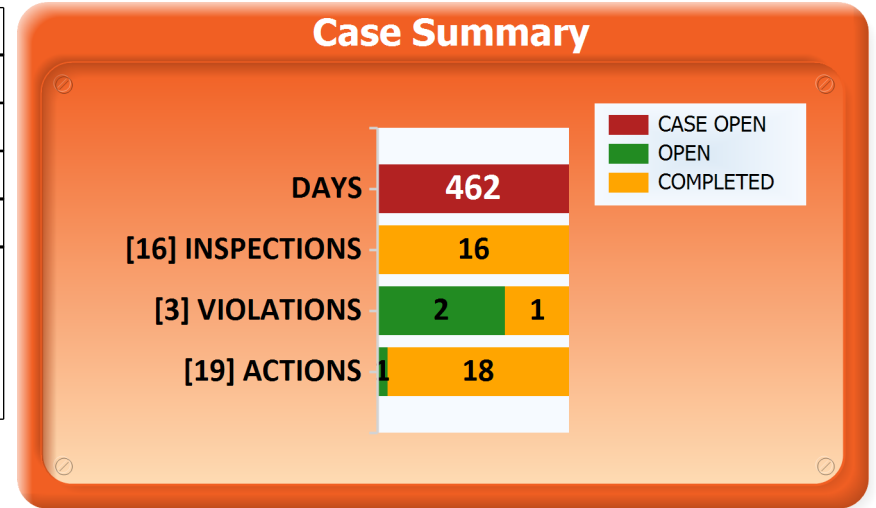


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

Description: OPERATING ILLEGAL AUTO REPAIR SHOP		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 5/10/2024	Closed:	Last Action: 8/14/2025	Flw Up: 8/7/2025
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 PERFORMANCE 2629 N MAGNOLIA AVE OCALA FL 34475

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	<p>FOF 91 7199 9991 7039 7680 7405 MULHANEY, RYAN THOMAS 2719 MARKEN RD VALDERS, WI 54245-9763</p> <p>91 7199 9991 7039 7680 7399 MULHANEY, RYAN THOMAS 1913 CAROLINA AVE ORMOND BEACH, FL 32174</p>
CERTIFIED MAIL	YVETTE J GRILLO	5/15/2025	5/15/2025	<p>FOF (CORRECTED ADDRESS ON ORDER)</p> <p>91 7199 9991 7039 7680 7375 MULHANEY, RYAN THOMAS 1913 CAROLINA AVE ORMOND BEACH, FL 32174</p> <p>91 7199 9991 7039 7680 7351 MULHANEY, RYAN THOMAS 2719 MARKEN RD VALDERS, WI 54245-9763</p>
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.
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.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

CONTACT	DALE HOLLINGSWORTH	7/11/2025	7/11/2025	On this date I received a call from a law firm that will be working with the owners of this property to sell. They have decided they are not in a financial position to fix the property and get it sold to someone who can make the necessary repairs. I agreed the city will support extension in the case to grant time to try to affect the sale, starting with a 2-month extension. The property remains vacant and secure.
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/14/2025		
MEETING	OSIAS FERREIRA	5/22/2025	5/22/2025	See inspection.
OFFICER POSTING	OSIAS FERREIRA	3/28/2025	3/28/2025	Posted NOVPH
OFFICER POSTING	OSIAS FERREIRA	5/13/2025	5/13/2025	Posted FAO affidavit on file. 5/15/2025 Reposted at the property the FAO
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
				Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:  1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code due to extensive

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>5/8/2025</p>	<p>5/8/2025</p>	<p>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 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 ?ne of \$150.00 per day thereafter that shall run in addition to any other ?nes 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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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

## 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			

## 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	\$21.54	6/5/25	E59221	1913191837	CREDIT	Ryan Mulhane	crw
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	12	\$264.00	\$264.00	6/5/25	E59221	1913191837	CREDIT	Ryan Mulhane	crw
INSPECTION FEE	001-359-000-000-06-35960	14	\$175.00	\$175.00	6/5/25	E59221	1913191837	CREDIT	Ryan Mulhane	crw
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	6/5/25	E59221	1913191837	CREDIT	Ryan Mulhane	crw

Total Paid for CASE FEES: \$479.29 \$479.29

**TOTALS:** \$479.29 \$479.29

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	OSF	5/22/2025	5/22/2025	COMPLETED		On 5/22/2025 We had a meeting on the property with the partner of the property owner, the contractor and two building inspectors. Also my supervisor Jenipher and me. At this meeting it was discuss the different ways to bring this property into compliance. It was explained to the GC and the property representative all the violations, and how to bring the property into compliance.
COMPLIANCE	OSF	8/7/2025	8/7/2025	NON COMPLIANT		MASSEY INSPECTION

# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

COMPLIANCE	OSF	8/7/2025	8/7/2025	NON COMPLIANT		On 8/7/2025 I did a follow up and I could not find any permits for the work that needed to be done. Affidavit of non-compliance given to administration.
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 tanant 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.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**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 t 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	5/8/2025	NON COMPLIANT	<p>On 5/8/2025 I did a follow up for the hearing inspection, at this time the building is empty and the tenant has move out. I called the property owner and he confirmed the the tenant has move out. All the cars has been removed from the property inside and outside. The case will proceed to the hearing.</p>
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>

# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

FOLLOW UP	OSF	4/2/2025	4/2/2025	NON COMPLIANT		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.
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.
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.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

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.
INITIAL	ALEXZANY RODRIGUEZ	5/13/2024	5/14/2024	COMPLETE		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 Ditoboost 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.

## 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.

# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10986**

<b>SECTION 122-51 BUILDING PERMIT REQUIRED</b>	<b>OSIAS FERREIRA</b>	<b>3/26/2025</b>				<b>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.</b>
<b>SECTION 62-62 TAX CERTIFICATE REQUIRED</b>	<b>OSIAS FERREIRA</b>	<b>3/26/2025</b>	<b>5/8/2025</b>			<b>Obtain the necessary license with the licensing department.</b>

1



CITY OF OCALA  
MUNICIPAL CODE ENFORCEMENT BOARD  
CODE ENFORCEMENT SPECIAL MAGISTRATE

## APPEARANCE REQUEST FORM

DATE: 5-08-2025 CASE NUMBER(S): 2024-10986

NAME: Ryan Mulhoney PHONE: 920 374 0926

MAILING ADDRESS: 1913 Carolina Ave Ormond Beach, FL 32174

EMAIL ADDRESS: anna.may.hardt@gmail.com

PROPERTY OWNER

PROPERTY / OWNER REPRESENTATIVE

ATTORNEY

WITNESS / COMPLAINANT



**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA**

**THE CITY OF OCALA**

**CASE NO: 2024\_10986**

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 05/19/2025 03:08:10 PM

FILE #: 2025066529 OR BK 8614 PGS 1619-1621

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

vs.

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

**MULHANEY, RYAN THOMAS  
1913 CAROLINA AVE  
ORMOND BEACH, FL 32174**

Respondents \_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; May 8<sup>th</sup>, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A. The Respondent(s), **MULHANEY, RYAN THOMAS, 2719 MARKEN RD, VALDERS, WI 54245-9763 AND MULHANEY, RYAN THOMAS, 1913 CAROLINA AVE, ORMOND BEACH, FL 32174**, owner(s) in charge of the property described as: **2629 N MAGNOLIA AVE | 25124-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 13, 2024, and May 8<sup>th</sup>, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **MULHANEY, RYAN THOMAS**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

**III. ORDER:**

- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:
  - 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 7<sup>th</sup>, 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 Friday, August 8<sup>th</sup>, 2025, or if the permits issued are not inspected and finalized by the 91<sup>st</sup> day after permit issuance, subsection (d) shall apply; or

(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.

(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.

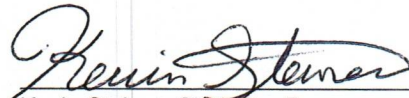
(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure 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.

2.) Pay the cost of prosecution of \$479.29 by June 6th, 2024.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

**DONE AND ORDERED;** this 8<sup>th</sup> day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem  
Municipal Code Enforcement Board

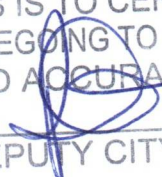
**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **MULHANEY, RYAN THOMAS, 2719 MARKEN RD, VALDERS, WI 54245-9763 AND MULHANEY, RYAN THOMAS, 1913 CAROLINA AVE, ORMOND BEACH, FL 32174**, this 8<sup>th</sup> day of May 2025.



Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK



## **IMPORTANT NOTICE:**

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES:** NON-COMPLIANCE HEARING - IF YOU AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 14TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**

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

CITY OF OCALA  
Petitioner,

vs.

CASE NO: 2024\_10986

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

MULHANEY RYAN THOMAS  
1913 CAROLINA AVE  
ORMOND BEACH, FL 32174  
Respondent. \_\_\_\_\_ /

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


STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 05/13/2025, post the Final Administrative Order in the above styled cause of this action, located at **25124-000-00 / 2629 N MAGNOLIA AVE** Ocala, Florida, upon which the violations are alleged to exist.
2. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

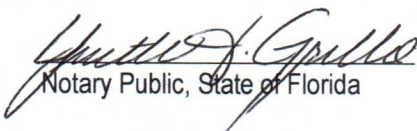
**FURTHER, AFFIANT SAYETH NAUGHT.**

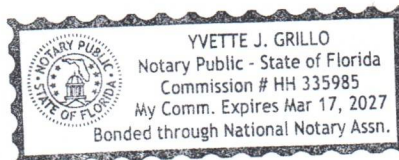
Dated this 13<sup>th</sup> of May 2025

  
Osias Ferreira,  
Code Enforcement Officer  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

**SWORN TO** (or affirmed) before me this 13<sup>th</sup> of May 2025, Osias Ferreira, Code Enforcement Officer, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024\_10986

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

Respondent. \_\_\_\_\_ /

AFFIDAVIT OF NON-COMPLIANCE

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:

1. That on **5/8/2025**, the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **08/8/2025**.
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

**Abatement of violations as Ordered; SECTION 122-51, 122-212.**

4. The prosecution costs remain paid. These costs will result in a lien.


FURTHER AFFIANT SAYETH NOT.

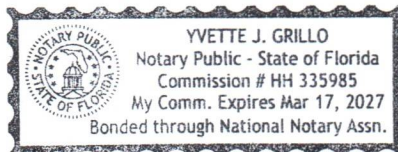
Dated this 8<sup>th</sup> day of August 2025

  
 \_\_\_\_\_  
 Osias Ferreira  
 Code Enforcement Officer  
 City of Ocala


STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this August 8<sup>th</sup>, 2025, by Osias Ferreira who is personally known to me, and who did take an oath.

  
 \_\_\_\_\_  
 Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on this August 8<sup>th</sup>, 2025

  
 \_\_\_\_\_  
 Yvette Grillo, Secretary  
 Municipal Code Enforcement Board  
 Ocala, Florida





BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: 2024\_10986

Petitioner,

vs.

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

MULHANEY, RYAN THOMAS  
1913 CAROLINA AVE  
ORMOND BEACH, FL 32174

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; May 8<sup>th</sup>, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), MULHANEY, RYAN THOMAS, 2719 MARKEN RD, VALDERS, WI 54245-9763 AND MULHANEY, RYAN THOMAS, 1913 CAROLINA AVE, ORMOND BEACH, FL 32174, owner(s) in charge of the property described as: 2629 N MAGNOLIA AVE | 25124-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between May 13, 2024, and May 8<sup>th</sup>, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.

II. CONCLUSION OF LAW:

- A. The Respondent(s), MULHANEY, RYAN THOMAS, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

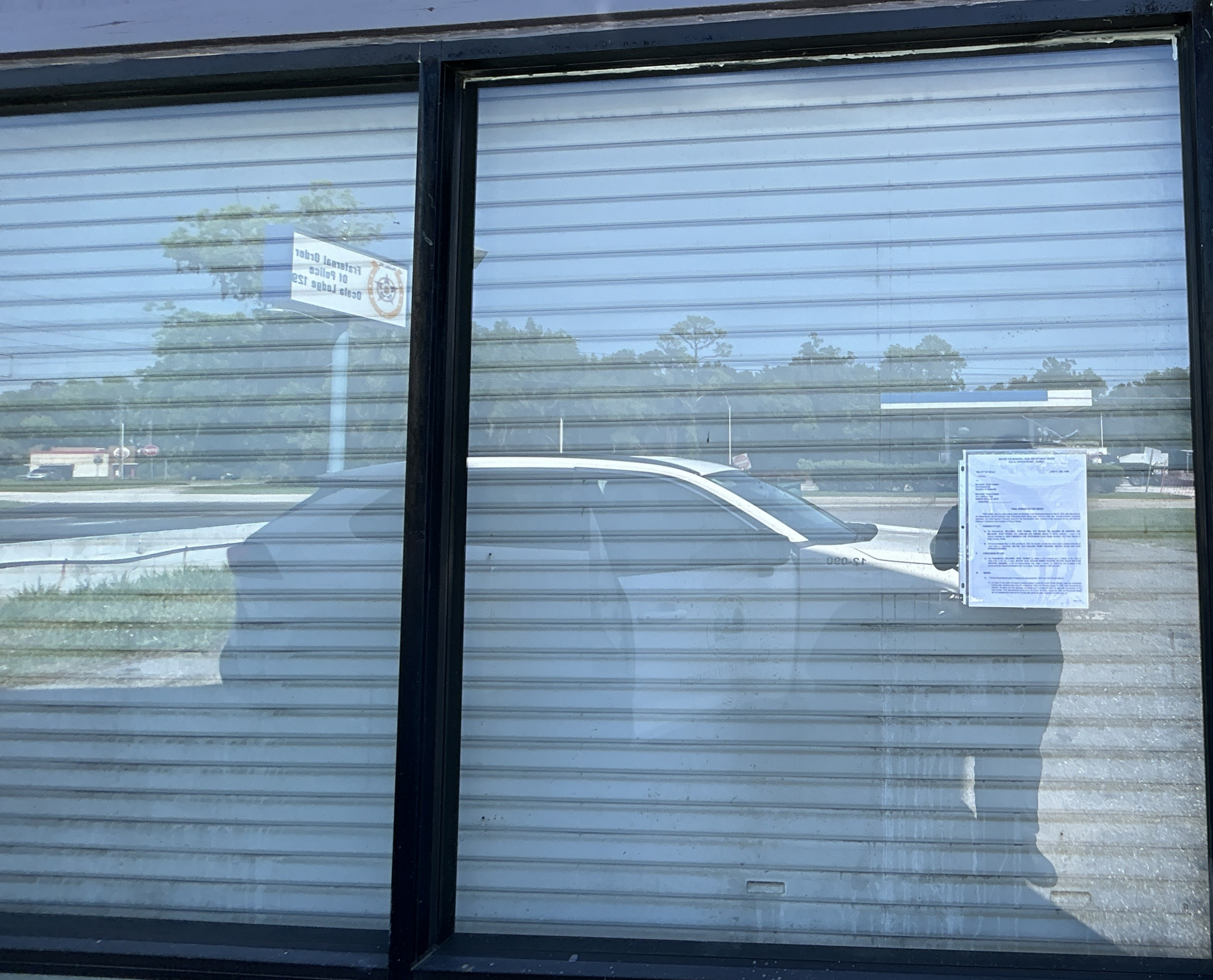
- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:
  - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code due to extensive building code, electrical code, and ADA violations by 4:00pm on Thursday, August 7<sup>th</sup>, 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 Friday, August 8<sup>th</sup>, 2025, or if the permits issued are not inspected and finalized by the 91<sup>st</sup> day after permit issuance, subsection (d) shall apply; or

05/15/2025 10:39:47  
City of Ocala  
Code Enforcement Division





2629



05/15/2025 10:39:51

City of Ocala

Code Enforcement Division





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