



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, May 8, 2025

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	Excused	
Darrell O'Kain	Board Member	Present	
Kevin Steiner	Board Member	Present	
Michael "Mike" Gartner	Chair	Excused	
Shirley J. Wright	Board Member	Present	
Eddie Ferrentino	Board Member	Present	
Camellia Loojune	Board Member	Excused	

Approval of Minutes

Approved March 13, 2025

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

PROOF OF PUBLICATION #: 050820251730 PUBLISHED - April 16th, 2025

Swear In Officers

Officers sworn in - Dale Hollingsworth, Jennipher Buller, Robert Moore, Stephani Smith, Osias Ferreira, Jeff Guilbault, Steven Knight, and Greg McClellan. All accepted the Oath.

New Business

CASE NO: 2024_10705, OFC. JENNIPHER L BULLER

CITY OF OCALA

vs.

NICHOLS, DELORES GARDNER

GARDNER, RUDOLPH LAVERNE

JOHNSON, JOYCE ANN
TUCKER TUCKER, RUDENE
NICHOLS, NATHANIEL
TUCKER, HENRY JAMES
RICHARDSON, ROSA
DAVIS, RENYKCO
BURNEY, ARTHUR
SMITH, SANTONIO

VIOLATION(S):

SECTION 122-51	BUILDING PERMIT REQUIRED
SECTION 34-95	WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION: 2006 NW 1sr ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-51 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
- (b) 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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code regarding the unpermitted installation of two (2) new exterior windows by 4:00pm on Thursday, June 5th, 2025. Once the permits are obtained, any repairs and final inspection shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, 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.
- 3.) Pay the cost of prosecution of \$341.84 by June 5th, 2025.

Officer Jennipher Buller read the details of this case and staff recommendation.

Joyce Johnson, 2003 NW 1st Street, Ocala, FL 34475, spoke on the property improvements and probate challenges.

The Board approved staff recommendation.

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

CASE NO: 2024_10986, OFC. OSIAS FERREIRA
CITY OF OCALA
vs.
MULHANEY, RYAN THOMAS
VIOLATION(S):

SECTION 122-51
SECTION 122-212

BUILDING PERMIT REQUIRED
SITE PLAN APPROVAL REQUIRED

LOCATION:
2629 N. MAGNOLIA AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code due to extensive building code, electrical code, and ADA violations by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs and final approved inspections shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structures and all property improvements, restoring the property to its natural condition by 4:00pm on Thursday, August 7th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Do not rent, lease, or allow any structure within the property grounds to be occupied at any time until all requirements of subsection (a) have been met and occupancy has been approved by the City of Ocala Building Department.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$479.29 by June 6th, 2025.

Officer Osias Ferreira read the details of this case and staff recommendation.

Building Inspector Greg McClellan spoke on the inspection violations.

Ryan Mulhaney, 1913 Cardina Avenue, Ormond Beach, FL 32174, spoke on the tenant challenges. To note, he never received the mailed notices from the City.

The Board approved staff recommendation.

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

CASE NO: 2024_11041, OFC. JENNIPHER L BULLER

CITY OF OCALA

vs.

**FUCE, OLLIE M. EST
C/O MARY WALKER**

VIOLATION(S):

SECTION 82-182

DANGEROUS BUILDINGS DECLARED NUISANCE;
ABATEMENT REQUIRED; TIME LIMITS

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION:

1648 SW 3Ro ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-182 and order to:

- 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted additions and improvements by 4:00pm on Thursday, July 3rd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or
- (b) Apply for and obtain a permit to demolish and/or remove the unpermitted additions or improvements by 4:00pm on Thursday, July 3rd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.
- (c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, subsection (d) shall apply.
- (d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. 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.

2.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

Officer Jennipher Buller read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2024_11733, OFC. JEFFREY GUILBAULT

CITY OF OCALA

vs.

BIEN AIME, RITHA

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION:

1332 NW 9TH AVE

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

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) 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 \$262.66 by June 5th, 2025.

Officer Jeffrey Guilbault read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE24-0076, OFC. JEFFREY GUILBAULT

CITY OF OCALA
vs.
BEUSCHLEIN, DIANE M.
C/O RAY CATES

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

LOCATION: 715 NE 2ND ST

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

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
- (b) 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 \$357.84 by June 5th, 2025.

Officer Jeffrey Guilbault read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE25-0083, OFC. JEFFREY GUILBAULT

CITY OF OCALA
vs.
LAND TRUST NO 217S

STONE, WILLIAM H. SR TR

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION:

217 SW 13th AVE

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

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
- (b) 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 \$259.66 by June 5th, 2025.

Officer Jeffrey Guilbault read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE25-0210, OFC. JEFFREY GUILBAULT

CITY OF OCALA

vs.

WILLIE THOMAS REALTY LLC

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION:

1122 SW 2ND ST

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

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) 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 \$259.66 by June 5th, 2025.

Officer Jeffrey Guilbault read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

Request for Petition

Old Business

Non-Compliance (Massey) Hearing

CASE NO: 2022_8977

CITY OF OCALA
vs.
WHALEY, CAROLYN,
2036 NW 3RD ST, OCALA FL

Approved

Officer Jennipher Buller read the details of this case and staff recommendation.

Carolyn Whaley, 16015 NW 104th Terrace, Reddick, FL 32686, spoke on the demolition permit challenges.

The Board approved staff recommendation with modifications. Granted a new compliance date: May 1, 2025.

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

CASE NO: 2024_10678

CITY OF OCALA

vs.

**HOWARD ALBERT LEE,
238 NW 8TH PL, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O'Kain, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O'Kain, Steiner, Wright, Ferrentino
EXCUSED: Kroitor, Gartner, Loojune

CASE NO: 2024_10804

CITY OF OCALA

vs.

**SNOW, ANNIE L. EST & SNOW, MCGILL G.,
828 NW 9TH ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O'Kain, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O'Kain, Steiner, Wright, Ferrentino
EXCUSED: Kroitor, Gartner, Loojune

CASE NO: 2024_10950

CITY OF OCALA

vs.

**B & O FAMILY INVESTMENTS CORPORATION INC,
1651 SW 3RD ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O'Kain, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O'Kain, Steiner, Wright, Ferrentino
EXCUSED: Kroitor, Gartner, Loojune

CASE NO: 2024_11255

CITY OF OCALA
vs.
YOUNG, TAMMIE,
1126 SW FORT KING ST, OCALA FL

Approved

Officer Jennipher Buller read the details of this case and staff recommendation.

Tammie Young, 1204 SW Fort King Street, Ocala, FL 34471, stated she is waiting for the City to issue the permit.

The Board approved staff recommendation.

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

CASE NO: CE24-0043

CITY OF OCALA
vs.
MCALLISTER, GEORGE J II & BRATTON, ZOLENA J,
2505 NW OLD BLITCHTON RD, OCALA FL

Approved

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

No representation present.

The Board approved staff recommendation with modifications. Granted a new compliance date: June 5, 2025.

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

CASE NO: CE24-0071

CITY OF OCALA

vs.

**ATWATER, DONNA GAIL,
1206 NE 42ND AVE, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: CE25-0034

CITY OF OCALA

vs.

**CERTAIN LENDING INC,
1130 NE 10TH ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: CE25-0117

CITY OF OCALA

vs.

**GAMMAJ LLC,
1948 NW 1ST ST, OCALA, FL**

Approved

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

Janice Gaskin, 5155 SE 44th Avenue Road, Ocala, FL 34480, stated the contractor is working on pulling permits for the property.

The Board approved staff recommendation.

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

CASE NO: CE25-0120

CITY OF OCALA
vs.
GAMMAJ LLC,
1972 NW 1ST ST, OCALA, FL

Approved

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

Janice Gaskin, 5155 SE 44th Avenue Road, Ocala, FL 34480, stated the contractor is working on pulling permits for the property.

The Board approved staff recommendation.

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

CASE NO: CE25-0159

CITY OF OCALA
vs.
AUGUSTIN, MONPREMIER & AUGUSTIN, MARIE J.,
200 BLK SW 11TH AVE, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Darrell O'Kain, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O'Kain, Steiner, Wright, Ferrentino
EXCUSED: Kroitor, Gartner, Loojune

CASE NO: CE25-0182**CITY OF OCALA****vs.****PARKER, WILLIE EST,
1917 NW 11TH ST, OCALA FL****Approved**

No representation present.

The Board approved staff recommendation

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

CASE NO: CE25-0184**CITY OF OCALA****vs.****HOLMES, WILLIAM WINDELL EST,
1900 BLK NW 11TH ST, OCALA, FL****Approved**

No representation present.

The Board approved staff recommendation

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

Discussion*Comments by Those Who Wish to Address the Board**Comments by Individual Board Members***Adjournment**