:

238 NW 8TH PL

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 122-743 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, the City shall enter upon the property

and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Due to the property having no permitted principle uses, remove all vehicles by 04:00pmon Thursday, October 3rd, 2024. If the Respondent(s) fail to comply by 7:00amon Friday, October 4th, 2024, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 and 122-743 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all vehicles in violation of city code section 34-122 and 122-743 through the assistance of the Ocala Police Department and their vehicle tow policies.

4.) Pay the cost of prosecution of \$284.59 by October 3rd, 2024

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_ 10680

CITY OF OCALA
vs.
ADAMS,GAIL

<u>VIOLATION(S):</u>	
Section 34-122	Abandoned or derelict vehicles
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

LOCATION: 4506 NE 11TH ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-122 and 82-517 and order to:

- 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pmon Thursday, October 3rd, 2024, or
- (b) Have all vehicles properly registered and operational by 4:00pmon Thursday, October 3rd, 2024, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00amon Friday, October 4th, 2024, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have

been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) Maintain the pool in a condition to not create a public health or safety hazard or nuisance to the general public by 4:00pm on Thursday, October 3rd, 2024. This shall include the following:

- (a) Maintain water clarity so that all parts of the bottom can be seen.
- (b) Maintain proper fencing as required by section 82-513.
- (c) Maintain water so that it is free of all foreign matter.
- (d) Secure and lock all access gates when a property is unoccupied.
- (e) Prevent harborage or breeding places for insects or rodents.

If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be a fine of \$100 per day thereafter that shall run in addition to any other fines until all violations of sections 82-517 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include treat with chemicals, drain, fill, cap and/or remove the pool.

3.) Pay the cost of prosecution of \$257.73 by October 3rd, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11180

CITY OF OCALA

vs.

VASQUEZ, DAVID

VIOLATION(S):

Section 122-51

Building permit required

LOCATION:

1004 NE 8TH AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for repairs made to the structure as a result of a vehicle crash by 4:00pm on Thursday, October 3rd, 2024. Once the permits are obtained, all repairs to the structure(s) shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, or if the permits issued are not inspected and finale by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines

until the violations have been abated.

2.) Pay the cost of prosecution of \$182.73 by October 3rd, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Michael Kroitor, Vice Chair
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11377

CITY OF OCALA

vs.

BROWN, NORMAN

VIOLATION(S):

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

LOCATION:

2628 NW 6TH AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 5th, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pmon Thursday, October 3rd, 2024.If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.

(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$157.18 by October 3rd, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Michael Kroitor, Vice Chair
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11320

**CITY OF OCALA
vs.
DSVSPV3LLC**

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

LOCATION: 1010 NW 1st

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

- 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 23rd, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 3rd, 2024.If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.
 - (c) Upon abatement of any violations of section 34-95 by the City, a \$100.00service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$169.68 by October 3rd, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

Request for Petition

CASE NO: COM15_1360

CITY OF OCALA
vs.
SCHWEITZ, FRED O.

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

LOCATION: **2781 SW 20TH ST**

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.
Fred O. Schweitz, 400 SW 45th Street, Ocala, FL 34471, stated he will comply with the City's order.
The Board finds that the violations exist and adopted staff recommendation.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Kevin Steiner, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2019_1388

CITY OF OCALA
vs.
BARNER, RICHARD SR

VIOLATION(S):
Section 62-61 Levy
Section 62-62 Tax Certificate Required
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: **2629 N. MAGNOLIA AVE**

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.
Vanessa Thomas, 1301 NE 14th Street, Ocala, FL 34471, stated she is representing the property owner. She provided a brief overview of the property's history. Furthermore, the property owner was unaware of the imposed City fines; requests a fee reduction.
The Board finds that the violations exist and adopted staff recommendation. (Reduced fine to \$50.00, to be paid by October 3, 2024.)

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: COM15_0694

CITY OF OCALA
 vs.
BUCHMAN, JOSEPH

VIOLATION(S):
 Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter
 Section 34-122 Abandoned or derelict vehicles
 Section 94-101 Affirmative maintenance requirements; demolition by neglect

LOCATION: 733 SE 3RD ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Destiny Buchman, 12 Larch Course Terrace, Ocala, FL 34480, spoke on her father's behalf. She requested the Board reduce the fines, due to financial hardship. Furthermore, she requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. (Granted additional time to come into compliance, new date: January 12, 2025.)

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

Old Business

Non-Compliance (Massey) Hearing

CASE NO: 2023_9840

CITY OF OCALA
 vs.
HIGH, ROSA EST
 248 NW MARTIN L KING AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation. Reduced lien to \$18,431.95 and granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Eddie Ferrentino, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2020_5392

CITY OF OCALA
vs.
ASSONGBA, ABAKE
WIHLBORG DEROSA, ANTHONY
1131 SE47TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Growth Management Director Jeff Shrum spoke on the property challenges. The City would like approval to proceed with foreclosure.

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Michael Kroitor, Vice Chair
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2022_8006

CITY OF OCALA
vs.
SMART FILL INVESTMENT LLC
1300 BLK NW 14TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Chris Gwin, 2611 SE Lake Weir Avenue, Ocala, FL 34471, stated he is representing the property owner. The plan is to obtain permits for the property. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: December 5, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Eddie Ferrentino, Board Member
SECONDER:	Michael Kroitor, Vice Chair
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2023_9700

CITY OF OCALA
vs.
FUQUA SAWMILL FL LLC
3200 BLK NW 20TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kevin Steiner, Board Member
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2022_8711

CITY OF OCALA
vs.
CASTELLO DI SANTA LUCIA DEL MELA LLC.
2150 NW MARTIN L KING AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Master Engineer, 170 South East 32nd Place, Ocala, FL 34471, spoke on property improvements. He requested a 90-day extension to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: December 5, 2024.

RESULT: APPROVED [UNANIMOUS]
MOVER: Shirley J. Wright, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11052

CITY OF OCALA
 vs.
WINGO, ALFREDA D. WINGO, MARY
2100 SW FORT KING ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10945

CITY OF OCALA
 vs.
FINLEY, ZELMA RAY EST
1224 SW 2ND ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10820

CITY OF OCALA
 vs.
EROC ENTERPRISE INC

2300 BLK SW 5TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Shirley J. Wright, Board Member
SECONDER:	Michael Kroitor, Vice Chair
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10918

CITY OF OCALA
vs.
CHAMBERS, LAJUAN
1709 NE 22ND ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10809

CITY OF OCALA
vs.
BLOCKER, ANTONIO LENARD
1622 SW 4TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Gerard Corbin, 1622 SW 4th Street, Ocala, FL 34471, spoke on property improvements. He requested an extension of time to get the property incompliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Shirley J. Wright, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10731

CITY OF OCALA
 vs.
ZION HILL MASONIC LODGE NO 520
884 NW 15TH AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Courtney D. Wilson, P.O. Box 5682, Ocala, FL 34471, stated the debris was removed from the property. Furthermore, he was not aware a permit was required for the staircase. He requested an extension of time to get the permit to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Shirley J. Wright, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10729

CITY OF OCALA
 vs.
FLAX, AMY BROWN, STEPHANIE FEACHER, YOLANDA FEACHER, GERALD GILLYARD,
TRICIA JONES, ROBERT M. BROWN, STEPHANIE ET AL
803 NW 15TH AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT: APPROVED [UNANIMOUS]
MOVER: Eddie Ferrentino, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10503

CITY OF OCALA
 vs.
ABREU, CARLO
 1209 NW 12TH AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Jorge Abreu Martinez, 10206 Leroy Avenue, Tampa, FL 33619, spoke on contractor challenges. She requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT: APPROVED [UNANIMOUS]
MOVER: Kevin Steiner, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_10860

CITY OF OCALA
 vs.
DANE, HERB E.
 1807 N MAGNOLIA AVE

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2023_10155

CITY OF OCALA
vs.
OCALA 46TH AVE LLC
535 SW 46TH AVE

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2023_10173

CITY OF OCALA
vs.
COVE GROUP LLC
2345 NE 8TH RD

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Miles Honens, 3280-36 Tamiami Trail Suite. 36, Port Charlotte, FL 338152, stated he is representing the property owner. Provided a brief overview of the property improvements. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10464

CITY OF OCALA
vs.
NAZARIO SIERRA LUZ SOCORRO EST
3814 NE 5TH ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_10621

CITY OF OCALA
vs.
MCCLOSKEY, FRANKLIN L.
2212 NE 11TH CT

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

No representation present.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED:	O'Kain

CASE NO: 2024_11153

CITY OF OCALA
vs.
BRADDOCK, VERNONDALE MCCANTS, REBECCA MCCANTS, ALVIN MCCANTS, MARTIN W. JR MCCANTS, GLENN MCCANTS, CHERYL
447 NW 9TH AVE

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Cheryl McCants Wesley, 528 SW 13th Avenue, Ocala, FL 34471, stated she is working on obtaining a permit. She requested an extension of time to get the property in compliance with zoning.

The Board finds that the violations exist and adopted staff recommendation. Granted a new compliance date: November 7, 2024.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Shirley J. Wright, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11236

CITY OF OCALA
 vs.
SP SM APARTMENTS LLC 2833 NE 7TH ST

Approved

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Jay Vaughn, 1877 Stillwood Way, Saint Cloud, FL 34771, stated he is representing the property owner. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Eddie Ferrentino, Board Member
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11143

CITY OF OCALA
 vs.
BIBLE, MONICA NICOLE 1218 NE 23RD ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: APPROVED [UNANIMOUS]
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11059

CITY OF OCALA
vs.
SKILL DAY CENTER INC
1700 NW 17TH AVE

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

CASE NO: 2024_11182

CITY OF OCALA
vs.
LYNCH, DOROTHY C. CLARK, ALLEN TURNER IV CLARK, ADRIAN
1800 BLK NW 2ND ST

Approved

No representation present.

The Board finds that the violations exist and adopted staff recommendation.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Michael Kroitor, Vice Chair
SECONDER: Kevin Steiner, Board Member
AYES: Kroitor, Steiner, Wright, Gartner, Ferrentino
EXCUSED: O'Kain

Discussion

Comments by Those Who Wish to Address the Board

Comments by Individual Board Members

Adjournment



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0178

Agenda Item #: 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



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-0179

Agenda Item #: 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



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-0181

Agenda Item #: 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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0182

Agenda Item #: 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



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-0183

Agenda Item #: 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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0184

Agenda Item #: 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



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0185

Agenda Item #: 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



Ocala

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Legislation Text

File #: 2025-0186

Agenda Item #: 5h.

Case No: 2024_11407

Officer: JENNIPHER BULLER

**CITY OF OCALA
VS.
HAMPTON, FRANCES**

LOCATION: 13 SW 26TH AVE

VIOLATION(S):

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0187

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0190

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0191

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0193

Agenda Item #: 5I.

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**



Ocala

110 SE Watula Avenue
Ocala, FL 34471

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Legislation Text

File #: 2025-0194

Agenda Item #: 5m.

Case No: 2024_11517

Officer: STEPHANI SMITH

CITY OF OCALA

VS.

COLLEGE PARK PLAZA LLC

LOCATION:

3131 SW COLLEGE RD, ALL UNITS

VIOLATION(S):

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER**

SECTION 122-1007 SURFACING



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0197

Agenda Item #: 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



Ocala
Legislation Text

110 SE Watula Avenue
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File #: 2025-0198

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0236

Agenda Item #: 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**



Ocala

110 SE Watula Avenue
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Legislation Text

File #: 2025-0200

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0211

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0212

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0213

Agenda Item #: 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**



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0214

Agenda Item #: 7a.

Case #: 2023_10173
COVE GROUP LLC
2345 NE 8TH RD



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0215

Agenda Item #: 7b.

Case #: 2023_10332
SP SM APARTMENTS LLC
2833 NE 7TH ST



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0216

Agenda Item #: 7c.

Case #: 2023_9341

PRIEST, HENRY CAMP TR

PRIEST FAMILY TRUST

4705 S PINE AVE, ALL UNITS



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0217

Agenda Item #: 7d.

Case #: 2023_9700

FUQUA SAWMILL FL LLC

3000 BLK NW 21ST ST



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0218

Agenda Item #: 7e.

Case #: 2024_10503
ABREU, CARLO
1209 NW 12TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0219

Agenda Item #: 7f.

Case #: 2024_10714
KESSEL, ROBERTA
1123 NE 9TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0220

Agenda Item #: 7g.

Case #: 2024_10723
KESSEL, ROBERTA S.
1129 NE 9TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0221

Agenda Item #: 7h.

Case #: 2024_10729

FLAX, AMY

BROWN, STEPHANIE

FEACHER, YOLANDA

803 NW 15TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0222

Agenda Item #: 7i.

Case #: 2024_10773

SUPREME HOLDINGS GROUP LLC

711 SE TUSCAWILLA AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0223

Agenda Item #: 7j.

Case #: 2024_10809

BLOCKER, ANTONIO LENARD

1622 SW 4TH ST



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2025-0226

Agenda Item #: 7k.

Case #: 2024_10848
JONES FAMILY TRUST
JONES, PATRICIA TR
1315 SW 4TH ST



Ocala

Legislation Text

110 SE Watula Avenue
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www.ocalafl.gov

File #: 2025-0227

Agenda Item #: 7I.

Case #: 2024_10877
TAYLOR, VIVIAN TONY
2370 SW 7TH ST



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0228

Agenda Item #: 7m.

Case #: 2024_11153

BRADDOCK, VERNON DALE

447 NW 9TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
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www.ocalafl.gov

File #: 2025-0229

Agenda Item #: 7n.

Case #: 2024_11159
SAMUEL, BERTHENIA
1628 SW 2ND ST



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0230

Agenda Item #: 7o.

Case #: 2024_11170
FLAX, MAGGIE LEE EST
2216 SW 2ND ST



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0231

Agenda Item #: 7p.

Case #: 2024_11255
YOUNG, TAMMIE
1126 SW FORT KING ST



Ocala

Legislation Text

110 SE Watula Avenue
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File #: 2025-0232

Agenda Item #: 7q.

Case #: 2024_11281
HURST, WILLARD
1010 NE 46TH AVE



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

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File #: 2025-0233

Agenda Item #: 7r.

Case #: 2024_11037

STEVENSON FAMILY TRUST

WESLEY, ROSE

DAVIS, LASHUN B.

CURETON, MERCEDIA A. TR

306 SW MARTIN L KING AVE