



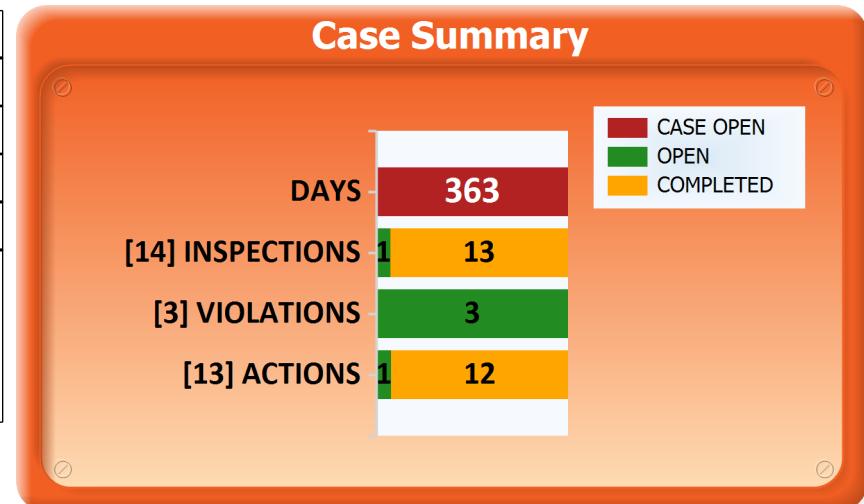
Case Details - No Attachments

City of Ocala

Case Number

2024_10986

Description: OPERATING ILLEGAL AUTO REPAIR SHOP		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 5/10/2024	Closed:	Last Action: 5/8/2025	Follow Up: 5/8/2025
Site Address: 2629 N MAGNOLIA AVE OCALA, FL 542459763			
Site APN: 25124-000-00		Officer: OSIAS FERREIRA	
Details: Jose Diaz 863-838-4845 Compl advised that there is a business called Dito Boost Performance doing business without a license at this location			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/28/2025	3/28/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/28/2025	3/28/2025	NOVPH MAILED (2) 91 7199 9991 7039 7937 4072 MULHANEY RYAN THOMAS 2719 MARKEN RD VALDERS WI 54245-9763 91 7199 9991 7039 7937 4072 DITO BOOST PERGORMANCE 2629 N MAGNOLIA AVE OCALA FL 34475
CONTACT	OSIAS FERREIRA	3/31/2025	3/31/2025	Phone call with the tenant, Armando 352-208-2149. More complaints about his case and how the city has it against him. 45min phone call with the tenant.



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Case Number

2024_10986

CONTACT	OSIAS FERREIRA	4/2/2025	4/2/2025	Phone call with the tenant Armando, see inspection.
CONTACT	OSIAS FERREIRA	4/16/2025	4/16/2025	Phone call from Armando the tenant of the property, he told me he will be moving out May 1st.
CONTACT	OSIAS FERREIRA	5/6/2025	5/6/2025	Phone call with the property owner in regards to this property, at 920-374-0926 he had question about what to do to bring the property into compliance, I also remind him about the code board on the 8th of this month.
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025		NEW BUSINESS
OFFICER POSTING	OSIAS FERREIRA	3/28/2025	3/28/2025	Posted NOVPH
PHONE CALL(S)	F	7/18/2024	7/18/2024	ON 07/18/2024 I SPOKE WITH ARMANDO IN REGARD TO THIS PROPERTY, AND HE TOLD ME THAT HE IS WORKING WITH A LICENSE ELECTRICAL CONTRACTOR TO GET ALL THE ELECTRICAL ISSUES RESOLVED. HE IS ALSO SUBMITTING PLANS TO THE CITY TO BRING THE PROPERTY IN COMPLIANCE.
PHONE CALL(S)	F	7/2/2024	7/2/2024	ON 07/02/2024 I RECEIVED A PHONE CALL FROM THE OWNER OF THE PROPERTY RYAN MULANEY FROM 920-374-0926 AND HE WANTED TO KNOW MORE INFORMATION ABOUT THIS CASE AND WAY ABOUT FIXING IT. WE HAD A CONVERSATION ABOUT IT, AND I EXPLAIN THE ISSUES AT HAND AND THE COMMUNICATIONS WITH THE CITY AND TENANT.
PREPARE NOTICE	SHANEKA GREENE	3/27/2025	3/27/2025	NOVPH
PREPARE NOTICE	OSIAS FERREIRA	3/28/2025	3/28/2025	NOVPH READY FOR POSTING
				<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code due to extensive building code, electrical code, and ADA violations by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs and final approved inspections shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on</p>



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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Friday, August 8th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structures and all property improvements, restoring the property to its natural condition by 4:00pm on Thursday, August 7th, 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, August 8th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Do not rent, lease, or allow any structure within the property grounds to be occupied at any time until all requirements of subsection (a) have been met and occupancy has been approved by the City of Ocala Building Department.</p> <p>(d) 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 demolition and removal of all improvements including the structure and structure contents. Additionally, 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.</p> <p>2.) Pay the cost of prosecution of \$479.29 by June 6th, 2024.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	MULHANEY RYAN THOMAS	2719 MARKEN RD VALDERS, WI 54245-9763			
RESPONDENT 2	Dito Boost Performance	2629 N Magnolia Ave Ocala, FL 34475			



Case Details - No Attachments

City of Ocala

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FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	12	\$264.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	14	\$175.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$479.29	\$0.00						
TOTALS:			\$479.29	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	OSF	11/19/2024	11/19/2024	NON COMPLIANT		Upon my follow up visit I did not observe any work being done at the property, What I did observe was a new door that was installed on the property to comply with fire regulations of egress, that was recommended by the fire inspector that went to the initial inspection. Photos attached.
FOLLOW UP	OSF	1/30/2025	1/30/2025	NON COMPLIANT		On 1/30/2025 I did a follow up inspection and at the time there was no one at the property, no business was being conducted at the time. The tenant was asked to obtain a small site plan per the zoning department and obtained an updated business license. Nothing new has been submitted and I haven't heard from the tenant or the owners. Case will proceed to a hearing.



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2024_10986

FOLLOW UP	OSF	3/21/2025	3/21/2025	NON COMPLIANT	<p>On 3/21/2025 I received a call from Dale about this property being involved in a fire. Greg Macallen and I went to the property once again, and the fire didn't seem to cause much structural damage but they are still on violation from this initial case I have on this property. Being there we met with the business owner Armando who stated that he is working with a GC Sloan Anderson, but no license was provided at this time. We told him that the GC he gets needs to submit permits to comply with city regulation, also I check on our system and couldn't find an active license for his business or permits. At this time, we also reminded him of the things he needs to come into compliance, and he cannot conduct any business at that location since there is no active license for it. He did open a door on the side of the building to comply with fire stipulations, removed an electrical cable at the rear that was in violation and demolished the roof attached to the shed/office that was broken and unsafe. He still needs an active license to conduct business, a site plan including all changes and building permits to include electrical and structural.</p>
FOLLOW UP	OSF	5/8/2025			
FOLLOW UP	OSF	4/2/2025	4/2/2025	NON COMPLIANT	<p>On 4/2/2025 I check the city records and found no new records of permits, licenses, or a new site plan. Case will be heard at the code board.</p> <p>Later this same day I received a call from the tenant notifying me that he will be moving out of that location very soon and will not proceed with any building permits or licenses from the city at this time. He had a lot of monetary stress these last couple of months having his business closed and he cannot longer continue like this, so he decided to close the shop and leave the location.</p>



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2024_10986

FOLLOW-UP	ALEXZANY RODRIGUEZ	5/30/2024	5/29/2024	COMPLETE		On 05-29-2024 I spoke to Armando 352-208-2149 the owner, and he told me he would obtain his BTR by the end of this week. I told him I would recheck on Monday.
FOLLOW-UP	OSF	7/8/2024	7/8/2024	COMPLETE		On 07/08/2024, we engaged in further phone conversations with Armando, the tenant of the property, who is actively working to resolve the issue. He has been in communication with zoning and other departments. Enclosed is an email exchange between zoning and the tenant concerning the use of the premises and the answer he was given. He has also indicated that he will submit the permit applications and bring the property up to code.
FOLLOW-UP	OSF	6/27/2024	6/27/2024	COMPLETE		On 06/27/2024 I met with the tenant of the property and business owner Armando together with Building Inspectors, Greg, Brian and the Fire Marshal Clayton Anderson. Upon inspection it was noted that the property does not have electricity and has multiple electrical issues. The Fire Marshal also noted the absence of egress and the necessity of fire extinguishers. Building Inspectors made mention of several structural changes that took place without the benefit of building permits and electrical problems. It was advice to the tenant who has control over the property to get a General Contractor involved and start the process of getting building permits right away. Also Armando is in contact with the licensing department to obtain his BTR. Photos attached and follow up scheduled.



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2024_10986

FOLLOW-UP	OSF	10/1/2024	10/1/2024	COMPLETE		On 10/01/2024 I review the city records and nothing new has been submitted, the tenant had hired a professional to fix the small electrical issues, but he still needed to obtain a small site plan per the zoning department and obtained an updated business license. Nothing new has been submitted and I haven't heard from the tenant or the owners.
FOLLOW-UP	OSF	6/27/2024	6/27/2024	COMPLETE		Check for BTR license **As of 06/26/2024, Licensing advises no BTR has been applied for. Contact Building and OFR Prevention to conduct a coordinated inspection AT the location. It appears cars are stored inside the building which may be life safety hazards. Let me know your findings. -Dale
FOLLOW-UP	OSF	8/19/2024	8/19/2024	COMPLETE		On 08/19/2024 I check the system for building permits, but I didn't find anything at this time. The tenant is working with contractors to get the issues resolved.
FOLLOW-UP	OSF	7/2/2024	7/2/2024	COMPLETE		On 07/01/2024 Code Enforcement together with the building department had a meeting with the tenant of the building Armando in regard to the property. Also, the zoning department and fire department were involved in said meeting. It was discussed multiple ways to bring the property into compliance and a road map to get this done.
FOLLOW-UP	ALEXZANY RODRIGUEZ	6/3/2024	6/4/2024	COMPLETE		On 06-03-204 Armando informed me he was sick and was unable to make it to the city to pay for his BTR. I will extend until next week to grant him some recovery time.



Case Details - No Attachments

City of Ocala

Case Number

2024_10986

INITIAL	ALEXZANY RODRIGUEZ	5/13/2024	5/14/2024	COMPLETE		<p>On 05-14-2024 I went to the property after a complaint came into admin that there is a business called Dito Boost Performance doing business without a license at this location. I took photos of the exterior of the building and checked online for the business, I saw an active Facebook page that had the Ditobost performance name with this address and it stated it was an auto service company. The BTR was not up to date. I went inside and spoke to the owner Armando Villegas 352-208-2149, Whom told me they just moved into the building and are going to obtain a BTR for this new location ASAP. I gave him 14 days to do so. See photos.</p>
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	OSIAS FERREIRA	3/26/2025				Obtain a site plan.
SECTION 122-51 BUILDING PERMIT REQUIRED	OSIAS FERREIRA	3/26/2025				Building permits are required for any electrical work, structural alterations and alterations to the existing structures. Obtain building permits for the new opening that was created for a door, and all other work.
SECTION 62-62 TAX CERTIFICATE REQUIRED	OSIAS FERREIRA	3/26/2025				Obtain the necessary license with the licensing department.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

25124-000-00

[GOOGLE Street View](#)

Prime Key: 614416

[MAP IT+](#)

Current as of 3/26/2025

[Property Information](#)

MULHANEY RYAN THOMAS
2719 MARKEN RD
VALDERS WI 54245-9763

M.S.T.U.

PC: 27

Acres: .22

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

Situs: 2629 N MAGNOLIA AVE OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$97,059
Total Assessed Value	\$97,059
Exemptions	\$0
Total Taxable	\$97,059

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$23,438	\$35,460	\$4,193	\$97,059	\$97,059	\$0	\$97,059
2023	\$23,438	\$35,290	\$4,193	\$89,754	\$89,754	\$0	\$89,754
2022	\$14,062	\$30,661	\$4,193	\$48,916	\$48,916	\$0	\$48,916

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7751/0980	04/2022	05 QUIT CLAIM	4 V-APPRAISERS OPINION	Q	I	\$100,000
5689/0656	06/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$55,000
5688/1865	06/2012	60 CRT ORD	0	U	I	\$100
5653/0449	03/2012	10 FORECLS	2 V-SALES VERIFICATION	U	I	\$95,500
4528/1538	07/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$125,000
1852/0886	08/1992	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$125,000
1190/1568	12/1983	07 WARRANTY	0	U	I	\$35,900
1092/1829	12/1981	07 WARRANTY	0	U	I	\$49,000
1046/1314	12/1980	07 WARRANTY	0	Q	I	\$63,000

[Property Description](#)

SEC 06 TWP 15 RGE 22
PLAT BOOK C PAGE 029
MARIMERE
BLK A LOTS 31.32.33

[Land Data - Warning: Verify Zoning](#)

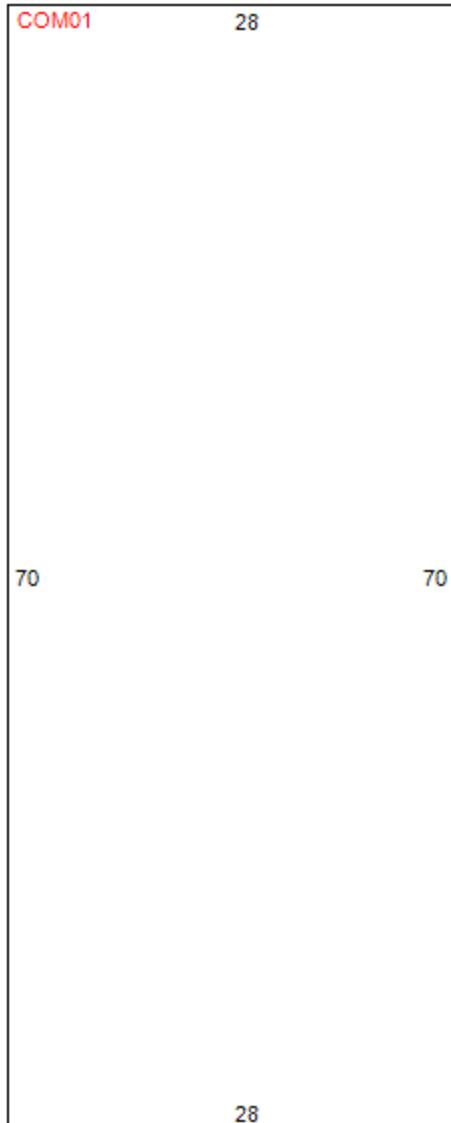
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	2715	75.0	125.0	B4	9,375.00	SF							

Neighborhood 9941 - COMM US 441-NE 35TH ST/SS BVLD
Mkt: 2 70

[Traverse](#)

Building 1 of 2

COM01=L28U70R28D70.



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST	Year Built 1964
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	4/21/2020 by 117	Base Perimeter 196

Exterior Wall 24 CONC BLK-PAINT38 WD SIDING-SHTG

Section Wall	Height	Stories	Year Built	Basement	% Ground	Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1964	0		1,960	G27 AUTO REPAIR	57 %	N N
							M48 WAREHOUSE/DISTRIBUTE	22 %	N N
							F48 WAREHOUSE/DISTRIBUTE	21 %	N N

Section: 1

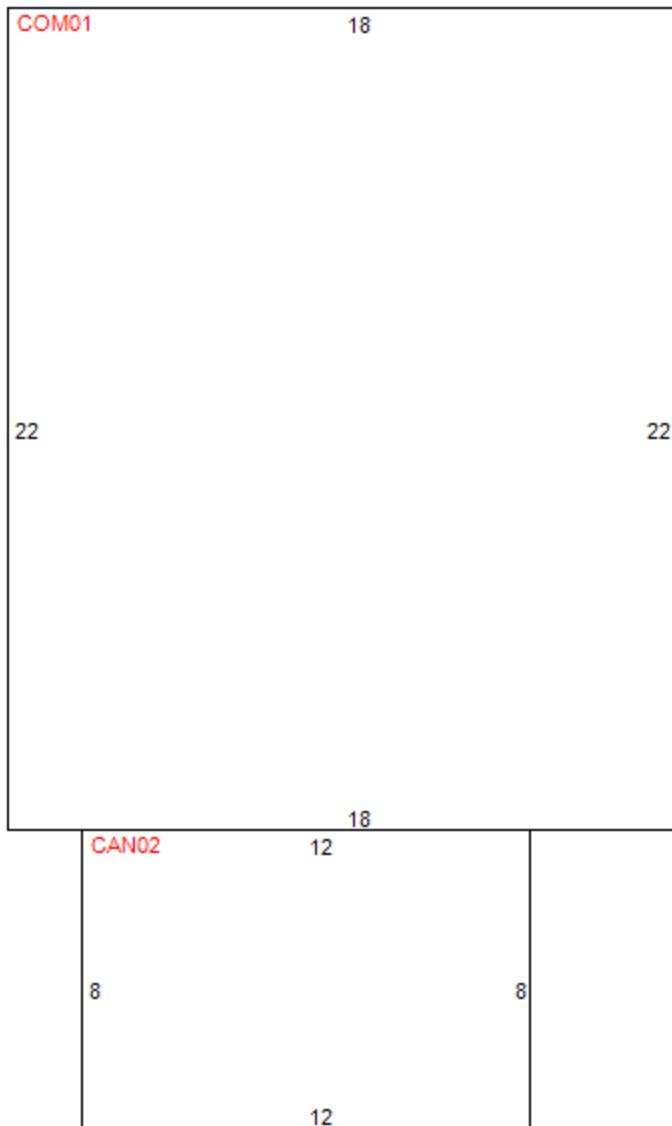
Elevator Shafts: 0	Aptments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 3

[Traverse](#)

Building 2 of 2

COM01=U22R18D22L18.R2

CAN02=D8R12U8L12.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1964
Effective Age	9 - 40-99 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	100 - POOR	Obsolescence: Locational	0%
Inspected on	4/21/2020 by 117	Architecture	0 - STANDARD SFR
			Base Perimeter 80

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM 0126 - SIDING-NO SHTG		1.00	1	1964		N	0 %	0 %	396	396
CAN 0201 - NO EXTERIOR		1.00	1	1964		N	0 %	0 %	96	96

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 0	Blt-In Kitchen: N
Roof Cover: 08 FBRLGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 04 SPACE HEATER	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 0	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	3,251.00	SF	5	1982	3	0.0	0.0
105 FENCE CHAIN LK	173.00	LF	20	1982	5	0.0	0.0
120 FENCE MASONRY	720.00	SF	50	1982	3	0.0	0.0
159 PAV CONCRETE	180.00	SF	20	1982	3	0.0	0.0

Appraiser Notes

FKA - FARRIS FRONT END SERVICE
EVOLUTION MOTORSPORTS LLC

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01349	8/1/1993	-	REPAIR WORK HOLE FOR CARS
OC01640	10/1/1991	-	RAISE ROOF 6FT.ON COM01
OC13926	1/1/1982	11/1/1982	ENLARGE FDU ADD PAVING



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/12/2022 02:12:42 PM
FILE #: 2022052875 OR BK 7751 PG 980
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$700.00 MDS: \$0 INT: \$0

Richard Barner Sr.
3914 NW Gainesville Road
Ocala, Florida 34475
25124-000-00

QUIT CLAIM DEED

Made this April 11, 2022 A.D. by, Richard Barner Sr. whose address is : 3914 NW Gainesville Road, Ocala, FL 34475 hereinafter called the grantor, to Ryan Thomas Mulhaney whose address is 2719 Marken Rd Valders, WI 54245 hereinafter called the grantee.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situated in Marion County, Florida, viz:

2629 N Magnolia Avenue Ocala, Fl

SEC 06 TWP 15 RGE 22

PLAT BOOK C PAGE 029

MARIMERE

BLK A LOTS 31.32.33

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and be hoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Ryan Dickey

Witness
Name Printed

Megan Dickey

Witness
Name Printed

Dana Horne

Richard Barner Sr.

Richard Barner Sr.

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 11 day, of April, 2021 by Richard Barner Sr., who are personally known to me or who had produced Drivers Licenses as identification.



Judy M. Hanegan
Notary Public
Print Name: Judy M. Hanegan
My Commission Expires: 2-21-26

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: 2024_10986

Petitioner,

VS.

**MULHANEY, RYAN THOMAS
DITO BOOST PERFORMANCE**

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

Cost	# of hour(s)	Total:
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Attorney Fees:

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
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Inspection(s) \$12.50 14 \$175.00

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
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Clerical: \$22.00 12 \$264.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
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Fee(s): \$18.75 1 \$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
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Clerical:

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	
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Postage: \$21.54 3 \$21.54

Total Costs: \$479.29

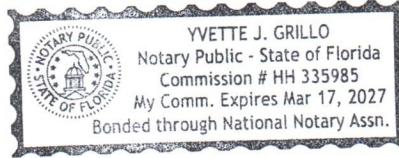
FURTHER. AFFIANT SAYETH NOT. Dated This:
4/28/2025

STATE OF FLORIDA
COUNTY OF MARION


OSIAS FERREIRA
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 28 Apr
by OSIAS FERREIRA who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: 2024_10986

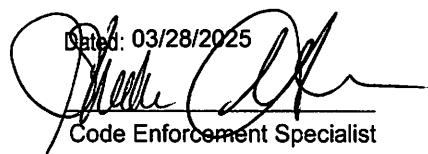
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/28/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 03/28/2025
Yvette J. Grillo
Code Enforcement Specialist

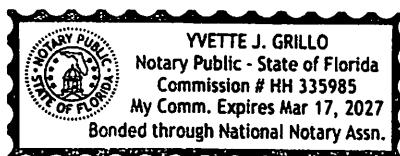
STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/28/2025 by Yvette Grillo

Code Enforcement Specialist, City of Ocala, who

is personally known to me.


Yvette J. Grillo
Notary Public, State of Florida



CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: 2024_10986

AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

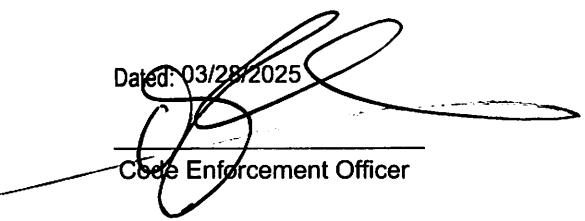
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Osias Ferreira, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/28/2025 post the Notice of Violation & Public Hearing to the property, located at 2629 N MAGNOLIA AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

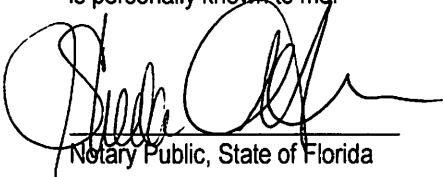
FURTHER, AFFIANT SAYETH NAUGHT.

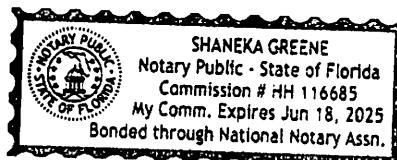
Dated: 03/28/2025


Code Enforcement Officer

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/28/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

03/27/2025

MULHANEY RYAN THOMAS
2719 MARKEN RD
VALDERS, WI. 54245-9763

DITO BOOST PERFORMANCE
2629 N MAGNOLIA AVE
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 2629 N MAGNOLIA AVE|25124-000-00

Case Number: 2024_10986

Officer Assigned: Osias Ferreira

Required Compliance Date: 04/02/2025

Public Hearing Date & Time: 05/08/2025 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Building permits are required for any electrical work, structural alterations and alterations to the existing structures. Obtain building permits for the new opening that was created for a door, and all other work.

SECTION 62-62 TAX CERTIFICATE REQUIRED

Obtain the necessary license with the licensing department.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Obtain a site plan.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Osias Ferreira Code Enforcement Officer
oferreira@ocalafl.gov
352-789-5305



5/14/24, 3:38 PM
City of Ocala
Code Enforcement Division



5/14/24, 3:38 PM
City of Ocala
Code Enforcement Division



5/14/24, 3:38 PM
City of Ocala
Code Enforcement Division



06/27/2024 14:44:43

City of Ocala
Code Enforcement Division



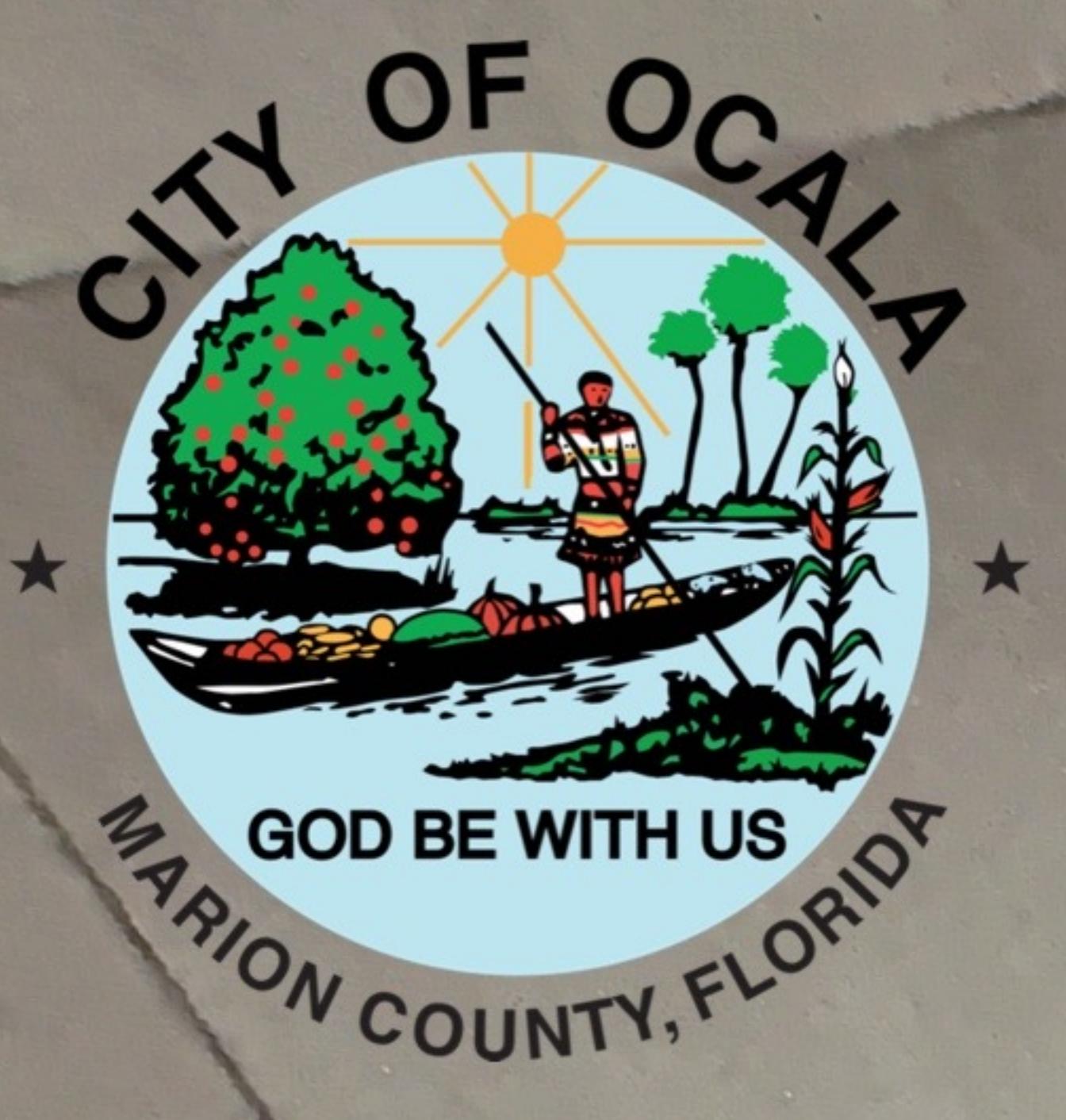
MARION COUNTY, FLORIDA



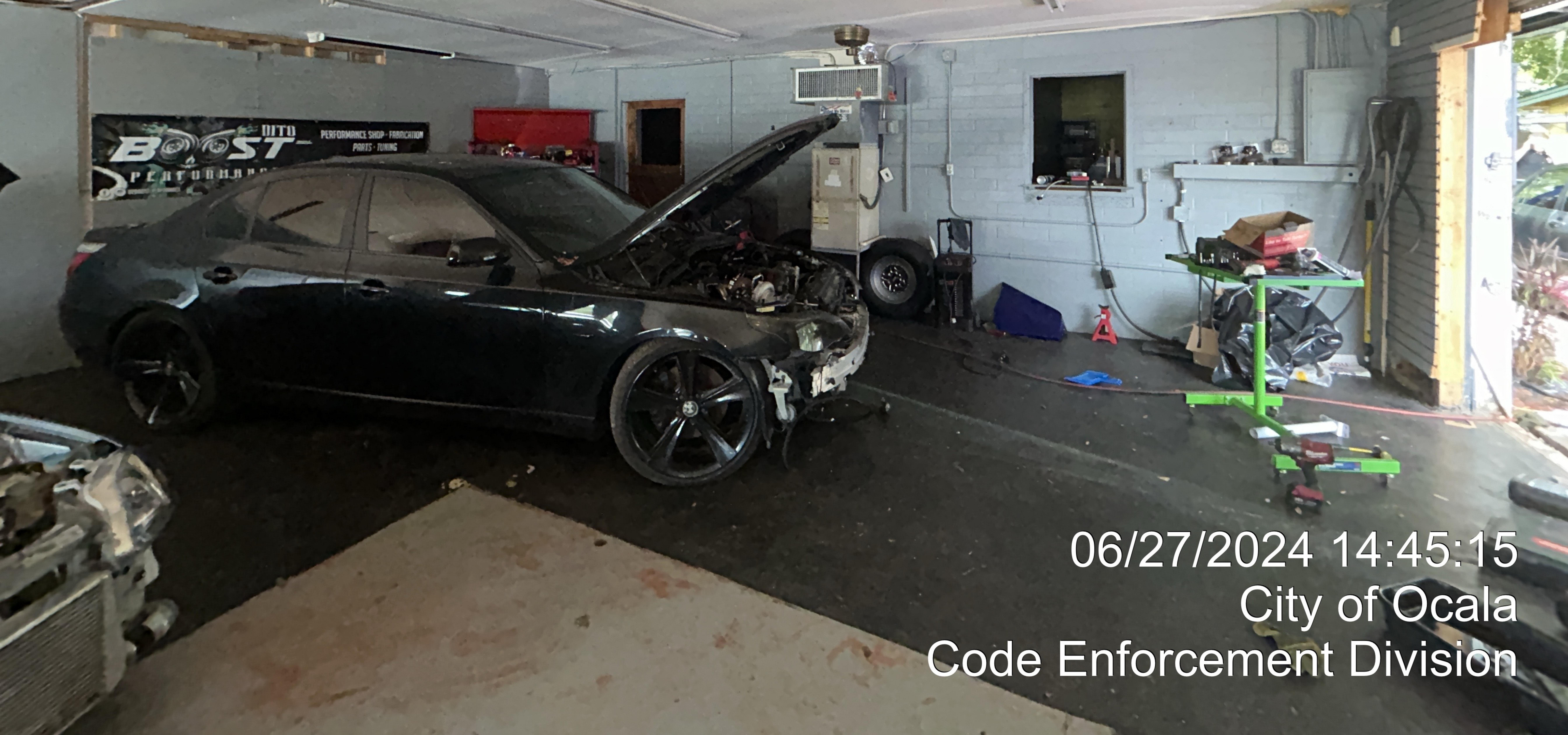
06/27/2024 14:44:51
City of Ocala
Code Enforcement Division



06/27/2024 14:44:56
City of Ocala
Code Enforcement Division



06/27/2024 14:45:03
City of Ocala
Code Enforcement Division



06/27/2024 14:45:15
City of Ocala
Code Enforcement Division



06/27/2024 14:45:31

City of Ocala
Code Enforcement Division



06/27/2024 14:46:03

City of Ocala
Code Enforcement Division



ARION COUNTY, FLORIDA



11/19/2024 15:54:34

City of Ocala
Code Enforcement Division

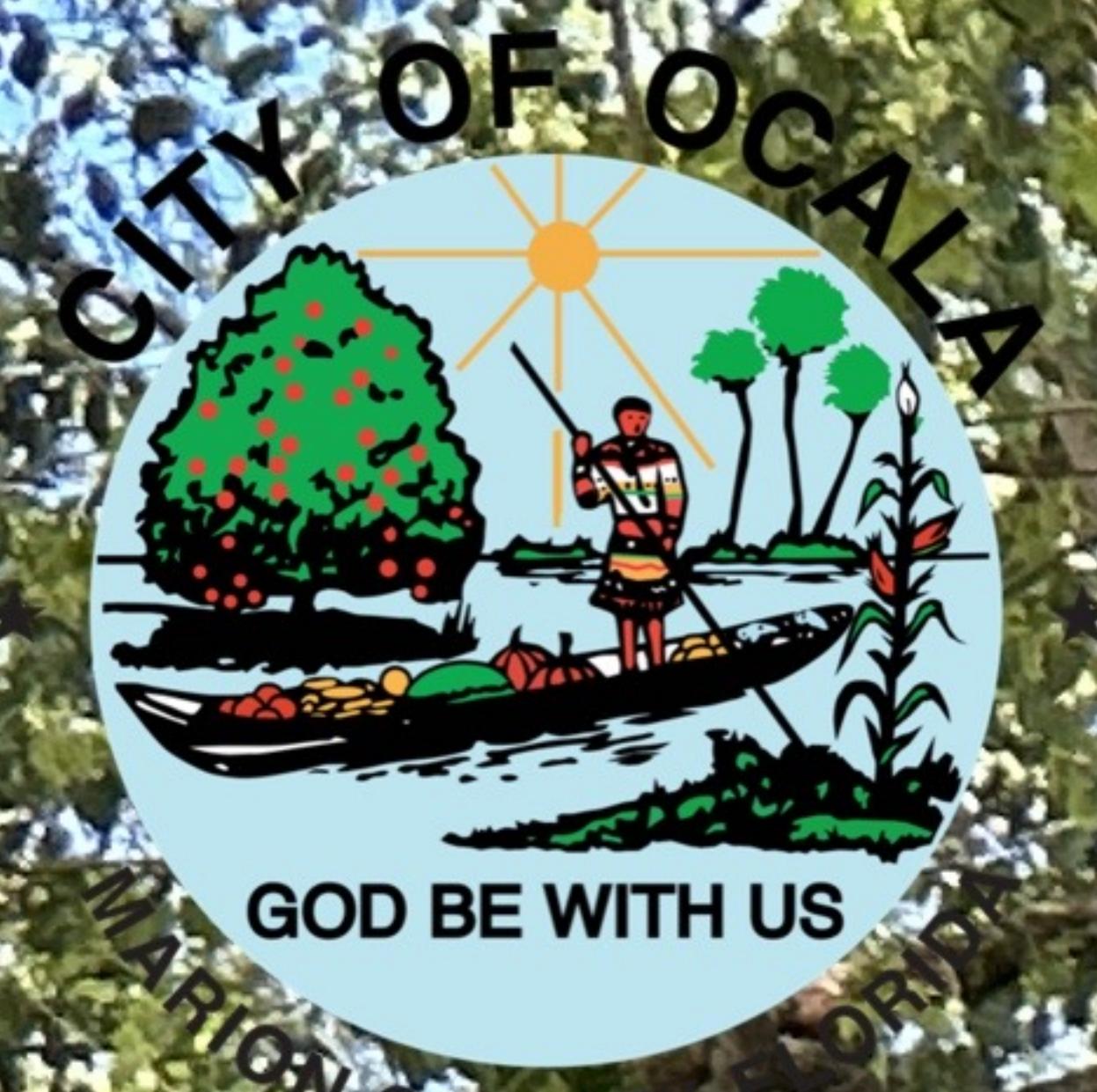


03/21/2025 14:49:55
City of Ocala
Code Enforcement Division



03/21/2025 14:50:02

City of Ocala
Code Enforcement Division



03/21/2025 14:50:17

City of Ocala
Code Enforcement Division



03/21/2025 14:49:51

City of Ocala
Code Enforcement Division



GOD BE WITH US
MARIION COUNTY, FLORIDA



03/21/2025 14:49:31

City of Ocala
Code Enforcement Division

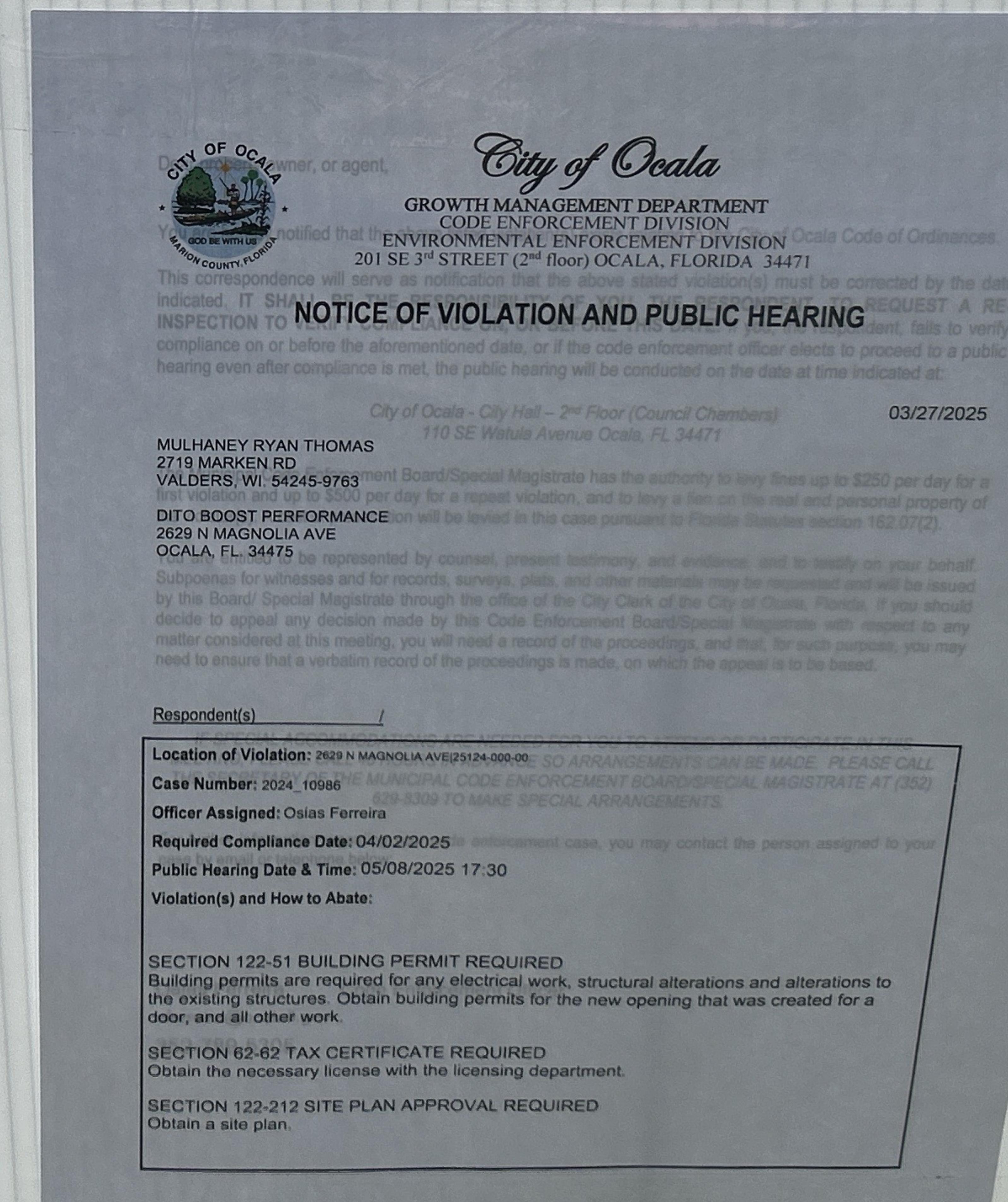


MARION COUNTY, FLORIDA

OCALA

CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



OFFICE OF THE CITY CLERK

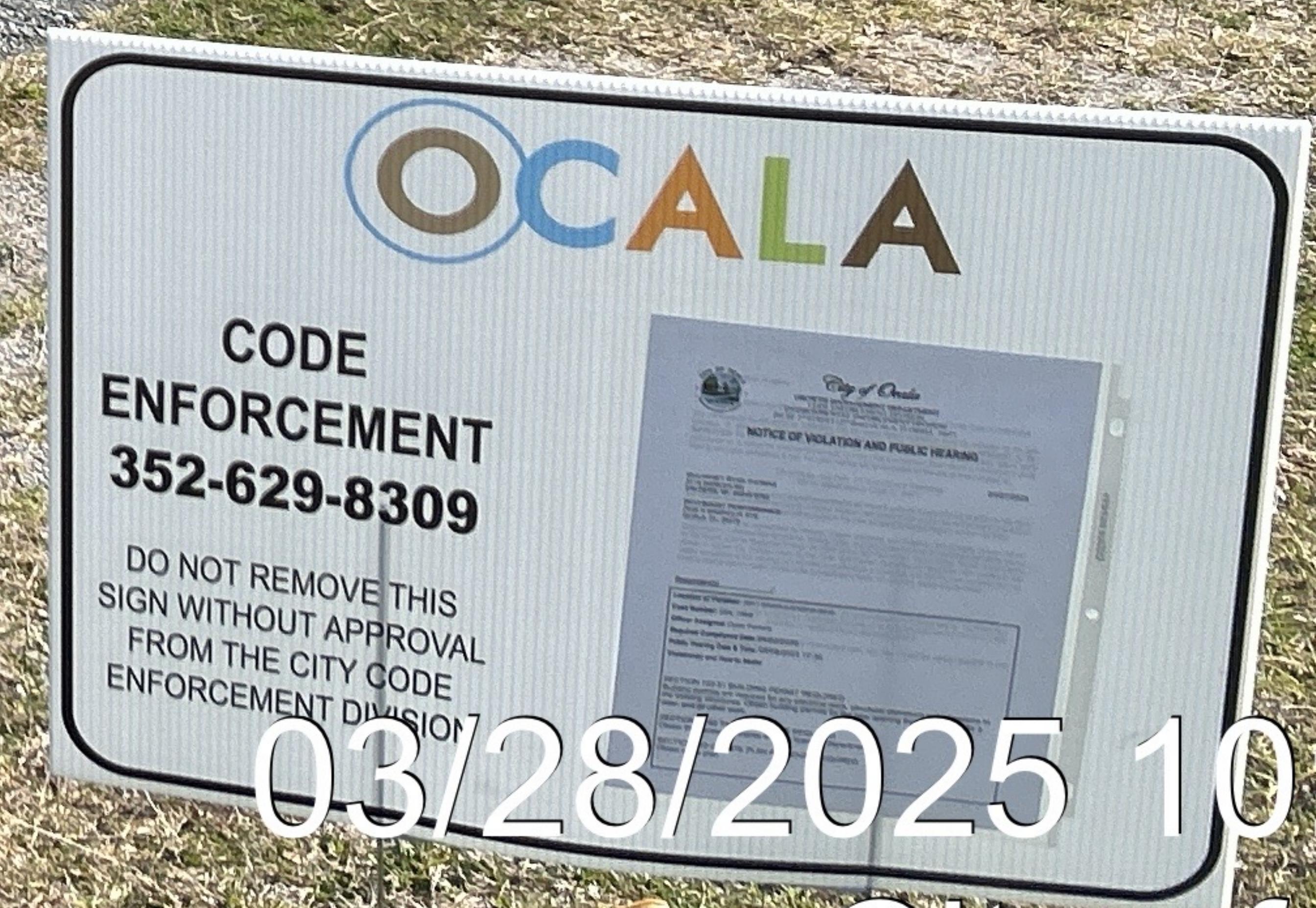
03/28/2025 10:47:29

City of Ocala
Code Enforcement Division



GOD BE WITH US

MARION COUNTY, FLORIDA



03/28/2025 10:47:35

City of Ocala
Code Enforcement Division



05/08/2025 09:18:03
City of Ocala
Code Enforcement Division



GOD BE WITH US

MARION COUNTY, FLORIDA

05/08/2025 09:18:40
City of Ocala
Code Enforcement Division



05/08/2025 09:19:08
City of Ocala
Code Enforcement Division