



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, January 8, 2026

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
Bruce Gonseth
Michael Kroitor
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 # 010820261730 Published: DECEMBER 26TH, 2025

3. Approval of Minutes

NOVEMBER MINUTES

Attachments: MCEB 2025-11-13 Minutes FINAL

DECEMBER MINUTES

Attachments: MCEB 2025-12-11 Minutes FINAL

4. Swear in Officers

5. New Business

[Case No: CE25-0169](#) [STEPHANI SMITH](#)

**CITY OF OCALA
VS.
COX, CORNELL**

LOCATION: 646 NW 6TH ST

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
SECTION 122-332 PERMITTED USES R-2

Attachments: [CE25-0169](#)

[Case No: CE25-1041](#) [JEFFREY GUILBAULT](#)

**CITY OF OCALA
VS.
CERTAIN LENDING INC**

LOCATION: 1130 NE 10TH ST

VIOLATION(S):

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

Attachments: [CE25-1041](#)

Case No: CE25-1073 STEPHEN KNIGHT

CITY OF OCALA
VS.
HARREL, TEX EST.

LOCATION: 2511 NE 19TH CT

VIOLATION(S):

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

Attachments: [CE25-1073](#)

Case No: CE25-1182 STEPHEN KNIGHT

REPEAT VIOLATOR
CITY OF OCALA
VS.
PATRIOT HOMES LLC

LOCATION: 1545 NE 9TH ST

VIOLATION(S):

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

Attachments: [CE25-1182](#)

Case No: CE25-1204 DALE HOLLINGSWORTH

CITY OF OCALA
VS.
½ PRICE MATTRESS OCALA

LOCATION: 3558 SW COLLEGE RD

VIOLATION(S):

SECTION 110-131 PROHIBITED SIGNS

Attachments: [CE25-1204](#)

[Case #:2024_11694 \(LIEN\)](#)

HESTER, ZACHERY EST
DAVIS, FRANCIS EST
805 NW 14TH AVE

Attachments: [2024_11694 Lien](#)

[Case #:CE24-0042 \(LIEN\)](#)

MONETTE, ALAN
1921 NW 29TH CT

Attachments: [CE24-0042 Lien](#)

[Case #:CE24-0080 \(LIEN\)](#)

JENKINS, MARY L. EST
908 SW 5TH ST

Attachments: [CE24-0080 Lien](#)

[Case #:CE24-0152 \(LIEN\)](#)

S & CA VENTURES LLC
2805 NE 24TH CT

Attachments: [CE24-0152 Lien](#)

[Case #:CE25-0159 \(LIEN\)](#)

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

Attachments: [CE25-0159 Lien](#)

[Case #: CE25-0210 \(LIEN\)](#)

WILLIE THOMAS REALTY LLC
1122 SW 2ND ST

Attachments: [CE25-0210 Lien](#)

[Case #:2022_7785 \(LIEN\)](#)

YOUNG, EARL
YOUNG, GENISE
2367 SW 4TH ST

Attachments: [2022_7785 Lien](#)

[Case #:2023_9555](#)

BAKER CONSTRUCTION & MANAGEMENT LLC
1800 BLK N. MAGNOLIA AVE

Attachments: [01-08-2026 Massey Presentation](#)
[11-13-2025 Initial Presentation](#)

[Case #:CE24-0122](#)

SPEED, SONJA M.
2205 NW 3RD AVE

Attachments: [01-08-2026 Massey Presentation](#)
[11-13-2025 Initial Presentation](#)

[Case #:CE25-0748](#)

CLIFFORD, SCOTT
2350 NE 12TH CT

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-0758](#)

VALLECILLO, OSCAR A.
SANCHEZ, OSCAR O.
700 BLK NW 16TH CT

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-0803](#)

WIRES, ANDREW M.
1300 BLK NW 11TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-0822](#)

AMBER EMPIRE CORP
631 SW 3RD ST

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-0861](#)

INDIA ASSN CULTURAL & EDU CENTER OF N CENTRAL FL INC
2030 NE 36TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
[11-13-2025 Initial Presentation](#)

[Case #:CE25-0903](#)

FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1700 BLK NW 18TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
 [12-11-2025 Initial Presentation](#)

[Case #:CE25-0968](#)

NELSON, WILLIAM CURTIS
2710 NE 15TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
 [11-13-2025 Initial Presentation](#)

[Case #:CE25-0975](#)

JACKSON, EDDIE
JACKSON, CARLOWIA
1945 NW 4TH ST

Attachments: [01-08-2026 Massey Presentation](#)
 [10-09-2025 Initial Presentation](#)
 [12-11-2025 Massey Presentation](#)

[Case #:CE25-1003 \(LIEN\)](#)

RRM HOUSE BUYER LLC
4937 US HIGHWAY 98 NORTH, STE 312

Attachments: [CE25-1003 Lien](#)

Case #:CE25-1031

WASHINGTON, HERMAN R. EST
1335 SW 5TH ST

Attachments: 01-08-2026 Massey Presentation
 12-11-2025 Initial Presentation

[Case #:CE25-1053](#)

WILLIAMS, ISAAC EST
2705 NE 2ND AVE

Attachments: [01-08-2026 Massey Presentation](#)
 [12-11-2025 Initial Presentation](#)

[Case #:CE25-1061](#)

HANSEN, WILLIAM EST

1821 NW 29TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-1066](#)

CHAMBERS, LAJUAN

1626 NE 15TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

[Case #:CE25-1134](#)

PIERSON, ASHLEY

800 BLK NW 6TH AVE

Attachments: [01-08-2026 Massey Presentation](#)
[12-11-2025 Initial Presentation](#)

7. **Public Comments**
8. **Staff Comments**
9. **Board Comments**
10. **Next Meeting: FEBRUARY 12TH, 2026**
11. **Adjournment**