



Ocala Special Magistrate Agenda - Final Wednesday, April 29, 2026

Meeting Information

Location

Ocala City Hall
Council Chamber, Second Floor
110 SE Watula Ave

<https://www.ocalafl.gov/meetings>

Time

10:30 AM

Ryan C. Fong
Code Enforcement Special Magistrate

Staff:

Dale Hollingsworth
Chief Code Official

Jennifer Buller
Supervisor, Code Enforcement

Yvette Grillo
Code Specialist I
Secretary

Shaneka Greene
Code Specialist I

WELCOME,

On behalf of the Municipal Code Enforcement Special Magistrate and Staff, we would like to take this opportunity to welcome you to these proceedings and provide you with some information concerning this hearing.

The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate is empowered to examine City of Ocala Code of Ordinance violations. The Municipal Code Enforcement Special Magistrate Hearing works in a fashion similar to a judicial process, cases are presented from the docket, testimony and evidence is presented, and The Municipal Code Enforcement Special Magistrate makes a ruling. The Municipal Code Enforcement Special Magistrate 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 The Municipal Code Enforcement Special Magistrate 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 Municipal Code Enforcement Special Magistrate. 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 Municipal Code Enforcement Special Magistrate 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.

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.

DOCKET

1. **Call to order by Municipal Code Enforcement Special Magistrate**
2. **Order of Business: Any additions/deletions from the agenda**
3. **Published: APRIL 17, 2026**
4. **Swear in Officers**
5. **New Business**

[Case No: CE25-0514 Inspector: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

ROC HOLDINGS OF OCALA LLC

LOCATION: 1015 SE 17TH ST

VIOLATION(S):

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Attachments: [CE25-0514](#)

[Case No: CE25-0929 Inspector: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

COLLEGE PARK PLAZA

LOCATION: 3131 SW COLLEGE RD UNIT 207

VIOLATION(S):

SECTION 110-51 SIGN WORK REQUIRING PERMIT

Attachments: [CE25-0929](#)

[Case No: CE26-0036](#) [Inspector: JENNIPHER BULLER](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

CADET RAYMOND

CADET MAUDE

LOCATION: 1900 BLK OF NW 11TH ST

VIOLATION(S):

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

Attachments: [CE26-0036](#)

[Case No: CE26-0211](#) [Inspector: STEPHANI SMITH](#)

CITY OF OCALA

VS.

1215 SW 3RD LANE TRUST

PARTNERS TEAM ONE TR

LOCATION: 1215 SW 3RD ST UNIT B

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Attachments: [CE26-0211](#)

[Case No: CE26-0230](#) [Inspector: STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

BROXTON EUGENE EST

LOCATION: 432 NW 9TH AVE

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: [CE26-0230](#)

Case No: CE26-0240 Inspector: JENNIPHER BULLER

CITY OF OCALA
VS.
KESSEL ROBERTA S

LOCATION: 1129 NE 9TH AVE

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Attachments: [CE26-0240](#)

Case No: CE26-0243 Inspector: JENNIPER BULLER

CITY OF OCALA
VS.
FUCE OLLIE EST
C/O MARY WALKER

LOCATION: 1656 SW 3RD ST

VIOLATION(S):

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

Attachments: [CE26-0243](#)

Case No: CE26-0274 Inspector: STEPHEN KNIGHT

CITY OF OCALA
VS.
LUNAR INVESTMENTS FL LLC

LOCATION: 1002 W SILVER SPRINGS PL

VIOLATION(S):

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

Attachments: [CE26-0274](#)

[Case No: CE26-0375](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
WILLIAMS ELVIRA EST

LOCATION: 522 SW 15TH AVE

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: [CE26-0375](#)

[Case No: CE26-0378](#) [Inspector: OSIAS FERREIRA](#)

CITY OF OCALA
VS.
EROC ENTERPRISE INC

LOCATION: 2300 BLK OF SW 5TH ST

VIOLATION(S):

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

Attachments: [CE26-0378](#)

[Case No: CE26-0496](#) [Inspector: CHARLES HANNAH](#)

CITY OF OCALA
VS.
SALOM ORLANDO

LOCATION: 24 NW 6TH TER

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Attachments: [CE26-0496](#)

[Case #: CE25-0911 \(LIEN\)](#)

EXIT STRATEGY MAY 13 LLC
2117 NW 1ST ST

Attachments: [CE25-0911 Lien](#)

[Case #: CE25-0615 \(LIEN\)](#)

SANCHEZ JOSE
3901 SW 30TH ST

Attachments: [CE25-0615 Lien](#)

[Case #: CE25-0040 \(JB\)](#)

RAM CENTRAL FLORIDA INVESTMENT LLC
1622 SW 4TH ST OCALA, FL

Attachments: [04-29-2026 Massey information](#)
[09-24-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

[Case #: CE25-0760 \(OF\)](#)

OCALA NORTH PROPERTY LLC
3435 N PINE AVE OCALA, FL

Attachments: [CE25-0760 Lien](#)

[Case #: CE25-1109 \(DH\)](#)

PARDEE FAMILY RUST
1415 NE 25TH AVE OCALA, FL

Attachments: [04-29-2026 Massey information](#)
[11-17-2025 Initial presentation](#)

[Case #: CE25-1114 \(OF\)](#)

SAULSBURY CASSANDRA ANNETTE EST
636 SW FORT KING ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE25-1146 \(OF\)](#)

CATES RAY A JR EST
2507 N MAGNOLIA AVE OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE25-1202 \(SK\)](#)

RODRIGUEZ ROBERT EST

1114 NE 14TH ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE25-1291 \(OF\)](#)

YOUNG EARL

2367 SW 4TH ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE25-1308 \(RM\)](#)

MAXEY TRACEY

1016 NW 1ST ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE26-0013 \(SS\)](#)

RAWSROBUSTREMOVAL LLC

4400 SE 79TH ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: CE26-0151 \(JB\)](#)

YOUNG TAMMIE

1204 SW FORT KING ST OCALA, FL

Attachments: [02-25-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: ENV25-0238 \(JG\)](#)

INVESTORS LANDS HOLDING OF OCALL LLC ET AL

1700 NE 46TH CT OCALA, FL

Attachments: [01-28-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

[Case #: ENV25-0329 \(RM\)](#)

ANERSON FRANCES C EST

1315 NE 23RD ST OCALA, FL

Attachments: [01-28-2026 Initial presentation](#)
[04-29-2026 Massey information](#)

8. Discussion

- 8a. Comments by those who wish to address the Code Enforcement Special Magistrate

8b. Comments by the Code Enforcement Special Magistrate

9. Adjournment