



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, May 8, 2025

Meeting Information

Location

City Hall
Council Chambers - Second Floor
110 SE Watula Avenue

<https://www.ocalafl.gov/meetings>

Time

5:30 PM

Board Members

Edward Ferrentino
Michael Gartner
Michael Kroitor
Camellia Loojune
Darrell O'Kain
Kevin Steiner
Shirley J. Wright

Board Attorney

Kristi Vanvleet

Staff

Dale Hollingsworth
Manager, Code Enforcement

Jennifer Buller

Supervisor, Code Enforcement

Yvette Grillo

Code Enforcement Specialist
Secretary

Shaneka Greene

Code Enforcement Specialist

ADA COMPLIANCE

If special accommodations are needed for you to attend or participate in this meeting, please call 352-629-8309, forty-eight (48) hours in advance, so arrangements can be made.

WELCOME,

On behalf of the Municipal Code Enforcement Board we would like to take this opportunity to welcome you to these proceedings and provide you with some information concerning this Board. This Board is established under the guidelines of the City of Ocala Code of Ordinances, Section 2-241 and Florida Statute 162.01 through 162.30. The Board consists of seven members (four are required to make a quorum) all are volunteers, who work without payment, or compensation, and are appointed by the City Council.

The qualifications to be a Board Member are that you must be a City of Ocala resident, and whenever possible; members shall include an Architect, a businessman, an Engineer, a General Contractor, a Sub-Contractor, and a Realtor, all from the community. Each Board Member serves a three-year term, commencing February 28th of each year. The Board meets on the second Thursday of each month at 5:30 P.M., as necessary, however is required to meet at least once every two months.

The Board is empowered to examine City of Ocala Code of Ordinance violations. The Board works in a fashion similar to a judicial process, cases are presented from the agenda, testimony and evidence is given, and the Board makes a ruling. The Board can levy fines, require payment of administrative costs, and place liens on personal property if violations are not corrected. We respectfully request that you respect this process as you yourself expect to be respected by the process.

APPEALS,

Decisions of this Board are appealed to the Circuit Court of Marion County; such an appeal shall not be a hearing de novo (not all over again, or in-person) but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed. Any person who desires to appeal an administrative decision of the Board will need a record of the proceedings, and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

[Case No: 2024_10986](#) [Officer: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

MULHANEY, RYAN THOMAS

DITO BOOST PERFORMANCE

LOCATION:

2629 N. MAGNOLIA AVE

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 62-62 TAX CERTIFICATE REQUIRED

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Attachments: [Case Details 2024_10986](#)

[Case No: 2024_11041](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

FUCE, OLLIE M. EST

LOCATION:

1648 SW 3RD ST

VIOLATION(S):

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

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

Attachments: [Case Details 2024_11041](#)

[Case No: 2024_11733](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
BIEN AIME RIITHA

LOCATION: 1332 NW 9TH AVE

VIOLATION(S):

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

Attachments: [Case Details 2024_11733](#)

[Case No: CE24-0076](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
BEUSCHLEIN, DIANE M.
C/O RAY CATES

LOCATION: 715 NE 2ND ST

VIOLATION(S):

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

Attachments: [Case Details CE24-0076](#)

[Case No: CE25-0083](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
LAND TRUST NO 217S
STONE, WILLIAM H. SR TR

LOCATION: 217 SW 13TH AVE

VIOLATION(S):

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

Attachments: [Case Details CE25-0083](#)

[Case No: CE25-0210](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA

VS.

WILLIE THOMAS REALTY LLC

LOCATION:

1122 SW 2ND ST

VIOLATION(S):

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

Attachments: [Case Details CE25-0210](#)

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case #: 2022_8977 \(LIEN\)](#)

WHALEY, CAROLYN

2036 NW 3RD ST

[Case #: 2024_10678](#)

HOWARD, ALBERT LEE

238 NW 8TH PL

Attachments: [Case Details 2024_10678](#)

[Case #: 2024_10804](#)

SNOW, ANNIE L. EST

SNOW, MCGILL G.

828 NW 9TH ST

Attachments: [Case Details 2024_10804](#)

[Case #: 2024_10950](#)

B & O FAMILY INVESTMENTS CORPORATION INC

1651 SW 3RD ST

Attachments: [Case Details 2024_10950](#)

[Case #: 2024_11255](#)

YOUNG, TAMMIE

1126 SW FORT KING ST

Attachments: [Case Details 2024_11255](#)

[Case #: CE24-0043](#)

MCALLISTER, GEORGE J. II
BRATTON, ZOLENA J.
2505 NW OLD BLITCHTON RD

Attachments: [Case Details CE24-0043](#)

[Case #: CE24-0071](#)

ATWATER, DONNA GAIL
1206 NE 42ND AVE

Attachments: [Case Details CE24-0071](#)

[Case #: CE25-0034](#)

CERTAIN LENDING INC
1130 NE 10TH ST

Attachments: [Case Details CE25-0034](#)

[Case #: CE25-0117](#)

GAMMAJ LLC
1948 NW 1ST ST

Attachments: [Case Details CE25-0117](#)

[Case #: CE25-0120](#)

GAMMAJ LLC
1972 NW 1ST ST

Attachments: [Case Details CE25-0120](#)

[Case #: CE25-0159](#)

AUGUSTIN, MONPREMIER
AUGUSTIN, MARIE J.
200 BLK SW 11TH AVE

Attachments: [Case Details CE25-0159](#)

[Case #: CE25-0182](#)

PARKER, WILLIE EST
1917 NW 11TH ST

Attachments: [Case Details CE25-0182](#)

[Case #: CE25-0184](#)

HOLMES, WILLIAM WINDELL EST
1900 BLK NW 11TH ST

Attachments: [Case Details CE25-0184](#)

- 8. Public Comments**
- 9. Staff Comments**
- 10. Board Comments**
- 11. Next Meeting: June 12th, 2025**
- 12. Adjournment**