



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, February 12, 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 # 021220261730 Published: FEBRUARY 3RD, 2026

3. Approval of Minutes

JANUARY 2026 MINUTES

Attachments: MCEB 2026-1-8 Minutes FINAL

4. Swear in Officers

5. New Business

Case No: CE25-0856 STEPHANI SMITH

CITY OF OCALA

VS.

VILLANUEVA, RUBEN

LOCATION:

2750 NW MARTIN L KING AVE

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: CE25-0856

Case No: CE25-1147 STEPHANI SMITH

CITY OF OCALA

VS.

PAPOU LLC

LOCATION:

807 SE 34TH AVE

VIOLATION(S):

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS

SECTION 82-512 POOL BARRIER REQUIRED

SECTION 82-513 POOL BARRIER SPECIFICATIONS

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS
SWIMMING POOLS AND SPAS

Attachments: CE25-1147

Case No: CE25-1148 JEFFREY GUILBAULT

CITY OF OCALA

VS.

BRASWELL, JACK P. EST

LOCATION: 2242 NE 3RD ST

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: CE25-1148

Case No: CE25-1238 STEPHEN KNIGHT

CITY OF OCALA

VS.

SMITH, RICHARD L.

LOCATION: 1933 NW 4TH ST

VIOLATION(S):

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

Attachments: CE25-1238

Case No: CE25-1302 JENNIPHER BULLER

CITY OF OCALA

VS.

NIELLY, ELLEN T. EST

LOCATION: 1676 SW 5TH PL

VIOLATION(S):

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

Attachments: CE25-1302

Case No: CE26-0006 [STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

VERNAM, JEFFERY D. EST

LOCATION: 1831 NW 26TH PL

VIOLATION(S):

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

Attachments: [CE26-0006](#)

Case No: CE26-0012 [STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

JONES, WILLIAM H. EST

LOCATION: 2709 NE 12TH CT

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

Attachments: [CE26-0012](#)

Case No: CE26-0031 JENNIPHER BULLER

CITY OF OCALA

VS.

WILLIAMS, RODERICK

BRIGHAM, SENTH

REYNOLDS, RUBY

LOCATION:

1926 NW 12TH ST

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

Attachments: CE26-0031

Case No: CE26-0061 ROBERT MOORE

CITY OF OCALA

VS.

CUMMINGS, GEORGE GERALD

LOCATION:

2605 NE 19TH AVE

VIOLATION(S):

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

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Attachments: CE26-0061

6. Request for Petition

Case No: CE25-0803 Officer: STEPHANI SMITH

CITY OF OCALA
VS.
BROWN, RIKKERIA
FLETCHER, GRADY

LOCATION: 1300 BLK NW 11TH AVE

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY
SECTION 122-312 PERMITTED USES R-1

Attachments: CE25-0803

7. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

Case #: 2023_9930

PATEL, HEMA
1307 NW 12TH ST

Attachments: 02-12-2026 Massey Presentation
10-09-2025 Initial Presentation
12-11-2025 Massey Presentation

Case #: 2024_11733 (LIEN)

BIEN AIME, RITHA
1332 NW 9TH AVE

Attachments: 2024_11733 Lien

Case #: CE25-0083 (LIEN)

LAND TRUST NO 217S
217 SW 13TH AVE

Attachments: CE25-0083 Lien

Case #: CE25-0169

COX, CORNELL
646 NW 6TH ST

Attachments: 01-08-2026 Initial presentation
02-12-2026 Massey Presentation

[Case #: CE25-0182 \(LIEN\)](#)

PARKER, WILLIE EST
1917 NW 11TH ST

Attachments: [CE25-0182 Lien](#)

[Case #: CE25-0184 \(LIEN\)](#)

HOLMES, WILLIAM WINDELL EST
1900 BLK NW 11TH ST

Attachments: [CE25-0184 Lien](#)

[Case #: CE25-0280](#)

GASKIN, LEONARDO JR
1255 NW 23RD AVE

Attachments: [02-12-2025 Massey presentation](#)
[CE25-0280 initial presentation](#)

[Case #: CE25-0325 \(LIEN\)](#)

VERNAM, JEFFERY D. EST
1831 NW 26TH PL

Attachments: [CE25-0325 Lien](#)

[Case #: CE25-0525 \(LIEN\)](#)

LAU, CAROL EST
2511 NE 20TH AVE

Attachments: [CE25-0525 Lien](#)

[Case #: CE25-0605 \(LIEN\)](#)

LYNCH, DOROTHY C.
1800 BLK NW 2ND ST

Attachments: [CE25-0605 Lien](#)

[Case #: CE25-0685 \(LIEN\)](#)

ENROTH, SUZANNE EST
1607 NE 3RD ST

Attachments: [CE25-0685 Lien](#)

[Case #: CE25-0738 \(LIEN\)](#)

STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE

Attachments: [CE25-0738 Lien](#)

[Case #: CE25-0760](#)

OCALA NORTH PROPERTY LLC

3435 N PINE AVE

Attachments: [02-12-2026 Massey presentation](#)
 [12-11-2025 Initial presentation](#)

[Case #: CE25-0767](#)

SNIDER, KEVIN

3104 NW 16TH PL

Attachments: [02-12-2026 Massey presentation](#)
 [12-11-2025 Initial presentation](#)

[Case #: CE25-0883 \(LIEN\)](#)

HOME DREAM VENTURES LLC

328 SW MARTIN L KING AVE

Attachments: [CE25-0883 Lien](#)

[Case #: CE25-1063](#)

MAXWELL, CATHERINE EST

837 NW 4TH AVE

Attachments: [02-12-2026 Massey presentation](#)
 [12-11-2025 Initial presentation](#)

[Case #: CE25-1073](#)

HARRELL, TEX EST

2511 NE 19TH CT

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presentation](#)

[Case #: CE25-1182](#)

PATRIOT HOMES LLC

1545 NE 9TH ST

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presentation](#)

[Case #: ENV25-0226](#)

BERKSHIRE OAKS OCALA LLC

3900 BLK SW COLLEGE RD, DRA

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presentation](#)

[Case #: ENV25-0231](#)

GP PORTFOLIO LANDLORD 2 LLC

910 NW 10TH ST

Attachments: [11-13-2025 Initial Presentation](#)
 [12-11-2025 Massey Presentation](#)

[Case #: ENV25-0275](#)

COE, BURNEY ET A

2242 NW OLD BLITCHTON RD

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presntation](#)

[Case #: ENV25-0282](#)

ALEXANDER TONEY

820 NW 22ND CT

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presentation](#)

[Case #: ENV25-0293](#)

ASL HOLDINGS LLC

3501 N PINE AVE

Attachments: [01-08-2026 Initial presentation](#)
 [02-12-2026 Massey presentation](#)

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