



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

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 # 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**