



# Municipal Code Enforcement Board Minutes

## Regular Meeting

Thursday, August 14, 2025

110 Watula Avenue  
Ocala, FL 34471  
www.ocalafl.org  
Yiovanni Santiago

### Call to Order

### *Invocation*

### *Pledge of Allegiance*

### *Roll Call*

Attendee Name	Title	Status	Arrived
Michael Kroitor	Vice Chair	Present	
Darrell O'Kain	Board Member	Present	
Kevin Steiner	Board Member	Present	
Michael "Mike" Gartner	Chair	Present	
Shirley J. Wright	Board Member	Present	
Eddie Ferrentino	Board Member	Excused	
Camellia Loojune	Board Member	Excused	

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### *Approval of Minutes*

Approved June 12, 2025

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

### *Swear In Officers*

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

## New Business

**CASE NO: CE25-0326, OFC. STEPHEN KNIGHT**

**CITY OF OCALA**  
**vs.**  
**HERNANDEZ, TANIA**

**VIOLATION(S):**

SECTION 82-182

DANGEROUS BUILDING DECLARED NUISANCE;  
ABATEMENT REQUIRED; TIME LIMITS

SECTION 122-51

BUILDING PERMIT REQUIRED

**LOCATION:*****616 NW 10TH PL*****Approved**

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

Noel Hernandez, 4651 SW 110 Lane, Ocala, FL, spoke on plans to demolish the building. He requested an extension of time to get the property in compliance with Code Enforcement.

The Board approved staff recommendation.

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

**CASE NO: CE25-0296, OFC. STEPHANI SMITH****CITY OF OCALA****vs.****CONKLIN, MICHAEL EST****VIOLATION(S):**

SECTION 82-151

STANDARD HOUSING CODE ADOPTED

**LOCATION:*****1911 NW 29TH CT***

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0309, OFC. JENNIPHER L BULLER****CITY OF OCALA****vs.****BARRINER, LEONARD SR EST**

**VIOLATION(S):**

SECTION 34-32	WATER COLLECTIONS
SECTION 34-95	WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 34-122	ABANDONED OR DERELICT VEHICLES
SECTION 34-146	VACANT COMMERCIAL STRUCTURES
SECTION 82-3	BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
SECTION 82-182	DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS
SECTION 122-722	LIMITATIONS ON USES

**LOCATION:** *1505 NW 10TH ST*

**Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0325, OFC. STEPHANI SMITH**

**CITY OF OCALA**

**vs.**

**VERNAM, JEFFERY D. EST**

**VIOLATION(S):**

SECTION 34-95	WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
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**LOCATION:** *1831 NW 26TH PL*

**Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0357, OFC. JENNIPHER L BULLER****CITY OF OCALA****vs.****MCCONICO, SCOTTIE SR****VIOLATION(S):**

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER**LOCATION:*****467 NW 18TH AVE*****Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0361, OFC. STEPHANI SMITH****CITY OF OCALA****vs.****DENHART, WILLIAM B III****DENHART, HENRI JEAN****VIOLATION(S):**

SECTION 82-3

BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND  
FENCES WALLS**LOCATION:*****800 BLK NE 10TH AVE*****Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0444, OFC. STEPHANI SMITH****CITY OF OCALA****vs.****JOHNSON, JOYCE L****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**LOCATION:****2724 NE 22ND CT****Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0525, OFC. STEPHANI SMITH****CITY OF OCALA****vs.****LAU, CAROL EST****VIOLATION(S):**

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER**LOCATION:****2511 NE 20TH AVE****Approved**

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

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0605, OFC. STEPHANI SMITH****CITY OF OCALA****vs.****LYNCH, DOROTHY C CLARK, ALLEN TURNER IV CLARK ADRIAN****VIOLATION(S):**

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER**LOCATION:*****1800 BLK NW 2No ST*****Approved**

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

No representation present.

The Board approved staff recommendation.

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

**Old Business*****Non-Compliance (Massey) Hearing*****CASE NO: 2019\_3679 (LIEN)****CITY OF OCALA****vs.****RICHARD, ALEXIS NOEL,  
1109 NW 2ND ST, OCALA****Approved**

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

Noel Alexis, 1109 NW 2nd Street, Ocala, FL, requested a ninety percent fee reduction,  
due to lack of notice.The Board approved staff recommendations with modifications. Granted a reduced lien  
amount of \$184.45.

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

**CASE NO: 2023\_10260 (LIEN)**

**CITY OF OCALA**  
**vs.**  
**HANSEN. WILLIAM EST,**  
**1821 NW 29TH AVE, OCALA FL**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2023\_9073 (LIEN)**

**CITY OF OCALA**  
**vs.**  
**BRIGHT, LEONARD,**  
**1500 NW 20TH CT, OCALA FL**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2023\_9794 (LIEN)**

**CITY OF OCALA**  
**vs.**  
**DANIELS, RALPH III AND DANIELS, CRISTINA M,**

1707 NW 18TH AVE, OCALA FL

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2024\_10601**

CITY OF OCALA  
vs.  
SANDS, NATHAN,  
507 SW 10TH ST, OCALA FL

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2024\_10986**

CITY OF OCALA  
vs.  
MULHANEY, RYAN THOMAS,  
2629 N MAGNOLIA AVE, OCALA FL

**Approved**

No representation present.

The Board approved staff recommendation.



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

**CASE NO: 2024\_11041**

**CITY OF OCALA**

**vs.**

**FUCE, OLLIE M. EST, C/O MARY WALKER,  
1648 SW 3RD ST, OCALA FL**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2024\_11379**

**CITY OF OCALA**

**vs.**

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

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: 2024\_11694**

**CITY OF OCALA**

**vs.**

**HESTER, ZACHERY EST & DAVIS, FRANCIS EST,**

**805 NW 14TH AVE, OCALA FL**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0140**

**CITY OF OCALA**

**vs.**

**COLESCO PARTNERS LLC,  
250 SW 22ND PL, OCALA FL 34471**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0141**

**CITY OF OCALA**

**vs.**

**LIQUID VENTURE HOLDINGS LLC,  
540 NW 3RD AVE, OCALA FL 34475**

**Approved**

No representation present.

The Board approved staff recommendation.

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

**CASE NO: CE25-0154**

**CITY OF OCALA**  
**vs.**  
**CASE, CHRISTOPHER R,**  
**612 SE 40TH TER, OCALA FL 34471**

**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:**       Michael Kroitor, Vice Chair  
**SECONDER:**   Shirley J. Wright, Board Member  
**AYES:**        Kroitor, O'Kain, Steiner, Gartner, Wright  
**EXCUSED:**     Ferrentino, Loojune

**CASE NO: CE25-0204**

**CITY OF OCALA**  
**vs.**  
**HAYES, MONTGOMERY PAMELA LINDELL,**  
**2695 NW 21ST ST, OCALA FL 34475**

**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:**   Shirley J. Wright, Board Member  
**AYES:**        Kroitor, O'Kain, Steiner, Gartner, Wright  
**EXCUSED:**     Ferrentino, Loojune

**CASE NO: CE25-020V****CITY OF OCALA****vs.****STRACUZZI, FRANCO,****2001 SE 10TH CT, OCALA FL 34471****Approved**

No representation present.

The Board approved staff recommendation.

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

**Discussion***Comments by Those Who Wish to Address the Board**Comments by Individual Board Members**Next Meeting: September 10<sup>th</sup>, 2025***Adjournment**