



Ocala Special Magistrate Agenda - Final

Wednesday, January 28, 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

Jennipher 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 #: 012820261030 Published: JANUARY 6TH, 2026**
- 4. APPROVAL OF MINUTES**

APPROVAL OF MINUTES
SEPT, OCT, NOV 2025

Attachments: [SM 2025-October-29 Minutes FINAL](#)
[SM 2025-September-24 Minutes FINAL](#)
[SM 2025-November-17 Minutes FINAL](#)

SEPT, OCT, NOV 2025

- 5. Swear in Officers**
- 6. New Business**

[Case No: 2024_10902 STEPHANI SMITH](#)

CITY OF OCALA
VS.
WYCKOFF, CATHLEEN M
GREENE, MORGAN N.

LOCATION: 2600 BLK NW OLD BLITCHTON RD

VIOLATION(S):

SECTION 122-723 PERMITTED USES B-4

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

Attachments: [2024_10902](#)

Case No: 2024_10921 STEPHANI SMITH

CITY OF OCALA
VS.
RESTORATIVE JUSTICE FOUNDATION INC

LOCATION: **2400 BLK NW 10TH ST**

VIOLATION(S):
SECTION 122-743 PERMITTED USES B-5

Attachments: [2024_10921](#)

[Case No: CE24-0055](#) [Officer: STEPHANI SMITH](#)

CITY OF OCALA
VS.
LEA, TYLER R.
LEA, CAILEY MARIE

LOCATION: **329 SE 36TH AVE**

VIOLATION(S):
SECTION 122-312 PERMITTED USES R-1

SECTION 82-512 POOL BARRIER REQUIRED
SECTION 82-513 POOL BARRIER SPECIFICATIONS

Attachments: [CE24-0055](#)

[Case No: CE25-0306](#) [STEPHANI SMITH](#)

CITY OF OCALA
VS.
1821 OCALA LLC

LOCATION: **1821 NW 28TH CT**

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

Attachments: [CE25-0306](#)

Case No: CE25-0844 STEPHANI SMITH

CITY OF OCALA
VS.
ALEXANDER, TYRONE
ARMSTRONG, ERNESTINE

LOCATION: 100 BLK NW 20TH AVE (VACANT LOT)

VIOLATION(S):

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

Attachments: [CE25-0844](#)

Case No: CE25-1087 STEPHEN KNIGHT

CITY OF OCALA
VS.
BAILEY, SHANNON

LOCATION: 551 NE 21ST TER

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Attachments: [CE25-1087](#)

Case No: CE25-1103 JEFFREY GUILBAULT

CITY OF OCALA
VS.
SMITH, RICHARD

LOCATION: 705 NW 7TH PL

VIOLATION(S):

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

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

Attachments: [CE25-1103](#)

Case No: CE25-1105 STEPHEN KNIGHT

CITY OF OCALA
VS.
VIMALGIRI INVESTMENT LLC

LOCATION: 900 BLK NE 3RD ST

VIOLATION(S):

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

Attachments: [CE25-1105](#)

Case No: CE25-1158 STEPHANI SMITH

CITY OF OCALA
VS.
OWEN, ADRIAN

LOCATION: 609 W. SILVER SPRINGS PL

VIOLATION(S):

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

SECTION 122-352 PERMITTED USES R-3

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-1158](#)

Case No: CE25-1290 JENNIPHER BULLER

CITY OF OCALA
VS.
WARFEL, RAYMOND C
WARFEL, SUSAN K

LOCATION: 1212 NE 24TH AVE

VIOLATION(S):

SECTION 98-33 OCCUPATION FOR LIVING PURPOSES

Attachments: [CE25-1290](#)

Case No: CE25-1301 JENNIPHER BULLER

CITY OF OCALA
VS.
LEE, DIANE J

LOCATION: 1642 SW 6TH ST

VIOLATION(S):

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

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

SECTION 82-513 POOL BARRIER SPECIFICATIONS

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

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [CE25-1301](#)

Case No: ENV25-0300 JEFFREY GUILBAULT

CITY OF OCALA
VS.
1920 AIRPORT LLC

LOCATION: 3600 BLK SW 20TH ST

VIOLATION(S):

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

Attachments: [ENV25-0300](#)

7. Request for Petition

Case No: COM18_1002 DALE HOLLINGSWORTH

CITY OF OCALA
VS.
HESTER, ZACHERY EST
DAVIS, FRANCIS EST
HESTER, ANQUIETTA

LOCATION: 805 NW 14TH 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

SECTION 82-184 STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION

SECTION 82-442 IMPLEMENTATION AND ENFORCEMENT OF NUMBERING SYSTEM; MASTER MAP

SECTION 82-443 DISPLAY OF BUILDING NUMBER

SECTION 122-51 BUILDING PERMIT REQUIRED

Attachments: [2024_11694 Final Administrative Order](#)
[COM18-1002 Final Administrative Order](#)
[Petition Form](#)
[Property Appraiser Record](#)

Case No: 2024_11694 JENNIPHER BULLER

CITY OF OCALA
VS.
HESTER, ZACHARY EST
DAVIS, FRANCIS EST
HESTER, ANQUIETTA

LOCATION: 805 NW 14TH AVE

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY
OR UNSANITARY MATTER
SECTION 122-51 BUILDING PERMIT REQUIRED
SECTION 122-332 PERMITTED USES R-2

Attachments: [2024_11694 Final Administrative Order](#)
[COM18-1002 Final Administrative Order](#)
[Petition Form](#)
[Property Appraiser Record](#)

Case No: 2024_11600 Officer: JEFFREY GUILBAULT

CITY OF OCALA
VS.
CHAMBERS, LAJUAN

LOCATION: 59 NW 21ST PL

VIOLATION(S):

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

Case No: CE25-1068 Officer: JENNIPHER BULLER

CITY OF OCALA
VS.
CHAMBERS, LAJUAN

LOCATION: 59 NW 21ST PL

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 122-352 PERMITTED USES R-3

8. Old Business

Consent agenda for Non-Compliance (MASSEY) Hearing

[Case #: 2024_11091](#)

SKYLARK SCHIPPERS LLC
1601 NE 25TH AVE, ALL UNITS

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

[Case #: CE25-0011](#)

SERANNO, LISA
2613 NE 19TH AVE

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

[Case #: CE25-0267](#)

JCM 2511A LLC
2511 NE 12TH CT

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

[Case #: CE25-0492](#)

MCDONALD, CARRON
LEWIS, PAMELA
1500 BLK NW 18TH CT

Attachments: [08-27-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0563 (LIEN)

SEARS WOODS, KINNIE MAE
905 NW 4TH ST

Attachments: [07-30-2025 Presentation](#)
[08-27-2025 Massey Docs](#)
[01-28-2026 Lien Presentation](#)

Case #: CE25-0615

SANCHEZ, JOSE
3901 SW 30TH ST

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0633

DUNBAR, JOHN L JR
DUNBAR, IRENE R
3206 SE 6TH ST

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0636

BROXTON, EUGENE EST
432 NW 9TH AVE

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0686

GIBBS-MITCHELL YVETTE
801 NW 1ST ST

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0722

ROCK HOSPITALITY PARTNERS 22 LLC
100 BLK SW MLK AVE

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0727

ROCK HOSPITALITY PARTNERS 22 LLC
1626 W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0728

ROCK HOSPITALITY PARTNERS 22 LLC
1622 W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0729

ROCK HOSPITALITY PARTNERS 22 LLC
1600 BLK W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0730

ROCK HOSPITALITY PARTNERS 22 LLC
1600 BLK W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0731

ROCK HOSPITALITY PARTNERS 22 LLC
1606 W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0732

ROCK HOSPITALITY PARTNERS 22 LLC
1600 BLK W SILVER SPRINGS BLVD

Attachments: [09-24-2025 Initial Presentation](#)
[Zoning Map](#)
[01-28-2026 Massey Details](#)

Case #: CE25-0902

COLESCO PARTNERS LLC
250 SW 22ND PL

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-0911

EXIT STRATEGY MAY 13 LLC
2117 NW 1ST ST

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 Massey Presentation](#)

Case #: CE25-1040

MDARQ INVESTMENTS INC
924 NW 1ST ST

Attachments: [10-29-2025 Initial Presentation](#)
[01-28-2026 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: FEBRUARY 25TH, 2026

10. Adjournment