



Special Magistrate Minutes

Administrative Hearing

Wednesday, October 29, 2025

110 Watula Avenue
Ocala, FL 34471
www.ocalafl.org

Yiovanni Santiago

1. Call to Order by Municipal Code Enforcement Special Magistrate

A. Order of Business

Any additions/deletions from the agenda.

**PROOF OF PUBLICATION PUBLIC NOTICE #102920251030 POSTED
OCTOBER 14, 2025**

B. Approval of Previous Minutes

Adopted Minutes from September 24, 2025

RESULT: ADOPTED

C. Swear-in Officers

Officers sworn in - Dale Hollingsworth, Osias Ferreira, Jennipher Buller, Stephani Smith, Jeffrey Guilbault, Stephen Knight, and Robert Moore. All accepted the Oath.

D. Complied Cases or Stipulation Cases

New Business

CASE NO: 2024_10835, OFC.JENNIPHER L BULLER

CITY OF OCALA

vs.

FAIRBANKS SUITES LLC

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

LOCATION:

1720 NW 4TH AVE

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-122, 118-71, and 122-219 and order to:

1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, December 25th, 2025, or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 25th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to

comply by 7:00am on Friday, December 26th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday December 25th, 2025. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 30 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday December 26th, 2025, or if the permits issued are not inspected and finalized by the 31st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.

3.) Pay the cost of prosecution of \$456.57 by December 25th, 2025

Officer Jennifer Buller read the details of this case and staff recommendation.

Bradley Young, 1720 SE 16th Avenue, 200, Ocala, FL 34471, spoke on permit challenges. Furthermore, he presented photos showing a vehicle tag.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: 2024_11091, OFC.OSIAS FERREIRA

CITY OF OCALA

vs.

SKYLARK SCHIPPERS LLC

VIOLATION(S):

SECTION 122-1006

IDENTIFICATION AND MARKING

LOCATION:

1601 NE 25TH AVE

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 118-71, and 122-1006 and order to:

1.) Apply for and obtain a tree removal permit for the removal of five (5) shade trees and one

(1) palm tree and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, December 25th, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, there shall be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Obtain any required permits needed to bring the site and identification marking into compliance with 122-1006 by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th,

2025, or if the permits issued are not inspected and finalized by 7:00am on the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

3.) Pay the cost of prosecution of \$448.61 by December 25th, 2025.

Officer Osias Ferreira read the details of this case and staff recommendation.

Randy Buss, 2605 SW 33RD Street, Building 200, Ocala, FL, spoke on site plan and requested an extension of time to get the property in compliance with zoning.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0011, CFC.JEFFREY GUILBAULT

CITY OF OCALA

vs.

SERANNO, LISA

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

LOCATION:

2613 NE 19TH AVE

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 82-3 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, November 20th, 2025, or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 20th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, November 20th, 2025, or remove the fence by 4:00 pm on Thursday, November 20th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 21st, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

4.) Pay the cost of prosecution of \$344.71 by November 20th, 2025.

Officer Jeffrey Guilbault read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0267, CFC.STEPHANI SMITH

CITY OF OCALA

vs.

JCM 2511A LLC

VIOLATION(S):

SECTION 82-151

STANDARD HOUSING CODE ADOPTED

LOCATION:

2511 NE 12TH CT

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for exterior wall repair and door replacement, by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;

(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property and removal of inoperable vehicles through the assistance of the Ocala Police Department and their vehicle tow

policies, pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.

2.) Pay the cost of prosecution of \$341.56 by December 25th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0316, CFC.DALE HOLLINGSWORTH

CITY OF OCALA

vs.

UPTOWN SHEEK BOUTIQUE & MORE LLC

VIOLATION(S):

SECTION 62-62
SECTION 122-282

TAX CERTIFICATE REQUIRED
OUTDOOR SALES AND STORAGE

LOCATION:

739 E SILVER SPRINGS BLVD, UNIT 207

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 62-62 and 122-282 and order to:

- 1.) Maintain compliance with section 62-62.
- 2.) Maintain compliance with section 122-282.
- 3.) Pay the cost of prosecution of \$247.11 by November 20th, 2025.

Officer Dale Hollingsworth read the details of this case and staff recommendation.

Sonya Vernon, 4732 SW 42ND Street, Ocala, FL 34474, explained how her business has suffered financially since she had to remove the clothing displayed outside to attract customers.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0489, OFC.STEPHANI SMITH

CITY OF OCALA

vs.

SECURED PARCEL

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION:

2130 NE 5TH ST

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$319.46 by November 20th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0615, CFC.STEPHANI SMITH

CITY OF OCALA

vs.

SANCHEZ, JOSE

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

LOCATION:

3901 SW 30TH ST

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$294.46 by November 20th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED**CASE NO: CE25-0633, CFC.STEPHEN KNIGHT****CITY OF OCALA****vs.****DUNBAR, JOHN L. JR DUNBAR, IRENE R.****VIOLATION(S):**

SECTION 122-1193

TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

LOCATION:**3026 SE 5TH ST**

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to:

- 1.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, November 21st, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.
- 2.) Pay the cost of prosecution of \$326.70 by November 20th, 2025.

Officer Stephen Knight read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED**CASE NO: CE25-0636, CFC.STEPHANI SMITH****CITY OF OCALA****vs.****BROXTON, EUGENEEST****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

LOCATION:**432 NW 9TH AVE**

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 122-332 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th,

2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday,

November 20th, 2025, or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 20th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be an additional fine of \$100 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored upon the property.

4.) Pay the cost of prosecution of \$281.96 by November 20th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0673, CFC.OSIAS FERREIRA

CITY OF OCALA

vs.

VICTORIUM CORPORATION

VIOLATION(S):

SECTION 122-1007

SURFACING

SECTION 122-1006

IDENTIFICATION AND MARKING

LOCATION:

1600 BLK NE 40TH AVE

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 122-1006 and order to:

- 1.) Obtain any required permits needed to bring the site and identification marking into compliance with 122-1006 by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by 7:00am on the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
- 2.) Pay the cost of prosecution of \$335.66 by December 25th, 2025.

Officer Osias Ferreira read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0684, OFC.STEPHEN KNIGHT

CITY OF OCALA
vs.
SECURED PARCEL

VIOLATION(S):
SECTION 122-1193

TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

LOCATION: **4421 NE 8TH ST**

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to:

- 1.) (a) Remove all commercial vehicles from the property located in a residential zoning district by 4:00pm on Thursday, November 20th, 2025. If the Respondents(s) fail to comply by 7:00am on Friday, November 21st, 2025, subsection (c) shall apply.
(b) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, November 20th, 2025. If the Respondents(s) fail to comply by 7:00am on Friday, November 21st, 2025, subsection (c) shall apply.
(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include removal of all commercial vehicles and trailers in violation of city code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies. Additionally, there shall be a fine of \$50.00 per day thereafter that shall run in addition any other fines until this violation has been abated.
- 3.) Pay the cost of prosecution of \$316.46 by November 20th, 2025.

Officer Stephen Knight read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED**CASE NO: CE25-0686, OFC.STEPHANI SMITH**

CITY OF OCALA
vs.
GIBBS-MITCHELL, YVETTE

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

LOCATION: **801 NW 1ST ST**

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:

- 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted deck and stairs by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
- 2.) Pay the cost of prosecution of \$294.46 by December 25th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

Yvette Gibbs-Mitchell, 801 NW 1ST Street, Ocala, FL 34475, spoke on contractor challenges.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED**CASE NO: CE25-0902, OFC.OSIAS FERREIRA**

CITY OF OCALA
vs.
COLESCO PARTNERS LLC

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

LOCATION: **250 SW 22ND PL**

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95 and 34-147 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th,

2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Apply for and obtain the required permit for boarding-up a vacant commercial structure by 4:00pm on Thursday, December 25th, 2025. Once the permit is obtained the inspection for closure of the permit shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.

3.) Pay the cost of prosecution of \$287.92 by November 20th, 2025.

Officer Osias Ferreira read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-0911, OFC.STEPHANI SMITH

CITY OF OCALA

vs.

EXIT STRATEGY MAY 13 LLC

VIOLATION(S):

SECTION 34-95

WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER

LOCATION:

2117 NW 1ST ST

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 21st, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
2.) Pay the cost of prosecution of \$251.94 by November 20th, 2025.

Officer Stephani Smith read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

CASE NO: CE25-1040, CFC.ROBERT MOORE

CITY OF OCALA

vs.

MDARQ INVESTMENTS INC

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

LOCATION:

924 NW 1ST ST

Adopted staff recommendation is to find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182, and 122-Sland order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finaled by the 91st day after the permits issuance, subsection

(b) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 25th, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the Respondent(s) obtain a demolition permit and do not completed all demolition, removal

and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

3.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted renovation by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

4.) Pay the cost of prosecution of \$290.08 by December 25th, 2025.

Officer Robert Moore read the details of this case and staff recommendation.

No representation present.

The Magistrate finds that the violations exist and adopted staff recommendation.

RESULT: ADOPTED

Old Business

Consent Agenda for Non-Compliance (MASSEY) Hearing

CASE NO: CE25-0178

CITY OF OCALA

vs.

O'CONNOR, NORA E. EST, 3318 E FORT KING ST, OCALA FL

Adopted

RESULT: ADOPTED

CASE NO: CE25-0283

CITY OF OCALA

vs.

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, 1406 SE 27TH ST, OCALA FL

Adopted

RESULT: ADOPTED

CASE NO: CE25-0499**CITY OF OCALA****vs.****CARROLL, MARCELL & CARROLL, RONDA CHAMPION, 4080 SW 29TH PL, OCALA, FL****Adopted****RESULT: ADOPTED****CASE NO: CE25-0575****CITY OF OCALA****vs.****MCGROGAN, ROBERT M, 3508 SE 6TH ST, OCALA FL****Adopted****RESULT: ADOPTED****CASE NO: CE25-0703****CITY OF OCALA****vs.****JOHNSON, CYNTHIA, 2130 NE 9TH ST, OCALA, FL****Adopted****RESULT: ADOPTED****CASE NO: CE25-0710****CITY OF OCALA****vs.****BODEN, JAMES A. EST, 2517 NE 16TH AVE, OCALA FL****Adopted****RESULT: ADOPTED****CASE NO: CE25-0741****CITY OF OCALA****vs.****PACHE, RICHARD I. SR, 1008 NE 17TH AVE, OCALA FL****Adopted**

RESULT: ADOPTED

CASE NO: CE25-0810

CITY OF OCALA

vs.

BLANCHARD, WHITE LORETTA N, 4112 SW 46TH TER, OCALA FL

Adopted

RESULT: ADOPTED

CASE NO: CE25-0919

CITY OF OCALA

vs.

WATSON, GAYLE, 1115 NW 15TH AVE, OCALA FL

Adopted

RESULT: ADOPTED

CASE NO: ENV25-0165

CITY OF OCALA

vs.

EMMA VI LLC, 4901 E SILVER SPRINGS BLVD, ALL UNITS, OCALA, FL

Adopted

RESULT: ADOPTED

CASE NO: ENV25-0217

CITY OF OCALA

vs.

WIRE 3 LLC, 4 COMMERCIAL STREET, 6TH FLOOR, ROCHESTER, NY

Adopted

RESULT: ADOPTED

CASE NO: ENV25-0220

CITY OF OCALA

vs.

LAMOUR, EDMOND, 417 SW 7TH AVE, OCALA, FL

Adopted

RESULT: ADOPTED

- 4. Comments by Those Who Wish to Address the Code Enforcement Special Magistrate**
- 5. Comments by the Code Enforcement Special Magistrate**
- 6. Adjournment**