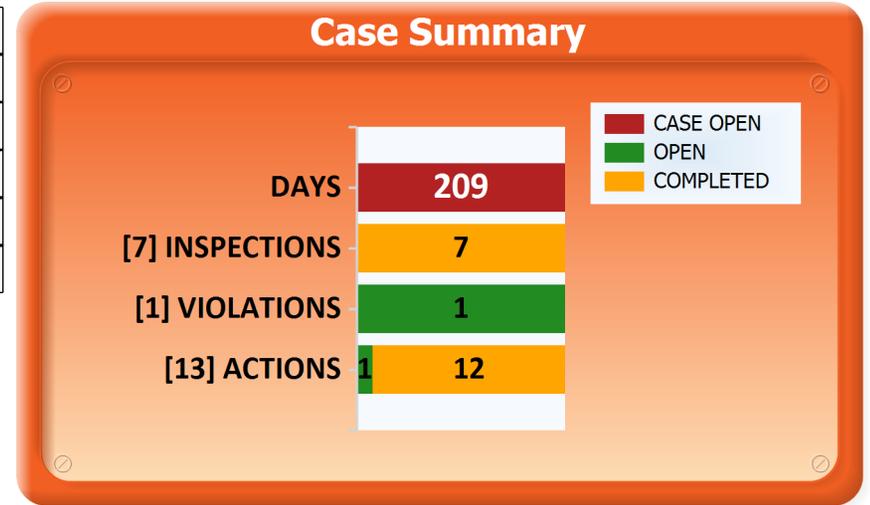


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0076

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 11/15/2024	Closed:	Last Action: 6/12/2025	Flw Up: 6/6/2025
Site Address: 715 NE 2ND ST OCALA, FL 34470			
Site APN: 2820-045-005		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/24/2025	3/24/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	12/19/2024	12/19/2024	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/24/2025	3/24/2025	NOVPH MAILED 91 7199 9991 7039 7937 4027 BEUSCHLEIN DIANE M C/O RAY CATES 2024 SE 8TH ST OCALA FL 34471
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2024	12/19/2024	NOVPH 91 7199 9991 7039 7937 4836 BEUSCHLEIN, DIANE M. C/O RAY CATES 2024 SE 8TH ST OCALA, FL 34471-4165

Case Details - No Attachments

City of Ocala

Case Number
CE24-0076

CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7450 BEUSCHLEIN, DIANE M. C/O RAY CATES 2024 SE 8TH ST OCALA, FL 34471
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		
OFFICER POSTING	JEFFREY GUILBAULT	12/18/2024	12/18/2024	Posted the property for the February hearing.
OFFICER POSTING	JEFFREY GUILBAULT	5/13/2025	5/13/2025	FAO POSTED AT 0850
OFFICER POSTING	JEFFREY GUILBAULT	3/25/2025	3/25/2025	NOVPH READY FOR POSTING NOVPH POSTED AT 1051 ON SIGN IN CROW
PREPARE NOTICE	SHANEKA GREENE	3/24/2025	3/24/2025	NOVPH MAY HEARING.
REGULAR MAIL	YVETTE J GRILLO	11/15/2024	11/15/2024	CLTO

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0076

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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.) Pay the cost of prosecution of \$357.84 by June 5th, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BEUSCHLEIN DIANE M C/O RAY CATES	2024 SE 8TH ST OCALA, FL 34471			
RESPONDENT 1	BEUSCHLEIN, DIANE M	2024 SE 8TH ST OCALA, FL 34471			
RESPONDENT 2	C/O RAY CATES	2024 SE 8TH ST OCALA, FL 34471			

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						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0076

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	11	\$242.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$357.84	\$0.00						
TOTALS:			\$357.84	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	6/6/2025	6/9/2025	NON COMPLIANT		MASSEY INSPECTION Conducted a compliance inspection and verified there are no changes to the property. see photos.
FOLLOW UP	JGB	12/18/2024	12/18/2024	NON COMPLIANT		At 0825 I conducted a follow up inspection. The overgrowth has not been cut back. NOVPH posted on the property. Scheduled for the February hearing. Photos attached. I have not had contact with the property owner.
FOLLOW UP	JGB	3/21/2025	3/21/2025	NON COMPLIANT		There has been no changes. Overgrowth has not been cut. NOVPH sent to admin.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		Verified that the overgrowth has not been called.
HEARING INSPECTION	JGB	2/10/2025	2/10/2025	NON COMPLIANT		At 1159 i conducted the hearing inspection and verified that the violation has not been corrected. See photo.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0076

HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		I verified that the overgrowth has not been cut. I have not had contact with anyone associated with the property. Please see photo.
INITIAL	JGB	11/15/2024	11/15/2024	NON COMPLIANT		Responded to the area at 1049 after an email from my supervisor in reference to the tall grass and weeds on this parcel. I verified the grass and weeds need to be cut and cleaned. CLTO sent to staff. RI in 30 days.

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	STEPHANI SMITH	11/15/2024				Please cut and clean the tall grass and weeds on the property.

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

THE CITY OF OCALA

CASE NO: CE24-0076

Petitioner,

vs.

**BEUSCHLEIN, DIANE M.
C/O RAY CATES
2024 SE 8TH ST
OCALA, FL 34471**
Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; May 8th, 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), **BEUSCHLEIN, DIANE M., C/O RAY CATES, 2024 SE 8TH ST, OCALA, FL 34471**, owner(s) in charge of the property described as: **715 NE 2ND ST | 2820-045-005, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between November 15th, 2024, and May 6th, 2025, 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), **BEUSCHLEIN, DIANE M., C/O RAY CATES**, 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.

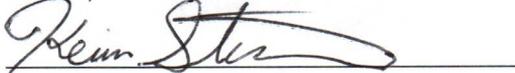
III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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.) Pay the cost of prosecution of \$357.84 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 8th day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **BEUSCHLEIN, DIANE M., C/O RAY CATES, 2024 SE 8TH ST, OCALA, FL 34471**, this 8th day of May 2025.



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 **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 INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CITY OF OCALA

Petitioner,
vs.

CASE NO: CE24-0076

**BEUSCHLEIN, DIANE M.
C/O RAY CATES
2024 SE 8TH ST
OCALA, FL 34471**

Respondents /

AFFIDAVIT OF POSTING

Section 2-446 (b) 2(b)

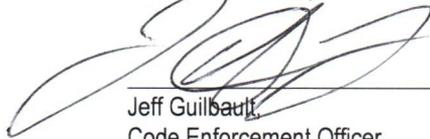
**STATE OF FLORIDA
COUNTY OF MARION**

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 13TH DAY OF MAY 2025, post the Final Administrative Order in the above styled cause of this action, located, 2820-045-005 | 715 NE 2ND ST, 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 13TH day of MAY 2025



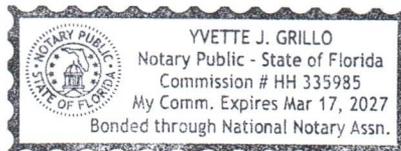
Jeff Guilbault
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this 13TH day of MAY 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.



Notary Public, State of Florida





OCALA

CODE ENFORCEMENT

352-629-8309

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

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

THE CITY OF OCALA
Petitioner,

vs.

BEUSCHLEIN, DIANE M.
C/O RAY CATES
2024 SE 8TH ST
OCALA, FL 34471
Respondents

CASE NO: CE24-0076

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on, May 8th, 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), BEUSCHLEIN, DIANE M., C/O RAY CATES, 2024 SE 8TH ST, OCALA, FL 34471, owner(s) in charge of the property described as: 715 NE 2ND ST | 2820-045-005, Ocala, Florida recorded in the Public Records of Marion County, Florida

B. That on and between November 15th, 2024, and May 6th, 2025, 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), BEUSCHLEIN, DIANE M., C/O RAY CATES, 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 and order to:

1) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, 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) Pay the cost of prosecution of \$357.84 by June 5th, 2025.

City of Ocala
Code Enforcement Division
Page 1 of 2

City of Ocala
Code Enforcement Division

05/13/2025 08:52:57



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

THE CITY OF OCALA

PROPERTY OF

PERSONAL NAME IS

ADDRESS IS

PHONE IS

FINAL ADMINISTRATIVE ORDER

THE BOARD, upon the above stated facts, hereby orders that the property owner shall

1. Remove the sign within 10 days of the date of this order.

2. Pay the cost of removal of the sign.

3. Pay the cost of any other actions required by the Board.

4. Pay the cost of any other actions required by the Board.

5. Pay the cost of any other actions required by the Board.

City of Ocala
Code Enforcement Division
05/13/2025 08:53:01

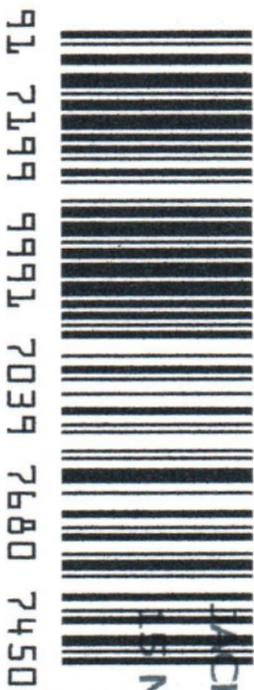


CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF-0076

Dee

BEUSCHLEIN, DIANE M.
C/O RAY CATES
2024 SE 8TH ST
OCALA, FL 34471
Respondents



91 7199 9991 7039 7680 7450

JACKSONVILLE RPDC 320
MAY 2025 PM 1 L

FIRST-CLASS



US POSTAGE and **PTNEY BOWES**

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326 AA 1 N C0005/22/25
UNABLE TO FORWARD FOR REVIEW
C056

BC: 34471416524 DU *1639-03236-15-31



34471-21652

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE24-0076

BEUSCHLIEN, DIANE M.
C/O RAY CATES
2024 SE 8TH ST
OCALA, FL 34471

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

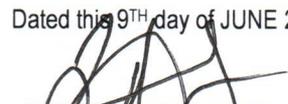
STATE OF FLORIDA
COUNTY OF MARION

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 **MAY 8th, 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) 34-95
5. The prosecution costs **\$357.84 unpaid**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

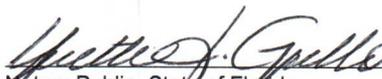
Dated this 9TH day of JUNE 2025



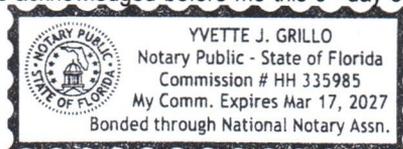
Jeff Guilbault
 Code Enforcement Officer
 City of Ocala

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



11/15/2024 10:42
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
06/09/2025 10:47:51