



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, April 10, 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

Edward Ferrentino
Michael Gartner
Michael Kroitor
Camellia Loojune
Darrell O'Kain
Kevin Steiner
Shirley J. Wright

Board Attorney

Kristi Vanvleet

Staff

Dale Hollingsworth
Manager, Code Enforcement

Jennifer Buller

Supervisor, Code Enforcement

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 # 041020251730 Published: March 24th, 2025**

3. **Approval of Minutes**

4. **Swear in Officers**

5. **New Business**

[Case No: 2024_11503](#) [Officer: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

CJ COMMERCIAL PROPERTIES LLC

LOCATION: 60 SW 17TH ST

VIOLATION(S):

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN;
CERT OF COMPLIANCE; MAINT OF IMPVMTS
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Attachments: [2024_11503](#)

[Case No: 2024_11556](#) [Officer: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

D & L REAL ESTATE INVESTMENTS LLC

LOCATION: 432 NW MARTIN L KING AVE

VIOLATION(S):

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Attachments: [2024_11556](#)

Case No: CE24-0043 Officer: STEPHANI SMITH

CITY OF OCALA
VS.
MCALLISTER, GEORGE J. II
BRATTON, ZOLENA J.

LOCATION: 2505 NW OLD BLITCHTON RD

VIOLATION(S):

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

Attachments: [CE24-0043](#)

Case No: CE25-0008 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
PATTISON, OTIS

LOCATION: 2131 NE 9TH ST

VIOLATION(S):

SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: [CE25-0008](#)

Case No: CE25-0034 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
CERTAIN LENDING INC

LOCATION: 1130 NE 10TH ST

VIOLATION(S):

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

Attachments: [CE25-0034](#)

Case No: CE25-0044 Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
STEVENSON, CAROLYN

LOCATION: 1516 NW 8TH ST

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

Attachments: [CE25-0044](#)

Case No: CE25-0159 Officer: JEFFREY GUILBAULT

REPEAT VIOLATOR
CITY OF OCALA
VS.
AUGUSTIN, MONPREMIER
AUGUSTIN, MARIE J.

LOCATION: 200 BLK SW 11TH AVE

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

Attachments: [CE25-0159](#)

Case No: CE25-0182 Officer: HECTOR DELVALLE REYES

REPEAT VIOLATOR
CITY OF OCALA
VS.
PARKER, WILLIE EST

LOCATION: 1917 NW 11TH ST

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

Attachments: [CE25-0182](#)

[Case No: CE25-0184](#) [Officer: HECTOR DELVALLE REYES](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

HOLMES, WILLIAM WINDELL EST

LOCATION: 1900 BLK NW 11TH ST

VIOLATION(S):

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

Attachments: [CE25-0184](#)

6. Request for Petition

a. [Case No: 2023_9927](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA

VS.

BROWNFOX, LLC

LOCATION: 4205 NE 7TH ST

VIOLATION(S):

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

Attachments: [2023_9927](#)

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case #: 2022_8580](#)

WILLIAMS, RUBY

1509 NW 20TH AVE

Attachments: [2022_8580](#)

[Case #: 2023_9698](#)

SMITH, RICHARD L.

1933 NW 4TH ST

Attachments: [2023_9698](#)

[Case #: 2024_10792](#)

CLIFFORD, SCOTT
2350 NE 12TH CT

Attachments: [2024_10792](#)

[Case #: 2024_11002](#)

PRIME VESTORS INC
1665 SW 3RD ST

Attachments: [2024_11002](#)

[Case #: CE24-0077](#)

MATHIS PROPERTIES LLC
1130 NE 12TH ST

Attachments: [CE24-0077](#)

[Case #: CE24-0117](#)

CONFIDENTIAL PROPERTY OWNER
4421 NE 8TH ST

Attachments: [CE24-0117](#)

[Case #: CE25-0117](#)

GAMMAJ LLC
1948 NW 1ST ST

Attachments: [CE25-0117](#)

[Case #: CE25-0120](#)

GAMMAJ LLC
1972 NW 1ST ST

Attachments: [CE25-0120](#)

8. **Public Comments**
9. **Staff Comments**
10. **Board Comments**
11. **Next Meeting: May 8th, 2025**
12. **Adjournment**