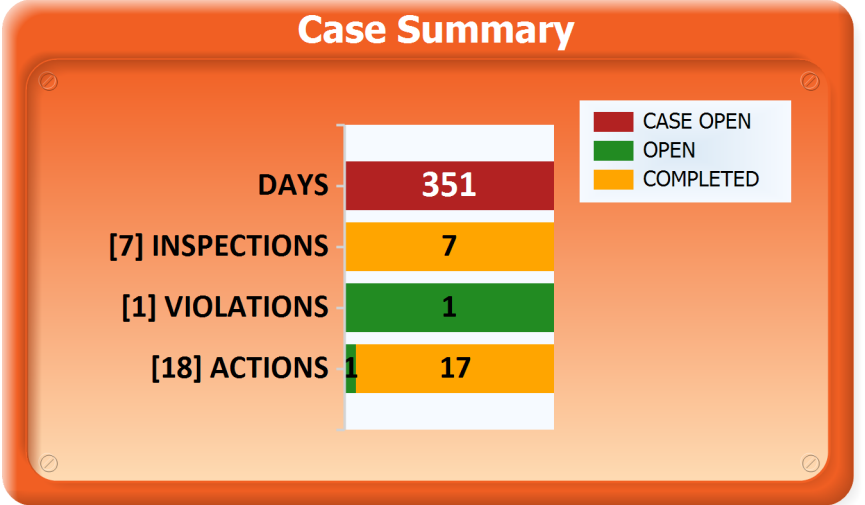


Description: STANDARD HOUSING			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 6/26/2024	Closed:	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 33 SW 20TH AVE OCALA, FL 337052443			
Site APN: 2260-129-026		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	1/27/2025	1/27/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/27/2025	1/27/2025	NOVPH MAILED (2) 91 7199 9991 7039 7937 9886 JOHNIES HOMES INC 1527 14TH ST S ST PETERSBURG FL 33705-2443 91 7199 9991 7039 7937 9893 PUTHUSSEIRIL, JOHN J (RA) 1527 14TH ST SOUTH SAINT PETERSBURG FL 33705

CERTIFIED MAIL	YVETTE J GRILLO	3/20/2025	3/20/2025	FOF 91 7199 9991 7039 7682 3078 JOHNIE HOMES INC PUTHUSSEIRIL, JOHNI J. 1527 14TH ST S ST PETERSBURG, FL 33705-2443
COMPLAINT RECEIVED	YVETTE J GRILLO	6/26/2024	6/26/2024	6/26/2024 4:00:00 PM LESTER ANDERSON 352-484-7887 COMPL ADVISED OF REMODELING BEING DONE INSIDE AND OUTSIDE OF THE HOME WITH NO PERMITS TO INCLUDE WINDOW CHANGE OUTS. COMP ADVISED HE USE TO LIVE IN THE HOUSE AS A RENTER AND HE IS NOW IN A NURSING HOME BUT HE KNOWS THEY ARE DOING WORK IN THE HOME W/O PERMITS TO RENT IT OUT AGAIN.
CONTACT	JEFFREY GUILBAULT	1/24/2025	1/24/2025	Made contact with the tenant.
CONTACT	JEFFREY GUILBAULT	2/25/2025	2/25/2025	Two weeks ago i met with the property owner in regards to this unit and the neighboring unit. We walked through the home and i informed him of everything that needed to be corrected. I have not heard from him since that day. I added a chronology on the other property for this meeting.
CONTACT	JEFFREY GUILBAULT	3/3/2025	3/3/2025	Property owner called and stated he would like to meet at the unit tomorrow at 1300.
CONTACT	JEFFREY GUILBAULT	3/11/2025	3/11/2025	Someone from MR Electric called and stated the property owner called him stating he needed a permit for the work that was done. I informed him that is true and he then said he will let the office ladies know and go from there.
CONTACT	JEFFREY GUILBAULT	3/11/2025	3/11/2025	Property owner called and stated the work to the electric panel has been completed. I informed him there is still no permit on file and his contractor needs to pull an after the fact permit for the work that was completed. I sent an email to Osias to open a case against the property for work without a permit and possibly work by an unlicensed contractor.



Case Details - No Attachments

City of Ocala

Case Number

2024_11189

CONTACT	JEFFREY GUILBAULT	3/12/2025	3/12/2025	Property owner called today at 0810, i gave him the address and phone number to permitting to attempt to obtain a permit for the electric panel work. He stated his contractor did not want to pull the permit for him.
CONTACT	JEFFREY GUILBAULT	3/13/2025	3/13/2025	Property owner called and stated the contractor that did the work they do not want to pull the permit. Property owner is now stating that he has fixed everything. I informed him at the time of our last meeting there were still issues in the unit. One being the electric panel being worked on with no permit, electrical outlets not working(i have been unable to verify if they are working), no heat in the unit (must be one in each room), Door are not weather sealed (multiple times i have seen there is light that can be seen from the inside of the home through the doors. Some issues have been corrected. I informed the property owner multiple times i cannot give more time once a hearing is scheduled and i cannot close the case until ALL violations are corrected. I asked him if he will be coming to he hearing and that it would be beneficial to him to come and explain to the hearing board what his current situation is.
EMAIL	JEFFREY GUILBAULT	3/11/2025	3/11/2025	<p>EMAIL TO OSIAS:</p> <p>I have a case at the above address, the property owner has a standard housing case against his property and the electric panel needed some work done to it. I informed him multiple times he needed to have the contractor obtain a permit for this and he today sent me an invoice of the work that was done. I talked to Greg Mcclenon and David white and they both stated the work stated on the invoice requires a permit. I'm in a slow internet area and I haven't been able to verify as well if this is a licensed contractor in the city limits as well. I have once again informed the property owner that the contractor needs to obtain a permit, but Jennipher wanted me to let you know so a new case can be opened for work without a permit and possibly unlicensed contractor. Thanks man!</p>



Case Details - No Attachments

City of Ocala

Case Number
2024_11189

HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		
MEETING	JEFFREY GUILBAULT	3/4/2025	3/4/2025	Met with property owner to walk through the unit and verify repairs that have been made.
OFFICER POSTING	JEFFREY GUILBAULT	3/21/2025	3/21/2025	FAO FAO posted on property at 0935
REGULAR MAIL	YVETTE J GRILLO	12/4/2024	12/4/2024	CLTO MAILED X2
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, June 5th, 2025. Once the permits are obtained, all repairs to the structure 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, June 6th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, June 5th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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 31st day after the issuance of the permit, subsection (d) shall apply. (c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/3/2025	3/3/2025	

				<p>Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code. Residence to remain vacant until compliance met.</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 and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.</p> <p>2.) Pay the cost of prosecution of \$279.89 by June 5th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	LESTER ANDERSON	,	(352)484-7887		
OTHER	PUTHUSSEIL, JOHNI J	1527 14th St South ST PETERSBURG, FL	(813)325-4492		
OWNER	JOHNIES HOMES INC	1527 14TH ST S ST PETERSBURG , FL 33705-2443	(813)325-4492		
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	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.10	\$0.00						
Total Paid for CASE FEES:			\$279.89	\$0.00						
TOTALS:			\$279.89	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	6/9/2025	6/9/2025	NON COMPLIANT		I conducted a compliance inspection 0912 i was unable to gain access into the property to verify if the necessary repairs were made. I was able to verify that the electrical work done in the home was permitted and finaled. I am unable at this time to verify if any other work was completed without entering the home.
FOLLOW UP	JGB	1/24/2025	1/24/2025	NON COMPLIANT		Today at 1320 I conducted a follow up inspection at the property and there has been no changes. I recreated the standard housing checklist. I attached photos and NOVPH has been posted on the property.
FOLLOW UP	JGB	2/26/2025	2/26/2025	NON COMPLIANT		At 0854 I was unable to make contact with the property owner. Tenants appeared to have moved out. I am unable to verify that there were any changes in the unit. SEE PHOTO.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11189

FOLLOW UP	JGB	3/4/2025	3/4/2025	NON COMPLIANT	Met with the property owner at 1300 and verified there has been some corrections to the unit. Issues that are not resolved are hole in the ceiling of the front bedroom, still no heat in the home, an electrician has not looked at the electric box, no permit has been applied for, outlets were unable to be checked due to power being turned off, rear door is not fully weather sealed. Property owner enclosed the hot water heater in a wooden box and i informed him he needed to take the box down. His handy man did take the box down and all screws that were in the windows showing that they did open and close. Please see photos. I informed the property owner that the hearing is scheduled for next thursday and he needed to finish the final repairs and obtain a permit or a written letter from a licensed contractor on the status of the electric box. Please see photos.
HEARING INSPECTION	JGB	3/10/2025	3/10/2025	NON COMPLIANT	No changes or permits applied for.
INITIAL	ASM	6/26/2024	6/26/2024	COMPLETE	COMPL ADVISED OF REMOSELING BEING DONE INSIDE AND OUTSIDE OF THE HOME WITH NO PERMITS
INITIAL	DMA	12/4/2024	12/4/2024	NON COMPLIANT	CASE WAS TRANSFERRED TO NEW OFFICER AS THE INITIAL OFFICER IS NO LONGER IN CODE ENFORCEMENT. Areas of concern: Front floodlight missing/wires exposed Wires hanging from front of residence (possible live) Front & Back door is not fitted correctly (can see sunlight through the door (needs to be weathertight) Electrical switches/outlets have wires exposed Multiple holes in ceiling (no smoke alarm) Water heater actively leaking in home

INITIAL	DMA	12/4/2024	12/4/2024	NON COMPLIANT	<p>I responded to the residence due to finding no inspection was completed to the originally assigned officer in 06/2024. I found multiple areas of concern listed above. Standard Housing Checklist was completed and photos are attached to the case. Owner was notified via phone of this case and the violations. He advises he will correct any and all issues found.</p> <p>Additionally, there is no heating function in the residence, therefore the homes freeze and are the same temperature as the outdoor cold temperature unless a space heater is purchased by the tenant.</p> <p>Floors and cabinets appear to be renovated in the residence and no building permit is on file.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DEREK MASSEO	12/4/2024				<p>Areas of concern:</p> <p>Front floodlight missing/wires exposed</p> <p>Wires hanging from front of residence (possible live)</p> <p>Front & Back door is not fitted correctly (can see sunlight through the door (needs to be weathertight)</p> <p>Electrical switches/outlets have wires exposed</p> <p>Multiple holes in ceiling (no smoke alarm)</p> <p>Waterheater actively leaking in home</p>



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: _____

DATE: _____

ADDRESS: _____

PARCEL ID: _____

*A mark or check next to a code section indicates a violation of such.

302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
303.1 – Windows	Every habitable room must have at least 1 window or skylight.
303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

CODE ENFORCEMENT INSPECTOR: Derek Masseo



CITY OF OCALA
MUNICIPAL CODE ENFORCEMENT BOARD
CODE ENFORCEMENT SPECIAL MAGISTRATE

11

APPEARANCE REQUEST FORM

DATE: 3/13/25

CASE NUMBER(S): 2024-11189

NAME: Johni Puthusser, Jr.

PHONE: 813 325 4482

MAILING ADDRESS: 1527 14th St S St Petersburg FL 33705

EMAIL ADDRESS: johni P63@yahoo.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_11189

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/27/2025 03:23:32 PM

FILE #: 2025040407 OR BK 8570 PGS 235-237

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

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

**JOHNIE HOMES INC
PUTHUSSEERIL, JOHNI J.
1527 14TH ST S
ST PETERSBURG, FL 33705-2443**

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 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), **JOHNIE HOMES INC AND PUTHUSSEERIL, JOHNI J.**, owner(s) in charge of the property described as: **2260-129-026 / 33 SW 20TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 26, 2024, and March 10th, 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), **JOHNIE HOMES INC AND PUTHUSSEERIL, JOHNI J.**, 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) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, June 5th, 2025. Once the permits are obtained, all repairs to the structure 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, June 6th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, June 5th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code. Residence to remain vacant until compliance met.

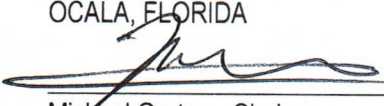
(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.

2.) Pay the cost of prosecution of \$279.89 by June 5th, 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.

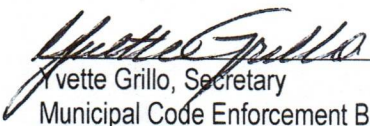
DONE AND ORDERED; this 13th day of March 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

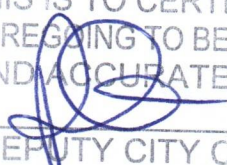

Michael Gartner, Chair
Municipal Code Enforcement Board

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: **JOHNIE HOMES INC AND PUTHUSSERIL, JOHNI J., 1527 14TH ST S, ST PETERSBURG, FL 33705-2443,** this 13th day of March 2025.


Yvette Grillo, 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 JUNE 12TH, 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 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
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CITY OF OCALA

Petitioner,
vs.

CASE NO: 2024_11189

JOHNIE HOMES INC
PUTHUSSEIL, JOHN J.
1527 14TH ST S
ST PETERSBURG, FL 33705-2443

Respondents /

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

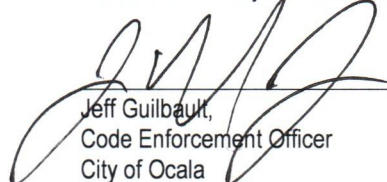
STATE OF FLORIDA
COUNTY OF MARION

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

I did on 28TH January 2025, post the Final Administrative Order in the above styled cause of this action, located, 2260-129-026 / 33 SW 20TH AVE, Ocala, Florida, upon which the violations are alleged to exist. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

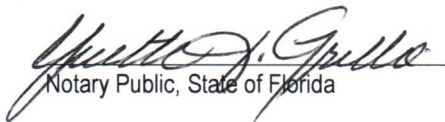
Dated this 21st day of March 2025



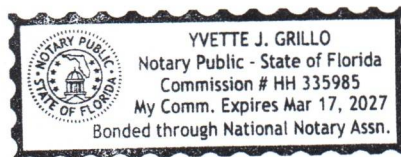
Jeff Guilbault,
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 21ST day of March 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
03/21/2025 09:37:42



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

CASE NO: 2024_11189

THE CITY OF OCALA

Petitioner,

vs.

JOHNIE HOMES INC
PUTHUSSEIL, JOHN J.
1527 14TH ST S
ST PETERSBURG, FL 33705-2443
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 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:

Respondent(s), **JOHNIE HOMES INC AND PUTHUSSEIL, JOHN J.**, owner(s) in charge of the property described as: **2260-129-026 / 33 SW 20TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.

B. On and between June 26, 2024, and March 10th, 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), **JOHNIE HOMES INC AND PUTHUSSEIL, JOHN J.**, 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:

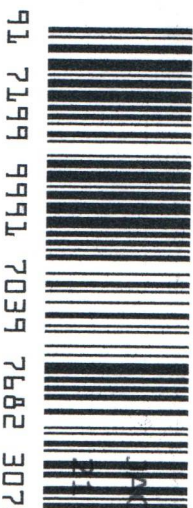
A. Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, June 5th, 2025. Once the permits are obtained, all repairs to the structure 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, June 6th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, June 5th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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 31st day after the issuance of the permit, subsection (d) shall apply.

Office DEPOT®

City of Ocala
Code Enforcement Division
03/21/2025 09:37:37



FIRST-CLAS



91 7199 9991 7039 7682 3078

CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR

OCALA, FLORIDA 34471

FOF- 11189

CCA

JOHNIE HOMES INC

PUTHUSSERIL, JOHNI J.

1527 14TH ST S

ST PETERSBURG, FL 33705-2443

Respondents

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RC: 34471217299

* 4732-01601-22-02

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024_11189

**JOHNIE HOMES INC
PUTHUSSEIRIL, JOHNI J.
1527 14TH ST S
ST PETERSBURG, FL 33705**

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Jeff Guilbault, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **MARCH 13TH, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, JUNE 5TH, 2025**.
3. That a re-inspection was performed on; **JUNE 9th, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken
Abatement of violation as Ordered; Section(s) 82-151
5. The prosecution costs **\$279.89 unpaid**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

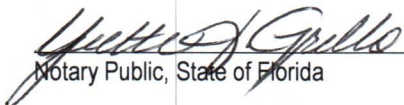
Dated this 9TH day of JUNE 2025



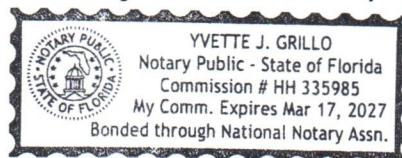
Jeff Guilbault
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
COUNTY OF MARION**


The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of JUNE 2025 by Jeff Guilbault 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 9TH day of JUNE 2025



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



12/04/2024 10:37
City of Ocala
Code Enforcement Division



12/04/2024 10:30
City of Ocala
Code Enforcement Division



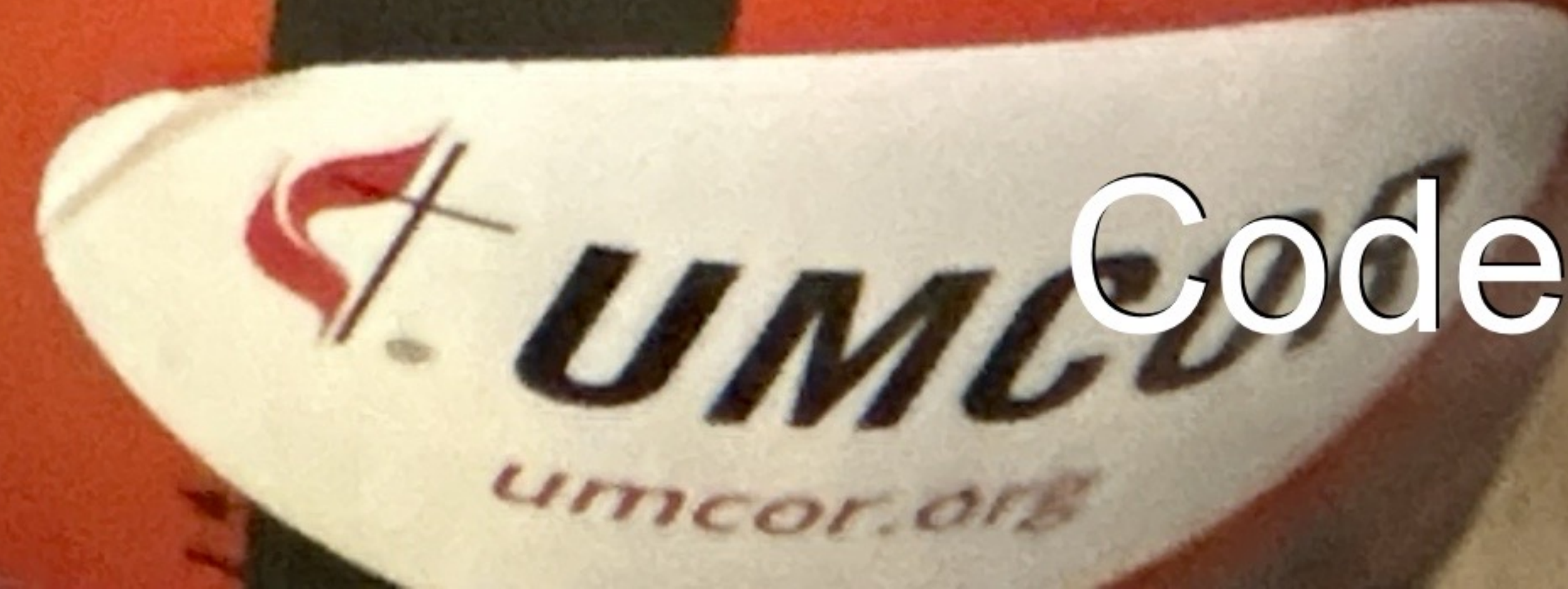
12/04/2024 10:36
City of Ocala
Code Enforcement Division



12/04/2024 10:30
City of Ocala
Code Enforcement Division



12/04/2024 10:35
City of Ocala
Code Enforcement Division



01/24/25
01:15PM
City of Ocala
Code Enforcement Division



01/24/25

01:19PM

City of Ocala

Code Enforcement Division



01/24/25
01:20PM
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
06/09/2025 09:09:13