



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

[Case No: CE26-0137](#) [Inspector: JENNIPHER BULLER](#)

CITY OF OCALA
VS.
SERANNO LISA EST

LOCATION: 2613 NE 19TH AVE

VIOLATION(S):

Section 82-181. - Definition.

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

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE26-0137](#)

[Case No: CE26-0175](#) [Inspector: ROBERT MOORE](#)

CITY OF OCALA
VS.
MERKISON EVA L EST ET AL
LOFTON MARY A EST
MERKISON BILLIE J EST
C/O MRS LOFTON

LOCATION: 429 SW 3RD ST

VIOLATION(S):

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

Attachments: [CE26-0175](#)

Case No: CE26-0293 Inspector: STEPHANI SMITH

CITY OF OCALA
VS.
DUNBAR JOHN L JR
DUNBAR IRENE R

LOCATION: 3206 SE 6TH ST

VIOLATION(S):
SECTION 34-98 MISCELLANEOUS NUISANCES

Attachments: CE26-0293

Case No: CE26-0304 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
POWERIN 3 PROPERTIES LLC

LOCATION: 3018 SW 16TH PL

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

Attachments: CE26-0304

Case No: CE26-0380 Inspector: JENNIPHER BULLER

CITY OF OCALA

VS.

HERMIN PAUL

LOCATION: 730 NW 15TH AVE

VIOLATION(S):
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS
SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

Attachments: CE26-0380

[Case No: CE26-0452](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
ARMON JOAN

LOCATION: 1641 SW FORT KING ST

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: [CE26-0452](#)

[Case No: CE26-0467](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA
VS.
SALOM ORLANDO

LOCATION: 24 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

Attachments: [CE26-0467](#)

[Case No: CE26-0530](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
PADDOCK PARK SC LTD
IA ADVISOR GROUP INC
BEAUTY LOUNGE BY VOUPRE

LOCATION: 3101 SW 34TH AVE UNIT 701

VIOLATION(S):

SECTION 62-62 TAX CERTIFICATE REQUIRED

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

Attachments: [CE26-0530](#)

[Case No: ENV26-0176](#) [Inspector: ROBERT MOORE](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

MARION COUNTY JCB HOLDINGS LLC

LOCATION: 1700 BLK OF NW 1ST ST

VIOLATION(S):

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

Attachments: [ENV26-0176 \(REPEAT VIOLATOR\)](#)

[Case No: ENV26-0204](#) [Inspector: ROBERT MOORE](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

RAIFORD ALENE EST

LOCATION: 1114 SW FORT KING ST

VIOLATION(S):

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

Attachments: [ENV26-0204 \(REPEAT VIOLATOR\)](#)

[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 #: 2020_5885 \(PETITION\)](#)

ROBERT AND SHANNON ROBINSON
2345 NW 10TH ST, OCALA, FL.

Attachments: [PETITION REQUEST](#)

[Case #:2023_10164 \(JG\)](#)

SHAMROCK COVE INN LLC GALLUCC
215 S PINE AVE OCALA, FL.

Attachments: [01-08-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE25-0133 \(SS\)](#)

GERMAN DIANE
2507 NE JACKSONVILLE RD OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

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

PRIEST FAMILY TRUST
4841 S PINE AVE OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE25-1237 \(OF\)](#)

DRAW ALL MEN MINISTRY INC
1919 SW 27TH AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE25-1310 \(SK\)](#)

GREEN OCALA PLACE LLC C/O RAY BORR
2135 NW 1ST AVE OCALA, FL.

Attachments: [03-25-2026 Intitial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0017 \(SK\)](#)

TUCKER ROSETTA EST C/O GARDNER DELORES NICHOLS
2062 NW 1ST ST OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey Information](#)

[Case #: CE26-0022 \(JG\)](#)

BACK TO BASIC HOLDINGS LLC
1243 NE 23RD ST OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0050 \(JB\)](#)

MARTELL JACK
1610 NE 14TH AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0080 \(SS\)](#)

SLSM INCORPORATION INC
206 SW 13TH AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0081 \(SS\)](#)

SLSM INCORPORATION INC
200 BLK OF SW 13TH AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0082 \(RM\)](#)

PERRY WHITE C/O WILLIE WHITE III
800 BLK OF SW 3RD ST OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0093 \(SS\)](#)

SLSM INCORPORATION INC
1300 BLK OF SW 3RD ST OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0094 \(RM\)](#)

CVS 3661 FL LLC C/O CVS
2401 SW 27TH AVE OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0123 \(SS\)](#)

GARTON DANDREA JUDY MARY

3419 SE 5TH PL OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0146 \(SK\)](#)

PURCELL MIKE

929 NE 11TH AVE OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

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

ACOSTA KATHERINE

1715 SW 3RD ST OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0157 \(SK\)](#)

VOSS MICHAEL J EST

1043 NE 28TH ST OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0180 \(JG\)](#)

LAND TRUST NO 217S STONE WILLIAM H SR TR

217 SW 13TH AVE OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: CE26-0221 \(SS\)](#)

HALE MARTHA SUSAN PHILLIPS REV LVN TRUST

1207 SE 17TH ST OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: ENV25-0331 \(JG\)](#)

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION

1406 SE 27TH ST OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: ENV25-0340 \(RM\)](#)

WELLS FARGO BANK NA
2800 BLK OF SW 32ND AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: ENV26-0001 \(JG\)](#)

WRA OCALA PARK CENTRE LLC
3600 BLK OF SW 36TH AVE OCALA, FL.

Attachments: [03-12-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

[Case #: ENV26-0072 \(RM\)](#)

COLLEGE PARK PLAZA LLC
3131 SW COLLEGE RD OCALA, FL.

Attachments: [03-25-2026 Initial presentation](#)
[05-14-2026 Massey information](#)

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