



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, April 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

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 # 040920261730Published: APRIL 1ST, 2026**

3. **Approval of Minutes**

[CODE BOARD MINUTES 3.12.2026](#)

Attachments: [MCEB 2026-3-12 Minutes FINAL](#)

4. **Swear in Officers**

5. **New Business**

[Case No: CE25-0611](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

WEST SILVER SPRINGS PROPERTY LLC

LOCATION:

2700 W SILVER SPRINGS BLVD

VIOLATION(S):

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-0611](#)

[Case No: CE25-0791](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA

VS.

FORMULASALES LLC

LOCATION:

3820 SW 29TH PL

VIOLATION(S):

SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;

ABATEMENT REQUIRED; TIME LIMITS

Attachments: [CE25-0791](#)

Case No: CE25-0931 Inspector: OSIAS FERREIRA

CITY OF OCALA
VS.
THOMPSON, JONNIE MAE REV TRUST
THOMPSON, JONNIE MAE TR

LOCATION: 2600 N MAGNOLIA AVE

VIOLATION(S):

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

SECTION 62-62 TAX CERTIFICATE REQUIRED

SECTION 122-723 PERMITTED USES B-4

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: [CE25-0931](#)

Case No: CE25-1006 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
KING FAMILY PROPERTIES LLC

LOCATION: 2110 SW 5TH ST

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-1006](#)

Case No: CE25-1039 Inspector: JEFFREY GUILBAULT

CITY OF OCALA
VS.
HAKIM, MOHAMED HADEED EST

LOCATION: 1114 NE 10TH ST

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

Attachments: [CE25-1039](#)

Case No: CE26-0127 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
CATES, RAY A. JR EST

LOCATION: 610 NE 19TH ST

VIOLATION(S):
SECTION 122-352 PERMITTED USES R-3

Attachments: [CE26-0127](#)

Case No: CE26-0138 Supervisor: JENNIPHER BULLER

CITY OF OCALA
VS.
CUMMINGS, GEORGE GERALD

LOCATION: 2605 NE 19TH AVE

VIOLATION(S):
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;
ABATEMENT REQUIRED; TIME LIMITS
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS
SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE26-0138](#)

[Case No: CE26-0168](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA
VS.
KELLY, REBECCA

LOCATION: 570 NE 21ST TER

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE
CONTAINERS

Attachments: [CE26-0168](#)

[Case No: CE26-0318](#) [Inspector: OSIAS FERREIRA](#)

REPEAT VIOLATOR
CITY OF OCALA
VS.
MCALLISTER, GEORGE J. II
BRATTON, ZOLENA J. EST

LOCATION: 2505 NW OLD BLITCHTON RD

VIOLATION(S):

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

Attachments: [CE26-0318](#)

[Case #: CE25-0903 \(LIEN\)](#)

FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1700 BLK NW 18TH AVE

Attachments: [CE25-0903 Lien](#)

[Case #: CE25-1038 \(LIEN\)](#)

PURCELL, MIKE
929 NE 11TH AVE

Attachments: [CE25-1038 Lien](#)

[Case #: CE25-1053 \(LIEN\)](#)

WILLIAMS, ISAAC EST
2705 NE 2ND AVE

Attachments: [CE25-1053 Lien](#)

[Case #: CE25-1066 \(LIEN\)](#)

CHAMBERS, LAJUAN
1626 NE 15TH AVE

Attachments: [CE25-1066 Lien](#)

[Case #: CE25-1134 \(LIEN\)](#)

PIERSON, ASHLEY
800 BLK NW 6TH AVE

Attachments: [CE25-1134](#)

[Case #: CE25-0856](#)

VILLANUEVA, RUBEN
2750 NW MARTIN L KING AVE

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey presentation](#)

[Case #: CE25-1148](#)

BRASWELL, JACK P
2242 NE 3RD ST

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey presentation](#)

[Case #: CE25-1238](#)

SMITH, RICHARD L

1933 NW 4TH ST

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey information](#)

[Case #: CE25-1302](#)

NIELLY, ELLEN T. EST

1676 SW 5TH PL

Attachments: [02-12-2026 Hearing presenttion](#)
[04-09-2026 Massey information](#)

[Case #: CE26-0006](#)

VERNAM, JEFFERY D. EST

1831 NW 26TH PL

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey Information](#)

[Case #: CE26-0012](#)

JONES, WILLIAM H. EST

2709 NE 12TH CT

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey information](#)

[Case #: CE26-0031](#)

WILLIAMS, RODERICK

1926 NW 12TH ST

Attachments: [02-12-2026 Hearing presentation - Copy](#)
[02-12-2026 Hearing presentation](#)
[04-09-2026 Massey information - Copy](#)
[04-09-2026 Massey information](#)

[Case #: CE26-0061](#)

CUMMINGS, GEORGE GERALD

2605 NE 19TH AVE

Attachments: [02-12-2026 Hearing presentation](#)
[04-09-2026 Massey information](#)

7. **Public Comments**
8. **Staff Comments**
9. **Board Comments**
10. **Next Meeting: MAY 14TH, 2026**

11. Adjournment