



# Special Magistrate Minutes

## Administrative Hearing

Wednesday, October 29, 2025

110 Watula Avenue  
Ocala, FL 34471  
[www.ocalafl.org](http://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**  
**OCTOBER 14, 2025**

**POSTED**

#### *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 \$SO 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 Jennipher Buller read the details of this case and staff recommendation.

Bradley Young, 1720 SE 16<sup>th</sup> 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 33<sup>RD</sup> 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.

<b>RESULT:</b>	<b>ADOPTED</b>
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### **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 42<sup>ND</sup> 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.

<b>RESULT:</b>	<b>ADOPTED</b>
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### **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.

<b>RESULT:</b>	<b>ADOPTED</b>
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<b>CASE NO: CE25-0633, CFC.STEPHEN KNIGHT</b>
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**CITY OF OCALA**

**vs.**

**DUNBAR, JOHN L. JR DUNBAR, IRENE R.**

**VIOLATION(S):**

SECTION 122-1193

TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

**LOCATION:** *3026 SE 5<sup>TH</sup> 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.

<b>RESULT:</b>	<b>ADOPTED</b>
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<b>CASE NO: CE25-0636, CFC.STEPHANI SMITH</b>
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**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 9<sup>TH</sup> 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  
SECTION 122-1006

SURFACING  
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 to 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.

<b>RESULT:</b>	<b>ADOPTED</b>
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<b>CASE NO: CE25-0686, OFC.STEPHANI SMITH</b>
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**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 1<sup>ST</sup> Street, Ocala, FL 34475, spoke on contractor challenges.

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

<b>RESULT:</b>	<b>ADOPTED</b>
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<b>CASE NO: CE25-0902, OFC.OSIAS FERREIRA</b>
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**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.

<b>RESULT:</b>	<b>ADOPTED</b>
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<b>CASE NO: CE25-0911, OFC. STEPHANI SMITH</b>
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**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 contactor 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 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 to 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.

<b>RESULT: ADOPTED</b>
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### ***Old Business***

#### ***Consent Agenda for Non-Compliance (MASSEY) Hearing***

<b>CASE NO: CE25-0178</b>
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**CITY OF OCALA**  
**vs.**  
**O'CONNOR, NORA E. EST, 3318 E FORT KING ST, OCALA FL**

**Adopted**

<b>RESULT: ADOPTED</b>
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<b>CASE NO: CE25-0283</b>
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**CITY OF OCALA**  
**vs.**  
**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, 1406 SE 27TH ST, OCALA FL**

**Adopted**

<b>RESULT: ADOPTED</b>
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**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**

<b>RESULT:      ADOPTED</b>
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<b>CASE NO: CE25-0810</b>
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**CITY OF OCALA**

**vs.**

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

**Adopted**

<b>RESULT:      ADOPTED</b>
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<b>CASE NO: CE25-0919</b>
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**CITY OF OCALA**

**vs.**

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

**Adopted**

<b>RESULT:      ADOPTED</b>
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<b>CASE NO: ENV25-0165</b>
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**CITY OF OCALA**

**vs.**

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

**Adopted**

<b>RESULT:      ADOPTED</b>
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<b>CASE NO: ENV25-0217</b>
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**CITY OF OCALA**

**vs.**

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

**Adopted**

<b>RESULT:      ADOPTED</b>
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<b>CASE NO: ENV25-0220</b>
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**CITY OF OCALA**

**vs.**

**LAMOUR, EDMOND, 417 SW 7<sup>TH</sup> AVE, OCALA, FL**

**Adopted**

<b>RESULT:</b>	<b>ADOPTED</b>
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**4. Comments by Those Who Wish to Address the Code Enforcement Special Magistrate**

**5. Comments by the Code Enforcement Special Magistrate**

**6. Adjournment**