



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, March 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

Jennipher 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 #031220261730 Published: FEBRUARY 25TH, 2026

3. Approval of Minutes

January Minutes

Attachments: SM January 28 2026 Minutes Final

February Minutes

Attachments: MCEB 2026-2-12 Minutes FINAL

4. Swear in Officers

5. New Business

[Case No: CE25-0133](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA

VS.

NE JAX ROAD INVESTMENTS LLC

LOCATION: 2507 NE JACKSONVILLE RD

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 110-131 PROHIBITED SIGNS

Attachments: [CE25-0133](#)

[Case No: CE25-0696](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
HANUMANT FIVE LLC

LOCATION: 5801 W HWY 40, UNIT 2

VIOLATION(S):
SECTION 62-62 TAX CERTIFICATE REQUIRED

SECTION 122-583 PERMITTED USES B-1

Attachments: [CE25-0696](#)

[Case No: CE25-0840](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
GITSIT REAL PROPERTY BBPLC1 LLC

LOCATION: 705 SW 12TH AVE

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: [CE25-0840](#)

Case No: CE25-1237 Inspector: CHARLES HANNAH

CITY OF OCALA
VS.
DRAW ALL MEN MINISTRY INC

LOCATION: 1919 SW 27TH AVE

VIOLATION(S):
SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: [CE25-1237](#)

Case No: CE25-1296 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
WILLIAMS, IDA EST
WILLIAMS, LARRY EST

LOCATION: 525 NW 1ST ST

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

Attachments: [CE25-1296](#)

Case No: CE25-1297 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
JEAN, RICHARD O.

LOCATION: 605 NW 1ST ST

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

Attachments: [CE25-1297](#)

Case No: CE25-1299 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
WILLIAMS, LARRY EST
WILLIAMS, JORDAN P

LOCATION: 520 NW 2ND ST

VIOLATION(S):

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

Attachments: [CE25-1299](#)

Case No: CE25-1300 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
VALVERDE, EMMANUEL

LOCATION: 576 NW 2ND ST

VIOLATION(S):

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

Attachments: [CE25-1300](#)

Case No: CE26-0001 Inspector: ROBERT MOORE

CITY OF OCALA
VS.
RAMDOOLAR, CHRISTINA

LOCATION: 918 SW 2ND ST

VIOLATION(S):

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

Attachments: [CE26-0001](#)

[Case No: CE26-0017](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA
VS.
TUCKER, ROSETTA EST
GARDNER, DELORES NICHOLS

LOCATION: 2062 NW 1ST ST

VIOLATION(S):

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

Attachments: [CE26-0017](#)

[Case No: CE26-0050](#) [Supervisor: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
MARTELL, JACK

LOCATION: 1610 NE 14TH AVE

VIOLATION(S):

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

Attachments: [CE26-0050](#)

[Case No: CE26-0080](#) [Inspector: STEPHANI SMITH](#)

REPEAT VIOLATOR

**CITY OF OCALA
VS.
SLSM INCORPORATION INC**

LOCATION: 206 SW 13TH AVE

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

Attachments: [CE26-0080](#)

[Case No: CE25-0081](#) [Inspector: STEPHANI SMITH](#)

REPEAT VIOLATOR

**CITY OF OCALA
VS.
SLSM INCORPORATION INC**

LOCATION: 200 BLK SW 13TH AVE

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

Attachments: [CE26-0081](#)

Case No: CE26-0093 Inspector: STEPHANI SMITH

REPEAT VIOLATOR
CITY OF OCALA
VS.
SLSM INCORPORATION INC

LOCATION: 1300 BLK SW 3RD ST

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

Attachments: [CE26-0093](#)

Case No: CE26-0123 Inspector: STEPHANI SMITH

CITY OF OCALA
VS.
GARTON DANDREA, JUDY MARY

LOCATION: 3419 SE 5TH PL

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

Attachments: [CE26-0123](#)

Case No: CE26-0150 Supervisor: JENNIPHER BULLER

CITY OF OCALA
VS.
ACOSTA, KATHERINE

LOCATION: 1715 SW 3RD ST

VIOLATION(S):
SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;
ABATEMENT REQUIRED; TIME LIMITS

Attachments: [CE26-0150](#)

[Case #: 2024_11159 \(LIEN\)](#)

SAMUEL, BERTHENIA
1628 SW 2ND ST

Attachments: [2024_11159 Lien](#)

[Case #: CE24-0076 \(LIEN\)](#)

BEUSCHLEIN, DIANE M.
715 NE 2ND ST

Attachments: [CE24-0076 Lien](#)

[Case #: CE25-0476 \(LIEN\)](#)

GASTON, EDDIE C. EST
304 NW 21ST AVE

Attachments: [CE25-0476 Lien](#)

[Case #: CE25-0822 \(LIEN\)](#)

AMBER EMPIRE CORP.
631 SW 3RD ST

Attachments: [CE25-0822 Lien](#)

[Case #: CE25-0357 \(LIEN\)](#)

MCCONICO, SCOTTIE SR
467 NW 18TH AVE

Attachments: [CE25-0357 Lien](#)

[Case #: CE25-0460 \(LIEN\)](#)

BROWN, TONY K.
2910 NW 18TH ST

Attachments: [CE25-0460 Lien](#)

[Case #: CE25-0034 \(LIEN\)](#)

CERTAIN LENDING INC
1130 NE 10TH ST

Attachments: [CE25-0034 Lien](#)

[Case #: ENV25-0128 \(LIEN\)](#)

OCALA NORTH PROPERTY LLC
3435 N PINE AVE

Attachments: [ENV25-0128 Lien](#)

[Case #: ENV25-0161 \(LIEN\)](#)

RACETRAC INC
1624 NW 35TH AVENUE RD

Attachments: [ENV25-0161 Lien](#)

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