



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, February 13, 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 # 21320251730 Published: 01/23/2025**
3. **Approval of Minutes**
4. **Swear in Officers**
5. **New Business**

[Case No: 2023_9266](#) [Officer: JEFFREY GUILBAULT](#)

**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 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

[Case No: 2023_9836](#) [Officer: HECTOR DELVALLE REYES](#)

**CITY OF OCALA
VS.
ESQUIRE CENTRE CONDOMINIUM ASSOCIATION**

LOCATION: 739 E. SILVER SPRINGS BLVD, ALL UNITS

VIOLATION(S):

**SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF
COMPLIANCE; MAINT OF IMPVMTS**

[Case No: 2024_10885](#) [Officer: HECTOR DELVALLE REYES](#)

CITY OF OCALA
VS.
NEWTON, CAROL L.

LOCATION: 2345 SW 5TH PL

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

[Case No: 2024_10916](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
BEDFORD, JODI A.

LOCATION: 904 NE 41ST AVE

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

[Case No: 2024_10978](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
MONTGOMERY, HAYES LINDELL PAMELA
HAYES, LINDELL MIRACLE JAYLA

LOCATION: 742 NW 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
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS

[Case No: 2024_10979](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
MONTGOMERY, HAYES LINDELL PAMELA

LOCATION: 740 NW 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

[Case No: 2024_11002](#) Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
PRIME VESTORS INC

LOCATION: 1665 SW 3RD ST

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

[Case No: 2024_11546](#) Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
PRIZZE LIVING INC

LOCATION: 442 NW 9TH AVE

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

[Case No: 2024_11653](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
AVENI, JESSICA

LOCATION: 2423 NE 14TH AVE

VIOLATION(S):

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

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

[Case No: 2024_11749](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
HUERO, DAISY

LOCATION: 1900 BLK NW 28TH AVE

VIOLATION(S):

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

[Case No: CE24-0076](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
BEUSCHLEIN, DIANE M.

LOCATION: 715 NE 2ND ST

VIOLATION(S):

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

[Case No: CE24-0077](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
MATHIS PROPERTIES LLC

LOCATION: 1130 NE 12TH ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE24-0087](#) [Officer: JEFFREY GUILBAULT](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
SP SM APARTMENTS LLC

LOCATION: 2863 NE 7TH ST, UNIT A

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

[Case No: CE24-0117](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
ACOSTA, ALVAREZ KISANI

LOCATION: 4421 NE 8TH 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: CE24-0131](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
PREMIER OCALA PROPERTIES INC

LOCATION: 500 BLK E. SILVER SPRINGS BLVD

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: CE24-0133](#) [Officer: JEFFREY GUILBAULT](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
SP SM APARTMENTS LLC

LOCATION: 2847 NE 7TH ST, UNIT F

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

[Case No: CE24-0152](#) [Officer: HECTOR DELVALLE REYES](#)

CITY OF OCALA
VS.
S & CA VENTURES LLC
DOUBLE BACKFLIP LLC

LOCATION: 2805 NE 24TH CT

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

[Case No: CE24-0154](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
HEALTHY OCALA INVESTMENTS LLC

LOCATION: 4407 NW OLD BLITCHTON RD

VIOLATION(S):
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

[Case No: CE25-0060](#) [Officer: JEFFREY GUILBAULT](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

PAXSON, GENEVIEVE O. EST

PAXSON, THEODORE

LOCATION: 913 NE 4TH ST

VIOLATION(S):

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

6. Request for Petition

[Case No: COM11_0074](#) [Officer: DALE HJOLLINGSWORTH](#)

CITY OF OCALA

VS.

EST OF ADDIE MAE NEWMONES

C/O WILLIE D. MILLER, PER REP

LOCATION: 206 NW 21ST AVE

VIOLATION(S):

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

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

[Case No: COM12_0389](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA

VS.

EST OF ADDIE MAE NEWMONES

C/O WILLIE D. MILLER, PER REP

LOCATION: 206 NW 21ST AVE

VIOLATION(S):

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case #: \(LIEN\) 2022_7559](#)

DANIELS, MARY LOUISE ET AL
717 NW 13TH AVE

[Case #: \(LIEN\) 2022_8386](#)

MONROE, VENEZIA
817 SW 3RD ST

[Case #: \(LIEN\) 2022_8556](#)

WASHINGTON, HERMAN R. EST
1335 SW 5TH ST

[Case #: 2022_8802](#)

GS PROPERTIES FOR SALE LLC
C/O SANDRA PARRA
124 NW 19TH AVE

[Case #: 2023_10005](#)

VIMALGIRI INVESTMENT LLC
900 BLK NE 2ND ST

[Case #: \(LIEN\) 2023_9081](#)

SQUIRES, APRIL
2602 NE 3RD AVE

[Case #: \(LIEN\) 2023_9107](#)

VEREEN, LILLIAN
TILLMAN, VIVIAN VEREEN EST ET AL
106 NW MARTIN L KING AVE

[Case #: \(LIEN\) 2023_9295](#)

MACK, HERBERT M. EST
C/O URTORIO BROWN
1212 SW 2ND ST

[Case #: 2024_10848](#)

JONES FAMILY TRUST
JONES, PATRICIA TR
1315 SW 4TH ST

[Case #: 2024_11131](#)

JACKSON, EDDIE LEE
1932 NW 4TH ST

[Case #: 2024_11306](#)

STROHMIER, JOSEPH
612 SW 2ND ST

[Case #: 2024_11348](#)

ALL AMERICA OIL LLC
1010 S. PINE AVE

[Case #: 2024_11378](#)

THEARD, LEONEL
620 NW 5TH ST

[Case #: 2024_11493](#)

RAMDEO, SHELDON
RAMDEO, RAJMANI
1922 NW 1ST ST

[Case #: 2024_11547](#)

SIMEON, MONA L.
400 BLK NW 9TH AVE

[Case #: 2024_11569](#)

TUCCI, GREGORY E.
CATES, RAY A. JR EST
121 NE 13TH AVE

[Case #: 2024_11585](#)

MCU ONE LLC
2425 NW 10TH ST

[Case #: 2024_11600](#)

B & K NATIONWIDE ENTERPRISES INC
59 NW 21ST PL

[Case #: 2024_11603](#)

MCCAULAY, CHRISTINE
COX, JESSICA
800 BLK NW 8TH ST

[Case #: 2024_11622](#)

EDWARDS, EDDIE C..
1807 SW 6TH ST

[Case #: 2024_11663](#)

**WILLIAMS, LARRY EST
WILLIAMS, JESSICA
1741 NW 3RD ST**

[Case #: CE24-0080](#)

**JENKINS, MARY L. EST
908 SW 5TH ST**

- 8. Public Comments**
- 9. Staff Comments**
- 10. Board Comments**
- 11. Next Meeting: MARCH 13TH, 2025**
- 12. Adjournment**