



Ocala Municipal Code Enforcement Board Agenda - Final Wednesday, September 10, 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.

1. Invocation

- a. Pledge of Allegiance
- b. Roll Call

2. Proof of Publication # 091020251730 Published: August 28th, 2025

3. Approval of Minutes

Attachments: [MCEB 2025-08-14 Minutes FINAL](#)

4. Swear in Officers

5. New Business

[Case No: 2024_11009 Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

WILLIAMS, LAWRENCE

LOCATION: 1329 SW 3RD ST

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [2024_11009](#)

[Case No: 2024_11273 Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

COMPTON, DAVID WAYNE

LOCATION: 2365 NE 18TH AVE

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Attachments: [2024_11273](#)

[Case No: CE25-0261](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
BURTON, LUCINDA
DECKER, PATRICIA
PAULS, MICHAEL

LOCATION: 2822 SE 13TH ST

VIOLATION(S):

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-0261](#)

[Case No: CE25-0455](#) [Officer: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
TARAFA, CARLOS REV TRUST
TARAFA, CARLOS TR

LOCATION: 813 SW 3RD ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-0455](#)

Case No: CE25-0459 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

PIERSON ZIMMERMAN, ASHLEY

LOCATION: 854 NW 6TH AVE

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

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: CE25-0459

Case No: CE25-0577 Officer: STEPHEN KNIGHT

CITY OF OCALA

VS.

OSWALD, RONALD

LOCATION: 3411 NE 12TH ST

VIOLATION(S):

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

Attachments: CE25-0577

Case No: CE25-0685 Officer: STEPHEN KNIGHT

CITY OF OCALA

VS.

ENROTH, SUZANNE M. EST

C/O MARK ENROTH

LOCATION: 1607 NE 3RD ST

VIOLATION(S):

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

Attachments: CE25-0685

[Case No: CE25-0726](#) [Officer: STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

OBROCHTA, SUZANNE M. EST

C/O DOUGLAS A. COHEN ESQ., PER REP

LOCATION:

3626 SE 15TH ST

VIOLATION(S):

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Attachments: [CE25-0726](#)

[Case No: CE25-0738](#) [Officer: STEPHEN KNIGHT](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

STEWART, MICHAEL ANDERSON EST

LOCATION:

1224 NE 10TH AVE

VIOLATION(S):

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

Attachments: [CE25-0738](#)

[Case No: CE25-0883](#) [Officer: JENNIPHER BULLER](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

HOME DREAM VENTURES LLC

LOCATION: 328 SW MARTIN L KING AVE

VIOLATION(S):

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

Attachments: [CE25-0883](#)

6. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

[Case #: 2023_10361 \(LIEN\)](#)

YANG, WEIHUA WADE

1776 NE 17TH ST

Attachments: [Lien Request File](#)

[Case #: 2022_8006](#)

SMART FILL INVESTMENT LLC

1300 BLK NW 14TH ST

Attachments: [09-10-2025 Presentation](#)

[Case #: 2022_8711](#)

CASTELLO SI SANTA LUCIA DEL MELA LLC

2150 NW MARTIN L KING AVE

Attachments: [09-10-2025 Massey Docs](#)
[11-29-2023 Presentation](#)

[Case #: CE25-0325](#)

VERNAM, JEFFERY D. EST

1831 NW 26TH PL

Attachments: [08-14-2025 Presentation](#)
[09-10-2025 Massey Docs](#)

[Case #: CE25-0357](#)

MCCONICO, SCOTTIE SR

467 NW 18TH AVE

Attachments: [08-14-2025 Presentation](#)
 [09-10-2025 Massey Docs](#)

[Case #: CE25-0361](#)

DENHART, WILLIAM B. III

DENHART, HENRI JEAN

800 BLK NE 10TH AVE

Attachments: [08-14-2025 Presentation](#)
 [09-10-2025 Massey Docs](#)

[Case #: CE25-0525](#)

LAU, CAROL EST

2511 NE 20TH AVE

Attachments: [08-14-2025 Presentation](#)
 [09-10-2025 Massey Docs](#)

[Case #: CE25-0605](#)

LYNCH, DOROTHY C.

CLARK, ALLEN TURNER IV

CLARK, ADRIAN

1800 BLK NW 2ND ST

Attachments: [08-14-2025 Presentation](#)
 [09-10-2025 Massey Docs](#)

7. **Public Comments**
8. **Staff Comments**
9. **Board Comments**
10. **Next Meeting: October 9th, 2025**
11. **Adjournment**