



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, March 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

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.

- 3. **Approval of Minutes**
 - a. Pledge of Allegiance
 - b. Roll Call
- 2. **Proof of Publication # 031320251730 Published: 02/18/2025**
- 3. **Approval of Minutes**

Attachments: [MCEB 2025-02-13 Minutes FINAL](#)

- 4. **Swear in Officers**
- 5. **New Business**

5a. [Case No: 2024_10605 Officer: OSIAS FERREIRA](#)

**CITY OF OCALA
VS.
SANDS, NATHAN**

LOCATION: 507 SW 10TH ST

VIOLATION(S):

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES

Attachments: [2024_10605](#)

5b. [Case No: 2024_10804 Officer: JENNIPHER BULLER](#)

**CITY OF OCALA
VS.
SNOW, ANNIE L. EST
SNOW, MCGILL G.**

LOCATION: 828 NW 9TH

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

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

Attachments: [2024_10804](#)

5c. [Case No: 2024_10948](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
DONNELL, PUNZEMA K. EST
FIGUEROA, EVELYN
FIGUEROA, ALBERT

LOCATION: 3121 NW 16TH LN

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

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

Attachments: [2024_10948](#)

5d. [Case No: 2024_10950](#) [Officer: JENNIPHER BULLER](#)

[CITY OF OCALA](#)

[VS.](#)

[B & O FAMILY INVESTMENTS CORPORATION INC](#)

[J & B CAPITAL CORPORATION INC](#)

[LOCATION: 1651 SW 3RD ST](#)

VIOLATION(S):

[SECTION 122-51 BUILDING PERMIT REQUIRED](#)

[SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER](#)

[SECTION 82-443 DISPLAY OF BUILDING NUMBERS](#)

Attachments: [2024_10950](#)

5e. [Case No: 2024_11189](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
JOHNIES HOMES INC

LOCATION: 33 SW 20TH AVE

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

Attachments: [2024_11189](#)

5f. [Case No: 2024_11353](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
RAMCO LLC

LOCATION: 829 NE 3RD ST

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

Attachments: [2024_11353](#)

5g. [Case No: 2024_11427](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
MOORE, DORTHY MAE

LOCATION: 1837 NW 2ND ST

VIOLATION(S):
SECTION 122-1193 PARKING OF TRAILERS AND COMMERCIAL VEHICLES IN
RESIDENTIAL DISTRICTS; USE OF TRAILERS AND PORTABLE CONTAINERS FOR
STORAGE PURPOSES

Attachments: [2024_11427](#)

5h. [Case No: CE24-0071](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
ATWATER, DONNA GAIL

LOCATION: 1206 NE 42ND AVE

VIOLATION(S):

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS

Attachments: [CE24-0071](#)

5i. [Case No: CE25-0117](#) [Officer: DALE HOLLINGSWORTH](#)

CITY OF OCALA
VS.
GAMMAJ LLC

LOCATION: 1948 NW 1ST ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 34-97 UNSANITARY OR OFFENSIVE PRIVIES OR WATER CLOSETS
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Attachments: [CE25-0117](#)

5j. [Case No: CE25-0120](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA
VS.
GAMMAJ LLC**

LOCATION: 1972 NW 1ST ST

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
SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES
WALLS

Attachments: [CE25-0120](#)

5k. [Case No: ENV25-0038](#) [Officer: DALE HOLLINGSWORTH](#)

**CITY OF OCALA
VS.
TAVERNA BERROCAL
SUMAK KAWSAY LLC
BERROCAL, JUAN P**

LOCATION: 2515 NE 3RD ST

VIOLATION(S):

SECTION 34-201 LITTER

Attachments: [ENV25-0038](#)

6. Old Business

[Case #: 2020_5331 \(LIEN\)](#)

**DOTTEN, KURT
833 NE 5TH ST**

[Case #: 2022_8006](#)

**SMART FILL INVESTMENT LLC
1300 BLK NW 14TH ST**

[Case #: 2022_8147 \(LIEN\)](#)

VISDMIT LLC
990 NW MARTIN L KING AVE

[Case #: 2022_8711](#)

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE

[Case #: 2022_8802](#)

GS PROPERTIES FOR SALE LLC
124 NW 19TH AVE

[Case #: 2023_10115 \(LIEN\)](#)

EXIT STRATEGY MAY 13 LLC
2117 NW 1ST ST

[Case #: 2023_10210 \(LIEN\)](#)

GILLETTE, ROOSEVELT EST
2023 SW 4TH ST

[Case #: 2023_9159 \(LIEN\)](#)

ALLEN, ARNETTE
2000 BLK NW 1ST ST

[Case #: 2023_9640 \(LIEN\)](#)

SINGH, BRIDGEMOHAN ROOPNAUTH
1007 NE 19TH ST

[Case #: 2024_10503](#)

ABREU, CARLO
1209 NW 12TH AVE

[Case #: 2024_10597 \(LIEN\)](#)

MARION COUNTY JCP HOLDINGS LLC
1700 BLK SW 1ST ST

[Case #: 2024_10633 \(LIEN\)](#)

CADET, RAYMOND
CADET, MAUDE
1700 SW 2ND ST

[Case #: 2024_10670 \(LIEN\)](#)

SLSM INCORPORATION INC
1300 BLK SW 3RD ST

[Case #: 2024_10672 \(LIEN\)](#)

SLSM INCORPORATION INC
206 SW 13TH AVE

[Case #: 2024_10674 \(LIEN\)](#)

SLSM INCORPORATION INC
1300 BLK SW 2ND ST

[Case #: 2024_10678](#)

HOWARD, ALBERT LEE
238 NW 8TH PL

[Case #: 2024_10710](#)

CULPEPPER, EMMA EST
1007 NW 7TH ST

[Case #: 2024_10789 \(LIEN\)](#)

HOME DREAM VENTURES LLC
328 SW MARTIN L KING AVE

[Case #: 2024_10833 \(LIEN\)](#)

MARION COUNTY JCB HOLDINGS LLC
1617 NW 1ST AVE

[Case #: 2024_10834 \(LIEN\)](#)

SLATTERY, MILDRED M.
24 NW 15TH PL

[Case #: 2024_10914 \(LIEN\)](#)

PARKS, ELZONDA
110 NW 7TH AVE

[Case #: 2024_10969 \(LIEN\)](#)

WILLIAMS, LV
516 NW 1ST ST

[Case #: 2024_10981 \(LIEN\)](#)

LEACH, JACQUELINE
1313 SW FORT KING ST

[Case #: 2024_10987 \(LIEN\)](#)

WILLIAMS, ANDREW EST
WILLIAMS, BENITA EST
2229 NW 24TH RD

[Case #: 2024_11058 \(LIEN\)](#)

GUILLAUME, GUYRA
GUILLAUME, GUNTER
400 BLK NW 11TH AVE

[Case #: 2024_11153](#)

BRADDOCK, VERNON DALE
447 NW 9TH AVE

[Case #: 2024_11180](#)

VASQUEZ, DAVID
1004 NE 8TH AVE

[Case #: 2024_11182 \(LIEN\)](#)

LYNCH, DOROTHY C
1800 BLK NW 2ND ST

[Case #: 2024_11255](#)

YOUNG, TAMMIE
1126 SW FORT KING ST

[Case #: 2024_11256 \(LIEN\)](#)

RAIFORD, ALENE EST
1114 SW FORT KING ST

[Case #: 2024_11278 \(LIEN\)](#)

DINKINS, KENNETH EST
510 SW FORT KING ST

[Case #: 2024_11303 \(LIEN\)](#)

MCNEIL, EDDIE FLOYD,
521 SW 2ND ST

[Case #: 2024_11379](#)

LAU, CYNTHIA
2065 NW 4TH AVE

[Case #: 2024_11382](#)

STEVENSON, ERNESTINE ESTELLE EST
1617 SW 3RD ST

[Case #: 2024_11506 \(LIEN\)](#)

THE FLORIDA 7 LAND TRUST
1947 SW 1ST ST

[Case #: 2024_11508 \(LIEN\)](#)

BAZILES REAL ESTATE INVESTMENTS INC
1953 SW 1ST ST

[Case #: 2024_11540](#)

FORD, LESSIE MAE
1117 NW 8TH AVE

[Case #: 2024_11614 \(LIEN\)](#)

BROWN, CLIVE O.
2524 NE 19TH AVE

[Case #: 2024_11650 \(LIEN\)](#)

GORE, RUFUS W. JR EST
1600 BLK SW 5TH PL

[Case #: 2024_11748](#)

HUERO, DAISY
1900 BLK NW 28TH AVE

[Case #: CE24-0042](#)

MONETTE, ALAN
1921 NW 29TH CT

[Case #: CE24-0152](#)

S & CA VENTURES LLC
2805 NE 24TH CT

Consent Agenda for Non-Compliance (MASSEY) Hearing

- 7. Public Comments**
- 8. Staff Comments**
- 9. Board Comments**
- 10. Next Meeting: APRIL 10TH, 2025**
- 11. Adjournment**