



Ocala Contractors Board of Examiners and Appeals

Agenda - Final

Thursday, July 9, 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

William E. Sexton

Staff

Dale Hollingsworth
Chief Code Official

Jennifer Buller

Supervisor

Yvette Grillo

Code Specialist I
Secretary

Shaneka Greene

Code Specialist I

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 Contractors Board of Examiners and Appeals 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 22-141 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.



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2026-1783

Agenda Item #:

Case No: CON26-0007

Inspector: JEFFREY GUILBAULT

CITY OF OCALA

VS.

ALLEN CURRY PLUMBING

LOCATION:

4306 NW 29TH LN

VIOLATION(S):

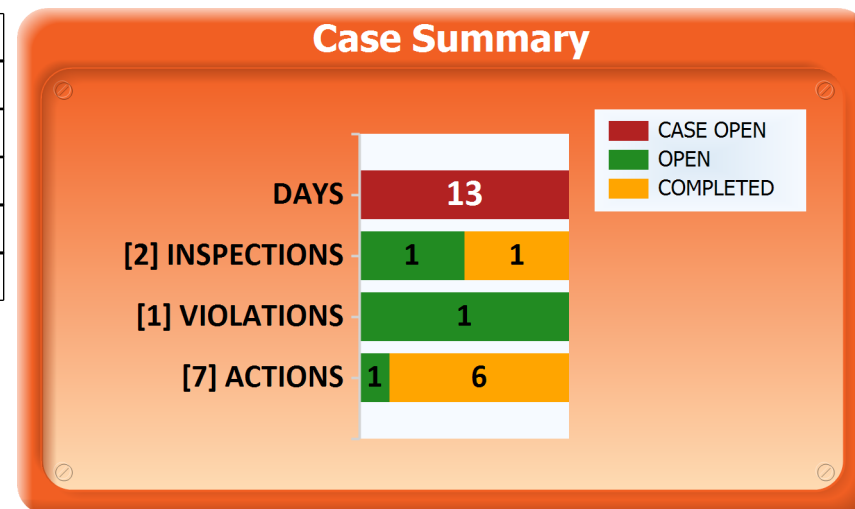
SECTION 22-151 (A)12 PROCEEDING AND/OR COMPLETING ANY CONTRACTING WORK

Ocala Case Details - No Attachments

City of Ocala

Case Number
CON26-0007

Description: ALLAN CURRY PLUMBING NO PERMITS			Status: CONTRACTOR BOARD
Type: CONTRACTORS		Subtype: NO PERMITS	
Opened: 6/24/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/8/2026
Site Address: 4306 NW 29TH LN OCALA, FL 34482			
Site APN: 21532-00-479		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
AGENT	CURRY, JAMES ALLEN JR	22959 NE 125 St Salt Springs, FL 32134			
CONTRACTOR	ALLEN CURRY PLUMBING, LLC	P.O. BOX 1063 OCALA, FL 34478			
OWNER	HOS PROPERTIES LLC	215 ORANGE ST STE 1 AUBURNDALE, FL 33823-3447			
RESPONDENT 1	ALLEN CURRY PLUMBING	643 SW 15TH ST #B OCALA, FL 34474	(352)373-7828		office@allencurryplumbing.com

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$71.91	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$35.67	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$6.48	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
TOTALS:			\$168.54	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 22-151 (A)12 PROCEEDING AND/OR COMPLETING ANY CONTRACTING WORK	JEFFREY GUILBAULT	6/24/2026				for which a permit is required, without properly obtaining all applicable permits or inspections.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	6/24/2026	6/24/2026	COMPLETED		ALLEN CURRY PLUMBING conducted unpermitted work at this property. I verified there is pvc piping being ran above and below ground. I called the applicant on the permit and spoke with him. He informed me that ALLEN CURRY PLUMBING was the one who installed the plumbing. I informed him there is no permits ISSUED for the work that was completed by ALLEN CURRY PLUMBING . I also informed him about permitting issues with his electrical contractor. He informed me he will reach out to them both. Per direction from my management is why a contractor case was created. When i responded to the properties this afternoon. There was a gentleman at the property that spoke little English. I left him my business card and asked him to give it to his boss. Please see photos. NOTICE OF HEARING CREATED AND OFFICE STAFF MAILED NOTICE OUT. SEE ATTACHMENTS INVOICE. I verified that permit PLM26-0212 is not issued, permit is still in plan review the work started and was completed before issuance of the permit
CASE REVIEW	JGB	7/8/2026				

CHRONOLOGY



Case Details - No Attachments

City of Ocala

Case Number
CON26-0007

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JEFFREY GUILBAULT	6/24/2026	6/24/2026	I called and spoke with WAYNE MAZULA he provided me with the contractor who did the work before a permit was issued and provided me with a invoice.
CONTACT	JEFFREY GUILBAULT	6/24/2026	6/24/2026	RECIVIED A PHONE CALL FROM ZACH CURRY, 352.572.2330. He provided me with the permit number PLM26-0212 and he informed me that his guys jumped the gun and were not supposed to start the work. I informed him that the work is nearly completed and that they were made aware in previous conversations with city staff that work should not begin until a permit is issued.
HEARING CONTRACTOR BOARD	SHANEKA GREENE	6/24/2026	6/25/2026	7.9.26 CONTRACOR BOARD
ADMIN POSTING	SHANEKA GREENE	6/25/2026	6/25/2026	NOH CONTRACTORS BOARD
CERTIFIED MAIL	SHANEKA GREENE	6/25/2026	6/25/2026	NOH FOR CONTRATORS BOARD MAILED (3) 9489 0090 0027 6697 0570 64 ALLEN CURRY PLUMBING C/O CURRY JAMES ALLEN JR 643 SW 15TH ST OCALA, FL. 34474 9489 0090 0027 6697 0570 71 ALLEN CURRY PLUMBING CURRY ENTERPRISES INC PO BOX 1063 OCALA FL 34478 9489 0090 0027 6697 0570 88 CURRY JAMES ALLEN 22959 NE 125TH ST FORT MCCOY, FL. 32134

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/2/2026	7/1/2026	Find “ALLEN CURRY PLUMBING” guilty of violating city code sections: 22-151(A)12 PROCEEDING AND/OR COMPLETING ANY CONTRACTING WORK for which a permit is required, without properly obtaining all applicable permits or inspections; and order to: 1.) Pay a fine to the City of Ocala Code Enforcement Division in the amount of \$150.00 per violation for a total of \$150 by 4:00pm on Thursday, August 13th, 2026. 2.) Pay the cost of prosecution to the City of Ocala Code Enforcement Division in the amount of \$168.54 by 4:00pm on Friday, August 14th, 2026. A certified copy of this order imposing a civil penalty may be recorded in the public records and thereafter shall constitute a lien against any real or personal property owned by the violator. After three months from the filing of any such lien which remains unpaid, the contractor's board of examiners and appeals may authorize the city attorney to foreclose on the lien.
HEARING CONTRACTOR BOARD	SHANEKA GREENE	7/9/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

Tangible Personal Property

20040175

[GOOGLE Street View](#)

Prime Key: 3322789

[MAP IT+](#)

Current as of 6/24/2026

[Property Information](#)

ALLEN CURRY PLUMBING
CURRY ENTERPRISES INC
PO BOX 1063
OCALA FL 34478-1063

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 17

Acres: .00

Situs: 643 SW 15TH ST UNIT B OCALA

[2025 Certified Value](#)

Land Just Value	\$0	
Buildings	\$0	
Miscellaneous	\$9,319	
Total Just Value	\$9,319	Ex Codes: 31
Total Assessed Value	\$9,319	
Exemptions	(\$9,319)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$0	\$0	\$9,319	\$9,319	\$9,319	\$9,319	\$0
2024	\$0	\$0	\$14,033	\$14,033	\$14,033	\$14,033	\$0
2023	\$0	\$0	\$16,315	\$16,315	\$16,315	\$16,315	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)

SEC 19 TWP 15 RGE 22
PLUMBING SERVICE
Parent Parcel: 28561-001-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	J
Neighborhood													
Mkt:													

Miscellaneous Improvements							
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued		Date Completed		Description		



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

28561-001-00

[GOOGLE Street View](#)

Prime Key: 1918693

[MAP IT+](#)

Current as of 6/24/2026

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 48

Acres: 1.38

643 SW 15 ST LLC
419 NE 36TH AVE
OCALA FL 34470-1301

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 643 SW 15TH ST OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$303,575	Impact	
Total Assessed Value	\$285,011	Ex Codes:	(\$18,564)
Exemptions	\$0		
Total Taxable	\$285,011		
School Taxable	\$303,575		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$120,416	\$163,088	\$10,917	\$303,575	\$285,011	\$0	\$285,011
2024	\$87,302	\$157,756	\$10,917	\$264,532	\$259,101	\$0	\$259,101
2023	\$87,302	\$165,934	\$10,917	\$252,949	\$235,546	\$0	\$235,546

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6200/1416	04/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$190,000
4971/1315	01/2008	08 CORRECTIVE	0	U	I	\$100
1302/1370	09/1985	07 WARRANTY	0	U	V	\$100
1231/0875	06/1984	07 WARRANTY	0	Q	V	\$36,000

[Property Description](#)

SEC 19 TWP 15 RGE 22
PLAT BOOK W PAGE 089
TOWNSEND INDUSTRIAL PARK
PARCEL 1 & E 30 FT OF PARCEL 2
Parent Parcel: 28561-000-00

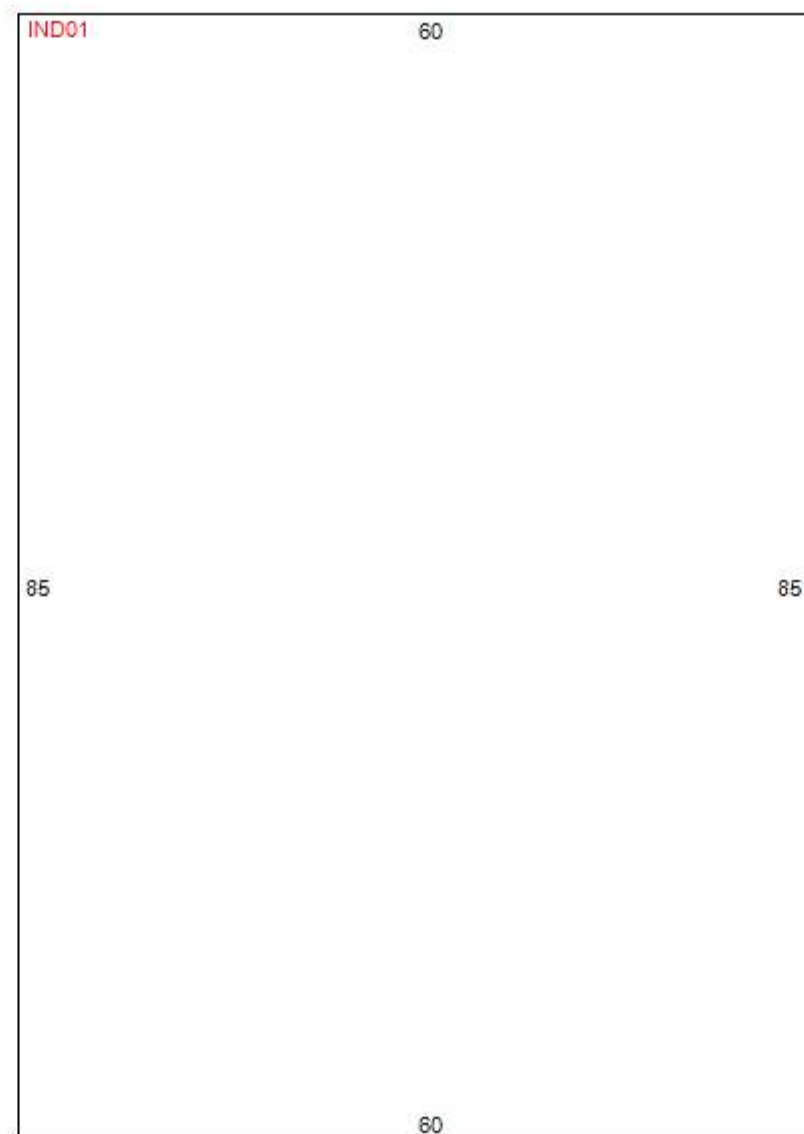
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GISF	4800	256.0	207.0	M2	60,208.00	SF						
Neighborhood 9914												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

IND01=L60D85R60U85.



[Building Characteristics](#)

Structure	1 - WH STL FR
Effective Age	5 - 20-24 YRS
Condition	1
Quality Grade	500 - FAIR
Inspected on	5/7/2020 by 117

Year Built	1985
Physical Deterioration	0%
Obsolescence: Functional	0%
Obsolescence: Locational	0%
Base Perimeter	290

Exterior Wall 18 PREFINISHED MTL

Section Wall HeightStories Year Built Basement % Ground Flr Area Interior Finish						Sprinkler A/C			
1	14.0	1.00	1985	0	5,100	F17 OFFICE	27 %	N	Y
						F48 WAREHOUSE/DISTRIBUTE	39 %	N	N
						F25 SERVICE/NON-VEHICLE	34 %	N	N
Section: 1									
Elevator Shafts: 0			Aprtments: 0		Kitchens: 0		4 Fixture Baths: 0		2 Fixture Baths: 3
Elevator Landings: 0			Escalators: 0		Fireplaces: 0		3 Fixture Baths: 0		Extra Fixtures: 2
Miscellaneous Improvements									
Type			Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT			15,294.00	SF	5	1985	3	0.0	0.0
105 FENCE CHAIN LK			460.00	LF	20	1985	3	0.0	0.0
Appraiser Notes									
FLAG LOT 643A= 1-2FX 2X (448 SF-OFFICE) 643B= VACANT 1-2FX (360 SF-OFFICE)(1740 SF-F25) 643C= VACANT (600 SF-WAREHOUSE) (NO PLUMBING) 643D= OCALA DENTAL LAB 1-2FX (580 SF-OFFICE) SURVEY IN SUB FOLDER									
Planning and Building ** Permit Search **									
Permit Number			Date Issued		Date Completed		Description		
OC01386			8/1/1998		-		CMRA		
OC18457			10/1/1984		-		WAREHOUSE		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ALLEN CURRY PLUMBING, LLC

Filing Information

Document Number	L11000029658
FEI/EIN Number	27-5323991
Date Filed	03/07/2011
Effective Date	03/04/2011
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/25/2020
Event Effective Date	NONE

Principal Address

643 SW 15 Street
Ocala, FL 34478

Changed: 04/25/2019

Mailing Address

P.O. BOX 1063
OCALA, FL 34478

Registered Agent Name & Address

CURRY, JAMES ALLEN JR
22959 NE 125 St
Salt Springs, FL 32134

Address Changed: 05/01/2014

Authorized Person(s) Detail

Name & Address

Title MGR

CURRY, JAMES ALLEN JR.
P.O. BOX 1063
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2017	04/25/2017
2018	04/25/2018
2019	04/25/2019

Document Images

04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/25/2018 -- ANNUAL REPORT	View image in PDF format
04/25/2017 -- ANNUAL REPORT	View image in PDF format
03/27/2016 -- ANNUAL REPORT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/01/2014 -- ANNUAL REPORT	View image in PDF format
04/24/2013 -- ANNUAL REPORT	View image in PDF format
04/30/2012 -- ANNUAL REPORT	View image in PDF format
03/07/2011 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations



CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS
NOTICE OF HEARING / NOTICE TO APPEAR
CASE NUMBER: CON26-0007

I, THE UNDERSIGNED OFFICER, CERTIFY THAT I HAVE REASONABLE CAUSE TO BELIEVE THE BELOW NAMED PERSON, OR ENTITY (COMPANY), HAS COMMITTED A VIOLATION OF THE CITY OF OCALA CODE OF ORDINANCES AS STATED BELOW:

MONTH: 6 DATE: 24 YEAR: 2026 TIME OF VIOLATION: 1420 LOCATION: 4306 NW 29TH LN OCALA, FL

☐ UNLICENSED CONTRACTOR (INDIVIDUAL)

☐ LICENSED CONTRACTOR (INDIVIDUAL)

NAME: _____ DOB: _____ PHONE: _____

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(MAILING ADDRESS)

ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

☐ UNLICENSED CONTRACTOR (COMPANY)

☒ LICENSED CONTRACTOR (COMPANY)

COMPANY: Allen Curry Plumbing AGENT: CURRY, JAMES ALLEN JR.

ADDRESS: 643 SW 15TH ST #B CITY: OCALA STATE: FL ZIP: 34474
(MAILING ADDRESS)

ADDRESS: P.O BOX 1063 CITY: OCALA STATE: FL ZIP: 34478
(IF DIFFERENT FROM MAILING ADDRESS)

VIOLATION(S) / DESCRIPTION:

SECTION 22-151 (A)12 PROCEEDING AND/OR COMPLETING ANY CONTRACTING WORK for which a permit is required, without properly obtaining all applicable permits or inspections.

RANGE OF PENALTIES:

UNLICENSED CONTRACTOR: (1) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(2) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

LICENSED CONTRACTOR: (1) Reprimand the holder of the certificate.

- (2) Suspend any certificate holder who has obtained his certificate of competency from the city of the county, or through reciprocity, from all operations of construction for a period of not less than 30 days and not more than five years.
- (3) Suspend the permitting privileges of a certificate holder who has obtained his certification or registration from the state. The suspension shall remain in effect for a period of not less than 30 days and not more than five years.
- (4) Revoke the certificate of a certificate holder who has obtained his certificate of competency from the city or through reciprocity.
- (5) Revoke the permitting privileges of a certificate holder who has obtained his certification or registration through the state.
- (6) Bar the issuance or renewal of a certificate held by a certificate holder who has obtained his certificate of competency from the city or through reciprocity or bar the renewal of permitting privileges of a certificate holder who has obtained his certification or registration from the state.
- (7) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
- (8) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

NOTE: Both licensed and unlicensed contractors may also be assessed a fee corresponding to the reasonable investigative and legal costs incurred by the city in prosecuting any violation against the person. Each day a willful, knowing violation continues shall constitute a separate offense under the provisions of this section and shall be punishable as such. For purposes of this section, a violation shall be deemed to commence on the date the violation first occurs.

YOU ARE HEARBY NOTIFIED THAT A HEARING WILL BE HELD AS INDICATED BELOW:

HEARING DATE: 07/09/2026 HEARING TIME: 1730

LOCATION: OCALA CITY HALL – COUNCIL CHAMBER / 110 SE WATULA AVENUE (2ND FLOOR) OCALA, FL 34471

* You may contact the undersigned officer or the Secretary of the Contractor's Board of Examiners and Appeals at (352)

629-8309 should you have any questions or concerns regarding this matter

9489 0090 0027 6697 0570 64
9489 0090 0027 6697 0570 71
9489 0090 0027 6697 0570 88

Signature of Recipient

Date / Time

06/24/2026 14:23

Signature of Officer



City of Ocala
Environmental Enforcement
06/24/2026 12:50:02

43012



City of Ocala
Environmental Enforcement
06/24/2026 12:50:19



City of Ocala
Environmental Enforcement
06/24/2026 12:50:25



City of Ocala
Environmental Enforcement
06/24/2026 12:50:38



City of Ocala
Environmental Enforcement
06/24/2026 12:50:44



City of Ocala
Environmental Enforcement
06/24/2026 12:50:53



City of Ocala
Environmental Enforcement
06/24/2026 12:51:11