



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, March 13, 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	Present	
Shirley J. Wright	Board Member	Present	
Camellia Loojune	Board Member	Excused	
Eddie Ferrentino	Board Member	Present	

Approval of Minutes

Approved February 13, 2025

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

Swear In Officers

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

New Business

CASE NO: 2024_10605

CITY OF OCALA
vs.
SANDS, NATHAN

VIOLATION(S):

SECTION 122-212
SECTION 118-75

SITE PLAN APPROVAL REQUIRED
REMOVAL OF DEAD OR DAMAGED TREES

LOCATION: **507 SW 10TH ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 118-75 and 122-212 and order to:

- 1.) (a) Apply for and obtain a tree removal permit for the removal of one (1) tree and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finale by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
- 2.) Apply for and obtain a site permit for the paving/sealing/stripping of the site by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finale by the 31st day after permit issuance, there shall be a fine of \$50.00 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 \$381.79 by May 1st, 2025.

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

Nathan Sands, 1025 SE 46th Street, Ocala, FL 34480, provided a brief overview of the site plan. To note, the tree was removed without a permit.

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

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

CASE NO: 2024_10804

CITY OF OCALA
vs.
SNOW, ANNIE L. EST
SNOW, MCGILL G

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

LOCATION: **828 NW 9TH 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, specifically for roof replacement, by 4:00pm on Thursday, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (c) shall apply.
- (b) 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 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.
- (c) 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 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 one of \$100.00 per day thereafter that shall run in addition to any other ones until all violations have been abated.
- 2.) Pay the cost of prosecution of \$359.36 by May 1st, 2025.

Officer Jennipher Buller 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:	Eddie Ferrentino, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024 10948

CITY OF OCALA

vs.

DONNELL, PUNZEMA K. EST. FIGUEROA, EVELYN FIGUEROA, ALBERT

VIOLATION(S):

SECTION 122-51

BUILDING PERMIT REQUIRED

LOCATION:

3121 NW 16TH LN

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

- 1.) (a) Obtain issuance of permit BLD25-0366 for previous placement of a storage shed

by 4:00pm on Thursday, May 1st, 2025. Once the permit is obtained, final approved inspection for closure of the permit shall be completed within 30 days after the issuance of the initial permit: or,

(b) Remove the unpermitted shed from the property by 4:00pm on Thursday, May 1st, 2025.

If the Respondent(s) fail to comply with either of the aforementioned sections by 7:00am on Friday, May 2nd, 2025, or if the permits issued are not inspected and finale by the 31st day after permit issuance, there shall be one of \$50.00 per day thereafter that shall run in addition to any other one until the violations have been abated.

2.) Pay the cost of prosecution of \$334.66 by May 1st, 2025.

Officer Stephani Smith 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, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_10950

CITY OF OCALA

vs.

B & O FAMILY INVESTMENTS CORPORATION INC J & B CAPITAL CORPORATION INC

VIOLATION(S):

SECTION 122-51

SECTION 34-95

SECTION 82-443

BUILDING PERMIT REQUIRED

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

DISPLAY OF BUILDING NUMBERS

LOCATION:

1651 SW 3RD ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 82-443, and 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for a previously commenced remodel of the residence by 4:00pm on Thursday, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection (c) shall apply. (b) 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 issuance of a Certificate of Occupancy, so long as permits are active pursuant to subsection (a). If no permits have been issued pursuant to subsection (a), subsection (b) shall also be deemed non-compliant for work that should otherwise be running concurrent to subsection (a). If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, subsection (c)

shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a one of \$100.00 per day thereafter that shall run in addition to any other ones until the violations have been abated.

2.) (a) Remove any unsightly or unsanitary items by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include fully and properly removing any 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.

3.) Affix the required and assigned address numbers to the structure by 4:00pm on Friday, May 1st, 2025, in a conspicuous place above, on or at the side of the building or structure, or to a permanent fixture located in the front yard of the property on which the structure is located. The numbers required shall be not less than three inches in height, shall be of a color that contrasts with the color of the part of the building or structure or other fixture to which the number is affixed, and shall be located in a position to be easily discernible from the street fronting the building or structure. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include affixing the required address numbers in accordance with section 82-443. 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.

4.) Pay the cost of prosecution of \$391.29 by May 1st, 2025.

Officer Jennipher Buller 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:	Darrell O'Kain, Board Member
AYES:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_11189

CITY OF OCALA
vs.
JOHNIES HOMES INC

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

LOCATION: **33 SW 20TH AVE**

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, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale 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, May 1st, 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, May 2nd, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 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 one of \$100.00 per day thereafter that shall run in addition to any other ones until the violations have been abated.

2.) Pay the cost of prosecution of \$279.89 by May 1st, 2025.

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

Johni Puthessel, 33 SW 20th Avenue, Ocala, FL 34471, spoke on the electrical and water heater plans for the property. He requested an extension of time to get the property in compliance with Code Enforcement.

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

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

CASE NO: 2024_11353**CITY OF OCALA****vs.****RAMCO LLC****VIOLATION(S):****SECTION 82-151****STANDARD HOUSING CODE ADOPTED****LOCATION:****829 NE 3RD 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, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale 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, May 1st, 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, May 2nd, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 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 one of \$100.00 per day thereafter that shall run in addition to any other ones until the violations have been abated.

2.) Pay the cost of prosecution of \$297.84 by May 1st, 2025

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

CASE NO: 2024_11427

CITY OF OCALA
vs.
MOORE, DORTHY MAE

VIOLATION(S):
SECTION 122-1193

PARKING OF TRAILERS AND COMMERCIAL VEHICLES IN
RESIDENTIAL DISTRICTS; USE OF TRAILERS AND PORTABLE
CONTAINERS FOR STORAGE PURPOSES

LOCATION: **1837 NW 2ND 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, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 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 \$331.66 by April 3rd, 2025.

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

Betty Moore, 1701 NE 39th Avenue, Ocala, FL, stated she is the property owner's daughter. She discussed the property owner's financial hardship challenges and requested an extension of time to get the property in compliance with Code Enforcement.

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

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

CASE NO: CE24-0071

CITY OF OCALA
vs.
ATWATER, DONNA GAIL

VIOLATION(S):
SECTION 82-3

BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND

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

LOCATION: **1206 NE 42ND AVE**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 82-181, 82-182, and 82-3 and order to:

1.) (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, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 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 one of \$100.00 per day thereafter that shall run in addition to any other ones until the violations have been abated.

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, May 1st, 2025, or remove the fence by 4:00 pm on Thursday, May 1st, 2025. If the Respondent fails to comply by 7:00 am on Friday, May 2nd, 2025, 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.) Pay the cost of prosecution of \$228.16 by May 1st, 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:	Eddie Ferrentino, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: CE25-0117

CITY OF OCALA
vs.
GAMMAJ LLC

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

LOCATION: 1948 NW 1st ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 34-97, 82-151, 82-181 and 82-182 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead tree(s), and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 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, dead tree(s) 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.) Maintain compliance with section 34-122.
- 3.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to section 82- 184 of the City of Ocala Code of Ordinances, finding the residence to be dangerous to the health, morals, safety, and general welfare of its occupants.
- (b) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the 1994 edition of the International Standard Housing Code by 4:00pm on Thursday, May 1st, 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, May 2nd, 2025, or if the permits issued are not inspected and finale 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, May 1st, 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, May 2nd, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 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. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of

Ocala Code of Ordinances, and carried out by the Ocala Police Department.

4.) Pay the cost of prosecution of \$244.29 by April 3rd, 2025

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

Janice Gaskin, 5155 SE 44th Avenue Road, Ocala, FL 34480, spoke on the renovation plans for the property and requested an extension to get the property in compliance with Code Enforcement.

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

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

CASE NO: CE25-0120

CITY OF OCALA
vs.
GAMMAJ LLC

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

LOCATION: 1972 NW 1ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, 82-181, and 82-182 and order to:

- 1.) Related to violations of section 34-95: {a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead tree(s), and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 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, dead tree(s) 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.) Related to violations of section 82-3: Remove all current fence material by 4:00 pm on Thursday, April 3rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, April 4th, 2025, 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.) Related to violations of section 82-181, 82-182, and 122-51: {a) Ensure the residence remains vacant pursuant to section 82-184 of the City of Ocala Code of Ordinances, pending compliance with subsections {b) or {c);
 {b) Apply for and obtain all required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, May 1st, 2025. This includes renewal or re-application and issuance of HAR21- 1297 which is already expired after work was previously completed. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent{s) fail to comply by 7:00am on Friday, May 2nd, 2025, or if the permits issued are not inspected and finale by the 91st day after permit issuance, subsection {d) shall apply; or
 {c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, May 1st, 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, May 2nd, 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.
 {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. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.
- 4.) Pay the cost of prosecution of \$219.29 by April 3rd, 2025.

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

Janice Gaskin, 5155 SE 44th Avenue Road, Ocala, FL 34480, assured the Board the debris will be cleared out before the deadline. She requested an extension of time to get the property in compliance with Code Enforcement.

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

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

CASE NO: ENV25-0038

CITY OF OCALA

vs.

TAVERNA BERROCAL SUMAK KAWSAY LLC ERROCAL, JUAN P.

VIOLATION(S):

SECTION 34-201

LITTER

LOCATION:**2515 NE 3RD ST**

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 34-201 and order to:

- 1.) Pay a fine of \$150 for the irreversible violation of section 34-201 by April 3rd, 2025.
- 2.) Pay the cost of prosecution of \$41.68 by April 3rd, 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:	Kevin Steiner, Board Member
SECONDER:	Eddie Ferrentino, Board Member
AYES:	O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

Request for Petition**Old Business*****Non-Compliance (Massey) Hearing*****CASE NO: 2020_5331****CITY OF OCALA****vs.****DOTTEN, KURT M. JR,
833 NE 5TH 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:	O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2023_9640**CITY OF OCALA**

vs.

**SINGH, BRIDGEMOHAN ROOPNAUTH,
1007 NE 19TH ST, OCALA FL**

Approved

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

Bridgemohan Singh Roopnauth, 14660 SW 80th Avenue, Dunnellon, FL 34432, stated he is representing the property owner and provided a brief overview of the property challenges. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications. Granted a lien reduction of \$15,000, with a 60-day extension.

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

CASE NO: 2023_10115

CITY OF OCALA

vs.

**EXIT STRATEGY MAY 13 LLC,
2117 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2023_10210

CITY OF OCALA

vs.

**GILLETTE ROOSEVELT EST, C/O LEONARD HAINES JR,
2023 SW 4TH 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10597

CITY OF OCALA
vs.
MARION COUNTY JCB HOLDINGS LLC,
1700 BLK 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10633

CITY OF OCALA
vs.
CADET, RAYMOND, AND CADET, MAUDE,
1700 SW 2NDST, 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10670

CITY OF OCALA

vs.
SLSM INCORPORATION INC,
1300 BLK SW 3RDST, 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_10672

CITY OF OCALA
vs.
SLSM INCORPORATION INC,
206 SW 13TH 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_10674

CITY OF OCALA
vs.
SLSM INCORPORATION INC,
1300 BLK SW 2NDST, 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10789

CITY OF OCALA
vs.
HOME DREAM VENTURES LLC,
328 SW MARTIN L KING 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10833

CITY OF OCALA
vs.
MARION COUNTY JCB HOLDINGS LLC,
1617 NW 1ST 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10834

CITY OF OCALA
vs.
SLATTERY, MILDRED M,

24 NW 15TH PL, 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_ 10914

CITY OF OCALA

vs.

**PARKS, ELZONDA, C/O URTORIO BROWN,
110 NW 7TH 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_ 10969

CITY OF OCALA

vs.

**WILLIAMS, L V,
516 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10981

CITY OF OCALA
vs.
LEACH, JACQUELINE,
1313 SW FORT KING 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_10987

CITY OF OCALA
vs.
WILLIAMS, ANDREW EST. AND WILLIAMS BENITA EST.,
2229 NW 24TH RD, 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11058

CITY OF OCALA
vs.
GUYRA, GUILLAUME, AND GUILLAUME, GUINTER,

400 BLK NW 11TH 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_11182

CITY OF OCALA

vs.

**LYNCH, DOROTHY C,
1800 BLK NW 2ND 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_11256

CITY OF OCALA

vs.

**RAIFORD, ALENE EST,
1114 SW FORT KING 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11278

CITY OF OCALA
vs.
DINKINS, KENNETH EST C/O MCCANTS,
510 SW FORT KING 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11303

CITY OF OCALA
vs.
MCNEIL, EDDIE FLOYD C/O FIFTH CIRCUIT PUBLIC GUARDIAN GROUP,
521 SW 2ND ST, OCALA FL

Approved

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

CASE NO: 2024_11506

CITY OF OCALA

vs.

**THE FLORIDA 7 LAND TRUST,
1947 SW 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_11508

CITY OF OCALA

vs.

**BAZILES REAL ESTATE INVESTMENTS INC,
1953 SW 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, Loojune

CASE NO: 2024_11614

CITY OF OCALA

vs.

**BROWN, CLIVE O,
2524 NE 19TH 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11650

CITY OF OCALA
vs.
GORE, RUFUS W. JR EST,
1600 BLK SW 5TH PL, OCALA FL

Approved

Officer Dale Hollingsworth 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: O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, 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 mortifications. 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, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2022_8147

CITY OF OCALA

vs.

**VISDMIT LLC,
990 NW MARTIN L KING 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:	O'Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED:	Kroitor, 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.

No representation present.

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

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

CASE NO: 2022_8802

CITY OF OCALA

vs.

**GS PROPERTIES FOR SALE LLC,
124 NW 19TH AVE, OCALA FL**

Approved

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

German Cardenas, 4028 Bismarck Palm Drive, Tampa, FL 33610, provided a brief overview of the property improvements. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications.

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

CASE NO: 2024_10503

CITY OF OCALA
vs.
ABREU, CARLO,
1209 NW 12TH AVE, OCALA FL

Approved

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

Jorge Abreu Martinez, 10206 Leroy Avenue, Tampa, FL 33619, stated he secured a vendor to complete the renovation project. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation.

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

CASE NO: 2024_10678

CITY OF OCALA
vs.
HOWARD, ALBERT LEE,
238 NW 8TH PL, OCALA FL

Approved

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

Albert Lee Howard, 238 NW 8th Place, Ocala, FL, requested an extension of time to get the property in compliance with Code Enforcement.

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

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

CASE NO: 2024_10710

CITY OF OCALA
vs.
CULPEPPER, EMMA EST,
1007 NW 7TH ST, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: 2024_11153

CITY OF OCALA
vs.
BRADDOCK, VERNON DALE,
447 NW 9TH AVE, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: 2024_11180

CITY OF OCALA
vs.
VASQUEZ, DAVID,

1004 NE 8TH AVE, OCALA FL**Approved**

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

Anibal Vasquez, 7636 SW 65th Place Road, Ocala, FL 34474, stated he is speaking on behalf of his deceased son (property owner) and requested an extension of time to get the property in compliance with Code Enforcement.

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

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

CASE NO: 2024_11255

CITY OF OCALA

vs.

**YOUNG, TAMMIE,
1126 SW FORT KING ST, OCALA FL**

Approved

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

Tammie Young, 1204 SW King Street. Ocala, FL, spoke on the property improvements and renovation plans.

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

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

CASE NO: 2024_11379

CITY OF OCALA

vs.

**LAU, CYNTHIA,
2065 NW 4TH AVE, OCALA FL**

Approved

Officer Jeff Guilbault 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: Kevin Steiner, Board Member
SECONDER: Eddie Ferrentino, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11382

CITY OF OCALA

vs.

STEVENSON, ERNESTINE ESTELLE EST.,
1617 SW 3RD ST, OCALA FL

Approved

Officer Jeff Guilbault 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: Darrell O’Kain, Board Member
SECONDER: Shirley J. Wright, Board Member
AYES: O’Kain, Steiner, Gartner, Wright, Ferrentino
EXCUSED: Kroitor, Loojune

CASE NO: 2024_11540

CITY OF OCALA

vs.

FORD, LESSIE MAE,
1117 NW 8TH AVE, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: 2024_11748

CITY OF OCALA
vs.
HUERO, DAISY,
1900 BLK NW 28TH AVE, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: CE24-0042

CITY OF OCALA
vs.
MONETTE, ALAN,
1921 NW 29TH CT, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

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

CASE NO: CE24-0152

CITY OF OCALA
vs.
S & CA VENTURES LLC,

2805 NE 24TH CT, OCALA FL

Approved

No representation present.

The Board approved staff recommendation

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

Discussion

Comments by Those Who Wish to Address the Board

Comments by Individual Board Members

Adjournment