

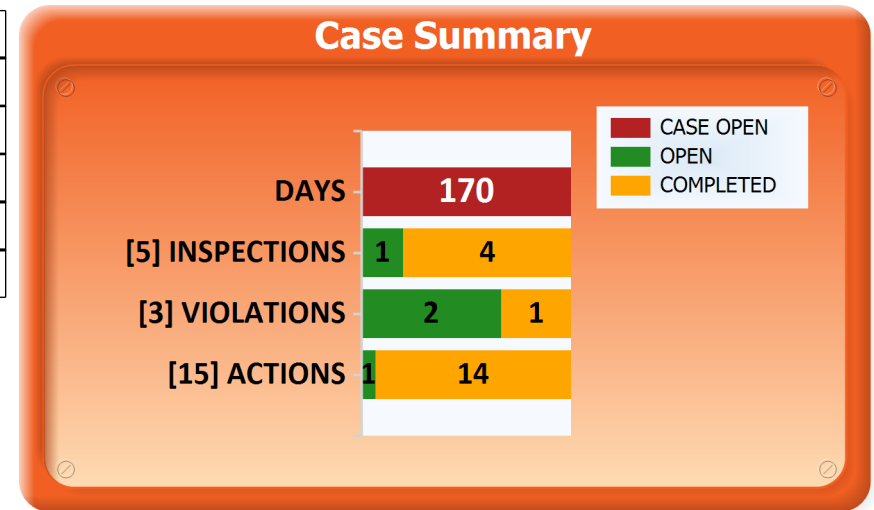


Case Details - No Attachments

City of Ocala

Case Number
CE26-0205

Description: DAMAGED ROOF EXPIRED PERMIT BLD25-1629			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/17/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 4504 SE 13TH ST OCALA, FL 34471			
Site APN: 2958-004-000		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

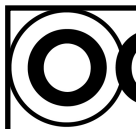
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TRUMAN HENSON	CHIEF BUILDING OFFICAL Ocala, FL 34471	(352)629-8477		thenson@ocalafl.gov
OWNER	FUSTER CARLOS A	4504 SE 13TH ST OCALA, FL 34471-3241			
RESPONDENT 1	FUSTER CARLOS A	4504 SE 13TH ST OCALA, FL 34471-3241	(352)615-8538		CFUSTER25@GMAIL.COM
RESPONDENT 2	DELGADO OMayra Rivera	4504 SE 13TH ST OCALA , FL 34471-3241			

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	\$26.58	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE26-0205

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$46.07	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
CONTACT	001-359-000-000-06-35960	3	\$9.72	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$25.92	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$204.40	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0205

Section 82-181. - Definition.	JEFFREY GUILBAULT	2/17/2026				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	2/17/2026				The roof is damaged. Please obtain the required permit and complete the necessary repairs.
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	2/17/2026	7/6/2026			Please contact the permitting department regarding BLD25-1629. This permit expired and needs to be reactivated. BLD25-1629 has been voided.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	2/17/2026	2/17/2026	NON COMPLIANT		This morning at 0948 I responded to the property per the building officials request to verify if there was damage to the roof on the home. I verified that there is a tarp nailed to the roof, when i took a look at the left side of the structure I noticed the gable vent has a piece of plywood covering it as well as missing and damaged facia. The facia appears to have burn marks on it. PLEASE SEE PHOTOS. I sent a text message to Gregory McClellan Requesting that he takes a look and informs me of his findings. I informed my supervisor Jennipher Buller as well of the findings and will be preparing the case for a CLTO. Permits will be required to repair the roof. CLTO sent to admin. RI in 30 days. SEE PHOTOS.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0205

INITIAL	JGB	2/17/2026	2/17/2026	NON COMPLIANT		Additionally there is an expired permit which was pulled by the home owner. BLD25-1629 is expired and needs to be reactivated. This violation was added to the case.
FOLLOW UP	JGB	3/19/2026	3/19/2026	COMPLETED	VERIFY STATUS OF ROOF PERMIT	I verified that there is still no permit in the system for the roof repairs to the damaged roof. Also there is an expired stucco permit BLD25-1629 that expired on 1.17.26. Property owner was informed when contact was made to get with permitting to get properties permits situated and to obtain a permit for the necessary repairs to get the property back into compliance with the FBC. NOVPH sent to admin.
FOLLOW UP	JGB	5/27/2026	5/27/2026	COMPLETED		Still no changes to the permits. All violations are still present NOVPH sent to admin for next week.
HEARING INSPECTION	JGB	7/6/2026	7/6/2026	COMPLETED		I verified there is still no permit on file to repair the damage caused to the roof of this home. I did verify that the expired permit has been voided. the case has been updated to reflect that.
HEARING INSPECTION	JGB	8/10/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JEFFREY GUILBAULT	2/17/2026	2/17/2026	Carlos returned my phone call today at 1310. He informed me they are in the process of getting the roof repaired. He stated just yesterday engineers were at the home looking at what needed to be repaired. He let me know no one is living in the residence currently. He has had water and power turned off since the damage occurred to the home.
CONTACT	JEFFREY GUILBAULT	2/17/2026	2/17/2026	I attempted to make contact with someone at the property this morning no one came to the door.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0205

CONTACT	JEFFREY GUILBAULT	2/17/2026	2/17/2026	I called the number that was on the property owners contact above. He did not answer and i left a detailed voicemail of my findings.
PREPARE NOTICE	SHANEKA GREENE	2/18/2026	2/18/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	2/18/2026	2/18/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH MAILED 9489 0090 0027 6697 0473 93 FUSTER CARLOS A DELGADO OMA YRA RIVERA 4504 SE 13TH ST OCALA, FL. 34471-3241
PREPARE NOTICE	SHANEKA GREENE	3/20/2026	3/20/2026	NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	3/23/2026	3/23/2026	NOVPH READY FOR POSTING NOVPH POSTED ON FRONT DOOR OF THE PROPERTY. SEE PHOTO
ADMIN POSTING	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH MAILED 9489 0090 0027 6696 9953 50 FUSTER CARLOS A DELGADO OMA YRA RIVERA 4504 SE 13TH ST OCALA, FL. 344 71-3241
PREPARE NOTICE	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH
FIELD POSTING	JEFFREY GUILBAULT	6/2/2026	6/2/2026	NOVPH READY FOR POSTING novph pop

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/17/2026	Find that the Respondent(s) violated City Code Sections 82-181 and 82-182 and order the Respondent(s) to: 1. (a) Apply for and obtain all permits required to bring the structure into compliance with the current Florida Building Code and, if applicable, the National Electrical Code by repairing all damage necessary to bring the structure into compliance by 4:00 p.m. on Thursday, September 10, 2026. Once the permits are issued, all work shall be completed within ninety (90) days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permits are not inspected and finalized by the ninety-first (91st) day after issuance of the initial permits, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and remove the structure(s), improvements, and their contents by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is issued, all demolition, removal, cleanup, and disposal of debris shall be completed within sixty (60) days after issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the demolition permit is obtained but all demolition, removal, cleanup, and disposal of debris are not completed by 7:00 a.m. on the sixty-first (61st) day after issuance of the initial permit, subsection (c) shall apply. (c) If the Respondent(s) fail to comply with any provision of this section within the time allowed for compliance, a fine of \$250.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the property into compliance, including demolition and removal of the structure(s), improvements, and their contents. 2. Pay the cost of prosecution of \$204.40 by September 10, 2026.
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HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS
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City of Ocala
Environmental Enforcement
02/17/2026 09:46:05



City of Ocala
Environmental Enforcement
02/17/2026 09:46:09



City of Ocala
Environmental Enforcement
02/17/2026 09:48:10



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2958-004-000

[GOOGLE Street View](#)

Prime Key: 689386

[MAP IT+](#)

Current as of 2/17/2026

Property Information

FUSTER CARLOS A
DELGADO OMayra RIVERA
4504 SE 13TH ST
OCALA FL 34471-3241

Taxes / Assessments:

Map ID: 213

Millage: 1001 - OCALAM.S.T.U.PC: 01

Acres: .44

Situs: 4504 SE 13TH ST OCALA

2025 Certified Value

Land Just Value	\$45,000		
Buildings	\$227,510		
Miscellaneous	\$4,522		
Total Just Value	\$277,032		
Total Assessed Value	\$131,577	Impact	
Exemptions	(\$50,722)	<u>Ex Codes:</u> 01 38	(\$145,455)
Total Taxable	\$80,855		
School Taxable	\$106,577		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$45,000	\$227,510	\$4,522	\$277,032	\$131,577	\$50,722	\$80,855
2024	\$40,000	\$215,781	\$4,296	\$260,077	\$127,869	\$50,000	\$77,869
2023	\$40,000	\$199,858	\$4,522	\$244,380	\$124,145	\$50,000	\$74,145

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6909/1376	01/2019	05 QUIT CLAIM	0	U	I	\$100
5630/1417	01/2012	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$153,000
5534/0736	06/2011	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$50,200
5437/1943	11/2010	56 TRANSFER TO BANK	0	U	I	\$100
3809/1692	08/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$150,000
3740/0550	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$130,900
3061/1647	11/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$149,900
1942/0780	07/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$95,000
OC01/1018	10/1979	02 DEED NC	0	U	I	\$6,700
0901/0790	07/1978	07 WARRANTY	0	Q	I	\$56,750
0875/0417	03/1978	07 WARRANTY	0	Q	V	\$9,900

Property Description

SEC 23 TWP 15 RGE 22
PLAT BOOK S PAGE 032
COUNTRY ESTATES EAST 2ND ADD
BLK 6 LOT 4 EX E 5 FT

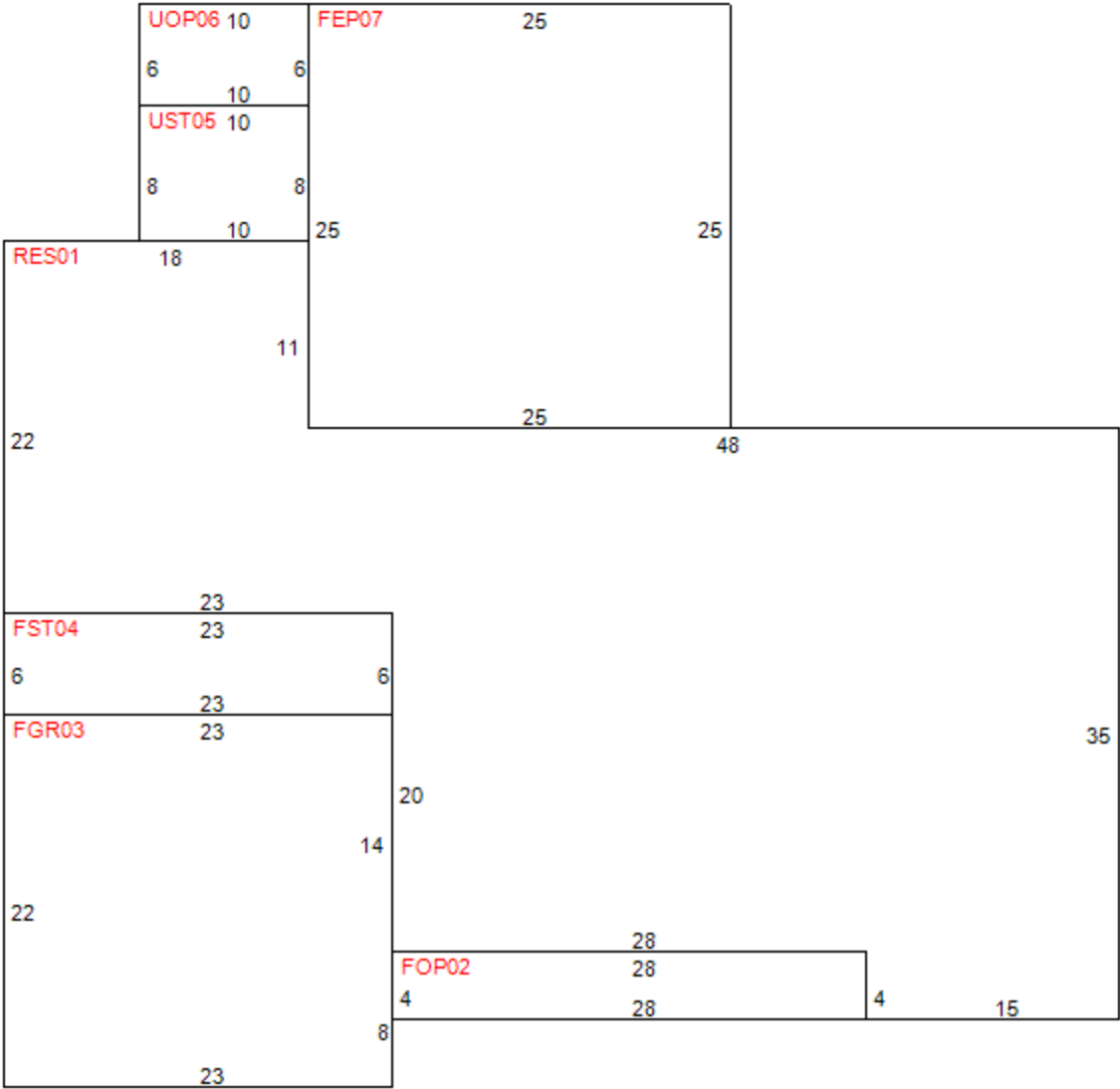
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	190.0	R1	1.00	LT						
Neighborhood 5740												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=R28D4R15U35L48U11L18D22R23D20.
FOP02=R28D4L28U4.
FGR03=D8L23U22R23D14.U14
FST04=U6L23D6R23.U6L23U22R18
UST05=U8L10D8R10.U8
UOP06=U6L10D6R10.U6
FEP07=D25R25U25L25.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1978
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	10/30/2025 by 181	Architecture 0 - STANDARD SFR
		Base Perimeter 224

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	29 - VINYL SIDING	1.00	1978	N	0 %	0 %	1,844	1,844
FOP 02	01 - NO EXTERIOR	1.00	1978	N	0 %	0 %	112	112
FGR 03	29 - VINYL SIDING	1.00	1978	N	0 %	0 %	506	506
FST 04	29 - VINYL SIDING	1.00	1978	N	0 %	0 %	138	138
UST 05	29 - VINYL SIDING	1.00	1978	N	0 %	0 %	80	80
UOP 06	01 - NO EXTERIOR	1.00	1978	N	0 %	0 %	60	60
FEP 07	29 - VINYL SIDING	1.00	1988	N	0 %	0 %	625	625

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y

Heat Meth 2: 00 Foundation: 7 BLK PERIMETER A/C: Y	Heat Fuel 2: 00 Fireplaces: 1	2 Fixture Baths: 0 Extra Fixtures: 2 Garbage Compactor: N Intercom: N Vacuum: Y
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Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	512.00	SF	20	1980	3	16.0	32.0
099 DECK	496.00	SF	50	1980	2	0.0	0.0
144 PAVING ASPHALT	1,120.00	SF	5	1978	1	80.0	14.0
114 FENCE BOARD	128.00	LF	10	1990	4	0.0	0.0
159 PAV CONCRETE	145.00	SF	20	2011	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-1629	7/21/2025	-	FUSTER STUCCO
BLD25-1244	6/3/2025	-	FUSTER WINDOW CHANGE OUT
BLD11-0874	7/1/2011	12/6/2011	REPLACE SIDING

After Recording Mail To:

Mortgage Information Services, Inc.
Attn: Recording Dept
4877 Galaxy Parkway, Suite I
Cleveland, OH 44128

This document prepared by:

Carlos A. Fuster
4504 SE 13th St.
Ocala, FL 34471

Consideration: \$10.00
Tax Due: \$.70

M.I.S. FILE NO

1679170

**The State of Florida
County of Marion**

QUITCLAIM DEED

(Space Above for use of Clerk)

This Quitclaim Deed, made on the 25 day of January, 2019 between Carlos A. Fuster and Omayra Rivera Delgado, who acquired title as Carlos Fuster Vazquez and Omayra Rivera Delgado, husband and wife, of 4504 SE 13th St., Ocala, FL 34471, party of the first part, and Carlos A. Fuster and Omayra Rivera Delgado, husband and wife, as tenants by the entirety, of 4504 SE 13th St., Ocala, FL 34471, party of the second part, witness:

That the party of the first part, for and in consideration of the sum of Ten Dollars (\$ 10.00), and other good and valuable consideration to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the party of the second part, his heirs and assigns forever, the following described land:

A CERTAIN PARCEL OF REAL PROPERTY LOCATED IN THE STATE OF FLORIDA, COUNTY OF MARION AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 4, EXCEPT THE EAST 5 FEET THEREOF, BLOCK 6, COUNTRY ESTATES EAST SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 32, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

EXCEPT RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DEED TO CHANGE NAME(S) ON TITLE FOR NO CONSIDERATION. GRANTORS AND GRANTEES ARE BOTH ONE AND THE SAME PERSON(S).

Assessor's Parcel No.: 2958-004-000

More commonly known as: 4504 SE 13th St., Ocala, FL 34471

Prior recorded document reference: Recorded: February 9, 2012 in Book 5630, at Page 1417.

In witness, the party of the first part has executed this deed on the date first above written.

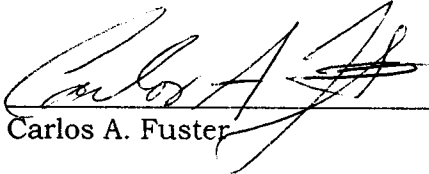
When the context requires, singular nouns and pronouns include the plural.

Signed, sealed and delivered in the presence of:

Witness 1

Signature:

Printed Name:


Carlos A. Fuster

Witness 2

Signature:

Printed Name:


Omayra Rivera Delgado

Witness 1

Signature:

Printed Name:

Witness 2

Signature:

Printed Name:

STATE OF FLORIDA

COUNTY OF MARION

SS:

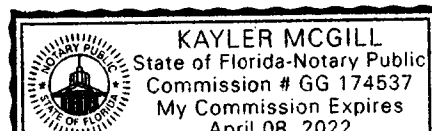
I hereby certify that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Carlos A. Fuster and Omayra Rivera Delgado known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. [Check One]: () said persons are personally known to me. (✓) said person provided the following type of identification:

photo ID

NOTARY RUBBER STAMP/SEAL

Witness my hand and official seal in the county and state last aforesaid this 25 day of January, 2019.


NOTARY PUBLIC





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/02/2026

FUSTER CARLOS A
DELGADO OMAIRA RIVERA
4504 SE 13TH ST
OCALA, FL. 34471-3241

Respondent(s) _____ /

Location of Violation: 4504 SE 13TH ST|2958-004-000

Case Number: CE26-0205

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 08/13/2026 5:30 pm

Violation(s) and How to Abate:

Section 82-181. - Definition.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
The roof is damaged. Please obtain the required permit and complete the necessary repairs.

Sec. 122-55. - Expiration of building permit; extension of time.

Please contact the permitting department regarding BLD25-1629. This permit expired and needs to be reactivated.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate 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.

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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE26-0205

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

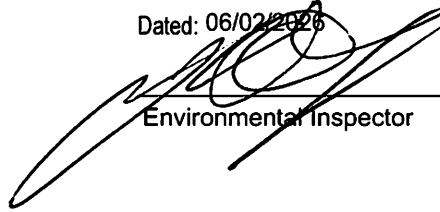
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/02/2026 post the Notice of Violation & Public Hearing to the property, located at 4504 SE 13TH ST.
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.

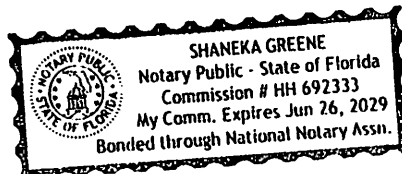
Dated: 06/02/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/02/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
06/02/2026 09:57:53



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/02/2026

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Main Avenue Ocala, FL 34471

FUSTER CARLOS A
DELGADO OMAIRA RIVERA
4504 SE 13TH ST
OCALA, FL 34471-3241

Respondent(s) _____ /

Location of Violation: 4504 SE 13TH ST|2958-004-000

Case Number: CE26-0205

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 08/13/2026 5:30 pm

Violation(s) and How to Abate:

Section 82-181. - Definition.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
The roof is damaged. Please obtain the required permit and complete the necessary repairs.

Sec. 122-55. - Expiration of building permit; extension of time.
Please contact the permitting department regarding BLD25-1629. This permit expired and needs to be reactivated.

Office DEPOTO

City of Ocala
Environmental Enforcement
06/02/2026 09:57:42

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

CASE NO: CE26-0205

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 06/01/2026 post the Notice of Violation & Public 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: 06/01/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/01/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



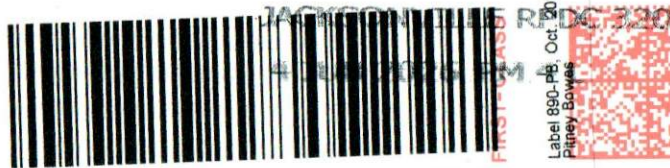


CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

Map HCE26-0205

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL



9489 0090 0027 6696 9953 50

Label 890-PB, Oct. 2015
Pitney Bowes

US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 JUN 03. 2026

FUSTER CARLOS A
DELGADO OMayRA RIVERA
4504 SE 13TH ST
OCALA, FL. 34471-3241

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LN
NIXIE 321 FE 1 0006/26/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *3824-87536-84-37

