



# Ocala Municipal Code Enforcement Board Agenda - Final

**Thursday, August 14, 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 # 081420251730 Published: August 4th,2025**

**3. Approval of Minutes**

[MCEB 2025-06-12 Minutes FINAL](#)

**Attachments:** [MCEB 2025-06-12 Minutes FINAL](#)

**4. Swear in Officers**

**5. New Business**

[Case No: CE25-0296 Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**CONKLIN, MICHAEL EST**

**LOCATION:** 1911 NW 29TH CT

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE25-0296](#)

Case No: CE25-0309 Officer: JENNIPHER BULLER

**CITY OF OCALA**

**VS.**

**BARRINER, LEONARD, SR EST**

**LOCATION:** 1505 NW 10TH ST

**VIOLATION(S):**

SECTION 34-32 WATER COLLECTIONS

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND  
FENCES WALLS

SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE;  
ABATEMENT REQUIRED; TIME LIMITS

SECTION 122-722 LIMITATIONS ON USES

**Attachments:** CE25-0309

Case No: CE25-0325 Officer: STEPHANI SMITH

**CITY OF OCALA**

**VS.**

**VERNAM, JEFFREY D. EST**

**LOCATION:** 1831 NW 26TH PL

**VIOLATION(S):**

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

**Attachments:** CE25-0325

Case No: CE25-0326 Officer: STEPHEN KNIGHT

**CITY OF OCALA**  
**VS.**  
**HERNANDEZ, TANIA**

**LOCATION:** 616 NW 10TH PL

**VIOLATION(S):**

SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT  
REQUIRED; TIME LIMITS

SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [CE25-0326](#)

Case No: CE25-0357 Officer: JENNIPHER BULLER

**CITY OF OCALA**  
**VS.**  
**MCCONICO, SCOTTIE SR**

**LOCATION:** 467 NW 18TH AVE

**VIOLATION(S):**

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

**Attachments:** [CE25-0357](#)

Case No: CE25-0361 Officer: STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**DENHART, WILLIAM B. III**  
**DENHART, HENRI JEAN**

**LOCATION:** 800 BLK NE 10TH AVE

**VIOLATION(S):**

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES  
WALLS

**Attachments:** [CE25-0361](#)

[Case No: CE25-0444](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**  
**CITY OF OCALA**  
**VS.**  
**JOHNSON, JOYCE L.**

**LOCATION:** 2724 NE 22ND CT

**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

**Attachments:** [CE25-0444](#)

[Case No: CE25-0525](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**  
**CITY OF OCALA**  
**VS.**  
**LAU, CAROL EST**

**LOCATION:** 2511 NE 20TH AVE

**VIOLATION(S):**

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

**Attachments:** [CE25-0525](#)

Case No: CE25-0605 Officer: STEPHANI SMITH

**REPEAT VIOLATOR**  
**CITY OF OCALA**  
**VS.**  
**LYNCH, DOROTHY C.**  
**CLARK, ALLLEN TURNER IV**  
**CLARK, ADRIAN**

**LOCATION:** 1800 BLK NW 2ND ST

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

**Attachments:** CE25-0605

**7. Old Business**

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

Case #: 2019\_3679 (LIEN)

**RICHARD, ALEXIS NOEL**  
1109 NW 2ND ST

**Attachments:** 2019\_3679

Case #: 2023\_10260 (LIEN)

**HANSEN, WILLIAM EST**  
1821 NW 29TH AVE

**Attachments:** 2023\_10260

Case #: 2023\_9073 (LIEN)

**BRIGHT, LEONARD**  
1500 NW 20TH CT

**Attachments:** 2023\_9073

Case #: 2023\_9794 (LIEN)

**DANIELS, RALPH III**  
**DANIELS, CRISTINA M.**  
1707 NW 18TH AVE

**Attachments:** 2023\_9794

[Case #: 2024 10605](#)

**SANDS, NATHAN**  
507 SW 10TH ST

**Attachments:** [2024 10605](#)

[Case #: 2024 10986](#)

**MULHANEY, RYAN THOMAS**  
2629 N. MAGNOLIA AVE

**Attachments:** [2024 10986](#)

[Case #: 2024 11041](#)

**FUCE, OLLIE M. EST**  
**C/O MARY WALKER**  
1648 SW 3RD ST

**Attachments:** [2024 11041](#)

[Case #: 2024 11379](#)

**LAU, CYNTHIA**  
2065 NW 4TH AVE

**Attachments:** [2024 11379](#)

[Case #: 2024 11694](#)

**HESTER, ZACHERY EST**  
**DAVIS, FRANCIS EST**  
805 NW 14TH AVE

**Attachments:** [2024 11694](#)

[Case #: CE25-0140](#)

**COLESCO PARTNERS LLC**  
250 SW 22ND PL

**Attachments:** [CE25-0140](#)

[Case #: CE25-0141](#)

**LIQUID VENTURE HOLDINGS LLC**  
540 NW 3RD AVE

**Attachments:** [CE25-0141](#)

[Case #: CE25-0154](#)

**CASE, CHRISTOPHER R.**  
612 SE 40TH TER

**Attachments:** [CE25-0154](#)

[Case #: CE25-0204](#)

**HAYES, MONTGOMERY PAMELA LINDELL**  
2695 NW 21ST ST

**Attachments:** [CE25-0204](#)

[Case #: CE25-0206](#)

**STRACUZZI, FRANCO**  
2001 SE 10TH CT

**Attachments:** [CE25-0206](#)

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