



Case Details - No Attachments

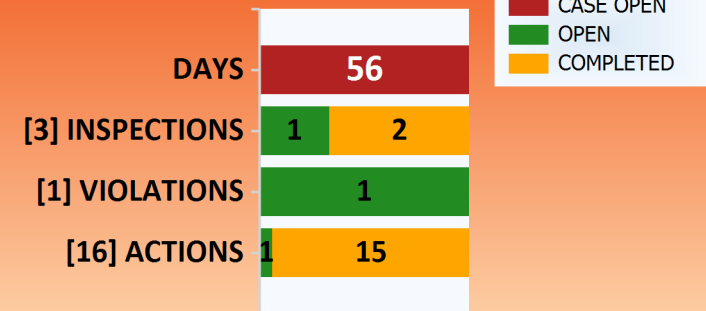
City of Ocala

Case Number

CE25-0482

Description: Standard Housing Repeat violator			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 6/3/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/29/2025
Site Address: 1665 SW 3RD ST OCALA, FL 34471			
Site APN: 2262-001-023		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/5/2025	6/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/5/2025	6/5/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7931 3576 PRIME INVESTORS INC 1521 NE 110TH ST MIAMI FL 33161-7466 91 7199 9991 7039 7931 3582 PUJOL RICARDO J (RA) 14130 N MIAMI AVE MIAMI FL 33173



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0482

CERTIFIED MAIL	YVETTE J GRILLO	6/25/2025	6/25/2025	FOF 91 7199 9991 7039 7680 9386 PRIME VESTORS INC 1521 NE 110TH ST MIAMI, FL 33161-7466
COMPLAINT RECEIVED	YVETTE J GRILLO	6/3/2025	6/3/2025	
CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	Marion county health department has been contacted. They did not answer but i left a detailed message with the address and location of the illicit discharge. 352.598.7571
CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	Met with the tenant and walked through and around the property annotating any violations to the standard housing code i seen.
CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	Spoke with Daniel at the Department of Environmental Health Marion county, they are sending an inspector out tomorrow to address the septic tank issue. 352.629.0137
CONTACT	JEFFREY GUILBAULT	6/24/2025	6/24/2025	Attempted to make contact via phone call with the tenant and in person on the property. No one answered the door or my phone call. A voicemail was left requesting the tenant to contact me.
CONTACT	JEFFREY GUILBAULT	6/25/2025	6/25/2025	Called the complainant at 0810 again they did not answer. I left a voicemail asking the tenant to call before the magistrate hearing today at 1030.
CONTACT	JEFFREY GUILBAULT	6/26/2025	6/26/2025	Tenant called today at 1530. I explained to her the order that was ruled on and posted on the property on 6/25/25. She is aware if the issues with the septic tank are not permitted and fixed they will not be allowed to stay at the home per the order. She stated she has been in contact with the property owner. I have still not heard from the management company or the landlord. As of today there are still no permits pulled to correct the issues at the home.

HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	6/25/2025	6/25/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	7/30/2025		
OFFICER POSTING	JEFFREY GUILBAULT	6/25/2025	6/25/2025	FAO POP FAO POSTED ON PROPERTY AT 1313
OFFICER POSTING	JEFFREY GUILBAULT	6/5/2025	6/5/2025	NOVPH READY FOR POSTING NOVPH POSTED ON SIGN AT 1110 TODAY.
PREPARE NOTICE	SHANEKA GREENE	6/5/2025	6/5/2025	NOVPH REPEAT VIOLATOR SEND TO THE NEXT HEARING PLEASE INCLUDE STANDARD HOUSING CHECKLIST PRIME VESTORS INC 1521 NE 110TH ST MIAMI FL 33161-7466 PUJOL, RICARDO J 14130 N MIAMI AVE MIAMI, FL 33173
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to: 1.) (a) Ensure the residence is vacated by 4:00pm on Friday July 25th, 2025, and remains vacant, pending compliance with subsections (b) or (c); (b) Apply for and obtain all required permits needed to meet the 1994 Edition of the International Standard Housing Code as adopted pursuant to City Ordinance 82-151 by 4:00pm on Thursday, July 24th, 2025. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent(s) fail to comply by 7:00am on Friday, July 25th, 2025, or if the permits issued are not inspected and finaled by the 91st day after

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City of Ocala

Case Number
CE25-0482

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/23/2025	6/23/2025	<p>permit issuance, subsection (d) shall apply; or</p> <p>(c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, July 24th, 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, July 25th, 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>(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 \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.</p> <p>2.) Pay the cost of prosecution of \$219.29 by July 24th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	OLIVIA MASON	1665 SW 3RD ST OCALA, FL	(352)239-2931		
OWNER	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			
REGISTERED AGENT	PUJOL, RICARDO J	14130 N MIAMI AVE MIAMI, FL 33173			
RESPONDENT 1	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466	(786)262-6379		MICHAEL@OSRETEAM.COM
TENANT	OLIVIA MASON	1665 SW 3RD ST OCALA, FL	(352)239-2931		



Case Details - No Attachments

City of Ocala

Case Number

CE25-0482

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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$219.29	\$0.00						
TOTALS:			\$219.29	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	7/29/2025				
HEARING INSPECTION	JGB	6/24/2025	6/24/2025	NON COMPLIANT		Today at 1041 I conducted a hearing inspection for the magistrate hearing, i attempted to make contact via phone and knocked on the door and was unable to make contact. I am unable to verify if the violations have been corrected. I have not had contact with anyone associated with this property other than the tenants. Please see photos.
INITIAL	JGB	6/4/2025	6/4/2025	NON COMPLIANT		COMPL ADVISED THERE IS SEPTIC ISSUES AND BACKING UP INTO THE HOUSE, WATER DAMAGE AND TERMITES ALL OVER.

INITIAL	JGB	6/4/2025	6/4/2025	NON COMPLIANT	<p>I responded to the complaint and verified the following issues in the home. The septic tank is broken and leaking raw sewage into the back yard. Marion county health department has been contacted. They did not answer but i left a detailed message with the address and location of the illicit discharge. While walking through the residence with the tenant I noticed holes in the wall in the kitchen. Please patch and repair all holes in the walls throughout the home. I also seen the kitchen sink is leaking and is not property plumed. Please make necessary repairs to the plumbing in the home. A permit may be required to conduct the repairs. The toilet in the spare bathroom is not working. Please repair the toilet and ensure that it is working properly. Junk and debris throughout the back yard of the property. Please cut and clean the property removing all unsightly matter and cutting any overgrowth on the property. This is a repeat violation for the standard housing code. Please see attached documents. Please see photos. This case will be sent to the next hearing. Please see all attached documents.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	6/4/2025			REPEAT VIOLATOR	Please see standard housing checklist. Please repair the plumbing in the kitchen sink so that it no longer leaks and is properly installed. Please patch/fix all holes in the walls. Please fix spare bathroom toilet so that it flushes and works properly. Please fix septic tank so that all facilities drain properly and no longer drain raw sewage into the backyard. Please cut and clean the property, removing all unsightly matter from the rear yard and cut all overgrowth on the property. Permits may be required for the necessary repairs.
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0482

Petitioner,

VS.

PRIME VESTORS INC

Respondents /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, 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:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	2	\$25.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

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

Total Costs: \$219.29


FURTHER. AFFIANT SAYETH NOT. Dated This:
6/23/2025

**STATE OF FLORIDA
COUNTY OF MARION**

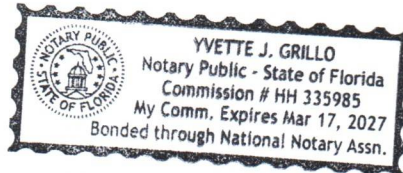


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 23 Jun
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0482

vs.

PRIME VESTORS INC
1521 NE 110TH ST
MIAMI, FL 33161-7466
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/27/2025 02:08:09 PM
FILE #: 2025086881 OR BK 8648 PGS 1271-1273
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on June 25th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **PRIME VESTORS INC**, owner(s) in charge of the property described as: **2262-001-023 / 1665 SW 3RD ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 4th, 2025, and June 24th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **PRIME VESTORS INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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): 82-151 and order to:

1.) (a) Ensure the residence is vacated by 4:00pm on Friday July 25th, 2025, and remains vacant, pending compliance with subsections (b) or (c);

(b) Apply for and obtain all required permits needed to meet the 1994 Edition of the International Standard Housing Code as adopted pursuant to City Ordinance 82-151 by 4:00pm on Thursday, July 24th, 2025. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent(s) fail to comply by 7:00am on Friday, July 25th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, July 24th, 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, July 25th, 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.

(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 \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.

2.) Pay the cost of prosecution of \$219.29 by July 24th, 2025.

- 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 25 day of June 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



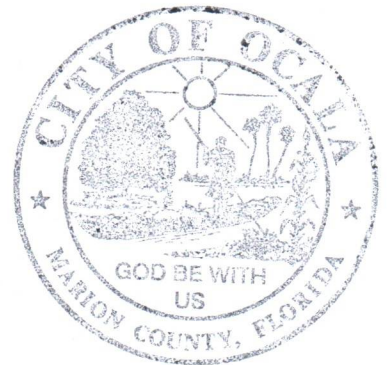
Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

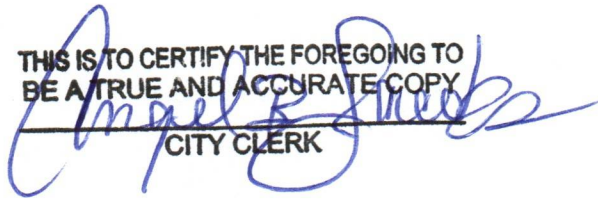
CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **PRIME VESTORS INC, 1521 NE 110TH ST, MIAMI, FL 33161-7466**, this 25 day of June 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate





THIS IS TO CERTIFY THE FOREGOING TO
BE A TRUE AND ACCURATE COPY
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 SPECIAL MAGISTRATE IS TO BE HELD ON JULY 30TH, 2025, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INITIAL 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
Code Enforcement Division
06/25/2025 13:11:42



**CODE
ENFORCEMENT
352-629-8309**

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

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0482

VS.

PRIME VESTORS INC
1521 NE 110TH ST
MIAMI, FL 33161-7466
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on June 25th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), PRIME VESTORS INC, owner(s) in charge of the property described as: 2262-001-023 / 1665 SW 3RD ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between June 4th, 2025, and June 24th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 82-151 STANDARD HOUSING CODE ADOPTED.

II. CONCLUSION OF LAW:

A. The Respondent(s), PRIME VESTORS INC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, 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.

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A. Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

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City of Ocala
Code Enforcement Division
06/25/2025 13:11:39