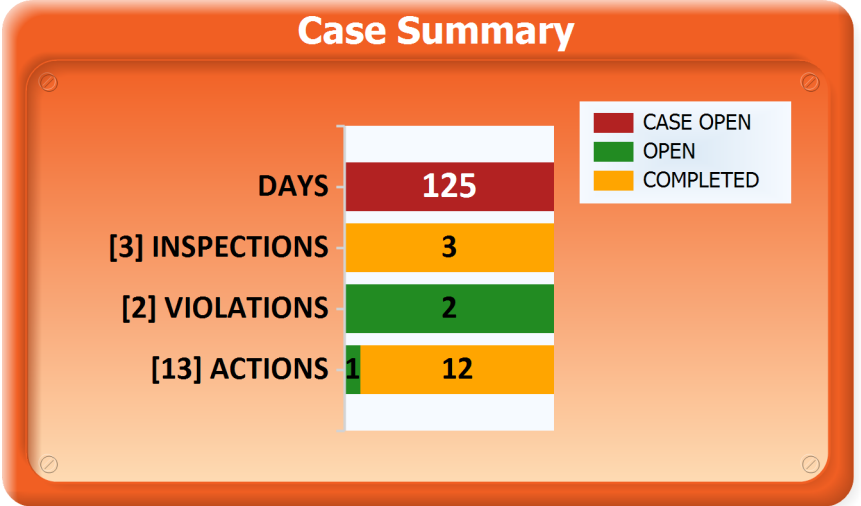


|                                                                       |         |                              |                          |
|-----------------------------------------------------------------------|---------|------------------------------|--------------------------|
| Description: CRACKS IN THE FOUNDATION HOME LOOKS LIKE IT'S ABOUT FALL |         |                              | Status: NON COMP HEARING |
| Type: BUILDING REGULATIONS                                            |         | Subtype: DANGEROUS STRUCTURE |                          |
| Opened: 4/1/2026                                                      | Closed: | Last Action: 8/13/2026       | Flw Up: 7/10/2026        |
| Site Address: 1641 SW FORT KING ST OCALA, FL 34471                    |         |                              |                          |
| Site APN: 22545-000-00                                                |         | Officer: OSIAS FERREIRA      |                          |
| Details:                                                              |         |                              |                          |



ADDITIONAL SITES

LINKED CASES

| CONTACTS     |                                                      |                                      |               |     |                          |
|--------------|------------------------------------------------------|--------------------------------------|---------------|-----|--------------------------|
| NAME TYPE    | NAME                                                 | ADDRESS                              | PHONE         | FAX | EMAIL                    |
| COMPLAINANT  | EDDIE ADAMS- ADAMS FAMILY JUNK REMOVAL & LANDSCAPING | 408 SE 42ND ST ,                     | (864)772-5579 |     | EDDIEADDAMSJRL@GMAIL.COM |
| OWNER        | ARMON JOAN                                           | 2006 SW 5TH ST OCALA, FL 34471-1859  | (352)209-3620 |     |                          |
| RESPONDENT 1 | ARMON JOAN                                           | 2006 SW 5TH ST OCALA , FL 34471-1859 |               |     |                          |

| 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 | \$17.72 | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| RECORDING COSTS           | 001-359-000-000-06-35960 | 1   | \$18.75 | \$18.75 | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| Total Paid for CASE FEES: |                          |     | \$36.47 | \$36.47 |           |           |         |        |            |         |

| DESCRIPTION                                      | ACCOUNT                  | QTY           | AMOUNT         | PAID     | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY    | CLTD BY |
|--------------------------------------------------|--------------------------|---------------|----------------|----------|-----------|-----------|---------|--------|------------|---------|
| ADMIN POSTING                                    | 001-359-000-000-06-35960 | 1             | \$2.46         | \$2.46   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| CERTIFIED MAIL                                   | 001-359-000-000-06-35960 | 2             | \$4.92         | \$4.92   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| COMPLAINT RECEIVED                               | 001-359-000-000-06-35960 | 1             | \$3.69         | \$3.69   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| HEARING                                          | 001-359-000-000-06-35960 | 1             | \$12.30        | \$12.30  | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| PREPARE NOTICE                                   | 001-359-000-000-06-35960 | 1             | \$6.15         | \$6.15   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE: |                          |               | \$29.52        | \$29.52  |           |           |         |        |            |         |
| CONTACT                                          | 001-359-000-000-06-35960 | 2             | \$6.48         | \$6.48   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| FIELD POSTING                                    | 001-359-000-000-06-35960 | 1             | \$8.10         | \$8.10   | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| Total Paid for CHRONOLOGY FEES - INSPECTORS:     |                          |               | \$14.58        | \$14.58  |           |           |         |        |            |         |
| STAFF RECOMMENDATION                             | 001-359-000-000-06-35960 | 1             | \$22.06        | \$22.06  | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| Total Paid for CHRONOLOGY FEES - SUPERVISORS:    |                          |               | \$22.06        | \$22.06  |           |           |         |        |            |         |
| INSPECTORS                                       | 001-359-000-000-06-35960 | 2             | \$32.42        | \$32.42  | 7/24/26   | CODE512   | 1764    | CHECK  | ARMON JOAN | SHG     |
| Total Paid for INSPECTION FEES:                  |                          |               | \$32.42        | \$32.42  |           |           |         |        |            |         |
| TOTALS:                                          |                          |               | \$135.05       | \$135.05 |           |           |         |        |            |         |
| VIOLATIONS                                       |                          |               |                |          |           |           |         |        |            |         |
| VIOLATION TYPE                                   | USER NAME                | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS   |           |         | NOTES  |            |         |



|                                                                                                             |                |          |  |  |  |                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------|----------------|----------|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------|
| SECTION 34-95<br>WEEDS<br>ACCUMULATIONS<br>OF TRASH OR<br>OTHER<br>UNSIGHTLY OR<br>UNSANITARY<br>MATTER     | OSIAS FERREIRA | 4/2/2026 |  |  |  | Overgrowth and unsightly matter on the property.<br>Remove and clean the property from all the<br>overgrowth and the unsightly matter. |
| Section 82-182. -<br>Dangerous<br>buildings declared<br>nuisance;<br>abatement<br>required; time<br>limits. | OSIAS FERREIRA | 4/2/2026 |  |  |  | Dangerous structure. Floors caving in, cracked walls<br>and unsafe structure. Obtain building permits to<br>repair all the damages.    |

| INSPECTIONS     |           |                   |                   |        |         |       |
|-----------------|-----------|-------------------|-------------------|--------|---------|-------|
| INSPECTION TYPE | INSPECTOR | SCHEDULED<br>DATE | COMPLETED<br>DATE | RESULT | REMARKS | NOTES |



# Case Details - No Attachments

City of Ocala

Case Number

**CE26-0452**

|                    |     |           |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------|-----|-----------|-----------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INITIAL            | OSF | 4/2/2026  | 4/2/2026  | COMPLETED | <p>On 4/2/2026 I received this complaint for dangerous structure. I went to the property and observed from the outside some cracks on the concrete and a broken window. I was greeted by the neighbor and he told me he could show me the home since he had permission from the owner, I explained that if the owner was not present I could not walk the grounds. He told me he could have the owner come in and allow me access. He then proceeded to call the owner Joan and she met me at the house. She gave me access and we walked the house entirely. I also tried to get a building inspector out there with me but I could not get them on the phone. Inside the house the floors were rotted, the bathroom floor was caving in and black mold on the walls. Multiple cracks are visible and rotted material everywhere. I had multiple conversations with the owner and I explained everything to her and what is expected from them. I will forward the information to the building inspectors and my supervisor. A NOVPH will be mailed out for the unsafe conditions.</p> |
| HEARING INSPECTION | OSF | 5/11/2026 | 5/11/2026 | COMPLETED | <p>On 5/11/2026 I did a hearing inspection and observed that nothing else has been done at this property. I spoke with the owner and she told me over the phone that she has hired somebody to clean all the trash and overgrowth from the property but they did not finish to do it. Also I explained to her that she will need a GC to fix her property since permits for the repairs are needed. I have explained all the violations to her and how to abate them. As of today no permits have been submitted and no more progress on clean up has been made.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

|            |     |           |           |           |                                                                                                                                                                                                                                                                                                                                 |
|------------|-----|-----------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COMPLIANCE | OSF | 7/10/2026 | 7/10/2026 | COMPLETED | On 7/10/2026 I did a inspection for the order that was recorded. AT this time they have not obtain any building permits to bring the proeprty into compliance, they have clean up the property and cut the grass but there is still some junk in the back yard and front yard. An affidavit of non compliance will be attached. |
|------------|-----|-----------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| CHRONOLOGY         |                |             |                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------|----------------|-------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CHRONOLOGY TYPE    | STAFF NAME     | ACTION DATE | COMPLETION DATE | NOTES                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| COMPLAINT RECEIVED | SHANEKA GREENE | 4/1/2026    | 4/1/2026        | EDDIE CALLED STATED THEY WERE HIRED TO DO A CLEAN OUT OF THE HOME SAID THAT THERE ARE CRACKS IN THE FOUNDATION HOME IS IN BAD SHAPE LOOKS LIKE IT'S ABOUT TO FALL AND THE YARD IS OVERGROWN WITH JUNK IN IT                                                                                                                                                                                                                                                   |
| ADMIN POSTING      | SHANEKA GREENE | 4/3/2026    | 4/3/2026        | NOVPH                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| CERTIFIED MAIL     | SHANEKA GREENE | 4/3/2026    | 4/3/2026        | NOVPH MAILED<br>9489 0090 0027 6696 9863 10<br>ARMON JOAN<br>2006 SW 5TH ST<br>OCALA, FL. 34471-1859                                                                                                                                                                                                                                                                                                                                                          |
| PREPARE NOTICE     | SHANEKA GREENE | 4/3/2026    | 4/3/2026        | NOVPH                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| FIELD POSTING      | OSIAS FERREIRA | 4/6/2026    | 4/6/2026        | NOVPH READY FOR POSTING<br>Posted at the property, affidavit on file.                                                                                                                                                                                                                                                                                                                                                                                         |
| CONTACT            | OSIAS FERREIRA | 4/8/2026    | 4/8/2026        | Joanne Armon 352-209-3620 requested a call back from my office to discuss details of the property. I called her back and we spoke about what needs to be done here at the property, I inform her about the permits, the structural damages and the need to fix this issues quick since they are a big safety concern. She told me she is trying to get a GC to get this work started and she will be needing some help from our community department as well. |

|                      |                    |           |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------|--------------------|-----------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTACT              | YVETTE J GRILLO    | 4/8/2026  | 4/8/2026 | received a call from one of the councilmen, Ire Bethea and he requested if the inspector on this case could call the property owner. I explained to him that there is a hearing date set for 5/14, and it was recommended she attend and request extra time if needed to save the home and find an engineer or contractor. He understood the process and asked if the inspector could reach out to her. Joan Armon at 352-209-3620. Stated she inherited the home from a family member, and she would like to save the home and fix it up.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 4/24/2026 | 5/5/2026 | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-182 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) 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,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, July 9th, 2026. 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 7:00 am on Friday, July 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or</p> |



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE26-0452**

|                    |                 |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-----------------|-----------|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    |                 |           |           | <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, July 9th, 2026. 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 7:00 am on Friday, July 10th, 2026, 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 (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$135.05 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p> <p>Ordered to July 9th, 2026.</p> |
| HEARING CODE BOARD | YVETTE J GRILLO | 5/14/2026 | 5/14/2026 | NEW BUSINESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ADMIN POSTING      | SHANEKA GREENE  | 5/20/2026 | 5/20/2026 | FAO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| CERTIFIED MAIL     | SHANEKA GREENE  | 5/20/2026 | 5/20/2026 | FAO MAILED<br>9489 0090 0027 6696 9958 86<br>ARMON JOAN<br>2006 SW 5TH ST<br>OCALA FL 34471-1859                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| FIELD POSTING      | OSIAS FERREIRA  | 5/21/2026 | 5/21/2026 | FAO READY FOR POSTING<br>Posted at the property and affidavit on file.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

|        |                |           |  |  |
|--------|----------------|-----------|--|--|
| MASSEY | SHANEKA GREENE | 8/13/2026 |  |  |
|--------|----------------|-----------|--|--|





City of Ocala  
Code Enforcement Division  
7/10/2026 9:01 AM





City of Ocala  
Code Enforcement Division  
7/10/2026 9:01 AM





City of Ocala  
Code Enforcement Division  
7/10/2026 9:01 AM





City of Ocala  
Code Enforcement Division  
4/2/2026 1:54 PM





City of Ocala  
Code Enforcement Division  
4/2/2026 2:26 PM





City of Ocala  
Code Enforcement Division  
4/2/2026 2:27 PM



## Shaneka Greene

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**From:** Jotform <noreply@jotform.com>  
**Sent:** Thursday, May 14, 2026 5:09 PM  
**To:** Code Enforcement  
**Subject:** Re: Hearing Check-In - Joan Armon



---

### Hearing Check-In

[Download Submission PDF](#)

|                      |                                  |
|----------------------|----------------------------------|
| Code Case Number     | CE26-0452                        |
| Name                 | Joan Armon                       |
| Phone Number         | (352) 209-3620                   |
| Mailing Address      | 2006 SW 5th ST, Ocala, FL, 34471 |
| Relationship to Case | Property Owner                   |

You can [edit this submission](#) and [view all your submissions](#) easily.



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

**THE CITY OF OCALA**

Petitioner,

**CASE NO: CE26-0452**

vs.

**ARMON JOAN**  
**2006 SW 5<sup>TH</sup> ST**  
**OCALA, FL 34471-1859**  
Respondent /

  
GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 05/21/2026 04:12:44 PM  
FILE #: 2026065774 OR BK 8915 PGS 547-549  
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 Board on May 14<sup>th</sup>, 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), **ARMON JOAN**, owner(s) in charge of the property described as **22545-000-00 | 1641 SW FORT KING ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 2<sup>nd</sup>, 2026, and May 11<sup>th</sup>, 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 and SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISNANCE; ABATEMENT REQUIRED; TIME LIMITS.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **ARMON JOAN**, 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 and SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISNANCE; ABATEMENT REQUIRED; TIME LIMITS** 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 and 82-182 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, July 9<sup>th</sup>, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10<sup>th</sup>, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) 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.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, July 9<sup>th</sup>, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10<sup>th</sup>, 2026, or if the permits issued are not inspected and finaled by the 91<sup>st</sup> day after permit issuance, subsection (c) shall apply; or



(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, July 9th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, 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 (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

3.) Pay the cost of prosecution of \$135.05 by July 9th, 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 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 20 day of May 2026.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

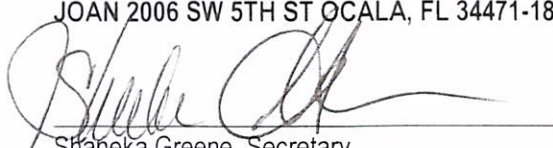
  
Kevin Steiner, Vice-Chair  
Municipal Code Enforcement Board



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

### 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: **ARMON JOAN 2006 SW 5TH ST OCALA, FL 34471-1859** this 20 day of May 2026.

  
Shaneka Greene, 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 AUGUST 13<sup>TH</sup>, 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

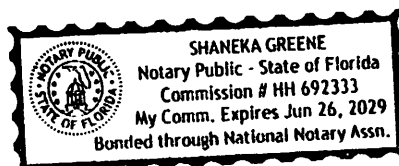


MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE 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, 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.

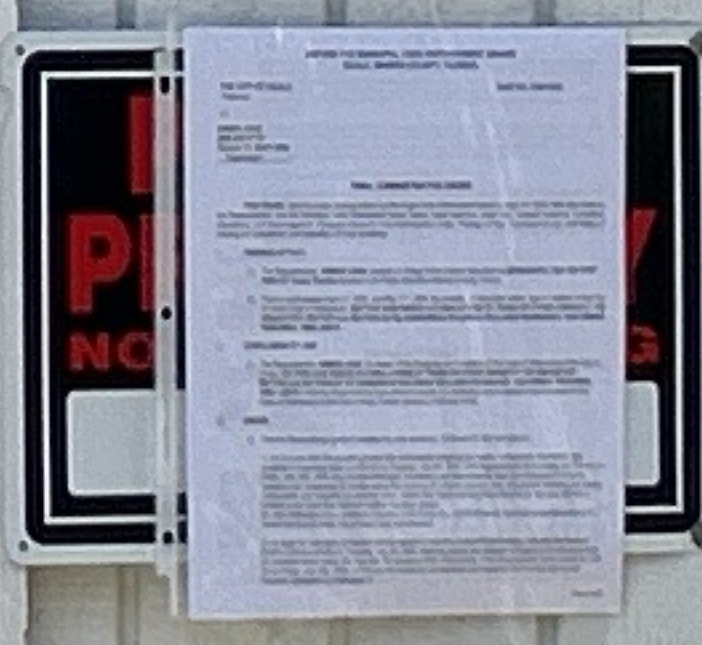








1641



City of Ocala  
Code Enforcement Division  
5/21/2026 2:08 PM





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

CASE NO: CE26-0452

THE CITY OF OCALA  
Petitioner,

vs.

ARMON JOAN  
2006 SW 5<sup>TH</sup> ST  
OCALA, FL 34471-1859  
Respondent /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 14<sup>th</sup>, 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), **ARMON JOAN**, owner(s) in charge of the property described as **22545-000-00 | 1641 SW FORT KING ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 2<sup>nd</sup>, 2026, and May 11<sup>th</sup>, 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** and **SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISNANCE; ABATEMENT REQUIRED; TIME LIMITS**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **ARMON JOAN**, 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** and **SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISNANCE; ABATEMENT REQUIRED; TIME LIMITS** 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 and 82-182 and order to:
  - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
  - (b) 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.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or

City of Ocala  
Code Enforcement Division  
5/21/2026 2:08 PM



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

**CASE NO: CE26-0452**

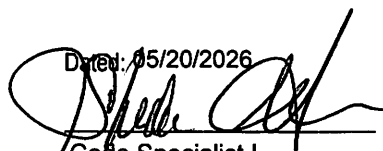
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA  
COUNTY OF MARION**

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

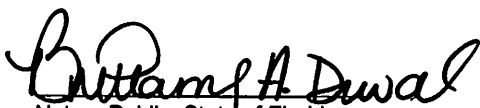
1. I did on 05/20/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 05/20/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/20/2026 by Brittany Duval, 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: CE26-0452**

**ARMON JOAN  
2006 SW 5TH ST  
OCALA, FL 34471-1859  
Respondent /**

**AFFIDAVIT OF NON-COMPLIANCE**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, Osias Ferreira, Senior Code Inspector Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **05/14/2026**, 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; **07/10/2026**.
3. That Respondent has not brought the property located in the city limits of Ocala, into compliance on; **07/10/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:  
**Abatement of violations as Ordered; SECTION 34-95, 82-182.**
5. The prosecution costs remain unpaid \$135.05. Any additional costs will result in a lien.

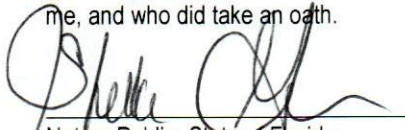
**FURTHER AFFIANT SAYETH NOT.**

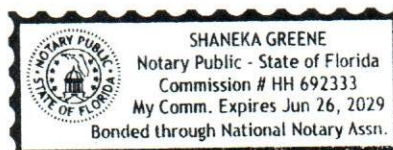
Dated July 10<sup>th</sup> of 2026

Osias Ferreira  
Senior Code Inspector  
City of Ocala

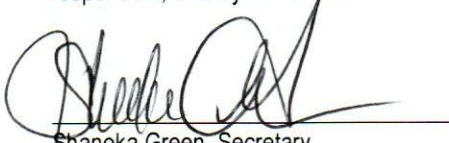
**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing Affidavit of Non-Compliance was acknowledged before me this July 10<sup>th</sup> of 2026, 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 July 10<sup>th</sup> of 2026

  
Shanea Green, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida