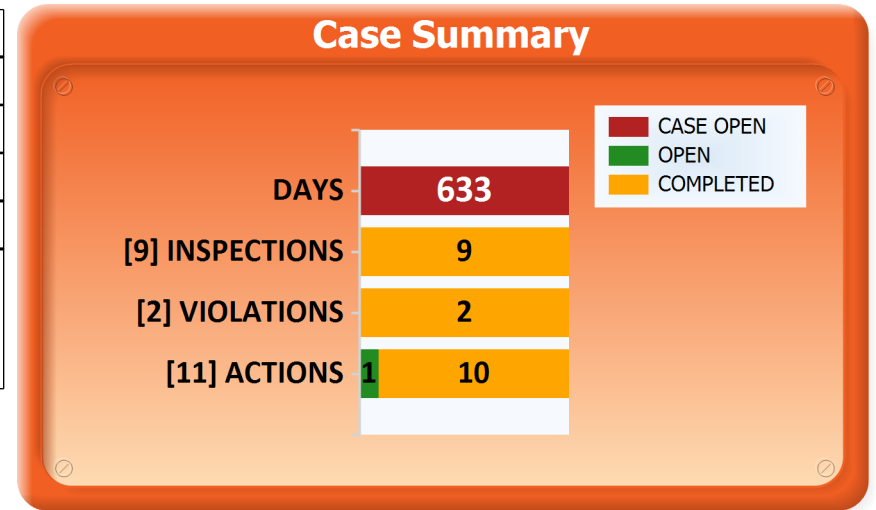


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

Description: BURNT HOUSE		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 12/5/2023	Closed:	Last Action: 9/26/2025	Flw Up: 8/22/2025
Site Address: 1776 NE 17TH ST OCALA, FL 347874680			
Site APN: 26482-004-25		Officer: STEPHANI SMITH	
Details: 91 7199 9991 7039 7682 4136 Weihua Wade Yang 2467 Baronsmede CT Winter Garden, FL 34787-4680			



#### ADDITIONAL SITES

#### LINKED CASES

#### CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	12/4/2024	12/4/2024	PARTIAL RELEASE SUBMITTED
ADMIN POSTING	SHANEKA GREENE	8/11/2025	8/11/2025	NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	8/11/2025	8/11/2025	NOTICE OF NON-COMP HEARING MAILED 91 7199 9991 7039 7684 0778 YANG WEIHUA WADE 2467 BARONSMEDE CT WINTER GARDEN FL 34787-4680
CLEAN-UP	SHANEKA GREENE	3/21/2025	3/21/2025	SENT OUR FOR BID
CONTACT	JENNIPHER L BULLER	3/3/2025	3/3/2025	Phone call from neighbor, concerned about the residence and nuisance causing for area. William 352-208-4634. Home is on demo list. Asbestos testing completed.
CONTACT	JENNIPHER L BULLER	7/9/2025	7/9/2025	Phone call from property owner WADE YANG concerned that the residence was demolished 407-575-7825.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

CONTACT	JENNIPHER L BULLER	8/1/2025	8/1/2025	<p>I called PATRIOT CONTRACTING 352-843-0394 and request an update on the permit DEMO25-0044, it had been red tagged for grading on 07/16/2025. I spoke to James. He said he would check into it.</p> <p>James called back a short time later and said the correction had been completed and will call in final inspection today.</p>
CONTACT	DALE HOLLINGSWORTH	12/4/2024	12/4/2024	<p>Received a call today from the property owner wishing for a partial release of lien on cross attached properties which he is trying to sell, one of which closing next week. We agreed to the release of 3 properties located outside the city limits with payoff of his hard costs plus partial payment towards the still accruing fine, for a total payment today of \$4,500. It was thoroughly explained to him the fine continues to accrue at a rate of \$100 per day until the structure is brought into compliance. It was also explained that I would place this case on hold from demo, while the fines continue to accrue. Lastly, we discussed that should additional properties want to be released in the future, additional payment towards the accruing fine may be requested, but once the case is compliant, the city would support a significant reduction in the total accrued fine, taking into consideration any payments already made towards the fines.</p>
CONTACT	DALE HOLLINGSWORTH	2/11/2025	2/11/2025	<p>Two months ago I agreed to a partial release and a temporary hold on the demo granted payment was received towards the total fines still accruing. Payment was made, so a partial release was filed to allow for the sale of 3 of their properties. Since then, no further contact has been received, and no permits have been applied for to conduct renovation or demolition. Today, two additional calls were received from neighbors with significant safety concerns for neighborhood children going in the home, vagrants going into the home etc. Based on the repeated complaints, I am instructed staff to proceed with demolition as previously ordered.</p>
MASSEY	YVETTE J GRILLO	9/10/2025		<p><b>MASSEY FOR LIEN</b> 10% of Total Fine plus demo cost.</p>

# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

OFFICER POSTING	JENNIPHER L BULLER	8/11/2025	8/11/2025	Notice of Non-Compliance Hearing posted upon the property.
-----------------	--------------------	-----------	-----------	--

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	YANG WEIHUA WADE : 36674	2467 BARONSMEDE CT WINTER, FL			
OWNER	YANG WEIHUA WADE	2467 BARONSMEDE CT WINTER GARDEN, FL 34787-4680			

## FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$169.68	\$169.68	12/4/24	CODE30	166064763 5	CREDIT CARD	YANG WEIHUA WADE	SHG
Total Paid for CASE PROSECUTION COSTS:			\$169.68	\$169.68						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$740.00	\$740.00	12/4/24	CODE30	166064763 5	CREDIT CARD	YANG WEIHUA WADE	SHG
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$11,850.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$12,590.00	\$740.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	314	\$55,400.00	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	314	\$3,590.32	\$3,590.32	12/4/24	CODE30	166064763 5	CREDIT CARD	YANG WEIHUA WADE	SHG
Total Paid for DAILY FINES:			\$58,990.32	\$3,590.32						
<b>TOTALS:</b>			<b>\$71,750.00</b>	<b>\$4,500.00</b>						

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	JLB	3/10/2025	3/10/2025	NON COMPLIANT		I conducted a case review. Property remained non-compliant. Updated photos attached prior to sending out for demolition bid.

# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

CASE WORK	SMS	6/24/2024	6/24/2024	COMPLETE		On 06/24/2024, I have re-inspected the property as per Admin's request. I have observed that the property remains in the same deteriorated condition with no new active permit(s) (applied or issued). View attachments.
CASE WORK	SMS	7/29/2024	7/29/2024	COMPLETE		On 07/29/2024, I have met with the property owner of 1625 NE 17th CT (352.208.4634) about their concerns about this property (1776 NE 17th ST). He expressed his concerns about the damages done to his fencing, such as branches and brush of foliage and trees pushing against the planks of his fence. I have informed him that there was a pending demolition for the property, which may include limited clearance of this overgrowth (for site clean-up and grading). He had been originally under the impression that this property now belonged to the City, to which I have informed him that it still belongs to the current owner (Mr.Wade), and in regard to the overgrowth damaging the fence, it will more than likely be a civil issue between them. I have provided him some contact information to the property owner. View attachments.
CASE WORK	SMS	1/24/2024	1/24/2024	COMPLETE		On 01/24/2024, I have posted the Final Administrative Order onto the property. View attachments. Affidavit provided to Admin.
CODE BOARD INSPECT	SMS	1/10/2024	1/10/2024	COMPLETE		On 01/10/2024, I have re-inspected the property in reference to a Code Board inspection. I have observed no changes to the property. The last application was on 09/13/2023, and the plan corrections was returned on 10/06/2023. No new applications has been submitted. The home remains in the same deteriorated state. View attachments. Due to this, I have decided to proceed with taking this case to the hearing.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

COMPLIANCE	SMS	2/2/2024	2/2/2024	COMPLETE		On 02/02/2024, I have responded out to the property in reference to a Compliance inspection. I have observed no changes with the property (BLD23- 2141 remains in the "Plan Corrections" state with no new re-submittals). Prosecution costs of \$169.68 remain unpaid. Affidavit of Noncompliance completed and submitted to Admin. View attachments.
FOLLOW UP	JLB	8/22/2025	8/22/2025	NON COMPLIANT		DEMO25-0044 was finaled on 08/08/2025.
FOLLOW UP	JLB	7/23/2025	7/23/2025	NON COMPLIANT		While in the area, I observed the building had been demolished. Photos attached. DEMO25-0044 has not been finaled yet.
INITIAL	SMS	12/6/2023	12/6/2023	COMPLETE		On 12/06/2023, I have responded out to the property in reference to a dangerous structure (referencing CN:#2022_8058). No permit(s) issued for this property as of 12/06/2023 (verified via TrakIT) with planned corrections returned 10/06/2023.. Property remains in the same condition. NOVPH has been posted directly onto the property, and a signed copy has been provided to Admin. View attachments. Inspections have been scheduled.

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
----------------	-----------	---------------	----------------	----------	---------	-------

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_10361**

<p><b>DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS</b></p>		<p>12/6/2023</p>	<p>8/8/2025</p>		<p>Please either repair and/or renovate the structure (to a habitable condition/brought up to the stand</p>	<p>(a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor. (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. (Ord. No. 5023, Â§ 20, 2-19-02; Ord. No. 2010-13, Â§ 16, 12-1-09)</p>
--	--	------------------	-----------------	--	---	---

<p>STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION.</p>		<p>12/6/2023</p>	<p>8/8/2025</p>			<p>The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article: (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired. (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated. (3) In any case where the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the building code, standard fire prevention code or other laws and ordinances of the city, exceeds 50 percent of the assessed value of the dangerous structure, it shall be demolished. The owner of a dangerous building shall be given the option, whenever possible, of either demolishing such structure or repairing it so that it will no longer exist in violation of the terms of this article. (4) In all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished. (Ord. No. 5023, Â§ 22, 2-19-02; Ord. No. 2010-13, Â§ 17, 12-1-09)</p>
---	--	------------------	-----------------	--	--	--

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

THE CITY OF OCALA

CASE NO: 2023\_10361

Petitioner,

VS.

**YANG, WEIHUA WADE  
2467 BARONSMEDE CT  
WINTER GARDEN, FL 34787-4680**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 02/15/2024 12:45:43 PM  
FILE #: 2024018882 OR BK 8252 PGS 1078-1080  
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 January 11, 2024, 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), **YANG, WEIHUA WADE**, owner(s) in charge of the property described as: **26482-004-25 | 1776 NE 17TH ST, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.
- B. That on and between December 6, 2023 and January 11, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-184 - Standards for ordering repair, vacation or demolition.

**11. CONCLUSION OF LAW:**

- A. The Respondent(s), **YANG, WEIHUA WADE**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-184 - Standards for ordering repair, vacation or demolition, in that the Respondent(s) has 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): 82-181 and Order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, February 1st, 2024. 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, February 2nd, 2024, 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, February 1st, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 2nd, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, February 1st, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, February 2nd, 2024, subsection (d) shall apply.



(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$169.68 by February 1<sup>st</sup>, 2024.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 23<sup>rd</sup> day of January 2024

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: YANG, WEIHUA WADE, 2467 BARONSMEDE CT, WINTER GARDEN, FL 34787-4680, this 23<sup>rd</sup> day of January 2024.

  
Yvette Grillo, Code Enforcement Specialist  
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 8th, 2024, AT 5:30 P.M.**, 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.**



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

  
DEPUTY CITY CLERK



**OCALA**  
CODE  
ENFORCEMENT  
352-629-6309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

City of Ocala  
Code Enforcement Division  
8/11/2025 10:53 AM



12/06/2023 09:19  
City of Ocala  
Code Enforcement Division

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

CASE NO: 2023\_10361

CITY OF OCALA  
Petitioner,

Vs.

YANG, WEIHUA WADE  
2467 BAROSMEDE CT  
WINTERGARDEN, FL 34787-4680  
Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennipher Buller**, Code Enforcement Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on January 11, 2024, 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 February 1<sup>st</sup>, 2024.
3. The City of Ocala has brought property located in the city limits into compliance on: August 8<sup>th</sup>, 2025.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

**Abatement of violations as Ordered; Section(s) 82-181**

5. Daily fines for **554 days** of non-compliance with **Section(s) 82-181 (@\$100/day)** total **\$55,400.**
6. Prosecution costs paid. These costs will result in a lien.

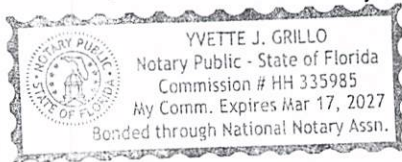
FURTHER AFFIANT SAYETH NOT.

Dated this 21<sup>st</sup> day of August 2025

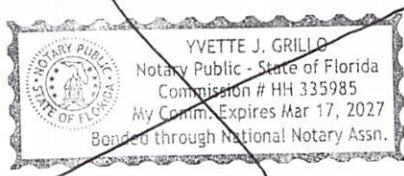
Jennipher Buller  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 21<sup>st</sup> day of August 2025 by Jennipher Buller 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 the listed respondents, on this 21<sup>st</sup> day of August 2025.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

**Date: 8/11/2025**

**Case No: 2023\_10361**

**To: YANG, WEIHUA WADE  
2467 BARONSMEDE CT  
WINTER GARDEN, FL. 34787-4680**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, 1776 NE 17<sup>th</sup> ST, Ocala, Florida, 26482-004-25 Legal Description SEC 09 TWP 15 RGE 22 PLAT BOOK N PAGE 049 BELMONT PINES BLK D LOT 25, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS  
SECTION 82-184 STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION**

You are hereby notified that on 9/10/2025 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM., in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

**IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 11<sup>th</sup> day of August 2025

*Shaneka Greene*

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: 2023\_10361

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

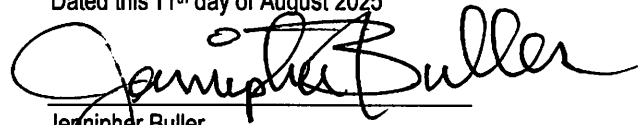
STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 11<sup>th</sup> August 2025, post the **Notice of Non-Compliance Hearing for Subsequent Order Imposing Fine(s)** in the above styled cause of this action, located at **1776 NE 17<sup>TH</sup> ST | 26482-004-25**, Ocala, Florida, upon which the violations are alleged to exist.
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.

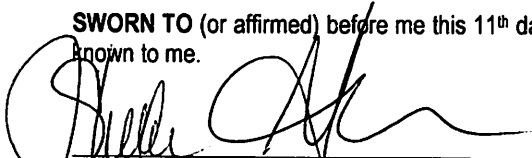
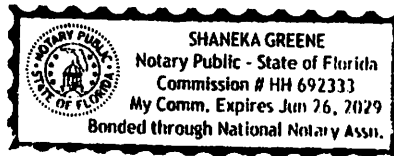
Dated this 11<sup>th</sup> day of August 2025



Jennipher Buller,  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me this 11<sup>th</sup> day of August 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



**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: 2023\_10361

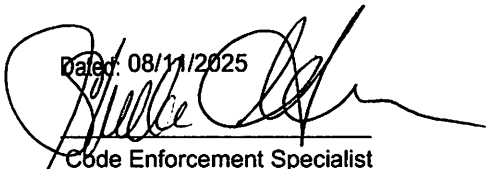
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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 08/11/2025 post the Notice of Non-Compliance Hearing 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.

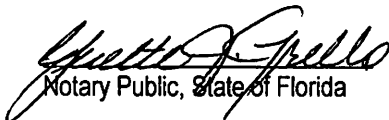
**FURTHER, AFFIANT SAYETH NAUGHT.**

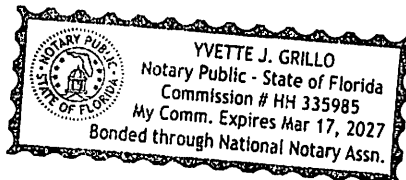
Dated: 08/11/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/11/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida



**INVOICE**

Patriot Contracting of CF DBA  
Patriot Demolition CBC1265068  
P.O. Box 967  
Ocala, FL 34478

office@patriotcf.com  
+1 (352) 789-4487



**Bill to**  
City of Ocala Code Enforcement Division  
201 SE 3rd Street  
Ocala, FL

**Ship to**  
City of Ocala Code Enforcement Division  
1776 NE 17th St  
Ocala, FL

**Invoice details**

Invoice no.: 1076  
Terms: Due on receipt  
Invoice date: 08/01/2025  
Due date: 08/01/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Demolition	Demolition of single family home including concrete foundation. Demo and remove all debris including foundation, driveways, and brush/tree debris. Grade lot when complete.  City of Ocala Demolition permit and utility disconnections.  Includes all labor, equipment, hauling, disposal, and permit fees.	1	\$11,850.00	\$11,850.00

**Total \$11,850.00**

**Ways to pay**



[View and pay](#)

OK TO PAY  
*[Signature]*  
5706

Vendor# 8421

Contract# 250537

Case# 2023-10361

Acct# 103-016-711-524-52-46020

CASE # 2023-10361

Batch # 7615  
Doc # 251083



•8786 Sonoma Coast Drive, Winter Garden, FL 34787  
•(407)614-4572 Office  
•(814)243-1927 Cell  
•dkenvironmental@yahoo.com  
•www.dk-environmental.com

# INVOICE

INVOICE NO. OC02272401

**DATE OF SUBMISSION:** February 27, 2024

**SUBMITTED TO:** City of Ocala  
Code Enforcement Division  
201 SE 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Ocala, FL 34471  
352-629-8309  
ysantiago@ocalafl.org

DATE	ADDRESS	WORK PERFORMED	COST
02/22/24	1776 NE 17 <sup>th</sup> Street Ocala, FL 34470	Asbestos Survey (Includes Up To 10 Bulk Samples)	\$ 600.00
		Additional Bulk Samples (7 @ \$20.00 each)	\$ 140.00
<b>TOTAL COST</b>			<b>\$ 740.00</b>

The above invoice is submitted to you in good faith for the work described. Prompt payment is appreciated.

Thank You,

Debra Koontz  
President  
DK Environmental & Construction Services, Inc.

Vendor # 3088  
Contract # 230727

OK TO PAY

acct # 103-06-711-524-52-46020

5706