



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, June 12, 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	Present	
Darrell O'Kain	Board Member	Present	
Kevin Steiner	Board Member	Present	
Michael "Mike" Gartner	Chair	Present	
Shirley J. Wright	Board Member	Present	
Eddie Ferrentino	Board Member	Excused	
Camellia Loojune	Board Member	Excused	

PROOF OF PUBLICATION #061220251730 PUBLISHED: May 21, 2025

Approval of Minutes

Approved May 8, 2025

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

Swear In Officers

Officers sworn in - Dale Hollingsworth, Hector Reyes, Osias Ferreira, Jeff Guilbault, Steven Knight, and Greg McClellan. All accepted the Oath.

New Business

CASE NO: 2024_11694, OFC. JENNIPHER L BULLER

CITY OF OCALA

vs.

HESTER, ZACHERY EST

DAVIS, FRANCIS EST

VIOLATION(S):
SECTION 34-95WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER**LOCATION:****805 NW 14TH 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, 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.

(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 \$416.80 by July 3, 2025.

Officer Dale Hollingsworth 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:	Kevin Steiner, Board Member
AYES:	Kroitor, O'Kain, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

CASE NO: CE25-0140, OFC. JEFFREY GUILBAULT**CITY OF OCALA****vs.****COLESCO PARTNERS LLC****VIOLATION(S):**
SECTION 34-146

VACANT COMMERCIAL STRUCTURES

LOCATION:**250 SW 22ND PL**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-146 and order to:

1.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, July 3rd, 2025. This includes:

(a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up

the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.

(b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.

(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.

(d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.

(e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).

(f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).

(g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.

{h} Have a plan for weatherization of the vacant property if necessary.

(i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.

If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, July 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

2.) Pay the cost of prosecution of \$310.93 by July 3rd, 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:	Kevin Steiner, Board Member
SECONDER:	Darrell O'Kain, Board Member
AYES:	Kroitor, O'Kain, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

CASE NO: CE25-0141, OFC. STEPHEN KNIGHT

CITY OF OCALA

vs.

LIQUID VENTURE HOLDINGS LLC

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY

SECTION 82-182	OR UNSANITARY MATTER DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS
SECTION 34-146	VACANT COMMERCIAL STRUCTURES

LOCATION: 540 NW 3RD AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-146, and 82-182 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.)Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, August 7th, 2025. This includes:
 - (a)Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.
 - (b)Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.
 - (c)Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.
 - (d)Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.
 - (e)Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
 - (f)Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
 - (g)Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.
 - (h)Have a plan for weatherization of the vacant property if necessary.
 - (i)Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.

If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, August 8th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure,

making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

3.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to securing the unsecured residence by 4:00pm on Thursday, August 7th 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, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply.

(b) Any work required to meet the current Florida Building Code regarding securing the unsecured residence that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (c) shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to secure the residence. 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.

4.) Pay the cost of prosecution of \$250.16 by August 7th, 2025.

Officer Stephen Knight read the details of this case and staff recommendation.

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE25-0154, OFC. JEFFREY GUILBAULT

CITY OF OCALA

vs.

CASE, CHRISTOPHER R.

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

LOCATION:

612 SE 401H TER

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181 and 82-182 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to damage sustained to the structure (attached garage) by 4:00pm on Thursday, August 7th, 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, August 8th, 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 \$218.66 by August 7, 2025.

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

Christopher Case, 612 SE 40th Ter, Ocala, FL 34471, spoke on financial hardship and permit challenges. He confirmed the debris was cleaned up.

The Board approved staff recommendation.

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

CASE NO: CE25-0204, OFC. STEPHANI SMITH

CITY OF OCALA

vs.

HAYES, MONTGOMERY PAMELA LINDELL

VIOLATION(S):

SECTION 82-151

STANDARD HOUSING CODE ADOPTED

LOCATION:

2695 NW 2151 ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

1.)(a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, August 7th, 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, August 8th, 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 structure(s),

improvements, and structure contents 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 30 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 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(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 and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.) Pay the cost of prosecution of \$265.07 by August 7th, 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:	Kroitor, O'Kain, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

CASE NO: CE25-0206, JEFFREY GUILBAULT

CITY OF OCALA

vs.

STRACUZZI, FRANCO

VIOLATION(S):

SECTION 82-151

STANDARD HOUSING CODE ADOPTED

LOCATION:

2001 SE 101H CT

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

1.)(a) Apply for and obtain any required permits needed to meet the Current Florida

Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, August 7th, 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, August 8th, 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 structure(s), improvements, and structure contents 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 30 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 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(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 and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.) Pay the cost of prosecution of \$202.61 by August 7th, 2025

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

Franco Stracuzzi, 2150 NW MLK Jr Avenue, Ocala, FL 34475.

The Board approved staff recommendation.

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

CASE NO: CE25-0227, JEFFREY GUILBAULT

CITY OF OCALA
vs.
WENGLER, TRAVIS

VIOLATION(S):
SECTION 122-1193

TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

LOCATION: 3212 SE 13TH ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to:

- 1.) Remove all portable storage container from the property by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated.
- 2.) Pay the cost of prosecution of \$203.16 by July 3rd, 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:	Michael Kroitor, Vice Chair
SECONDER:	Shirley J. Wright, Board Member
AYES:	Kroitor, O'Kain, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

Old Business

Non-Compliance (Massey) Hearing

CASE NO: 2024_11320

CITY OF OCALA
vs.
DSV SPV3 LLC
1010 NW 1ST ST, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2024_11407

CITY OF OCALA

vs.
HAMPTON, FRANCES
13 SW 26TH AVE, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2024_10714

CITY OF OCALA
vs.
KESSEL, ROBERTA
1123 NE 9TH AVE, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2021_6207

CITY OF OCALA
vs.
BOONE, YOLANDO JACOBS & BOONE, KADRON JAMES
2346 SW 3RD ST, OCALA FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2021_7396 >

CITY OF OCALA
vs.
WILLIAMS, LARRY
618 NW 8TH AVE, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2022_8624

CITY OF OCALA
vs.
MCCONICO, SR, SCOTTIE
467 NW 18TH AVE, OCALA FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2019_3332

CITY OF OCALA
vs.
MOORE, THELMA A. EST.

9 SW 16TH CT, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2022_8006

CITY OF OCALA

vs.

SMART FILL INVESTMENT LLC
1300 BLK NW 14TH ST, 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: September 4, 2025.

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

CASE NO: 2022_8711

CITY OF OCALA

vs.

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

Approved

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

Franco Stracuzzi, 2150 NW MLK Jr Avenue, Ocala, FL 34475, stated an engineer is overseeing the project.

The Board approved staff recommendation.

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

CASE NO: 2024_10705

CITY OF OCALA

vs.

NICHOLS DELORES GARDNER, RUDOLPH LAVERNE TUCKER, JOHNSON JOYCE ANN TUCKER, TUCKER, RUDENE, NICOLS, NATHANIEL, TUCKER, HENRY JAMES, RICHARDSON, ROSA, DAVIS, RENYKCO, BURNEY, ARTHUR, SMITH, & SANTONIO

2006 NW 1ST ST, OCALA, FL

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, Steiner, Gartner, Wright
EXCUSED: Ferrentino, Loojune

CASE NO: 2024_11180

CITY OF OCALA

vs.

VASQUEZ, DAVID
1004 NE 8TH AVE, OCALA, FL

Approved

Officer Hector Reyes read the details of this case and staff recommendation.

Anibal Vasquez, 7636 SW 65th Place Road, Ocala, FL 34474, spoke on probate challenges.

The Board approved staff recommendation.

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

CASE NO: 2024_11189**CITY OF OCALA****vs.****JOHNIES HOMES INC****33 SW 20TH AVE, OCALA, FL****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, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

CASE NO: 2024_11382**CITY OF OCALA****vs.****STEVENSON, ERNESTINE ESTELLE EST****1617 SW 3RD ST, OCALA, FL****Approved**

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

Tracie Mims, 2419 NE 3rd Avenue, Ocala, FL 34470, spoke on permit challenges.

Michaeline Cone, 2705 NE 4th Avenue, Ocala, FL 34470.

The Board approved staff recommendation.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Michael Kroitor, Vice Chair
SECONDER:	Kevin Steiner, Board Member
AYES:	Kroitor, O'Kain, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

CASE NO: 2024_11733**CITY OF OCALA****vs.****BIEN AIME RITHA****1332 NW 9TH AVE, OCALA, FL****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, Steiner, Gartner, Wright
EXCUSED: Ferrentino, Loojune

CASE NO: CE24_0076

CITY OF OCALA
vs.
BEUSCHLIEN, DIANE M., C/O RAY CATES
715 NE 2ND ST, OCALA, FL

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, Steiner, Gartner, Wright
EXCUSED: Ferrentino, Loojune

CASE NO: CE25_0083

CITY OF OCALA
vs.
LAND TRUST NO 217S
217 SW 13TH AVE, OCALA, FL

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, Steiner, Gartner, Wright
EXCUSED: Ferrentino, Loojune

CASE NO: CE25_0210

CITY OF OCALA

vs.

WILLIE THOMAS REALTY LLC
1122 SW 2ND ST, OCALA, FL

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, Steiner, Gartner, Wright
EXCUSED:	Ferrentino, Loojune

Discussion

Comments by Those Who Wish to Address the Board

Comments by Individual Board Members

Adjournment