



Municipal Code Enforcement Board Minutes

Regular Meeting

Thursday, April 10, 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	Excused	
Michael "Mike" Gartner	Chair	Present	
Eddie Ferrentino	Board Member	Present	
Camellia Loojune	Board Member	Present	
Shirley J. Wright	Board Member	Present	

PROOF OF PUBLICATION PUBLIC NOTICE #041020251730 POSTED 03/24/2025

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_11503

CITY OF OCALA

vs.

CJ COMMERCIAL PROPERTIES LLC

VIOLATION(S):

SECTION 122-219

CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN;
CERT OF COMPLIANCE; MAINT OF IMPVMTS

LOCATION:

60 SW 17TH ST

Approved staff recommendation to find the Respondent(s) guilty of violating city code section(s): 122-219 and order to:

1.)(a) Apply for and obtain any required permits and/or site plan approval for maintenance of the existing site plan by 4:00pm on Thursday, June 5th, 2025. This

includes replacements of two (2) dead palm trees, maintenance of landscaping as indicated on the previously approved site plan, and restriping of the parking lot in accordance with the previously approved plan. Once the permits and/or site plan approvals are obtained, all inspections and final approvals 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, June 6th, 2025, or if the permits issued are not inspected and finale 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.

2.)Pay the cost of prosecution of \$234.79 by June 5th, 2025.

Code Enforcement Manager Dale Hollingsworth 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, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

CASE NO: 2024_11556

CITY OF OCALA

vs.

D & L REAL ESTATE INVESTMENTS LLC

VIOLATION(S):

SECTION 118-71

TREE REMOVAL PERMIT REQUIRED

LOCATION:

432 NW MARTIN L KING AVE

Approved staff recommendation to find the Respondent(s) guilty of violating city code section 118-71 and order to:

1.)(a) Apply for and obtain a tree removal permit for the removal of four (4) palm trees and four (4) oak trees and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, June 5th, 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, June 6th, 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.

(b) Pay a fine of \$50 per tree for the irreversible violation of removing eight (8) trees without required permits, for a total fine of \$400.

2.)Pay the cost of prosecution of \$265.11 by June 5th, 2025.

Code Enforcement Manager 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:	Shirley J. Wright, Board Member
AYES:	Kroitor, O’Kain, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

CASE NO: CE24-0043**CITY OF OCALA****vs.****MCALLISTER, GEORGE J. II****BRATTON, ZOLENA J.****VIOLATION(S):**

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER**LOCATION:****2505 NW OLD BLITCHTON RD**

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, 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 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 \$404.34 by May 1st, 2025.

Code Enforcement Manager Dale Hollingsworth 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:	Darrell O’Kain, Board Member
AYES:	Kroitor, O’Kain, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

CASE NO: CE25-0034

CITY OF OCALA
vs.
CERTAIN LENDING INC

VIOLATION(S):
SECTION 34-95

**WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER**

LOCATION: 1130 NE 10TH ST

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, 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 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 \$244.84 by May 1st, 2025.

Code Enforcement Manager Dale Hollingsworth 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, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

CASE NO: CE25-0159

CITY OF OCALA
vs.
AUGUSTIN, MONPREMIER AUGUSTIN, MARIE J.

VIOLATION(S):
SECTION 34-95

**WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER**

LOCATION: 200 BLK SW 11TH AVE

Approved staff recommendation to 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 March 3rd, 2025, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$182.93 by May 1st, 2025.

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

CASE NO: CE25-0182

CITY OF OCALA

vs.

PARKER, WILLIE EST

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION:

1917 NW 11TH ST

Approved staff recommendation to 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 March 11th, 2025, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$190.11 by May 1st, 2025.

Code Enforcement Manager 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:	Eddie Ferrentino, Board Member
AYES:	Kroitor, O’Kain, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

CASE NO: CE25-0184

CITY OF OCALA

vs.

HOLMES, WILLIAM WINDELL EST

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION:

1900 BLK NW 11TH ST

Approved staff recommendation to 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 March 11th, 2025, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$190.11 by May 1st, 2025.

Code Enforcement Manager 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:	Shirley J. Wright, Board Member
AYES:	Kroitor, O’Kain, Gartner, Wright, Ferrentino, Loojune
EXCUSED:	Steiner

Request for Petition

CASE NO: 2023_9927

CITY OF OCALA
vs.
BROWNFOX LLC

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

LOCATION: **4205 NE 7TH ST**

Approved staff recommendation to

Code Enforcement Manager Dale Hollingsworth read the details of this case and staff recommendation.

Neil Brown, 2418 SE 15th Street, Ocala, FL 34471, spoke on permit challenges. Furthermore, he requested the Board waive the fees and grant an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation with modifications. Granted a \$500.00 fee reduction to be paid with a new compliance date: May 10, 2025.

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

Old Business

Non-Compliance (Massey) Hearing

CASE NO: 2022_8580

CITY OF OCALA

vs.

**WILLIAMS, RUBY J. EST,
1509 NW 20TH AVE, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2023_9698

CITY OF OCALA

vs.

**SMITH, RICHARD L,
1933 NW 4TH ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2024_10792

CITY OF OCALA

vs.

**CLIFFORD, SCOTT,
2350 NE 12TH CT, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: 2024_11002

CITY OF OCALA
vs.
PRIME VESTORS INC,
1665 SW 3RD ST, OCALA, FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE24-0077

CITY OF OCALA
vs.
MATHIS PROPERTIES LLC,
1130 NE 12TH ST, OCALA FL

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE24-0117

CITY OF OCALA

vs.

**Confidential property owner,
4421 NE 8TH ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE25-0117

CITY OF OCALA

vs.

**GAMMAJ LLC,
1948 NW 1ST ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

CASE NO: CE25-0120

CITY OF OCALA

vs.

**GAMMAJ LLC,
1972 NW 1ST ST, OCALA FL**

Approved

No representation present.

The Board approved staff recommendation.

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

Discussion

Comments by Those Who Wish to Address the Board

Comments by Individual Board Members

Adjournment