



# Municipal Code Enforcement Board Minutes

## Regular Meeting

Thursday, August 8, 2024

110 Watula Avenue  
Ocala, FL 34471  
www.ocalafl.org  
Yiovanni Santiago

### Call to Order

#### *Invocation*

#### *Pledge of Allegiance*

#### *Roll Call*

Attendee Name	Title	Status	Arrived
Michael Kroitor	Vice Chair	Present	
Darrell O'Kain	Board Member	Present	
Michael "Mike" Gartner	Chair	Present	
Shirley J. Wright	Board Member	Present	
Kevin Steiner	Board Member	Excused	
Eddie Ferrentino	Board Member	Present	

#### *Approval of Minutes*

Approved MCEB 2024-7-11 Minutes Final

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Eddie Ferrentino, Board Member
<b>SECONDER:</b>	Darrell O'Kain, Board Member
<b>AYES:</b>	Kroitor, O'Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

#### *Swear In Officers*

Officers sworn in - Dale Hollingsworth, Jennipher Buller, Robert Moore, Stephani Smith, Osias Ferreira, Ashley Smith, Derek Maseo, and Building Inspector Greg McClellan. All accepted the Oath.

## New Business

**CASE NO: 2024\_11236**

**CITY OF OCALA**  
vs.  
**SP SM APARTMENTS LLC**

**VIOLATION(S):**  
Section 102-308                      Illicit discharge prohibitions and exceptions

**LOCATION:** 2833 NE 7TH ST

**Approved** staff recommendation to find the Respondent(s) guilty of violating city code section(s): 102-308 as a Repeat Violator and order to:

- 1.) Immediately prohibit the discharge of any liquids, solids, or waters containing any wastewater, pollutants, or hazardous materials other than stormwater.
- 2.) Pay \$3,000.00 to the City of Ocala, assessed as a fine for the irreversible violation of section 102-308 by September 5th, 2024.
- 3.) Pay the cost of prosecution of \$187.50 by September 5th, 2024.

Officer Robert Moore read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Shirley J. Wright, Board Member
<b>SECONDER:</b>	Darrell O’Kain, Board Member
<b>AYES:</b>	Kroitor, O’Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

**CASE NO: 2024\_11059**

**CITY OF OCALA**

vs.

**SKILL DAY CENTER INC**

**VIOLATION(S):**

Section 34-95

Weeds; accumulation of trash or other unsightly or unsanitary matter

**LOCATION:**

**1700 NW 17<sup>TH</sup> AVE**

**Approved** staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

- 1.) (a) Apply for and obtain any required tree removal permits needed for the removal of two (2) dead trees by 4:00pm on Thursday, September 5th, 2024. Once the permits are obtained, all trees, tree debris, and tree stumps greater than 12 inches in height shall be removed within 30 days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, September 6th, 2024, or if the permits issued are not inspected and finale by the 31st day after permit issuance, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of the two (2) dead trees, resulting tree debris, and tree stumps greater than 12 inches in height. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.  
(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$220.78 by September 5th, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.



vs.  
**LYNCH, DOROTHY C. CLARK,  
ALLEN TURNER IV CLARK, ADRIAN**

**VIOLATION(S):**

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

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

**Approved** staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

- 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 26th, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
- (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, September 5th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, September 6th, 2024, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.
- (c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$169.68 by September 5th, 2024.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Shirley J. Wright, Board Member
<b>SECONDER:</b>	Darrell O’Kain, Board Member
<b>AYES:</b>	Kroitor, O’Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

***Request for Petition***

**Old Business**

***Non-Compliance (Massey) Hearing***

**CASE NO: 2023\_10397**

**CITY OF OCALA  
vs.  
FLORIDA LAND TRUST, BROWN, JOE C. TR  
418NW 10TH AVE**

**Approved**

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Building Inspector Greg McClellan confirmed the work was performed without a permit.

Aitana Piccone, 3110 SE 95th Street, Ocala, FL 34480, stated she secured a roofing company for the roof renovation project. She requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Kroitor, Vice Chair
<b>SECONDER:</b>	Eddie Ferrentino, Board Member
<b>AYES:</b>	Kroitor, O’Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

**CASE NO: 2024\_10914**

**CITY OF OCALA**  
vs.  
**PARKS, ELZONDA, C/O URTORIO BROWN**  
**110 NW 7TH AVE**

**Approved**

No representation present.

The Board approved staff recommendation.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Darrell O’Kain, Board Member
<b>SECONDER:</b>	Shirley J. Wright, Board Member
<b>AYES:</b>	Kroitor, O’Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

**CASE NO: 2024\_10722**

**CITY OF OCALA**  
vs.  
**JJ CAPITAL INVESTMENTS GROUP INC**  
**930 NW 6TH TER**

**Approved**

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Darrell O’Kain, Board Member  
**SECONDER:** Shirley J. Wright, Board Member  
**AYES:** Kroitor, O’Kain, Gartner, Wright, Ferrentino  
**EXCUSED:** Steiner

**CASE NO: 2020\_5833**

**CITY OF OCALA**  
 vs.  
**WILLIAM, LAWRENCE G. JR**  
**3410 SE 12<sup>TH</sup> ST**

**Approved**

Officer Dale Hollingsworth read the details of his case and staff recommendation.

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Michael Kroitor, Vice Chair  
**SECONDER:** Eddie Ferrentino, Board Member  
**AYES:** Kroitor, O’Kain, Gartner, Wright, Ferrentino  
**EXCUSED:** Steiner

**CASE NO: 2024\_10471**

**CITY OF OCALA**  
 vs.  
**LUNAR INVESTMENT FL LLC**  
**1002 W SILVER SPRINGS PL**

**Approved**

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED [UNANIMOUS]  
**MOVER:** Darrell O’Kain, Board Member  
**SECONDER:** Shirley J. Wright, Board Member  
**AYES:** Kroitor, O’Kain, Gartner, Wright, Ferrentino  
**EXCUSED:** Steiner

**CASE NO: 2024\_10961**

**CITY OF OCALA**

vs.  
**RIOS, CARLOS & RIOS, RACHEL**  
3740 NE 5<sup>TH</sup> ST

**Approved**

No representation present.

The Board approved staff recommendation.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Darrell O’Kain, Board Member
<b>SECONDER:</b>	Shirley J. Wright, Board Member
<b>AYES:</b>	Kroitor, O’Kain, Gartner, Wright, Ferrentino
<b>EXCUSED:</b>	Steiner

**Discussion**

*Comments by Those Who Wish to Address the Board*

*Comments by Individual Board Members*

**Adjournment**