



Ocala Municipal Code Enforcement Board 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
Charles Hannah, Alternate

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. Published: July 1, 2026

3. Approval of Minutes June 11, 2026

4. Swear in Officers

5. New Business

Case No: 2023_9225 Inspector: STEPHANI SMITH

**CITY OF OCALA
VS.
MALAK LLC**

LOCATION: 1650 NW 7TH ST

VIOLATION(S):

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

Attachments: 2023_9225

[Case No: CE26-0062](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA
VS.
S4 PROPERTIES LLC**

LOCATION: 2240 N PINE AVE

VIOLATION(S):

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

Attachments: [CE26-0062](#)

Case No: CE26-0139 Inspector: OSIAS FERREIRA

CITY OF OCALA

VS.

WASTE PRO OCALA MRF LLC

LOCATION: 3621 NW 10TH ST

VIOLATION(S):

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

Attachments: CE26-0139

Case No: CE26-0261 Inspector: OSIAS FERREIRA

CITY OF OCALA

VS.

LHL COMPANY LLC

LOCATION: 2806 W SILVER SPRINGS BLVD

VIOLATION(S):

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

Attachments: CE26-0261

Case No: CE26-0342 Inspector: STEPHANI SMITH

CITY OF OCALA

VS.

BLANCHETTE ALEXANDER HUNTER

DEJESUS ORLANDO

LOCATION: 3111 NW 21ST ST

VIOLATION(S):

SECTION 122-332 PERMITTED USES R-2
SECTION 98-33 OCCUPATION FOR LIVING PURPOSES

Attachments: CE26-0342

Case No: CE26-0400 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
RUSHING INEZ EST

LOCATION: 2021 NW 1ST ST

VIOLATION(S):

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

Attachments: [CE26-0400](#)

Case No: CE26-0409 Inspector: STEPHANI SMITH

CITY OF OCALA
VS.
DERRAS AMELITO

LOCATION: 2108 SW 6TH ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

Attachments: [CE26-0409](#)

Case No: CE26-0465 Inspector: LIVIU EAGLEN

CITY OF OCALA
VS.
LAMITINA THOMAS

LOCATION: 20TH BLK OF NW 6TH TER

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS
SECTION 122-352 PERMITTED USES R-3

Attachments: [CE26-0465](#)

Case No: CE26-0468 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
WALKER TANEISHA

LOCATION: 17 NW 6TH TER

VIOLATION(S):

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

Attachments: CE26-0468

Case No: CE26-0624 Inspector: STEPHENI SMITH

REPEAT VIOLATOR
CITY OF OCALA
VS.
MCGROGAN ROBERT M

LOCATION: 3508 SE 6TH ST

VIOLATION(S):

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

Attachments: CE26-0624- Repeat Violator

Case No: ENV26-0150 Inspector: JEFFREY GUILBAULT

CITY OF OCALA
VS.
2225 REAL ESTATE LLC

LOCATION: 2221 SE 3RD AVE

VIOLATION(S):

SEC. 122-522. - PERMITTED PRINCIPAL USES O-1
SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: ENV26-0150

[Case #: CE25-1101 \(DH\)](#)

PRIEST FAMILY TRUST

4841 S PINE AVE OCALA, FL.

Attachments: [05-14-2026 Massey information](#)
 [07-09-2026 Massey information](#)

[Case #: CE26-0137 \(JB\)](#)

SERRANO LISA

2613 NE 19TH AVE OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey presentation](#)

[Case #: CE26-0150 \(JB\)](#)

ACOSTA KATHERINE

1715 SW 3RD ST OCALA, FL.

Attachments: [05-14-2026 Massey information](#)
 [07-09-2026 Massey information](#)

[Case #: CE26-0175 \(RM\)](#)

MERKISON EVA L EST AL

429 SW 3RD ST OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey information](#)

[Case #: CE26-0293 \(SS\)](#)

DUNBAR JOHN L JR

3206 SE 6TH ST OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey information](#)

[Case #: CE26-0304 \(SK\)](#)

POWERIN 3 PROPERTIES LLC

3108 NW 16TH PL OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey information](#)

[Case #: CE26-0318 \(OF\)](#)

MCALLISTER GEORGE J II

2505 NW OLD BLITCHTON RD OCALA, FL.

Attachments: [04-09-2026 Initial presentation](#)
 [07-09-2026 Massey information](#)

[Case #: ENV26-0176 \(RM\)](#)

MARION COUNTY JCB HOLDINGS LLC
1700 BLK OF NW 1ST ST OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey information](#)

[Case #: ENV26-0204 \(RM\)](#)

RAIFORD ALENE EST
1114 SW FORT KING ST OCALA, FL.

Attachments: [05-14-2026 Initial presentation](#)
 [07-09-2026 Massey presentation](#)

- 8. Public Comments**
- 9. Staff Comments**
- 10. Board Comments**
- 11. Next Meeting: August 13, 2026**
- 12. Adjournment**