



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, January 9, 2025

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 # 010920251730 Published: 12/20/2024**
3. **Approval of Minutes**
4. **Swear in Officers**
5. **New Business**

[Case No: 2023_9266](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA
VS.
DOYLE, MATTHEW J.
DOYLE, ROBIN R.

LOCATION: 1635 NE 26TH 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

[Case No: 2024_10710](#)[Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
CULPEPPER, EMMA EST.
C/O CULPEPPER, D.

LOCATION: 1007 NW 7TH ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

[Case No: 2024_10908 Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
VEREEN, JOHNNIE MAE EST.

LOCATION: 1307 NW 8TH ST

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

[Case No: 2024_11280 Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
PATTERSON, WENDY

LOCATION: 3514 SE 13TH PL

VIOLATION(S):
SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: 2024_11309 Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
TGF LAND TRUST 1
TRANS GLOBAL FINANCIAL LLC TR
TRANS GLOBAL REALTY & MANAGEMENT
NATHANSON INVESTMENT COMPANY, INC

LOCATION: 2147 NW 1ST ST

VIOLATION(S):
SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: 2024_11461 Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
PINDER, EDDIE SR
PINDER, BARBARA

LOCATION: 2075 SW 3RD ST

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

[Case No: 2024_11523 Officer: DEREK MASSEO](#)

CITY OF OCALA
VS.
CROMER, JOHN H.
MONAHAN, VERONICA R.
C/O JAKTHAN PROPERTIES

LOCATION: 2329 SW 3RD AVE

VIOLATION(S):
SECTION 82-151 STANDARD HOUSING CODE ADOPTED
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: 2024_11540 Officer: HECTOR DELVALLE REYES](#)

CITY OF OCALA
VS.
FORD, LESSIE MAE
JOHNSON, SHERON
JOHNSON, JOHN W. ET AL
JOHNSON, WILLIE LEE
C/O SANDRA MULKEY

LOCATION: 1117 NW 8TH AVE

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

[Case No: 2024_11542](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA
VS.
BRAGG, HENRY A.
BRAGG, LEATHA J.

LOCATION: 2836 NE 19TH AVE

VIOLATION(S):

SECTION 98-32 PARKING OR STORAGE IN RESIDENTIAL DISTRICTS
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

[Case No: 2024_11606](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
NWS 10TH ST LLC

LOCATION: 2300 BLK NW 10TH ST

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: 2024_11655](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
TUGGERSON, ERICA
HARVEY, MAXIN ET AL

LOCATION: 2314 SW 5TH ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: 2024_11709](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
ROSSINI, FRANCIS
ROBERTS, NALDA

LOCATION: 1010 NE 40TH AVE

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

[Case No: 2024_11719](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
PROPERTY 2024 LLC

LOCATION: 1152 NE 9TH ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE24-0042](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
MONETTE, ALAN

LOCATION: 1921 NW 29TH CT

VIOLATION(S):

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

[Case No: CE24-0045](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
BRICK CITY HOLDINGS LLC

LOCATION: 406 S. MAGNOLIA AVE

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

[Case No: CE24-0080](#) [Officer: DEREK MASSEO](#)

CITY OF OCALA
VS.
JENKINS, MARY L. EST.

LOCATION: 908 SW 5TH ST

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

[Case No: ENV24-0039](#) [Officer: ROBERT MOORE](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
SP SM APARTMENTS LLC

LOCATION: 2833 NE 7TH ST

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

6. Request for Petition

[Case No: 2023_10394](#) Officer: STEPHANI SMITH

CITY OF OCALA
VS.
WALTERS, RICHARD L.

LOCATION: 2120 NE 46TH AVE

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

[Case #: 2022_7838 \(LIEN\)](#)

SMITH, MARVIN EST.
1509 NW 19TH AVE

[Case #: 2022_8624](#)

MCCONICO SR, SCOTTIE
467 NW 18TH AVE

[Case #: 2023_10107 \(LIEN\)](#)

BLACKMAN, FRANKA
C/O WARREN C. BLACKMAN
2000 BLK SW 1ST ST

[Case #: 2023_10122 \(LIEN\)](#)

BLACKMAN, FRANKA
C/O WARREN C. BLACKMAN
2000 BLK SW 1ST ST

[Case #: 2023_10173](#)

COVE GROUP LLC
C/O INCORP SERVICES, INC
2345 NE 8TH RD

[Case #: 2023_10369 \(LIEN\)](#)

JIMENEZ, EDGAR
758 NE 26TH TER

[Case #: 2023_9800 \(LIEN\)](#)

DANDREA, JUDY MARY GARTON
3419 SE 5TH PL

[Case #: 2024_10457 \(LIEN\)](#)

LAU, CAROL EST
2511 NE 20TH AVE

[Case #: 2024_10488 \(LIEN\)](#)

LOVE OCALA LLC
136 NW 17TH PL

[Case #: 2024_10496 \(LIEN\)](#)

ENO, LAWRENCE ALLEN
122 NW 17TH PL

[Case #: 2024_10503](#)

ABREU, CARLO
1209 NW 12TH AVE

[Case #: 2024_10773](#)

SUPREME HOLDINGS GROUP LLC
711 SE TUSCAWILLA AVE

[Case #: 2024_11037](#)

STEVENSON FAMILY TRUST
306 SW MARTIN L KING AVE

[Case #: 2024_11131](#)

JACKSON, EDIE LEE
1932 NW 4TH ST

[Case #: 2024_11153](#)

BRADDOCK, VERNON DALE
447 NW 9TH AVE

[Case #: 2024_11179](#)

PAGIDIPATI FAMILY INVESTMENTS INC
1634 SW 17TH ST

[Case #: 2024_11245](#)

EDWARDS, DENNIS G.
627 SE 24TH ST

[Case #: 2024 11255](#)

YOUNG, TAMMIE
1126 SW FORT KING ST

[Case #: 2024 11379](#)

LAU, CYNTHIA
2065 NW 4TH AVE

[Case #: 2024 11382](#)

STEVENSON, ERNESTINE ESTELLE EST.
1617 SW 3RD ST

- 8. Public Comments**
 - a. Staff Comments
 - b. Board Comments
- 9. Next Meeting: FEBRUARY 13, 2025**
- 10. Adjournment**