



# Ocala Municipal Code Enforcement Board Agenda - Final Thursday, October 9, 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 # 100920251730 Published: SEPTEMBER 19TH, 2025**
3. **Approval of Minutes**
4. **Swear in Officers**
5. **New Business**

[Case No: 2023\\_9930](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**PATEL, HEMA**

**LOCATION:** 1307 NW 12TH ST

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

**Attachments:** [2023\\_9930](#)

[Case No: 2024\\_10727](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**MYERS, CLARA B.**

**LOCATION:** 2921 NW 18TH ST

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

**Attachments:** [2024\\_10727](#)

[Case No: 2024\\_10885](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**NEWTON, CAROL L.**

**LOCATION:** 2345 SW 5TH PL

**VIOLATION(S):**

SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [2024\\_10885](#)

[Case No: CE24-0089](#) [Officer: JEFFREY GUILBAULT](#)

**CITY OF OCALA**

**VS.**

**MARSHALL, KELLY NEIL**

**MARSHALL, MELODY MARIE ET AL**

**MARSHALL, MELODY MARIE**

**DEJESUS, ORLANDO**

**LOCATION:** 3111 NW 21ST ST

**VIOLATION(S):**

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

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

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE  
CONTAINERS

**Attachments:** [CE24-0089](#)

[Case No: CE25-0193](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**ENDERICA, RODRIGO**

**LOCATION:**

516 SW FORT KING ST

**VIOLATION(S):**

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

SECTION 122-51 BUILDING PERMIT REQUIRED

**Attachments:** [CE25-0193](#)

[Case No: CE25-0420](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**

**VS.**

**KESSEL, ROBERT**

**LOCATION:**

1123 NE 9TH AVE

**VIOLATION(S):**

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND  
FENCES WALLS

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

**Attachments:** [CE25-0420](#)

[Case No: CE25-0434](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**KESSEL, ROBERTA S.**

**LOCATION:**

1129 NE 9TH AVE

**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:** [CE25-0434](#)

[Case No: CE25-0460](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**BROWN, TONY K.**

**LOCATION:**

2910 NW 18TH ST

**VIOLATION(S):**

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

**Attachments:** [CE25-0460](#)

[Case No: CE25-0476](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**GASTON, EDDIE C. EST**

**LOCATION:**

304 NW 21ST AVE

**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:** [CE25-0476](#)

[Case No: CE25-0513](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**

**VS.**

**AVENI, JESSICA**

**LOCATION:**

2423 NE 14TH AVE

**VIOLATION(S):**

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

SECTION 122-312 PERMITTED USES R-1

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE  
CONTAINERS

**Attachments:** [CE25-0513](#)

[Case No: CE25-0653](#) [Officer: STEPHANI SMITH](#)

**CITY OF OCALA**  
**VS.**  
**MARTIN, JAMY**

**LOCATION:** 4202 SW 32ND ST

**VIOLATION(S):**

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

**Attachments:** [CE25-0653](#)

[Case No: CE25-0695](#) [Officer: STEPHEN KNIGHT](#)

**CITY OF OCALA**  
**VS.**  
**BJ INVESTMENTS OF OCALA LLC**

**LOCATION:** 48 SE 15TH TER

**VIOLATION(S):**

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

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

**Attachments:** [CE25-0695](#)

[Case No: CE25-0900](#) [Officer: STEPHANI SMITH](#)

**REPEAT VIOLATOR**

**CITY OF OCALA**  
**VS.**  
**CADET, RAYMOND**  
**CADET, MAUDE**

**LOCATION:** 1600 BLK SW 2ND ST

**VIOLATION(S):**

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

**Attachments:** [CE25-0900](#)

Case No: CE25-0975 Officer: ROBERT MOORE

**CITY OF OCALA**  
**VS.**  
**JACKSON, EDDIE**  
**JACKSON, CARLOWIA**

**LOCATION:** 1945 NW 4TH ST

**VIOLATION(S):**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY  
OR UNSANITARY MATTER  
SECTION 34-122 ABANDONED OR DERELICT VEHICLES  
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE;  
ABTEMENT REQUIRED; TIME LIMITS

**Attachments:** CE25-0975

Case No: CE25-0976 Officer: ROBERT MOORE

**Attachments:** CE25-0976

Case No: CE25-0987 Officer: ROBERT MOORE

**CITY OF OCALA**  
**VS.**  
**CALA10 LLC**  
**MENDEZ, CARLOS**

**LOCATION:** 1304 NW 10TH ST

**VIOLATION(S):**

SECTION 62-62 TAX CERTIFICATE REQUIRED

**Attachments:** CE25-0987



Case No: ENV25-0128   Officer: JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**OCALA NORTH PROPERTY LLC**

**LOCATION:** 3435 N. PINE AVE

**VIOLATION(S):**

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

**Attachments:**   ENV25-0128

Case No: ENV25-0161   Officer: JEFFREY GUILBAULT

**CITY OF OCALA**

**VS.**

**RACETRAC INC**

**LOCATION:** 1624 NW 35TH AVENUE RD

**VIOLATION(S):**

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

**Attachments:**   ENV25-0161

Case No: ENV25-0162   Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

INSIGHT CREDIT UNION

LOCATION:   2510 SE MARICAMP RD (DRA)

**VIOLATION(S):**

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

**Attachments:**   ENV25-0162

Case No: ENV25-0204   Officer: ROBERT MOORE

**CITY OF OCALA**  
**VS.**  
**AL QANNAS, MOHAMMAD**

**LOCATION:** 1420 NW 10TH ST

**VIOLATION(S):**  
SECTION 34-98 MISCELLANEOUS NUISANCES

**Attachments:**   [ENV25-0204](#)

**6.      Old Business**

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

Case #: 2023\_9885

**INVESTORS LANDS HOLDINGS OF OCALA LLC**  
**KRISHNAMURTHY, NARENDRA & SANGU**  
**YOJANA RANI**  
1700 NE 46TH CT

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

Case #: CE25-0296

**CONKLIN, MICHAEL EST**  
1911 NW 29TH CT

**Attachments:**   [10-09-2025 Massey Presentation](#)  
                          [Initial Presentation 08-14-2025](#)

Case #: CE25-0309

**BARRINER, LEONARD SR EST**  
1505 NW 10TH ST

**Attachments:**   [08-14-2025 Initial Presentation](#)  
                          [10-09-2025 Massey Presentation](#)

Case #: CE25-0326

**HERNANDEZ, TANIA**  
616 NW 10TH PL

**Attachments:**   [08-14-2025 Initial Presentation](#)  
                          [10-09-2025 Massey Presentation](#)

[Case #: CE25-0459](#)

**PIERSON ZIMMERMAN, ASHLEY**

854 NW 6TH AVE

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

[Case #: CE25-0685](#)

**ENROTH, SUZANNE EST**

1607 NE 3RD ST

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

[Case #: CE25-0738](#)

**STEWART, MICHAEL ANDERSON EST**

1224 NE 10TH AVE

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

[Case #: CE25-0776](#)

**TITLED CHIMNEY LLC**

1005 SW 2ND ST

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

[Case #: CE25-0883](#)

**HOME DREAM VENTURES LLC**

328 SW MARTIN L KING AVE

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

7.     **Public Comments**
8.     **Staff Comments**
9.     **Board Comments**
10.    **Next Meeting: NOVEMBER 13TH, 2025**
11.    **Adjournment**