



# Ocala Municipal Code Enforcement Board Agenda - Final Thursday, June 12, 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  
Michael Kroitor  
Camellia Loojune  
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 # 061220251730 Published: May 21st, 2025

3. Approval of Minutes

[Minutes from 5/08/2025 Code Board Meeting](#)

**Attachments:** [MCEB 2025-05-8 Minutes FINAL](#)

4. Swear in Officers

5. New Business

[Case No: 2024\\_11694](#) [Officer: JENNIPHER BULLER](#)

**CITY OF OCALA**

**VS.**

**HESTER, ZACHERY EST**

**DAVIS, FRANCIS EST**

**LOCATION:**

805 NW 14TH AVE

**VIOLATION(S):**

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

**Attachments:** [2024\\_11694](#)

[Case No: CE25-0140](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**COLESCO PARTNERS LLC**

**LOCATION:**

250 SW 22ND PL

**VIOLATION(S):**

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

**Attachments:** [CE25-0140](#)

[Case No: CE25-0141](#) [Officer: STEPHEN KNIGHT](#)

**CITY OF OCALA**

**VS.**

**LIQUID VENTURE HOLDINGS LLC**

**LOCATION:** 540 NW 3RD AVE

**VIOLATION(S):**

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

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

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

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

**Attachments:** [CE25-0141](#)

[Case No: CE25-0154](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**CASE, CHRISTOPHER R.**

**LOCATION:** 612 SE 40TH TER

**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:** [CE25-0154](#)

[Case No: CE25-0204](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**HAYES, MONTGOMERY PAMELA LINDELL**

**LOCATION:** 2695 NW 21ST ST

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE25-0204](#)

[Case No: CE25-0206](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**STRACUZZI, FRANCO**

**LOCATION:** 2001 SE 10TH CT

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**Attachments:** [CE25-0206](#)

[Case No: CE25-0227](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**WENGLER, TRAVIS**

**LOCATION:** 3212 SE 13TH ST

**VIOLATION(S):**

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

**Attachments:** [CE25-0227](#)

**7. Old Business**

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

[Case #: 2024\\_11320 \(LIEN\)](#)

**DSV SPV3 LLC**  
1010 NW 1ST ST

**Attachments:** [2024\\_11320 Lien](#)

[Case #: 2024\\_11407 \(LIEN\)](#)

**HAMPTON, FRANCES**  
13 SE 26TH AVE

**Attachments:** [2024\\_11407 Lien](#)

[Case #: 2024\\_10714 \(LIEN\)](#)

**KESSEL, ROBERTA**  
1123 NE 9TH AVE

**Attachments:** [2024\\_10714 Lien](#)

[Case #: 2021\\_7396 \(LIEN\)](#)

**WILLIAMS, LARRY**  
618 NW 8TH AVE

**Attachments:** [2021\\_7396 Lien](#)

[Case #: 2021\\_6207 \(LIEN\)](#)

**BOONE, YOLANDO JACOBS**  
**BOONE, KADRON JAMES**  
2346 SW 3RD ST

**Attachments:** [2021\\_6207 Lien](#)

[Case #: 2022\\_8624 \(LIEN\)](#)

**MCCONICO, SR. SCOTTIE**  
467 NW 18TH AVE

**Attachments:** [2022\\_8624 Lien](#)

[Case #: 2019\\_3332 \(LIEN\)](#)

**MOORE, THELMA A. EST**  
9 SW 16TH CT

**Attachments:** [2019\\_3332 Lien](#)

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

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

**Attachments:** [2022\\_8006](#)

[Case #: 2022\\_8711](#)

**CASTELLO DI SANTA LUCIA DEL MELA LLC**  
2150 NW MARTIN L KING AVE

**Attachments:** [2022\\_8711](#)

[Case #: 2024\\_10705](#)

**NICHOLS, DELORES GARDNER**  
**RUDOLPH, LAVERNE TUCKER**  
**JOHNSON, JOYCE ANN TUCKER**  
**TUCKER, RUDENE**  
**NICHOLS, NATHANIEL**  
**TUCKER, HENRY JAMES**  
**RICHARDSON, ROSA**  
**DAVIS, RENYKCO**  
**BURNEY, ARTHUR**  
**SMITH, SANTONIO**

2006 NW 1ST ST

**Attachments:** [2024\\_10705](#)

[Case #: 2024\\_11180](#)

**VASQUEZ, DAVID**  
1004 NE 8TH AVE

**Attachments:** [2024\\_11180](#)

[Case #: 2024\\_11189](#)

**JOHNIES HOMES INC**  
33 SW 20TH AVE

**Attachments:** [2024\\_11189](#)

[Case #: 2024\\_11382](#)

**STEVENSON, ERNESTINE ESTELLE EST**  
1617 SW 3RD ST

**Attachments:** [2024\\_11382](#)

[Case #: 2024\\_11733](#)

**BIEN AIME RITHA**  
1332 NW 9TH AVE

**Attachments:** [2024\\_11733](#)

[Case #: CE24-0076](#)

**BEUSCHLIEN, DIANE M.  
C/O RAU CATES  
715 NE 2ND ST**

**Attachments:**    [CE24-0076](#)

[Case #: CE25-0083](#)

**LAND TRUST NO 217S  
217 SW 13TH AVE**

**Attachments:**    [CE25-0083](#)

[Case #: CE25-0210](#)

**WILLIE THOMAS REALTY LLC  
1122 SW 2ND ST**

**Attachments:**    [CE25-0210](#)

- 8.     Public Comments**
- 9.     Staff Comments**
- 10.   Board Comments**
- 11.   Next Meeting: JULY 10TH, 2025**
- 12.   Adjournment**