



110 SE Watula Avenue

Ocala, FL 34471

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# Ocala

## Municipal Code Enforcement Board

### Minutes

Thursday, March 12, 2026

5:30 PM

#### 1. Invocation

- a. Pledge of Allegiance
- b. Roll Call

**Present** Vice Chair Michael Kroitor

Bruce Gonseth  
Darrell O'Kain  
Shirley J. Wright  
Kevin Steiner

**Excused** Edward Ferrentino

Chairperson Michael "Mike" Gartner

#### 2. Proof of Publication #031220261730 Published: FEBRUARY 25TH, 2026

#### 3. Approval of Minutes

January Minutes

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

February Minutes

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Shirley J. Wright

#### 4. Swear in Officers

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

#### 5. New Business

Case No: CE25-0133 Inspector: STEPHANI SMITH

**CITY OF OCALA  
VS.  
NE JAX ROAD INVESTMENTS LLC**

**LOCATION:** 2507 NE JACKSONVILLE RD

**VIOLATION(S):**  
SECTION 122-51 BUILDING PERMIT REQUIRED  
SECTION 110-131 PROHIBITED SIGNS

Find the Respondent(s) guilty of violating city code section(s): 110-131 and 122-51 and order to:

- 1.) Remove all unpermitted signs or sign structures in violation of city code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of all signs in violation. 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.
- 2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted carport by 4:00pm on Thursday, April 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, or if the permit(s) 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 \$457.37 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED  
**MOVER:** Kevin Steiner  
**SECONDER:** Bruce Gonseth

Case No: CE25-0696 Inspector: OSIAS FERREIRA

**CITY OF OCALA  
VS.  
HANUMANT FIVE LLC**

**LOCATION:** 5801 W HWY 40, UNIT 2

**VIOLATION(S):**  
SECTION 62-62 TAX CERTIFICATE REQUIRED

SECTION 122-583 PERMITTED USES B-1

Find the Respondent(s) guilty of violating city code section(s): 62-62 and 122-583 and order to:

- 1.) Do not engage in, or manage any business, occupation, or profession in violation of the city's code; or obtain a business tax certificate in accordance with the city's code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.
- 2.) Discontinue the sale of adult content, entertainment, and e-cigarettes in relation to the permitted principal uses for the B-1 zoning district, by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.
- 3.) Pay the cost of prosecution of \$293.63 by April 9th, 2026.

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

Himanshu Patel, 12210 SW Archer Road, Archer, FL 32618, appeared as the property owner. Mr. Patel testified that he received the notice of violation and has submitted an application for a special exception. He stated that he is currently seeking a rezoning of the property from B-1 to B-4 to allow for convenience store use. Mr. Patel noted that all adult-oriented merchandise has been removed from the shop, as he was previously unaware those items were prohibited. Additionally, he confirmed the sale of electronic cigarettes on-site and is currently working to secure the required special exception permit for that use.

The Board approved staff recommendation.

**RESULT:** APPROVED  
**MOVER:** Darrell O'Kain  
**SECONDER:** Shirley J. Wright

Case No: CE25-0840 Inspector: STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**GITSIT REAL PROPERTY BBPLC1 LLC**

**LOCATION:** 705 SW 12TH AVE

**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

Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, and 82-182 and order to:

- 1.) (a) Remove any dead trees and/or tree stumps greater than 12 inches in height above ground level by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and removing any dead trees and tree debris. 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.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 9th, 2026, or remove the fence by 4:00 pm on Thursday, April 9th, 2026. If the Respondent fails to comply by 7:00 am on Friday, April 10th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.
- 3.) Remove dilapidated/damaged/dangerous accessory structure (shed) from the property by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of the accessory structure (shed). Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.
- 4.) Pay the cost of prosecution of \$298.61 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Shirley J. Wright

**SECONDER:** Darrell O'Kain

Case No: CE25-1237 Inspector: CHARLES HANNAH

**CITY OF OCALA**

**VS.**

**DRAW ALL MEN MINISTRY INC**

**LOCATION:** 1919 SW 27TH AVE

**VIOLATION(S):**

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Find the Respondent(s) guilty of violating city code section(s): 34-122 and order to:

1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 9th, 2026, or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 9th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated.

Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) Pay the cost of prosecution of \$237.67 by April 9th, 2026.

Officer Charles Hannah read the details of this case and staff recommendation.

Hollywood Fried, 805 NE 28th Street, Ocala, FL 34470, appeared on behalf of the property owner. He testified that the owner is currently facing significant personal hardships, including critical health issues that have hindered their ability to maintain the property. He stated that efforts are underway to abate the violations cited by Code Enforcement, specifically regarding the removal of the van. Due to these medical and physical limitations, Mr. Fried respectfully requested an extension of time to bring the property into full compliance with Code Enforcement.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Darrell O'Kain

**SECONDER:** Kevin Steiner

Case No: CE25-1296 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**

**VS.**

**WILLIAMS, IDA EST**

**WILLIAMS, LARRY EST**

**LOCATION:** 525 NW 1ST ST

**VIOLATION(S):**

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

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, April 9th, 2026.

If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$241.21 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Bruce Gonseth

**SECONDER:** Kevin Steiner

Case No: CE25-1297 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**

**VS.**

**JEAN, RICHARD O.**

**LOCATION:** 605 NW 1ST ST

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$241.21 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Shirley J. Wright

Case No: CE25-1299 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**

**VS.**

**WILLIAMS, LARRY EST**

**WILLIAMS, JORDAN P**

**LOCATION:** 520 NW 2ND ST

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$241.21 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Darrell O'Kain

**SECONDER:** Shirley J. Wright

Case No: CE25-1300 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**

**VS.**

**VALVERDE, EMMANUEL**

**LOCATION:** 576 NW 2ND ST

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$241.21 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Shirley J. Wright

**SECONDER:** Kevin Steiner

Case No: CE26-0001 Inspector: ROBERT MOORE

**CITY OF OCALA**

**VS.**

**RAMDOOLAR, CHRISTINA**

**LOCATION:** 918 SW 2ND ST

**VIOLATION(S):**

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

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Bruce Gonseth

**SECONDER:** Shirley J. Wright

Case No: CE26-0017 Inspector: STEPHEN KNIGHT

**CITY OF OCALA  
VS.  
TUCKER, ROSETTA EST  
GARDNER, DELORES NICHOLS**

**LOCATION:** 2062 NW 1ST ST

**VIOLATION(S):**

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

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED  
**MOVER:** Kevin Steiner  
**SECONDER:** Bruce Gonseth

Case No: CE26-0050 Supervisor: JENNIPHER BULLER

**CITY OF OCALA  
VS.  
MARTELL, JACK**

**LOCATION:** 1610 NE 14TH AVE

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$219.21 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Shirley J. Wright

**SECONDER:** Bruce Gonseth

Case No: CE26-0080 Inspector: STEPHANI SMITH

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**SLSM INCORPORATION INC**

**LOCATION:** 206 SW 13TH AVE

**VIOLATION(S):**

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

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 January 22, 2026, 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, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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, tree debris, 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 \$193.47 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Darrell O'Kain

**SECONDER:** Shirley J. Wright

Case No: CE25-0081 Inspector: STEPHANI SMITH

**REPEAT VIOLATOR**  
**CITY OF OCALA**  
**VS.**  
**SLSM INCORPORATION INC**

**LOCATION:** 200 BLK SW 13TH AVE

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

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 January 22, 2026, 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, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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, tree debris, 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 \$193.47 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED  
**MOVER:** Kevin Steiner  
**SECONDER:** Bruce Gonseth

Case No: CE26-0093 Inspector: STEPHANI SMITH

**REPEAT VIOLATOR**  
**CITY OF OCALA**

**VS.**  
**SLSM INCORPORATION INC**

**LOCATION:** 1300 BLK SW 3RD ST

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

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 January 22nd, 2026, 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, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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, tree debris, 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 \$171.47 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED  
**MOVER:** Shirley J. Wright  
**SECONDER:** Bruce Gonseth

Case No: CE26-0123 Inspector: STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**GARTON DANDREA, JUDY MARY**

**LOCATION:** 3419 SE 5TH PL

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

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, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$50 per day 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, tree debris, and unsightly or unsanitary items.

(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 \$171.47 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case No: CE26-0150 Supervisor: JENNIPHER BULLER

**CITY OF OCALA**

**VS.**

**ACOSTA, KATHERINE**

**LOCATION:** 1715 SW 3RD ST

**VIOLATION(S):**

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;

ABATEMENT REQUIRED; TIME LIMITS

Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to:

1.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 9th, 2026. 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, April 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) 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, April 9th, 2026. 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, April 10th, 2026, 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 (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

2.) Pay the cost of prosecution of \$171.47 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Bruce Gonseth

Case No: ENV25-0325 Inspector: JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**224 LAFAYETTE ST CORP**

**LOCATION:** 1260 NW 35TH ST

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$256.13 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Bruce Gonseth

**SECONDER:** Darrell O'Kain

Case No: ENV25-0340 Inspector: ROBERT MOORE

**CITY OF OCALA**

**VS.**

**WELLS FARGO BANK NA**

**LOCATION:** 2800 BLK SW 32ND AVE

**VIOLATION(S):**

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

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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$256.87 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Bruce Gonseth

Case No: ENV26-0001 Inspector: JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**WRA OCALA PARK CENTRE LLC**

**OCALA PARK CENTRE LLC**

**LOCATION:**

3600 BLK SW 36TH AVE

**VIOLATION(S):**

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

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

Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-219 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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section(s) 122-212/122-219 by 04:00pm on Thursday April 9th, 2026. Once the permit has been obtained, all inspections shall be completed for final approval within 90 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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.

(b) Failure to comply with any subsection (a) in the times allowed for compliance there shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines.

3.) Pay the cost of prosecution of \$243.63 by April 9th, 2026.

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Shirley J. Wright

**SECONDER:** Darrell O'Kain

Case No: ENV26-0013 Inspector: JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**SILVER POINTE LTD**

**LOCATION:** 2321 NE 3RD ST

**VIOLATION(S):**

**SECTION 118-71 TREE REMOVAL PERMIT REQUIRED**

Find the Respondent(s) guilty of violating city code section(s): 118-71 and order to:

- 1.) Obtain any required permits needed to bring the site into compliance with required site plan section 122-212 and/or the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday, April 9th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, April 10th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permit(s) issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.
- 2.) Pay the cost of prosecution of \$219.21 by April 9th, 2026

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Shirley J. Wright

**7. Old Business**

**Consent Agenda for Non-Compliance (MASSEY) Hearing**

Case #: 2022\_8006

**SMART FILL INVESTMENT LLC**

1300 BLK NW 14TH ST

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

No representation present.

The Board approved staff recommendation. Granted a 90-day extension of time to bring the property into full compliance.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Bruce Gonseth

Case #: CE25-0758

**VALLECILLO, OSCAR A.**

**SANCHEZ, LOURDES O.**

700 BLK NW 16TH CT

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

Carlos Gonzalez, 9800 SE 170th Place, Summerfield, FL, appeared on behalf of the property owner. He stated that the property owner did not receive the first two notices from Code Enforcement. A contractor was hired to address the matter; however, the work was completed improperly, requiring the owner to take a week off from work to address the issue. The owner was unaware that the property was in violation of the ordinance. Their intent is to bring the property into full compliance, and they respectfully request consideration for a reduced fine.

The Board approved staff recommendation. Granted a fine reduction to a final amount of \$250.00.

**RESULT:** APPROVED

**MOVER:** Shirley J. Wright

**SECONDER:** Bruce Gonseth

Case #: CE25-0976

**CALA10 LLC**

1302 NW 10TH ST

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

No representation present.

The Board approved staff recommendation. Granted a 90-day extension of time to bring the property into full compliance.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-1124

**JENEDDY FLORIDA HOLDINGS LLC**

3751 S PINE AVE

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Shirley J. Wright

Case #: 2024\_11159 (LIEN)

**SAMUEL, BERTHENIA**

1628 SW 2ND ST

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE24-0076 (LIEN)

**BEUSCHLEIN, DIANE M.**

715 NE 2ND ST

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-0476 (LIEN)

**GASTON, EDDIE C. EST**

304 NW 21ST AVE

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-0822 (LIEN)

**AMBER EMPIRE CORP.**

631 SW 3RD ST

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-0357 (LIEN)

**MCCONICO, SCOTTIE SR**

467 NW 18TH AVE

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-0460 (LIEN)

**BROWN, TONY K.**

2910 NW 18TH ST

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: CE25-0034 (LIEN)

**CERTAIN LENDING INC**

1130 NE 10TH ST

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: ENV25-0128 (LIEN)

**OCALA NORTH PROPERTY LLC**

3435 N PINE AVE

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

Case #: ENV25-0161 (LIEN)

**RACETRAC INC**

1624 NW 35TH AVENUE RD

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

No representation present.

The Board approved staff recommendation.

**RESULT:** APPROVED

**MOVER:** Kevin Steiner

**SECONDER:** Darrell O'Kain

- 8. Public Comments**
- 9. Staff Comments**
- 10. Board Comments**
- 11. Next Meeting: APRIL 9TH, 2026**
- 12. Adjournment**

Adjourned at 6:11 PM