



# Ocala Municipal Code Enforcement Board Agenda - Final Thursday, December 11, 2025

## 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 # 121120251730 Published: NOVEMBER 21ST, 2025**
3. **Approval of Minutes**
4. **Swear in Officers**
5. **New Business**

Case No: CE25-0280 STEPHANI SMITH

**CITY OF OCALA**

**VS.**

**GASKIN, LEONARDO JR**

**GASKIN, LONDON CHRISTOL**

**LOCATION:** 1255 NW 23RD AVE

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** CE25-0280

Case No: CE25-0748 STEPHANI SMITH

**CITY OF OCALA**

**VS.**

**CLIFFORD, SCOTT**

**LOCATION:** 2350 NE 12TH CT

**VIOLATION(S):**

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

**Attachments:** CE25-0748

Case No: CE25-0758 [STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**VALLECILLO, OSCAR A.**  
**SANCHEZ, LOURDES O.**

**LOCATION:** 700 BLK NW 16TH CT

**VIOLATION(S):**

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

**Attachments:** [CE25-0758](#)

Case No: CE25-0760 [OSIAS FERREIRA](#)

**CITY OF OCALA**  
**VS.**  
**OCALA NORTH PROPERTY LLC**

**LOCATION:** 3435 S. PINE AVE

**VIOLATION(S):**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER  
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

**Attachments:** [CE25-0760](#)

Case No: CE25-0767 [STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**SNIDER, KEVIN EST**

**LOCATION:** 3104 NW 16TH PL

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE25-0767](#)

Case No: CE25-0803 Officer: STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**BROWN, RIKKERIA**  
**FLETCHER, GRADY**

**LOCATION:** 1300 NW 11TH AVE

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

**Attachments:** [CE25-0803](#)

Case No: CE25-0822 STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**AMBER EMPIRE CORP**

**LOCATION:** 631 SW 3RD ST

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

**Attachments:** [CE25-0822](#)

Case No: CE25-0903 STEPHANI SMITH

**CITY OF OCALA**  
**VS.**  
**FILS AIME, ANTOINE**  
**FILS AIME, CHRISTIANNE**

**LOCATION:** 1700 BLK NW 18TH AVE

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

**Attachments:** [CE25-0903](#)

Case No: CE25-1003 JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**RRM HOUSE BUYER LLC**

**LOCATION:**

CITY OF OCALA RIGHT OF WAYS

**VIOLATION(S):**

SECTION 110-131 PROHIBITED SIGNS

**Attachments:** CE25-1003

Case No: CE25-1031 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

WASHINGTON, HERMAN R. EST

PEACOCK, PATRICIA

JACOBS, DAVID M.

JACOBS, LOUIS B.

DOWDY, TAWANDA D.

GREEN, MARSHA LYNN

PEACOCK, PATRICIA ET AL

- LOCATION: 1335 SW 5TH ST

VIOLATION(S):

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

**Attachments:** CE25-1031

[Case No: CE25-1053](#) [STEPHEN KNIGHT](#)

**CITY OF OCALA**

**VS.**

**WILLIAMS, ISAAC EST**

**LOCATION:**

2705 NE 2ND AVE

**VIOLATION(S):**

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

**Attachments:** [CE25-1053](#)

[Case No: CE25-1061](#) [JENNIPHER BULLER](#)

**CITY OF OCALA**

**VS.**

**HANSEN, WILLIAM EST**

**LOCATION:**

1821 NW 29TH AVE

**VIOLATION(S):**

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

**Attachments:** [CE25-1061](#)

Case No: CE25-1063 JENNIPHER BULLER

**CITY OF OCALA**

**VS.**

**MAXWELL, CATHERINE EST**

**BUSBY, MAGGIE**

**LOCATION:**

837 NW 4TH AVE

**VIOLATION(S):**

SECTION 122-51 BUILDING PERMIT REQUIRED

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

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 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE  
CONTAINERS

**Attachments:** CE25-1063

Case No: CE25-1066 STEPHEN KNIGHT

**CITY OF OCALA**

**VS.**

**CHAMBERS, LAJUAN**

**LOCATION:**

1626 NE 15TH AVE

**VIOLATION(S):**

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

**Attachments:** CE25-1066

Case No: CE25-1068 JENNIPHER BULLER

**CITY OF OCALA**

**VS.**

**B & K NATIONWIDE ENTERPRISES INC**

**LOCATION:** 59 NW 21ST PL

**VIOLATION(S):**

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 122-352 PERMITTED USES R-3

**Attachments:** CE25-1068

Case No: CE25-1134 JENNIPHER BULLER

CITY OF OCALA

VS.

PIERSON, ASHLEY

LOCATION: 800 BLK NW 6TH AVE

**VIOLATION(S):**

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

**Attachments:** CE25-1134

Case No: ENV25-0263 ROBERT MOORE

**CITY OF OCALA**

**VS.**

**COLLEGE PARK PLAZA LLC**

**LOCATION:** 3131 SW COLLEGE RD

**VIOLATION(S):**

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

**Attachments:** ENV25-0263

**6. Old Business**

**Consent Agenda for Non-Compliance (MASSEY) Hearing**



[Case #: 2023\\_9472 \(LIEN\)](#)

**SINGH, JAINARINE**  
**SINGH, LILAUTI**  
1007 NE 20TH ST

**Attachments:**    [2023\\_9472 Lien](#)

[Case #: 2022\\_8006](#)

**SMART FILL INVESTMENT LLC**  
1300 BLK NW 14TH ST

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

[Case #: 2023\\_9930](#)

**PATEL, HEMA**  
1307 NW 12TH ST

**Attachments:**    [10-09-2025 Initial Presentation](#)  
                          [12-11-2025 Massey Presentation](#)

[Case #: 2024\\_11009](#)

**WILLIAMS, LAWRENCE**  
1329 SW 3RD ST

**Attachments:**    [09-10-2025 Initial Presentation](#)  
                          [11-13-2025 Massey Presentation](#)  
                          [12-11-2025 Massey Presentation](#)

[Case #: CE24-0089](#)

**MARSHALL, KELLY NEIL**  
**MARSHALL, MELODY MARIE ET AL**  
**MARSHALL, MELODIE MARIE**  
**DEJESUS, ORLANDO**  
3111 NW 21ST ST

**Attachments:**    [10-09-2025 Initial Presentation](#)  
                          [12-11-2025 Massey Presentation](#)

[Case #: CE25-0695](#)

**BJ INVESTMENTS OF OCALA LLC**  
48 SE 15TH TER

**Attachments:**    [10-09-2025 Initial Presentation](#)  
                          [12-11-2025 Massey Presentation](#)

[Case #: CE25-0905](#)

**LYNCHS LANDING RV PARK LLC**

2911 NW 18TH ST

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

[Case #: CE25-0975](#)

**JACKSON, EDDIE**

**JACKSON, CARLOWIA**

1945 NW 4TH ST

**Attachments:**    [10-09-2025 Initial Presentation](#)  
                              [12-11-2025 Massey Presentation](#)

[Case #: CE25-0976](#)

**CALA10 LLC**

1302 NW 10TH ST

**Attachments:**    [10-09-2025 Initial Presentation](#)  
                              [12-11-2025 Massey Presentation](#)

[Case #: CE25-1038](#)

**PURCELL, MIKE**

929 NE 11TH AVE

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

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