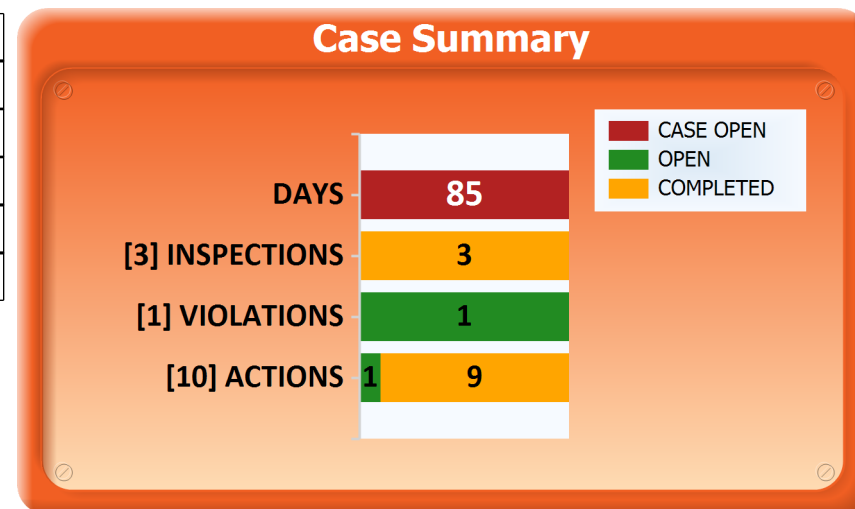


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-1182

Description:			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 11/19/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/6/2026
Site Address: 1545 NE 9TH ST OCALA, FL 34470			
Site APN: 2651-004-001		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PATRIOT HOMES LLC	751 E QUALITY DR AMERICAN FORK, UT 84003-3366			
REGISTERED AGENT	CHRIS ALLEN COLSON	1671 N 680 W Orem Ut OREM, UT 84057			
RESPONDENT 1	PATRIOT HOMES LLC	751 E QUALITY DR AMERICAN FORK, UT 84003			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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:				\$171.47	\$0.00					
TOTALS:				\$171.47	\$0.00					

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	11/19/2025			**REPEAT VIOLATOR**	The property is overgrown with weeds, grass, and brush. The property is a repeat offender and an NOVPH will be sent. The property needs to be cut, cleaned, and maintained. View attachments, follow up scheduled.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	11/19/2025	11/19/2025	NON COMPLIANT		I observed the property and found it to be overgrown with weeds, grass, and brush. The property is a repeat offender and an NOVPH will be sent. The property needs to be cut, cleaned, and maintained. View attachments, follow up scheduled.
HEARING INSPECTION	SKN	1/6/2026	1/6/2026	NON COMPLIANT		I completed my inspection and found a portion of the property had been mowed, although the majority of the property is still overgrown with vegetation. View attachments.

COMPLIANCE	SKN	2/6/2026	2/6/2026	NON COMPLIANT		MASSEY INSPECTION i completed my inspection and the property is still in violation.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/20/2025	11/20/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/20/2025	11/20/2025	NOVPH MAILED 9489 0090 0027 6697 0119 74 PATRIOT HOMES LLC 751 E QUALITY DR AMERICAN FORK, UT. 84003-3366
PREPARE NOTICE	SHANEKA GREENE	11/20/2025	11/20/2025	NOVPH PATRIOT HOMES LLC 751 E QUALITY DR AMERICAN FORK, UT 84003-3366
OFFICER POSTING	STEPHEN KNIGHT	11/21/2025	11/21/2025	NOVPH READY FOR POSTING NOVPH has been posted in the property



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-1182

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	12/31/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being November 19, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$171.47 by February 5th, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026	1/9/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	1/12/2026	1/12/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	1/12/2026	1/12/2026	FOF 91 7199 9991 7039 7936 9054 PATRIOT HOMES LLC 751 E QUALITY DR AMERICAN FORK, UT. 84003-3366
OFFICER POSTING	STEPHEN KNIGHT	1/13/2026	1/13/2026	FOF

OFFICER POSTING	STEPHEN KNIGHT	1/13/2026	1/13/2026	Posted FOF.
MASSEY	YVETTE J GRILLO	2/12/2026		

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-1182

vs.

**PATRIOT HOMES LLC
751 E QUALITY DR
AMERICAN FORK, UT 84003-3366**

Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 01/16/2026 03:04:01 PM

FILE #: 2026006323 OR BK 8808 PGS 1323-1324

REC FEES: \$18.50 INDEX FEES: \$0.00

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; January 8th, 2026, 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), **PATRIOT HOMES LLC, 751 E QULAITY DR, AMERICAN FORK, UT 84003-3366**, owner(s) in charge of the property described as: **1545 NE 9TH ST| 2651-004-001, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between November 19th, 2025, and January 6th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **PATRIOT HOMES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, 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): 34-95 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being November 19, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.


(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$171.47 by February 5th, 2026.

- 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 18th day of January 2026.

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: **PATRIOT HOMES LLC, 751 E QULAITY DR, AMERICAN FORK, UT 84003-3366**, this 18th day of January 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

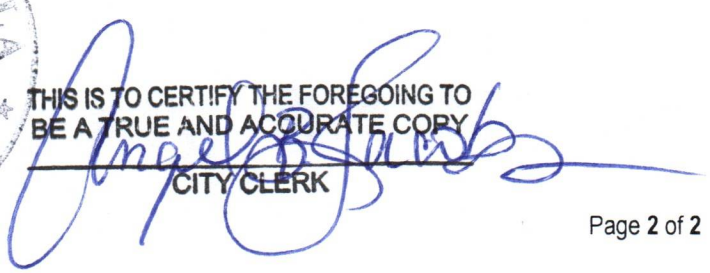
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON FEBRUARY 12TH, 2026, 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.




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

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

CASE NO: CE25-1182

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/13/2026 post the Final Administrative Order to Ocala City Hall, located at 1545 NE 9TH ST, 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: 01/13/2026

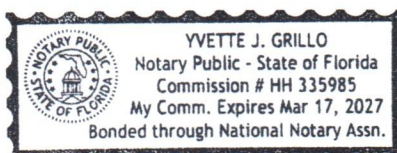


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
1/13/2026 8:36 AM

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1182

PATRIOT HOMES LLC
751 E QUALITY DR
AMERICAN FORK, UT. 84003-3366

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

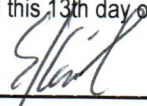
1. That on January 8th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, February 5th, 2026.**
3. Those below listed corrective action(s) ordered by the Municipal Code Magistrate have not been taken:

Abatement of violations as Ordered; Sections 34-95.

4. Prosecution costs \$171.47 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 13th day of January 2026




Stephen Knight
Code Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

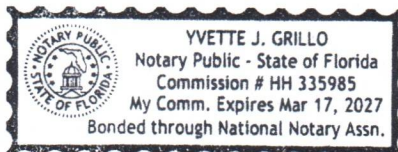
The foregoing Affidavit of Non-Compliance was acknowledged before me this 13th day of January 2026 by Stephen Knight who is personally known to me, and who did take an oath.

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.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

Aff non comp - 1182

PATRIOT HOMES LLC
751 E QUALITY DR
AMERICAN FORK, UT. 84003-3366

Respondents _____

JACKSONVILLE RPDC 320

15 JAN 2026 PM 4 L

FIRST-CLASS

US POSTAGE PAID PITTSNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 JAN 14 2026

DATE

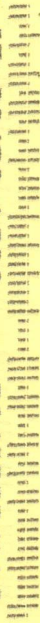
641 FEB

0001/25/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471218701

3024-01798-15-35



ACTUALITY

84003-3366
344712187

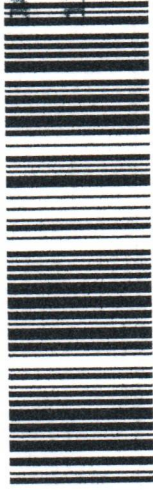


CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF-1182

VS.

PATRIOT HOMES LLC
751 E QUALITY DR
AMERICAN FORK, UT 84003-3366
Respondents



91 7199 9991 7039 7936 9054

JACKSONVILLE RPDC 300

13 JAN 2026 PM 2 L

FIRST-CLASS

US POSTAGE



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 JAN 12 2026

NIXIE 841 FE 1 0001/18/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471218701 1539-03146-13-26

ANK

34471>2187



City of Ocala
Code Enforcement Division
2/6/2026 11:25 AM



City of Ocala
Code Enforcement Division
2/6/2026 11:25 AM