



# Ocala Municipal Code Enforcement Board Agenda - Final Thursday, July 11, 2024

## Meeting Information

### *Location*

City Hall  
Council Chambers - Second Floor  
110 SE Watula Avenue

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

### *Time*

5:30 PM

### Board Members

Michael Gartner  
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 #071120241730 Published: June 25th, 2024**
3. **Approval of 4-11-2024 Minutes**
  - 3a.

**Attachments:** MCEB 2024-4-11 Minutes

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

5a. [Case No: 2024\\_11052 Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**

**VS.**

**WINGO, ALFREDA D.**

**WINGO, MARY**

**LOCATION:**

2100 SW FORT KING ST

**VIOLATION(S):**

Section 122-51 Building permit required

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

5c. [Case No: 2024\\_10835 Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**

**VS.**

**FAIRBANKS SUITES LLC**

**LOCATION:**

1720 NW 4TH AVE

**VIOLATION(S):**

Section 118-75 Removal of dead or damaged trees

5d. [Case No: 2024\\_10914](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA  
VS.  
PARKS, ELZONDA  
C/O BROWN, URTORIO**

**LOCATION:** 110 NW 7TH AVE

**VIOLATION(S):**

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

5e. [Case No: 2024\\_10729](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA  
VS.  
FLAX, AMY  
BROWN, STEPHANIE  
FEACHER, YOLANDA  
FEACHER, GERALD  
GILLYARD, TRICIA  
JONES, ROBERT M.  
BROWN, STEPHANIE ET AL**

**LOCATION:** 803 NW 15TH AVE

**VIOLATION(S):**

Section 82-151 Standard Housing Code adopted

5f. [Case No: 2024\\_10860](#)[Officer: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**HERB, DANE E.**

**LOCATION:** 1807 N. MAGNOLIA AVE

**VIOLATION(S):**

Section 34-122 Abandoned or derelict vehicles

Section 34-146 Vacant commercial structures

Section 110-133 General construction and maintenance standards

5g. [Case No: 2023\\_10173](#)[Officer: STEPHANI SMITH](#)

[CITY OF OCALA](#)

[VS.](#)

[COVE GROUP LLC](#)

[LOCATION: 2345 NE 8TH RD](#)

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

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

5h. [Case No: 2024\\_10464](#)[Officer: STEPHANI SMITH](#)

[CITY OF OCALA](#)

[VS.](#)

[NAZARIO SIERRA, LUZ SOCORRO EST](#)

[LOCATION: 3814 NE 5TH ST](#)

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

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

- 5i. [Case No: 2024\\_10961](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**RIOS, CARLOS**  
**RIOS, RACHEL**

**LOCATION:** 3740 NE 5TH ST

**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  
Section 122-1193 Parking of trailers and commercial vehicles in residential districts; use of  
trailers and portable containers for storage purposes  
Section 122-1217 Chickens

- 5j. [Case No: 2024\\_11153](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**BRADDOCK, VERNON DALE**  
**MCCANTS, REBECCA**  
**MCCANTS ALVIN**  
**MCCANTS, MARTIN W. JR**  
**MCCANTS, GLENN**  
**MCCANTS, CHERYL**

**LOCATION:** 447 NW 9TH AVE

**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  
Section 82-183 Unsafe electrical conditions, authority to discontinue electrical service  
Section 82-184 Standards for ordering repair, vacation or demolition

**6. Old Business**

**Consent Agenda for Non-Compliance (MASSEY) Hearing**

- 6a. [Case #: 2024\\_10463](#)

**WEEMS, SANDRA**  
**916 W SILVER SPRINGS PL**

- 6b. [Case #: 2024\\_10789](#)  
**HOME DREAM VENTURES LLC**  
328 SW MARTIN L KING AVE
- 6c. [Case #: \(LIEN\) 2023\\_9623](#)  
**BROWN, NORMAN**  
2628 NW 6TH AVE
- 6d. [Case #: 2024\\_10574](#)  
**MI HERRERA GROUP LLC**  
1822 SE 8TH ST
- 6e. [Case #: 2024\\_10503](#)  
**ABREU, CARLO**  
1209 NW 12TH AVE
- 6f. [Case #: 2024\\_10807](#)  
**MONROE, MARY LOUISE EST**  
336 SW MARTIN L KING AVE
- 6g. [Case #: 2024\\_10843](#)  
**HUERO, DAISY**  
2010 NW 28TH AVE
- 6h. [Case #: 2024\\_10631](#)  
**SUNDAY, DANIEL MORGAN**  
**SUNDAY, BRITTANY ELIZABETH**  
4429 NE 2ND ST
- 6i. [Case #: 2024\\_10685](#)  
**WINN, EVELYN EST**  
**C/O VEDA SMITH**  
440 NW 11TH AVE
- 6j. [Case #: 2024\\_10972](#)  
**LANCTOT, JOCELYNE**  
1512 NE 23RD ST
- 6k. [Case #: 2024\\_10969](#)  
**WILLIAMS, L V**  
516 NW 1ST ST
- 6l. [Case #: 2024\\_11057](#)  
**WILLIAMS, MICHAEL**  
434 NW 11TH AVE

**6m.**    [Case #: 2024\\_11058](#)

**GUILLAUME, GUYRA  
GUILLAUME, GUNTER  
400 BLK NW 11TH AVE**

**6n.**    [Case #: 2024\\_10987](#)

**WILLIAMS, ANDREW EST  
WILLIAMS, BENITA EST  
2229 NW 24TH RD**

**7.      Public Comments**

**a.      Staff Comments**

**b.      Board Comments**

**9.      Next Meeting: August 8th, 2024**

**10.     Adjournment**