



Ocala Municipal Code Enforcement Board Agenda - Final Thursday, November 13, 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 # 111320251730 Published: OCTOBER 30TH, 2025**
3. **Approval of Minutes**

Attachments: [MCEB 2025-09-10 Minutes FINAL](#)

Attachments: MCEB 2025-10-09 Minutes FINAL

4. **Swear in Officers**
5. **New Business**

[Case No: 2023_9555](#) [Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

BAKER CONSTRUCTION & MANAGEMENT LLC

LOCATION: 1800 BLK N. MAGNOLIA AVE

VIOLATION(S):

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS.
SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Attachments: [2023_9555](#)

[Case No: CE24-0122](#) [Officer: JEFFREY GUILBAULT](#)

CITY OF OCALA

VS.

SPEED, SONJA M. EST

LOCATION: 2205 NW 3RD AVE

VIOLATION(S):

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

Attachments: [CE24-0122](#)

Case No: CE25-0861 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

INDIA ASSN CULTURAL & EDUCATION CENTER OF N. CENTRAL FL INC

LOCATION: 2030 NE 36TH AVE

VIOLATION(S):

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Attachments: [CE25-0861](#)

Case No: CE25-0905 Officer: JENNIPHER BULLER

CITY OF OCALA

VS.

LYNCHS LANDING RV PARK LLC

LOCATION: 2911 NW 18TH ST

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: [CE25-0905](#)

Case No: CE25-0968 Officer: STEPHEN KNIGHT

CITY OF OCALA
VS.
NELSON, WILLIAM CURTIS
C/O PHYLLIS MORRIS

LOCATION: 2710 NE 15TH AVE

VIOLATION(S):

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

Attachments: CE25-0968

Case No: CE25-1038 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
PURCELL, MIKE

LOCATION: 929 NE 11TH AVE

VIOLATION(S):

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

Attachments: CE25-1038

Case No: ENV25-0229 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
CARRIAGE HILL INVESTMENTS LTD

LOCATION: 3405 SW COLLEGE RD

VIOLATION(S):

SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS

Attachments: ENV25-0229

Case No: ENV25-0231 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

GP PORTFOLIO LANDLORD 2 LLC

C/O SUNTRUST EQUITY FUNDING LLC

GP PORTFOLIO LANDLORD #2 LLC

LOCATION: 910 NW 10TH ST

VIOLATION(S):

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

Attachments: ENV25-0231

6. Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

Case #: 2024_11306 (LIEN)

STROHMIE, JOSEPH

612 SW 2ND ST

Attachments: 2024_11306 Lien

Case #: 2024_11377 (LIEN)

BROWN, NORMAN

2628 NW 6TH AVE

Attachments: 2024_11377 Lien

Case #: 2024_11493 (LIEN)

RAMDEO, SHELDON

RAMDEO, RAJMANI

1922 NW 1ST ST

Attachments: 2024_11493 Lien

Case #: 2024_11547 (LIEN)

SIMEON, MONA L

400 BLK NW 9TH AVE

Attachments: 2024_11547 Lien

[Case #: 2024_11600 \(LIEN\)](#)

B & K NATIONWIDE ENTERPRISES INC
59 NW 21ST PL

Attachments: [2024_11600 Lien](#)

[Case #: 2024_11622 \(LIEN\)](#)

EDWARDS, EDDIE C
EDWARDS, CAROLYN
EDWARDS, JAMES O
EDWARDS, NELLIE D EST
THOMAS RICHARDSON, CHARLOTTE L
1807 SW 6TH ST

Attachments: [2024_11622 Lien](#)

[Case #: 2024_11663 \(LIEN\)](#)

WILLIAMS, LARRY EST
WILLIAMS, JESSICA
1741 NW 3RD ST

Attachments: [2024_11663 Lien](#)

[Case #: 2024_11009](#)

WILLIAMS, LAWRENCE
1329 SW 3RD ST

Attachments: [2024_11009](#)

[Case #: 2024_11273](#)

COMPTON, DAVID WAYNE
2365 NE 18TH AVE

Attachments: [2024_11273](#)

[Case #: CE25-0261](#)

BURTON, LUCINDA
2822 SE 13TH ST

Attachments: [CE25-0261](#)

[Case #: CE25-0420](#)

KESSEL, ROBERTA
1123 NE 9TH AVE

Attachments: [CE25-0420](#)

[Case #: CE25-0434](#)

KESSEL, ROBERTA S
1129 NE 9TH AVE

Attachments: [CE25-0434](#)

[Case #: CE25-0460](#)

BROWN, TONY K
2910 NW 18TH ST

Attachments: [CE25-0460](#)

[Case #: CE25-0476](#)

GASTON, EDDIE C.
304 NW 21ST AVE

Attachments: [CE25-0476](#)

[Case #: CE25-0513](#)

AVENI, JESSICA
2423 NE 14TH AVE

Attachments: [CE25-0513](#)

[Case #: CE25-0653](#)

MARTIN, JAMY
4202 SW 32ND ST

Attachments: [CE25-0653](#)

[Case #: CE25-0900](#)

CADET, RAYMOND
CADET, MAUDE
1600 BLK SW 2ND ST

Attachments: [CE25-0900](#)

[Case #: ENV25-0128](#)

OCALA NORTH PROPERTY LLC
3435 N PINE AVE

Attachments: [ENV25-0128](#)

[Case #: ENV25-0161](#)

RACETRAC INC
1624 NW 35TH AVENUE RD

Attachments: [ENV25-0161](#)

[Case #: ENV25-0204](#)

AL QANNAS, MOHAMMAD
1420 NW 10TH ST

Attachments: [ENV25-0204](#)

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