



Ocala Municipal Code Enforcement Board Agenda - Final

Thursday, August 13, 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
Charles Hannah, Alternate

Board Attorney

William Sexton

Staff

Jennipher Buller
Chief Code Official

Shaneka Greene

Code Specialist

Liana Lucas

Code 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. **Published: August 3, 2026**
3. **Approval of Minutes**
4. **Swear in Officers**
5. **New Business**

[Case No: CE25-0213](#) [Inspector: OSIAS FERRERIA](#)

CITY OF OCALA

VS.

SILVER RIVER REAL ESTATE GROUP LLC

LOCATION: 35 SE 1ST AVE

VIOLATION(S):

SEC. 122-969 SIGNAGE

[Case No: CE26-0099](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

MAGNOLIA OCALA PLAZA LP

LOCATION: 2602 SW 19TH AVE RD

VIOLATION(S):

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

[Case No: CE26-0181](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA

VS.

JACKSON JOE VADRICK

JACKSON JOSEPH J III

LOCATION: 1827 SW 3RD ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE26-0205](#) [Inspector: JEFFREY GUILBAULT](#)

CITY OF OCALA

VS.

FUSTER CARLOS A

DELGADO OMayra RIVERA

LOCATION:

4504 SE 13TH ST

VIOLATION(S):

Section 82-181. - Definition.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

[Case No: CE26-0287](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA

VS.

RODGERS JAMIE

LOCATION:

1315 SW 4TH ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE26-0385](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

HILL TAMIKA

LOCATION:

2509 NE 2ND AVE

VIOLATION(S):

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE
CONTAINERS

[Case No: CE26-0440](#) [Inspector: LIVIU EAGLEN](#)

CITY OF OCALA
VS.
DALO PROPERTIES LLC

LOCATION: 3900 NW BLITCHTON RD

VIOLATION(S):

SECTION 122-212 SITE PLAN APPROVAL REQUIRED
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

[Case No: CE26-0509](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
PULLINGS DEBRA L

LOCATION: 43 SW 21ST AVE

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: CE26-0541](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
C L D PROPERTIES LTD

LOCATION: 1010 SW 1ST AVE

VIOLATION(S):

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

[Case No: CE26-0560](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
REYNOLDS KENESHA L

LOCATION: 2850 SE 8TH ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: CE26-0562](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
MERAKI PROPERTIES LLC

LOCATION: 920 N PINE AVE

VIOLATION(S):

SECTION 34-146 VACANT COMMERCIAL STRUCTURES
SECTION 110-131 PROHIBITED SIGNS
SECTION 110-31 REMOVAL OF PROHIBITED OR ABANDONED SIGNS

[Case No: CE26-0567](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
DANDRIDGE BRIAN L
DANDRIDGE SARA L

LOCATION: 1166 SE 44TH AVE

VIOLATION(S):

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE
CONTAINERS

[Case No: CE26-0579](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
KHAN FEROZ
KHAN MAHARANIE

LOCATION: 1900 BLK SW FORT KING ST

VIOLATION(S):

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

[Case No: CE26-0595](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
KANE TAMMY

LOCATION: 3726 SE 3RD ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 34-98 MISCELLANEOUS NUISANCES
SECTION 34-32 WATER COLLECTIONS

[Case No: CE26-0620](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
EPPS HERMAN EST

LOCATION: 715 SW 21ST AVE

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

[Case No: CE26-0623](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
JCM 317A LLC

LOCATION: 617 SE 35TH AVE

VIOLATION(S):

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

[Case No: CE26-0633](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA
VS.
EMMA VI LLC

LOCATION: 4901 E SILVER SPRINGS BLVD UNIT 900

VIOLATION(S):

Section 110-133. - General construction and maintenance standards.
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

[Case No: CE26-0654](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
ROCHE PATRICIA

LOCATION: 1617 NW 32ND AVE

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 34-98 MISCELLANEOUS NUISANCES

[Case No: CE26-0704](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA
VS.
SPATA MATTHEW JAMES
SIYUFY LYDIA ANNE

LOCATION: 901 NE 23RD AVE

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE26-0720](#) [Inspector: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
TULSI NEEL LLC

LOCATION: 2829 E SILVER SPRINGS BLVD

VIOLATION(S):

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

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

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE26-0734](#) [Inspector: LIVIU EAGLEN](#)

CITY OF OCALA
VS.
WILLIAMS ANDREW EST
WILLIAMS BENITA EST

LOCATION: 2229 NW 29TH RD

VIOLATION(S):

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

[Case No: CE26-0787](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
SINGH & SONS PROPERTIES LLC

LOCATION: 36 S MAGNOLIA AVE

VIOLATION(S):

Section 82-181. - Definition.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

SECTION 122-51 BUILDING PERMIT REQUIRED

[Case No: CE26-0789](#) [Inspector: LIVIU EAGLEN](#)

CITY OF OCALA
VS.
CRAWFORD JAMES JR

LOCATION: 3004 NW 17TH 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.

[Case No: ENV26-0088](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
CSX TRANSPORTATION INC

LOCATION: NW 14TH RD & NW 14TH AVE

VIOLATION(S):

SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED
SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED

[Case No: ENV26-0089](#) [Inspector: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
CSX TRANSPORTATION

LOCATION: 1017 N MAGNOLIA AVE

VIOLATION(S):

SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED
SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED

[Case No: ENV26-0090](#) [Inspector: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
CSX TRANSPORTATION INC

LOCATION: 1140 NW 1ST AVE

VIOLATION(S):
SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED
SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED

[Case No: ENV26-0092](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
CSX TRANSPORTATION INC

LOCATION: NW 6TH TER AT N PINE OVERPASS

VIOLATION(S):
SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED
SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED

[Case No: ENV26-0148](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
WALTON COLIN R ET AL
WALTON ARLETHA C
C/O CEBRENA POITIER

LOCATION: 2019 NW 7TH ST

VIOLATION(S):
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

[Case No: ENV26-0205](#) [Inspector: JEFFREY GUILBAULT](#)

CITY OF OCALA
VS.
WRA
SECOND NINE PARTNERS LLC

LOCATION: 4600 BLK OF NW BLITCHTON RD

VIOLATION(S):

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

[Case No: ENV26-0211](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
FCPT HOLDINGS LLC
C/O RYAN LLC-PTS

LOCATION: 3015 SW 32ND AVE

VIOLATION(S):

SECTION 34-98 MISCELLANEOUS NUISANCES

[Case No: ENV26-0217](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
815 S PINE AVENUE LLC

LOCATION: 815 S PINE AVE

VIOLATION(S):

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

[Case No: ENV26-0220](#) [Inspector: ROBERT MOORE](#)

[CITY OF OCALA](#)
[VS.](#)
[MDC COASTAL 1 LLC](#)

[LOCATION:](#) [3209 SW COLLEGE RD](#)

VIOLATION(S):

[SECTION 118-71 TREE REMOVAL PERMIT REQUIRED](#)

[Case #: CE25-0422 \(SM\)](#)

MAGNOLIA TRACE LLC
2950 NE 14TH ST OCALA, FL

[Case #: CE26-0002 \(SM\)](#)

YARLOTT ADAM
4235 SE 17TH LN OCALA, FL.

[Case #: CE26-0031 \(JB\)](#)

WILLIAMS RODERICK
1926 NW 12TH ST OCALA, FL.

[Case #: CE26-0228 \(SK\)](#)

HALE ROBERT J
1210 NE 24TH ST OCALA, FL.

[Case #: CE26-0355 \(OF\)](#)

CRUST CHRISTOPHER BYRON
615 SW 3RD ST OCALA, FL.

[Case #: CE26-0359 \(SK\)](#)

U HAUL CO OF FLORIDA 905 LLC
1011 N PINE AVE OCALA, FL.

[Case #: CE26-0373 \(SS\)](#)

FOSTER CARLDRAE CHRISTOPHER
1900 BLK OF SW 2ND ST OCALA, FL.

[Case #: CE26-0407 \(SK\)](#)

WWB RENTALS LLC
819 NE 41ST AVE OCALA, FL.

[Case #: CE26-0452 \(OF\)](#)

ARMON JOAN
1641 SW FORT KING ST OCALA, FL.

[Case #: CE26-0496 \(SK\)](#)

SALOM ORLANDO
24 NW 6TH TER OCALA, FL.

[Case #: CE26-0556 \(OF\)](#)

MORNING DEW ESTATE LLC
521 NW 19TH AVE OCALA, FL.

[Case #: CE26-0568 \(OF\)](#)

MORNING DEW ESTATE LLC
533 NW 19TH AVE OCALA, FL.

[Case #: CE26-0570 \(OF\)](#)

MORNING DEW ESTATE LLC
531 NW 19TH AVE OCALA, FL.

[Case #: CE26-0571 \(OF\)](#)

MORNING DEW ESTATE LLC
535 NW 19TH AVE OCALA, FL.

[Case #: ENV26-0081 \(JG\)](#)

B & K NATIONWIDE ENTERPRISES INC
59 NW 21ST PL OCALA, FL.

[Case #: ENV26-0144 \(JG\)](#)

59 NW 21ST LLC
67 NW 21ST PL OCALA, FL.

[Case #: ENV26-0158 \(RM\)](#)

VIMALGIRI INVESTMENTS LLC
900 BLK OF NE 2ND ST OCALA, FL.

[Case #: ENV26-0221 \(JG\)](#)

JONES BENJAMIN J
1321 NW 7TH ST OCALA, FL.

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