



Ocala Special Magistrate Agenda - Final

Wednesday, July 30, 2025

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

Shaneka Greene
Code Enforcement Specialist

Yvette Grillo
Code Enforcement Specialist

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. **Proof of Publication #:073020251030 Published: July 14th, 2025**
4. **Swear in Officers**
5. **New Business**

[Case No: 2024_10908](#)[Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

VEREEN, JOHNNIE MAE EST

LOCATION: 1307 NW 8TH ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Attachments: [2024_10908](#)

[Case No: 2024_11185](#)[Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

ROMAN, RONALD

HENRIQUEZ, HAROLD

CORREA, JOHANN

CORREA, JENNIFER

LOCATION: 804 NE 9TH AVE

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [2024_11185](#)

Case No: CE25-0366 Officer: STEPHEN KNIGHT

CITY OF OCALA

VS.

FLORIDA FOOD FUN LEISURE LLC

C/O OAKS OF OCALA LLC

LOCATION:

923 N MAGNOLIA AVE, UNIT 1500

VIOLATION(S):

SECTION 110-133 GENERAL CONSTRUCTION AND MAINTENANCE STANDARDS

Attachments: [CE25-0366](#)

Case No: CE25-0403 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

QUIRK, MARK A.

QUIRK, KETHRYN L.

LOCATION:

1021 NE 12TH ST

VIOLATION(S):

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

Attachments: [CE25-0403](#)

Case No: CE25-0419 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

MILLER, EULA B. EST

C/O D. FLORENCE

LOCATION:

400 BLK SW 3RD ST

VIOLATION(S):

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

Attachments: [CE25-0419](#)

Case No: CE25-0461 Officer: JENNIPHER BULLER

CITY OF OCALA

VS.

GEORGE N. SNELLING LLC

REUSE CLOTHING AND SHOES

LOCATION:

2410 SW COLLEGE RD

VIOLATION(S):

SECTION 122-1223 SUPPLEMENTARY REGULATION FOR DONATION BOXES

Attachments: [CE25-0461](#)

Case No: CE25-0474 Officer: STEPHANI SMITH

REPEAT VIOLATOR

CITY OF OCALA

VS.

THOMPSON, DELIFORD EVA EST

C/O BETTY F. TANNER

LOCATION:

2000 BLK NW 1ST ST

VIOLATION(S):

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

SECTION 122-332 PERMITTED USES R-2

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

Attachments: [CE25-0474](#)

Case No: CE25-0475 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

CURTIS, CHRISTOPHER W.

CURTIS, ANGETTE

LOCATION:

2045 NW 1ST ST

VIOLATION(S):

SECTION 122-332 PERMITTED USES R-2

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

Attachments: [CE25-0475](#)

Case No: CE25-0494 Officer: JENNIPHER BULLER

CITY OF OCALA

VS.

OCALA NORTH PROPERTY LLC

LOCATION:

3435 N. PINE AVE

VIOLATION(S):

SECTION 122-1223 SUPPLEMENTARY REGULATION FOR DONATION BOXES

Attachments: [CE25-0494](#)

Case No: CE25-0535 Officer: DALE HOLLINGSWORTH

CITY OF OCALA
VS.
MEADE, SUSAN

LOCATION: 2601 NE 28TH AVE

VIOLATION(S):

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

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS
SWIMMING POOLS AND SPAS

SECTION 122-1217 CHICKENS

Attachments: [CE25-0535](#)

Case No: CE25-0563 Officer: STEPHANI SMITH

REPEAT VIOLATOR
CITY OF OCALA
VS.
SEARS, WOODS KINNIE MAE

LOCATION: 905 NW 4TH ST

VIOLATION(S):

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

Attachments: [CE25-0563](#)

Case No: CE25-0656 Officer: STEPHEN KNIGHT

REPEAT VIOLATOR
CITY OF OCALA
VS.
ATWATER, DONNA GAIL

LOCATION: 1206 NE 42ND AVE

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

Attachments: [CE25-0656](#)

Case No: ENV25-0082 Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
TOP NOTCH CORNERS LLC
C/O ALBRIGHT, ROBERT C.

LOCATION: 415 SE 32ND ST

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

Attachments: [ENV25-0082](#)

Case No: ENV25-0108 Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
DEMONTE, ANTHONY J. IV

LOCATION: 506 NE 22ND AVE

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

Attachments: [ENV25-0108](#)

6. Old Business

Consent agenda for Non-Compliance (MASSEY) Hearing

[Case #: CE25-0482](#)

PRIME VESTORS INC
1665 SW 3RD ST

Attachments: [CE25-0482](#)

7. Discussion

7a. Comments by those who wish to address the Code Enforcement Special Magistrate

7b. Comments by the Code Enforcement Special Magistrate

7c. Next Meeting August 27th, 2025

8. Adjournment