



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, December 12, 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

Jennipher 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 # 121220241730 Published: 12/02/2024

3. Approval of Minutes

Attachments: MCEB 2024-11-14 Minutes FINAL

4. Swear in Officers

5. New Business

5a. [Case No: 2023_10005](#) Officer: HECTOR DELVALLE REYES

CITY OF OCALA
VS.
VIMALGIRI INVESTMENT LLC

LOCATION: 900 BLK NE 2ND ST

VIOLATION(S):

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

5b. [Case No: 2024_11002](#) Officer: DEREK MASSEO

CITY OF OCALA
VS.
PRIME VESTORS INC

LOCATION: 1665 SW 3RD ST

VIOLATION(S):

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

5c. [Case No: 2024_11179](#) [Officer: DALE HOLLINGSWORTH](#)
[CITY OF OCALA](#)
[VS.](#)
[PAGIDIPATI FAMILY INVESTMENTS INC](#)

[LOCATION: 1634 SW 17TH ST](#)

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](#)

[Section 122-1007 Surfacing](#)

5d. [Case No: 2024_11722](#) [Officer: ROBERT MOORE](#)

CITY OF OCALA

VS.

INVERSIONES ETERNAS LLC

CHECKERS

LOCATION: 1239 E. SILVER SPRINGS BLVD

VIOLATION(S):

SECTION 34-98 MISCELLANEOUS NUISANCES

5e [Case No: 2024_11245](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA

VS.

EDWARDS, DENNIS G.

LOCATION: 627 SE 24TH ST

VIOLATION(S):

[Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter](#)

[Section 82-151 Standard Housing Code Adopted](#)

[Section 82-517 Abandoned neglected](#)

[Section 82-512 Pool barrier required](#)

5f. [Case No: 2024_11306](#) [Officer: HECTOR DELVALLE REYES](#)

CITY OF OCALA
VS.
STROHMIER, JOSEPH

LOCATION: 612 SW 2ND ST

VIOLATION(S):

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

5g. [Case No: 2024_11348](#) [Officer: DEREK MASSEO](#)

[CITY OF OCALA](#)
[VS.](#)
[ALL AMERICA OIL LLC](#)

[LOCATION:](#) [1010 S PINE AVE](#)

VIOLATION(S):

[SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER](#)
[UNUSUAL OR UNSANITARY MATTER](#)
[SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD](#)
[PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS](#)

5h. [Case No: 2024_11378](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
THEARD, LEONEL

LOCATION: 620 NW 5TH ST

VIOLATION(S):

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS
SECTION 122-51 BUILDING PERMIT REQUIRED

5i. [Case No: 2024_11403](#) Officer: DEREK MASSEO

CITY OF OCALA
VS.
POTTS, MARY LOU

LOCATION: 804 NE 46TH CT

VIOLATION(S):

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

5j. [Case No: 2024_11485](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
MCMANUELS, JUDITH ELLEN

LOCATION: 1820 NE 23RD ST

VIOLATION(S):

SECTION 82-512 POOL BARRIER REQUIRED
SECTION 82-513 POOL BARRIER SPECIFICATIONS
SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS
SWIMMING POOLS AND SPAS

5k. [Case No: 2024_11493](#) Officer: JENNIPHER BULLER

REPEAT VIOLATOR
CITY OF OCALA
VS.
RAMDEO, SHELDON
RAMDEO, RAJMANI

LOCATION: 1922 NW 1ST ST

VIOLATION(S):

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

5l. [Case No: 2024_11547](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
SIMEON, MONA L.

LOCATION: 400 BLK NW 9TH AVE

VIOLATION(S):

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

5m. [Case No: 2024_11569](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
TUCCI, GREGORY E
CATES, RAY A. JR EST

LOCATION: 121 NE 13TH AVE

VIOLATION(S):

SECTION 34-94 WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

5n. [Case No: 2024_11585](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
MCU ONE LLC

LOCATION: 2425 NW 10TH ST

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 34-146 VACANT COMMERCIAL STRUCTURES
SECTION 110-31 REMOVAL OF PROHIBITED OR ABANDONED SIGNS

5o. [Case No: 2024_11600](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA

VS.

B & K NATIONWIDE ENTERPRISES INC

LOCATION: 59 NW 21ST PL

VIOLATION(S):

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

5p. [Case No: 2024_11603](#) [Officer: DEREK MASSEO](#)

[CITY OF OCALA](#)

[VS.](#)

[MCCAULAY, CHRISTINE](#)

[COX, JESSICA](#)

[LOCATION: 800 BLK NW 8TH ST](#)

VIOLATION(S):

[SECTION 34-95 WEEDS; ACCUMULATIONS OF TRASH OR OTHER
UNSIGHTLY OR UNSANITARY MATTER](#)

5q. [Case No: 2024_11622](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

EDWARDS, EDDIE C

EDWARDS, CAROLYN

EDWARDS, JAMES O

EDWARDS, ROLAND L

EDWARDS, NELLIE D EST

THOMAS RICHARDSON, CHARLOTTE L

C/O CHARLOTTE THOMAS RICHARDSON

EDWARDS, EDDIE C ET AL

LOCATION: 1807 SW 6TH ST

VIOLATION(S):

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

SECTION 122-51 BUILDING PERMIT REQUIRED

5r. [Case No: 2024_11663](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA

VS.

WILLIAMS, LARRY EST

WILLIAMS, JESSICA

LOCATION: 1741 NW 3RD ST

VIOLATION(S):

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

5s. [Case No: 2024_11684](#) Officer: [ROBERT MOORE](#)

**CITY OF OCALA
VS.
BLITCH PLANTATION LTD**

LOCATION: 1300 BLK NE 35TH ST

VIOLATION(S):

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

5t. [Case No: 2024_11714](#) Officer: [ROBERT MOORE](#)

**CITY OF OCALA
VS.
OCALA NORTH PROPERTY LLC**

LOCATION: 3435 N. PINE AVE, ALL UNITS

VIOLATION(S):

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN;
CERT OF COMPLIANCE; MAINT OF IMPVMTS

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

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

**FUQUA SAWMILL FL LLC
3200 BLK NW 20TH ST**

7b. [Case #: 2024_10678](#)

**HOWARD, ALBERT LEE
238 NW 8TH PL**

7c. [Case #: 2024_10685 \(LIEN\)](#)

**WINN, EVELYN EST
C/O VEDA SMITH
440 NW 11TH AVE**

- 7d. [Case #: 2024_10851 \(LIEN\)](#)
STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
- 7e. [Case #: 2024_10981](#)
LEACH, JACQUELINE
1313 SW FORT KING ST
- 7f. [Case #: 2024_11032](#)
DURAND, JERYL R.
2412 NE 11TH CT
- 7g. [Case #: 2024_11057 \(LIEN\)](#)
WILLIAMS, MICHAEL
434 NW 11TH AVE
- 7h. [Case #: 2024_11131](#)
JACKSON, EDDIE LEE
1932 NW 4TH ST
- 7i. [Case #: 2024_11180](#)
VASQUEZ, DAVID
1004 NE 8TH AVE
- 7j. [Case #: 2024_11193](#)
MCCRAY, RUSSELL
MCCRAY, PAULINE
2422 SW 1ST ST
- 7k. [Case #: 2024_11256](#)
RAIFORD, ALENE EST
1114 SW FORT KING ST
- 7l. [Case #: 2024_11278](#)
DINKINS, KENNETH EST
C/O MCCANTS
510 SW FORT KING ST
- 7m. [Case #: 2024_11303](#)
MCNEIL, EDDIE FLOYD
CO FIFTH CIRCUIT PUBLIC GUARDIAN GROUP
521 SW 2ND ST

7n. [Case #: 2024_11320](#)

DSV SPV3 LLC
1010 NW 1ST ST

7o. [Case #: 2024_11344](#)

SALLS, STEED D.
506 SE 40TH TER

7p. [Case #: 2024_11377](#)

BROWN, NORMAN
2628 NW 6TH AVE

7q. [Case #: 2024_11407](#)

HAMPTON, FRANCES
13 SW 26TH AVE

7r. [Case #: 2024_11506](#)

THE FLORIDA 7 LAND TRUST
1947 SW 1ST ST

7s. [Case #: 2024_11508](#)

BAZILES REAL ESTATE INVESTMENT
1953 SW 1ST ST

7t. [Case #: 2024_11564](#)

SP SM APARTMENTS LLC
2833 NE 7TH ST

7u. [Case #: 2024_11614](#)

BROWN, CLIVE O.
2524 NE 19TH AVE

7v. [Case #: 2024_11650](#)

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

8. Public Comments

8b. Staff Comments

8c. Board Comments

9. Next Meeting: January 9th, 2025

10. Adjournment