



# Ocala Municipal Code Enforcement Board Agenda - Final Thursday, June 11, 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. **Published: JUNE 1, 2026**
3. **Approval of Minutes May 14, 2026**
4. **Swear in Officers**
5. **New Business**

[Case No: CE24-0124](#) [Inspector: JEFFREY GUILBAULT](#)

**CITY OF OCALA  
VS.  
SMITH TONI**

**LOCATION:** 1018 NE 45TH AVE

**VIOLATION(S):**  
SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [CE24-0124](#)

[Case No: CE25-0328](#) [Inspector: STEPHANI SMITH](#)

**CITY OF OCALA  
VS.  
MACDOUGALL JOHN R**

**LOCATION:** 735 NE 25TH AVE

**VIOLATION(S):**  
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS  
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

**Attachments:** [CE25-0328](#)

[Case No: CE25-0422](#) [Inspector: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**MAGNOLIA TRACE LLC**

**LOCATION:** 2950 NE 14TH ST

**VIOLATION(S):**  
SECTION 122-51 BUILDING PERMIT REQUIRED  
SECTION 122-212 SITE PLAN APPROVAL REQUIRED

**Attachments:** [CE25-0422](#)

[Case No: CE25-0749](#) [Inspector: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**MAXWELL ROBERT**  
**MAXWELL EVELLA**

**LOCATION:** 700 BLK OF NW 13TH AVE

**VIOLATION(S):**  
SECTION 122-332 PERMITTED USES R-2

**Attachments:** [CE25-0749](#)

[Case No: CE26-0002](#) [Inspector: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**YARLOTT ADAM**

**LOCATION:** 4235 SE 17TH LN

**VIOLATION(S):**  
SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [CE26-0002](#)

Case No: CE26-0228 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**  
**VS.**  
**HALE ROBERT J**

**LOCATION:** 1201 NE 24TH ST

**VIOLATION(S):**

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

**Attachments:** [CE26-0228](#)

Case No: CE26-0355 Inspector: OSIAS FERREIRA

**CITY OF OCALA**  
**VS.**  
**CRUST CHRISTOPHER BYRON**

**LOCATION:** 615 SW 3RD ST

**VIOLATION(S):**

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

**Attachments:** [CE26-0355](#)

Case No: CE26-0359 Inspector: STEPHEN KNIGHT

**CITY OF OCALA**  
**VS.**  
**U HAUL CO OF FLORIDA 905 LLC**  
**C/O JEAN COVINGTON REAL EST**

**LOCATION:** 1011 N PINE AVE

**VIOLATION(S):**

SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [CE26-0359](#)

[Case No: CE26-0373](#) [Inspector: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**FOSTER CARLDRAE CHRISTOPHER**  
**SMTH RUTHIE EST**

**LOCATION:** 1900 BLK OF SW 2ND ST

**VIOLATION(S):**  
SECTION 122-312 PERMITTED USES R-1

**Attachments:** [CE26-0373](#)

[Case No: CE26-0407](#) [Inspector: STEPHEN KNIGHT](#)

**CITY OF OCALA**  
**VS.**  
**WWB RENTALS LLC**

**LOCATION:** 819 NE 41ST AVE

**VIOLATION(S):**  
SECTION 34-98 MISCELLANEOUS NUISANCES  
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE  
CONTAINERS  
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

**Attachments:** [CE26-0407](#)

[Case No: CE26-0456](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**WASHINGTON HERMAN R EST**  
**THE ARK HEALTHCARE MGMT GROUP LLC**  
**JACOBS LOUIS B**  
**GREEN MARSHA LYNN**  
**COLDING JACQUELINE EST**

**LOCATION:** 2004 W SILVER SPRINGS BLVD

**VIOLATION(S):**  
SECTION 34-146 VACANT COMMERCIAL STRUCTURES  
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time  
limits.

**Attachments:** [CE26-0456](#)

[Case No: CE26-0556](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**MORNING DEW ESTATE LLC**

**LOCATION:** 521 NW 19TH AVE

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED  
SECTION 122-51 BUILDING PERMIT REQUIRED  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER  
SECTION 34-98 MISCELLANEOUS NUISANCES

**Attachments:** [CE26-0556](#)

[Case No: CE26-0568](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**MORNING DEW ESTATE LLC**

**LOCATION:** 533 NW 19TH AVE

**VIOLATION(S):**

SECTION 122-51 BUILDING PERMIT REQUIRED  
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time  
limits.

**Attachments:** [CE26-0568](#)

[Case No: CE26-0570](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**MORNING DEW ESTATE LLC**

**LOCATION:** 531 NW 19TH AVE

**VIOLATION(S):**

SECTION 34-98 MISCELLANEOUS NUISANCES  
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE26-0570](#)

[Case No: CE26-0571](#) [Inspector: OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**MORNING DEW ESTATE LLC**

**LOCATION:** 535 NW 19TH AVE

**VIOLATION(S):**  
SECTION 34-98 MISCELLANEOUS NUISANCES  
SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE26-0571](#)

[Case No: ENV26-0081](#) [Inspector: JEFFREY GUILBAULT](#)

**CITY OF OCALA**  
**VS.**  
**59 NW 21ST LLC**

**LOCATION:** 59 NW 21ST PL

**VIOLATION(S):**  
Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER  
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS  
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time  
limits.

**Attachments:** [ENV26-0081](#)

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

**CITY OF OCALA**  
**VS.**  
**CSX TRANSPORATION INC**

**LOCATION:** NW 14TH RD & NW 14TH AVE

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

**Attachments:** [ENV26-0088](#)







[Case #: CE25-0514 \(OF\)](#)

**ROC HOLDINGS OF OCALA LLC**

1015 SE 17TH ST OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE25-0611 \(OF\)](#)

**WEST SILVER SPRINGS PROPERTY LLC**

2700 W SILVER SPRINGS BLVD OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE25-0791 \(SS\)](#)

**FORMULASALES LLC**

3820 SW 29TH PL OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE25-0929 \(OF\)](#)

**COLLEGE PARK PLAZA LLC**

3131 SW COLLEGE RD UNIT 207 OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE25-1006 \(SK\)](#)

**KING FAMILY PROPERTIES LLC**

2110 SW 5TH ST OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE25-1039 \(JG\)](#)

**HAKIM MOHAMED HADEED EST**

1114 NE 10TH ST OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Masey informatuion](#)

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

**WILLIAMS RODERICK**

1926 NW 12TH ST OCALA, FL.

**Attachments:** [06-11-2026 Massey informatiuon](#)

[Case #: CE26-0036 \(JB\)](#)

**CADET RAYMOND**

1900 BLK OF NW 11TH ST OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0138 \(JB\)](#)

**CUMMINGS GEORGE GERALD**

2605 NE 19TH AVE OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0168 \(SK\)](#)

**KELLY REBECCA**

570 NE 21ST TER OCALA, FL.

**Attachments:** [04-09-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0211 \(SS\)](#)

**1215 SW 3RD LAND TRUST, PARTNERS TEAM ONE TR**

1215 SW 3RD ST UNIT B OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0230 \(SK\)](#)

**BROXTON EUGENE EST**

432 NW 9TH AVE OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0240 \(JB\)](#)

**KESSEL ROBERTA S**

1129 NE 9TH AVE OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0243 \(JB\)](#)

**FUCE OLLIE EST**

1656 SW 3RD ST OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0274 \(SK\)](#)

**LUNAR INVESTMENTS FL LLC**  
1002 W SILVER SPRINGS PL OCLA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: CE26-0375 \(OF\)](#)

**WILLIAMS ELVIRA EST**  
522 SW 15TH AVE OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

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

**SALOM ORLANDO**  
24 NW 6TH TER OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey presentation](#)

[Case #: ENV26-0057 \(JG\)](#)

**WRA EASY STREET BUSINESS CENTRE POA INC**  
2000 BLK OF SW 19TH AVE OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: ENV26-0087 \(RM\)](#)

**JEAN BAPTISTE DUGAS**  
600 BLK OF NW 6TH ST OCALA, FL

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

[Case #: ENV26-0106 \(JG\)](#)

**NELSON WILLIAM CURTIS C/O PHYLLIS MORRIS**  
2710 NE 15TH AVE OCALA, FL.

**Attachments:** [04-29-2026 Initial presentation](#)  
[06-11-2026 Massey information](#)

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