



# Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, September 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 # 091220241730 Published: September 4th, 2024

3. Approval of Minutes

**Attachments:** [MCEB 2024-8-8 Minutes Final](#)

4. Swear in Officers

5. New Business

5a. [Case No: 2024\\_10773 Officer: ASHLEY SMITH](#)

**CITY OF OCALA  
VS.  
SUPREME HOLDINGS GROUP LLC**

**LOCATION:** 719 SE TUSCAWILLA AVE

**VIOLATION(S):**

Section 118-71	Tree removal permit required; exceptions
Section 118-75	Removal of dead or damaged trees
Section 118-76	Removal of trees that endanger health or safety

5b. [Case No: 2024\\_11344 Officer: ASHLEY SMITH](#)

**CITY OF OCALA  
VS.  
SALLS, STEED D.**

**LOCATION:** 506 SE 40TH TER

**VIOLATION(S):**

Section 82-182	Dangerous buildings declared nuisance; abatement required; time limits
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5c. [Case No: 2024\\_11131](#) [Officer: ASHLEY SMITH](#)

**CITY OF OCALA**  
**VS.**  
**JACKSON, EDDIE LEE**

**LOCATION:** 1932 NW 4TH ST

**VIOLATION(S):**

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

5d. [Case No: 2024\\_10848](#) [Officer: ASHLEY SMITH](#)

**CITY OF OCALA**  
**VS.**  
**JONES FAMILY TRUST**

**LOCATION:** 1315 SW 4TH ST

**VIOLATION(S):**

Section 82-151	Standard Housing Code adopted
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5e. [Case No: 2024\\_10877](#) [Officer: ASHLEY SMITH](#)

**CITY OF OCALA**  
**VS.**  
**TAYLOR, VIVIAN TONY**

**LOCATION:** 2370 SW 7TH ST

**VIOLATION(S):**

Section 82-151	Standard Housing Code adopted
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5f. [Case No: 2024\\_11303](#) Officer: [HECTOR DELVALLE REYES](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**MCNEIL, EDDIE FLOYD**

**C/O FIFTH CIRCUIT PUBLIC GUARDIAN CORP**

**LOCATION:** 521 SW 2ND ST

**VIOLATION(S):**

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

5g. [Case No: 2024\\_11278](#) Officer: [HECTOR DELVALLE REYES](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**DINKINS, KENNETH EST**

**LOCATION:** 510 SW FORT KING ST

**VIOLATION(S):**

Section 34-95

Weeds; accumulations of trash or other unsightly or unsanitary matter

5h. [Case No: 2024\\_11193](#) Officer: [HECTOR DELVALLE REYES](#)

**CITY OF OCALA**

**VS.**

**MCCRAY, RUSSELL**

**LOCATION:** 2422 SW 1ST 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

5i. [Case No: 2024\\_11032](#) [Officer: HECTOR DELVALLE REYES](#)

**CITY OF OCALA**  
**VS.**  
**DURAND, JERYL R.**

**LOCATION:** 2412 NE 11TH CT

**VIOLATION(S):**

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

5j. [Case No: 2024\\_11159](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**  
**VS.**  
**SAMUEL, BERTHENIA**

**LOCATION:** 1628 SW 2ND ST

**VIOLATION(S):**

Section 82-151 Standard Housing Code adopted

5k. [Case No: 2024\\_11255](#) [Officer: JENNIPHER BULLER](#)

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

**LOCATION:** 1126 SW FORT KING ST

**VIOLATION(S):**

Section 34-122 Abandoned 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)

5l. [Case No: 2024\\_11256](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**  
**VS.**  
**RAIFORD, ALENE EST**

**LOCATION:** 1114 SW FORT KING ST

**VIOLATION(S):**

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

5m. [Case No: 2024\\_11170](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**  
**VS.**  
**FLAX, MAGGIE LEE EST**

**LOCATION:** 2216 SW 2ND ST

**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

5n. [Case No: 2024\\_11037](#) [Officer: JENNIPHER BULLER](#)

**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**

**LOCATION:** 306 SW MARTIN L KING AVE

**VIOLATION(S):**

Section 82-3 Barbed wire, electrified fences, razor wire and fences/walls  
Section 82-151 Standard Housing Code adopted

5o. [Case No: 2024\\_11281](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**  
**VS.**  
**HURST, WILLARD**

**LOCATION:** 1010 NE 46TH AVE

**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

5p. [Case No: 2023\\_9341](#) [Officer: ROBERT MOORE](#)

**CITY OF OCALA**  
**VS.**  
**PRIEST, HENRY CAMP TR**  
**PRIEST FAMILY TRUST**  
**VILLAGE RV**

**LOCATION:** 4705 S PINE AVE, ALL UNITS

**VIOLATION(S):**

Section 122-219	Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements
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5q. [Case No: 2024\\_10678](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**HOWARD, ALBERT LEE**

**LOCATION:** 238 NW 8TH PL

**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

5r. [Case No: 2024\\_10680](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**ADAMS, GAIL**

**LOCATION:** 4506 NE 11TH ST

**VIOLATION(S):**

Section 34-122	Abandoned or derelict vehicles
Section 82-517	Abandoned, neglected, inoperable or hazardous swimming pools and spas

5s. [Case No: 2024\\_11180](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**VASQUEZ, DAVID**

**LOCATION:** 1004 NE 8TH AVE

**VIOLATION(S):**

Section 122-51	Building permit required
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5t. [Case No: 2024\\_11377](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**BROWN, NORMAN**

**LOCATION:** 2628 NW 6TH AVE

**VIOLATION(S):**

Section 34-95

Weeds; accumulations of trash or other unsightly or  
unsanitary matter

5u. [Case No: 2024\\_11320](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**DSV SPV3 LLC**

**LOCATION:** 1010 NW 1ST ST

**VIOLATION(S):**

Section 34-95

Weeds; accumulations of trash or other unsightly or  
unsanitary matter

6. **Petition(s)**

6a. [Case No: COM15\\_1360](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA**

**VS.**

**SCHWEITZ, FRED O.**

**LOCATION:** 2781 SW 20TH ST

**VIOLATION(S):**

Section 34-95

Weeds; accumulations of trash or other unsightly or  
unsanitary matter

6b. [Case No: 2019\\_1388](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA**  
**VS.**  
**BARNER, RICHARD SR**

**LOCATION:** 2629 N. MAGNOLIA AVE

**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

6c. [Case No: COM15\\_0694](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA**  
**VS.**  
**BUCHMAN, JOSEPH**

**LOCATION:** 733 SE 3RD ST

**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

7. **Old Business**

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

7a. [Case #: \(LIEN\) 2023\\_9840](#)

**HIGH, ROSA EST**  
248 NW MARTIN L KING AVE

7b. [Case #: 2020\\_5392](#)

**ASSONGBA, ABAKE**  
**WIHLBORG DEROSA, ANTHONY**  
1131 SE 47TH ST

- 7c. [Case #: 2022\\_8006](#)  
**SMART FILL INVESTMENT LLC**  
1300 BLK NW 14TH ST
- 7d. [Case #: 2023\\_9700](#)  
**FUQUA SAWMILL FL LLC**  
3200 BLK NW 20TH ST
- 7e. [Case #: 2022\\_8711](#)  
**CASTELLO DI SANTA LUCIA DEL MELA LLC**  
2150 NW MARTIN L KING AVE
- 7f. [Case #: 2024\\_11052](#)  
**WINGO, ALFREDA D.**  
**WINGO, MARY**  
2100 SW FORT KING ST
- 7g. [Case #: 2024\\_10945](#)  
**FINLEY, ZELMA RAY EST**  
1224 SW 2ND ST
- 7h. [Case #: 2024\\_10820](#)  
**EROC ENTERPRISE INC**  
2300 BLK SW 5TH ST
- 7i. [Case #: 2024\\_10918](#)  
**CHAMBERS, LAJUAN**  
1709 NE 22ND ST
- 7j. [Case #: 2024\\_10809](#)  
**BLOCKER, ANTONIO LENARD**  
1622 SW 4TH ST
- 7k. [Case #: 2024\\_10731](#)  
**ZION HILL MASONIC LODGE NO 520**  
884 NW 15TH AVE

- 7l. [Case #: 2024\\_10729](#)  
**FLAX, AMY**  
**BROWN, STEPHANIE**  
**FEACHER, YOLANDA**  
**FEACHER, GERALD**  
**GILLYARD, TRICIA**  
**JONES, ROBERT M.**  
**BROWN, STEPHANIE ET AL**  
803 NW 15TH AVE
- 7m. [Case #: 2024\\_10503](#)  
**ABREU, CARLO**  
1209 NW 12TH AVE
- 7n. [Case #: 2024\\_10860](#)  
**DANE, HERB E.**  
1807 N MAGNOLIA AVE
- 7o. [Case #: 2023\\_10155](#)  
**OCALA 46TH AVE LLC**  
535 SW 46TH AVE
- 7p. [Case #: 2023\\_10173](#)  
**COVE GROUP LLC**  
2345 NE 8TH RD
- 7q. [Case #: 2024\\_10464](#)  
**NAZARIO SIERRA LUZ SOCORRO EST**  
3814 NE 5TH ST
- 7r. [Case #: 2024\\_10621](#)  
**MCCLOSKEY, FRANKLIN L.**  
2212 NE 11TH CT
- 7s. [Case #: 2024\\_11153](#)  
**BRADDOCK, VERNON DALE**  
**MCCANTS, REBECCA**  
**MCCANTS, ALVIN**  
**MCCANTS, MARTIN W. JR**  
**MCCANTS, GLENN**  
**MCCANTS, CHERYL**  
447 NW 9TH AVE

7t. [Case #: 2024\\_11236](#)  
**SP SM APARTMENTS LLC**  
2833 NE 7TH ST

7u. [Case #: 2024\\_11143](#)  
**BIBLE, MONICA NICOLE**  
1218 NE 23RD ST

7v. [Case #: 2024\\_11059](#)  
**SKILL DAY CENTER INC**  
1700 NW 17TH AVE

7w. [Case #: 2024\\_11182](#)  
**LYNCH, DOROTHY C.**  
**CLARK, ALLEN TURNER IV**  
**CLARK, ADRIAN**  
1800 BLK NW 2ND ST

**8. Public Comments**

- a. Staff Comments
- b. Board Comments

**9. Next Meeting: OCTOBER 10TH, 2024**

**10. Adjournment**