



Ocala Special Magistrate Agenda - Final

Wednesday, August 27, 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 #:082720251030 Published: August 15th, 2025**
- 4. Minutes Approval: June 25th, 2025**

Attachments: [SM 2025-June-25 Minutes FINAL](#)

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

Case No: CE24 0178 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

O'CONNER, NORA E. EST

LOCATION: 3318 E FORT KING ST

VIOLATION(S):

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

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

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

Attachments: [CE25-0178](#)

Case No: CE25-0283 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC

LOCATION: 1406 SE 27TH ST

VIOLATION(S):

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Attachments: [CE25-0283](#)

Case No: CE25-0492 Officer: STEPHANI SMITH

CITY OF OCALA

VS.

MCDONALD, CARLTON

LEWIS, PAMELA

LOCATION: 1500 BLK NW 18TH CT

VIOLATION(S):

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

SECTION 122-332 PERMITTED USES R-2

Attachments: CE25-0492

Case No: ENV25-0149 Officer: JEFFREY GUILBAULT

CITY OF OCALA

VS.

OCALA REAL PROPERTY INVESTORS GROUP INC

C/O PATEL, SANJAY

LOCATION: 3120 SW 27TH AVE

VIOLATION(S):

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

Attachments: ENV25-0149

[Case No: ENV25-0178](#) [Officer: JEFFREY GUILBAULT](#)

REPEAT VIOLATOR

CITY OF OCALA

VS.

EASY STREET BUSINESS CENTRE POA INC

**EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION
INC**

LOCATION: 2100 BLK SW 21ST CIR

VIOLATION(S):

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

Attachments: [ENV25-0178](#)

7. Old Business

[Case #: CE25-0403](#)

QUIRK, MARK A.

QUIRK, KATHRYN L.

1021 NE 12TH ST

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

[Case #: CE25-0419](#)

MILLER, EULA B. EST, C/O D. FLORENCE

400 BLK SW 3RD ST

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

[Case #: CE25-0474](#)

THOMPSON, DELIFORD EVA EST

C/O BETTY F. TANNER

2000 BLK NW 1ST ST

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

[Case #: CE25-0494](#)

OCALA NORTH PROPERTY LLC

3435 N. PINE AVE

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

[Case #: CE25-0535](#)

MEAD, SUSAN
2601 NE 28TH AVE

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

[Case #: CE25-0563](#)

SEARS WOODS, KINNIE MAE
905 NW 4TH ST

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

[Case #: CE25-0656](#)

ATWATER, DONNA GAIL
1206 NE 42ND AVE

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

[Case #: ENV25-0082](#)

TOP NOTCH CORNERS LLLC
415 SE 32ND ST

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

[Case #: ENV25-0108](#)

DEMONTE, ANTHONY J. IV
506 NE 22ND AVE

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

Consent agenda for Non-Compliance (MASSEY) Hearing

8. Discussion

- 8a. Comments by those who wish to address the Code Enforcement Special Magistrate
- 8b. Comments by the Code Enforcement Special Magistrate
- 8c. Next meeting: September 24th, 2025

9. Adjournment