



Ocala Special Magistrate Agenda - Final

Wednesday, October 29, 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. **Approval of Minutes: September 24th, 2025**

MINUTES FROM SEPTEMBER 24TH, 2025

Attachments: SM 2025-September-24 Minutes FINAL

4. **Proof of Publication #: 102920251030 Published: OCTOBER 14TH, 2025**
5. **Swear in Officers**
6. **New Business**

[Case No: 2024_10835 Officer: JENNIPHER BULLER](#)

CITY OF OCALA

VS.

FAIRBANKS SUITES LLC

LOCATION: 1720 NW 4TH AVE

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD
PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

Attachments: [2024_10835](#)

[Case No: 2024_11091 Officer: OSIAS FERREIRA](#)

CITY OF OCALA

VS.

SKYLARK SCHIPPERS LLC

LOCATION: 1601 NE 25TH AVE

VIOLATION(S):

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

SECTION 122-1006 IDENTIFICATION AND MARKING

Attachments: [2024_11091](#)

Case No: CE25-0011 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
SERANNO, LISA

LOCATION: 2613 NE 19TH AVE

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND
FENCES WALLS

Attachments: [CE25-0011](#)

Case No: CE25-0267 Officer: STEPHANI SMITH

CITY OF OCALA
VS.
JCM 2511A LLC

LOCATION: 2511 NE 12TH CT

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Attachments: [CE25-0267](#)

Case No: CE25-0316 Officer: DALE HOLLINGSWORTH

CITY OF OCALA
VS.
UPTOWN SHEEK BOUTIQUE & MORE LLC

LOCATION: 739 E SILVER SPRINGS BLVD, UNIT 207

VIOLATION(S):

SECTION 62-62 TAX CERTIFICATE REQUIRED
SECTION 122-282 OUTDOOR SALES AND STORAGE

Attachments: [CE25-0316](#)

Case No: CE25-0489 Officer: STEPHANI SMITH

CITY OF OCALA
VS.
SECURED PARCEL

LOCATION: 2130 NE 8TH ST

VIOLATION(S):

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

Attachments: CE25-0489 - REDACTED

Case No: CE25-0615 Officer: STEPHANI SMITH

CITY OF OCALA
VS.
SANCHEZ, JOSE

LOCATION: 3901 SW 30TH ST

VIOLATION(S):

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

Attachments: CE25-0615

[Case No: CE25-0633](#) [Officer: STEPHEN KNIGHT](#)

CITY OF OCALA

VS.

DUNBAR, JOHN L. JR

DUNBAR, IRENE R.

LOCATION: 3026 SE 6TH ST

VIOLATION(S):

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

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE
CONTAINERS

Attachments: [CE25-0633](#)

[Case No: CE25-0636](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA

VS.

BROXTON, EUGENE EST

LOCATION: 432 NW 9TH AVE

VIOLATION(S):

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 122-332 PERMITTED USES R-2

Attachments: [CE25-0636](#)

Case No: CE25-0673 Officer: OSIAS FERREIRA

CITY OF OCALA

VS.

VICTORIUM CORPORATION

LOCATION:

1600 BLK NE 40TH AVE

VIOLATION(S):

SECTION 122-1007 SURFACING

SECTION 122-1006 IDENTIFICATION AND MARKING

Attachments: CE25-0673

Case No: CE25-0684 Officer: STEPHEN KNIGHT

CITY OF OCALA

VS.

SECURED PARCEL

LOCATION:

4421 NE 8TH ST

VIOLATION(S):

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE
CONTAINERS

Attachments: CE25-0684 - REDACTED

Case No: CE25-0686 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

GIBBS-MITCHELL, YVETTE

LOCATION:

801 NW 1ST ST

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: CE25-0686

Case No: CE25-0902 Officer: OSIAS FERREIRA

CITY OF OCALA

VS.

COLESCO PARTNERS LLC

LOCATION:

250 SW 22ND PL

VIOLATION(S):

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

SECTION 34-147 PERMIT FOR BOARDING-UP A VACANT COMMERCIAL
STRUCTURE

Attachments: [CE25-0902](#)

Case No: CE25-0911 Officer: STEPHANI SMITH

REPEAT VIOLATOR

CITY OF OCALA

VS.

EXIT STRATEGY MAY 13 LLC

LOCATION:

2117 NW 1ST ST

VIOLATION(S):

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

Attachments: [CE25-0911](#)

Case No: CE25-1040 Officer: ROBERT MOORE

CITY OF OCALA

VS.

MDARQ INVESTMENTS INC

LOCATION:

924 NW 1ST ST

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

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: CE25-1040

7. Old Business

8. Consent agenda for Non-Compliance (MASSEY) Hearing

Case #: CE25-0178

O'CONNOR, NORE E. EST

3318 E. FORT KING ST

Attachments: 08-27-2025 Initial Presentation
10-29-2025 Massey Presentation

Case #: CE25-0283

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION

1406 SE 27TH ST

Attachments: 08-27-2025 Initial Presentation
10-29-2025 Massey Presentation

Case #: CE25-0499

CARROLL, MARCEL

CARROLL, RONDA CHAMPION

4080 SW 29TH PL

Attachments: 09-24-2025 Initial Presentation
10-29-2025 Massey Presentation

[Case #: CE25-0575](#)

MCGROGAN, ROBERT M.
3508 SE 6TH ST

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: CE25-0703](#)

JOHNSON, CYNTHIA
2130 NE 9TH ST

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: CE25-0710](#)

BODEN, JAMES A. EST
2517 NE 16TH AVE

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: CE25-0741](#)

PACHE, RICHARD I. SR
1008 NE 17TH AVE

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: CE25-0810](#)

BLANCHARD WHITE, LORETTA N.
4112 SW 46TH TER

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: CE25-0919](#)

WATSON, GAYLE
1115 NW 15TH AVE

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: ENV25-0165](#)

EMMA VI LLC
4901 E. SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: ENV25-0217](#)

WIRE 3 LLC
4 COMMERCIAL ST

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

[Case #: ENV25-0220](#)

LAMOUR, EDMOND
417 SW 7TH AVE

Attachments: [09-24-2025 Initial Presentation](#)
 [10-29-2025 Massey Presentation](#)

9. Discussion

9a. Comments by those who wish to address the Code Enforcement Special Magistrate

9b. Comments by the Code Enforcement Special Magistrate

9c. Next Meeting: January 28th, 2026

10. Adjournment