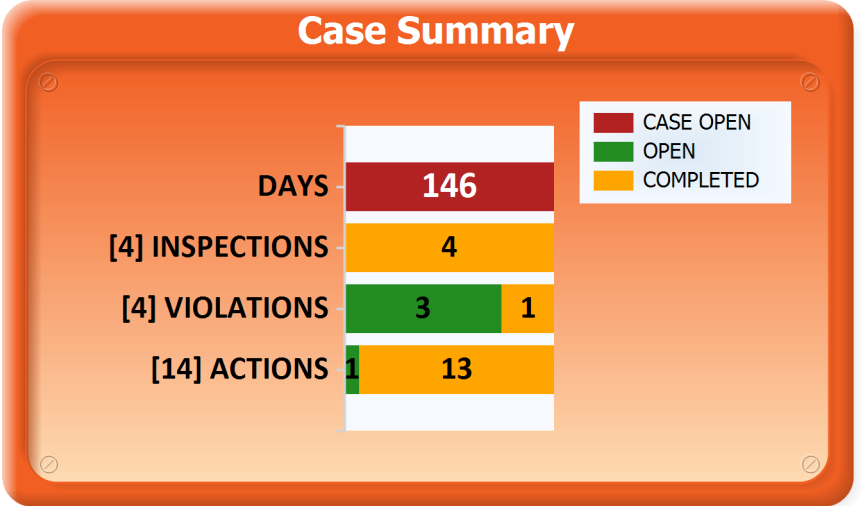


| | | | | |
|--|---------|------------------------------|--------------------------|-------------------|
| Description: Building damaged by tree | | | Status: NON COMP HEARING | |
| Type: BUILDING REGULATIONS | | Subtype: DANGEROUS STRUCTURE | | |
| Opened: 7/15/2025 | Closed: | Last Action: 12/11/2025 | | Flw Up: 12/5/2025 |
| Site Address: 48 SE 15TH TER OCALA, FL 34471 | | | | |
| Site APN: 28339-004-02 | | Officer: STEPHEN KNIGHT | | |
| Details: | | | | |



ADDITIONAL SITES

LINKED CASES

| CHRONOLOGY | | | | |
|-----------------|-----------------|-------------|-----------------|---|
| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
| ADMIN POSTING | SHANEKA GREENE | 9/18/2025 | 9/18/2025 | NOVPH |
| ADMIN POSTING | YVETTE J GRILLO | 10/14/2025 | 10/14/2025 | FOF |
| CERTIFIED MAIL | SHANEKA GREENE | 9/18/2025 | 9/18/2025 | NOVPH MAILED (2) 9489 0090 0027 6697 0056 38 BJ INVESTMENTS OF OCALA LLC 328 NE 1ST AVE SUITE 100 OCALA, FL. 34470-6616 9489 0090 0027 6697 0056 45 BJ INVESTMENTS OF OCALA LLC BERG STEPHEN J (REGISTERED AGENT) 35 SE 1ST AVE SUITE 102 OCALA, FL. 34471 |



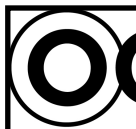
Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

| | | | | |
|--------------------|--------------------|------------|------------|---|
| CERTIFIED MAIL | YVETTE J GRILLO | 10/14/2025 | 10/14/2025 | FOF 91 7199 9991 7039 7682 5683 BJ INVESTMENTS OF OCALA LLC 328 NE 1ST AVE, SUITE 100 OCALA, FL 34470-6616 |
| COMPLAINT RECEIVED | JENNIPHER L BULLER | 7/15/2025 | 7/15/2025 | Complaint received from Building dept. staff via email. See attached. Duplex damaged by tree. Red Tagged. |
| CONTACT | STEPHEN KNIGHT | 9/26/2025 | 9/26/2025 | I was contacted by John McGraw (352) 789-6520 who stated he was managing the property, and they were in the middle of an insurance claim. I told him to keep me undated when he had any contact with the insurance company. |
| HEARING CODE BOARD | YVETTE J GRILLO | 10/9/2025 | 10/13/2025 | NEW BUSINESS |
| MASSEY | YVETTE J GRILLO | 12/11/2025 | | |
| OFFICER POSTING | STEPHEN KNIGHT | 9/19/2025 | 9/19/2025 | NOVPH READY FOR POSTING NOVPH has been posted |
| OFFICER POSTING | STEPHEN KNIGHT | 10/15/2025 | 10/15/2025 | FOF READY TO POST The FOF has been posted. View attachments. |



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0695

| | | | | |
|----------------|----------------|-----------|-----------|---|
| PREPARE NOTICE | SHANEKA GREENE | 7/17/2025 | 7/17/2025 | <p>CLTO BJ INVESTMENTS OF OCALA LLC 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg, Stephen J 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg & Berg Properties, LLC PO BOX 1766 OCALA, FL 34478</p> <p>McGraw, Jon 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> |
| PREPARE NOTICE | SHANEKA GREENE | 9/17/2025 | 9/18/2025 | <p>NOVPH for Code Board</p> <p>BJ INVESTMENTS OF OCALA LLC 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg, Stephen J 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> <p>Berg & Berg Properties, LLC PO BOX 1766 OCALA, FL 34478</p> <p>McGraw, Jon 35 SE 1st Ave Suite 102 Ocala, FL 34471</p> |
| REGULAR MAIL | SHANEKA GREENE | 7/17/2025 | 7/17/2025 | CLTO MAILED (2) |

| | | | | |
|----------------------|--------------------|-----------|-----------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 9/26/2025 | 9/30/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122 and 82-182 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, December 4th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 4th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. December 4th, 2025. Once the</p> |
|----------------------|--------------------|-----------|-----------|---|

| | | | | |
|--|--|--|--|---|
| | | | | <p>permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 4th, 2025. 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, December 5th, 2025, 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>4.) Pay the cost of prosecution of \$247.17 by December 4th, 2025.</p> |
|--|--|--|--|---|

| CONTACTS | | | | | |
|------------------|-----------------------------|---|-------|-----|-------|
| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
| OWNER | BJ INVESTMENTS OF OCALA LLC | 328 NE 1ST AVE SUITE 100 OCALA, FL 34470-6616 | | | |
| REGISTERED AGENT | BERG, STEPHEN J | 35 SE 1st AVE SUITE 102 OCALA, FL 34471 OCALA, FL 34471 | | | |

| CONTACTS | | | | | |
|--------------|-----------------------------|---|-------|-----|-------|
| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
| RESPONDENT 1 | BERG & BERG PROPERTIES, LLC | PO BOX 1766 Ocala, FL 34471 | | | |
| RESPONDENT 2 | MCGRAW, JON | 35 SE 1st AVE SUITE 102 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 | 4 | \$35.44 | \$0.00 | | | | | | |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 7 | \$154.00 | \$0.00 | | | | | | |
| INSPECTION FEE | 001-359-000-000-06-35960 | 3 | \$37.50 | \$0.00 | | | | | | |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$0.00 | | | | | | |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 2 | \$1.48 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$247.17 | \$0.00 | | | | | | |
| TOTALS: | | | \$247.17 | \$0.00 | | | | | | |

| INSPECTIONS | | | | | | |
|-----------------|-----------|----------------|----------------|---------------|---------|--|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
| COMPLIANCE | SKN | 12/5/2025 | 12/5/2025 | NON COMPLIANT | | massey inspection I completed my Massey inspection and also completed an affidavit on non-compliance. |



Case Details - No Attachments

City of Ocala

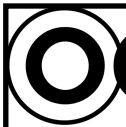
Case Number

CE25-0695

| | | | | | | |
|--------------------|-----|-----------|-----------|---------------|--|---|
| FOLLOW UP | SKN | 9/16/2025 | 9/16/2025 | NON COMPLIANT | | I followed up to the location and found the property in a similar situation. The tree has been removed, but the damage to the building remains. The truck is still parked on the side of the building and trash and debris around the property is still scattered. I went by the location of the owners office and could not find the location stated on sunbiz. View attachments. NOVPH will be sent. |
| HEARING INSPECTION | SKN | 10/7/2025 | 10/7/2025 | NON COMPLIANT | | I followed up and found the derelict vehicle had been moved from the property, although the other violations remain. I spoke to the owner, and he stated they were in the middle of an insurance claim and didn't know when it would get resolved. |
| INITIAL | SKN | 7/16/2025 | 7/16/2025 | NON COMPLIANT | | See notes in chronology and attached email from Building Dept. I responded to the location and observed the property. The building has been damaged by trees that have fallen. The roof and carport have damage as well as the walls to the rear. A derelict vehicle is parked in the driveway and need is to be removed or repaired.. The property has been red tagged by the building department. View attachments, follow up scheduled. |

VIOLATIONS

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|---|----------------|---------------|----------------|----------|---------|---|
| SECTION 34-122 ABANDONED OR DERELICT VEHICLES | STEPHEN KNIGHT | 10/7/2025 | 10/7/2025 | | | Vehicle parked in the driveway with a flat tire. Vehicle needs to be brought up to working order or removed from property. The vehicle has been moved from the property. This violation is abated. |



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0695

| | | | | | | |
|---|----------------|-----------|--|--|--|--|
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER | STEPHEN KNIGHT | 7/16/2025 | | | | Trees and debris on the property from two fallen trees. Debris and trees need to be removed from property. |
| SECTION 82-181 DANGEROUS BUILDING DEFINITIONS | STEPHEN KNIGHT | 7/16/2025 | | | | Building damaged from fallen trees. Roof, carport, and walls damaged by trees. Trees need to be removed, and structure needs to be repaired at per building specs. Obtain permits as required. |
| Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. | STEPHEN KNIGHT | 7/16/2025 | | | | Tree fell on roof of this home. Building Inspector John Bazmove Red Tagged the structure. Please repair all damage caused by the tree falling on the home. Permits will be required. |

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

THE CITY OF OCALA

Petitioner,

VS.

**BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE, SUITE 100
OCALA, FL 34470-6616**

Respondents

CASE NO: CE25-0695



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138764 OR BK 8738 PGS 1116-1118

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; October 9th, 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), **BJ INVESTMENTS OF OCALA LLC**, owner(s) in charge of the property described as **48 SE 15TH TER | 28339-004-02, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 16th, 2025, and October 7th, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **BJ INVESTMENTS OF OCALA LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT 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, 34-122 and 82-182 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, December 4th, 2025, or
(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 4th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permits issued are not inspected and finalized by the 91st 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 4:00pm on Thursday, December 4th, 2025. 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, December 5th, 2025, 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.

4.) Pay the cost of prosecution of \$247.17 by December 4th, 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice 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: **BJ INVESTMENTS OF OCALA LLC, 328 NE 1ST AVE, SUITE 100, OCALA, FL 34470-6616 AND BJ INVESTMENTS OF OCALA LLC, BERG, STEPHEN J. (REGISTERED AGENT), 35 SE 1ST AVE, SUITE 102, OCALA, FL 34471**, this 9th day of October 2025.


Yvette Grillo, 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 DECEMBER 11TH, 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.



THIS IS TO CERTIFY
-OREGON TO BE A
AND ACCURATE CO
DEPUTY CITY CLERK

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

CASE NO: CE25-0695

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/15/2025 post the Final Administrative Order to the property, located at 48 SE 15TH TER, OCALA.
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: 10/15/2025

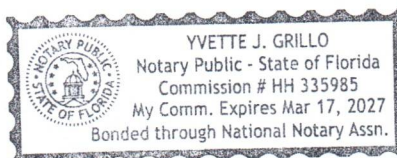

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/15/2025 3:15 PM



**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.
BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE, SUITE 100
OCALA, FL 34470-6616
Respondents

CASE NO: CE25-0695

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on: October 9th, 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), BJ INVESTMENTS OF OCALA LLC, owner(s) in charge of the property described as 48 SE 15TH TER | 28339-004-02, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between July 16th, 2025 and October 7th, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE, ABATEMENT REQUIRED; TIME LIMITS.

C. The holder of this Order, and the law enforcing personnel, is the City of Ocala, a Florida Municipal Corporation, with the P.O.M. address: 119 S.W. 1ST Avenue, Ocala, Florida 34470-0001. The City of Ocala, Code of Ordinances, Sections 2-426 and 2-443.

II. CONCLUSION OF LAW:

A. The Respondent(s), BJ INVESTMENTS OF OCALA LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE, 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, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122 and 82-182 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 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.

Page 1 of 3

City of Ocala
Code Enforcement Division
10/15/2025 3:15 PM

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

CASE NO: CE25-0695

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

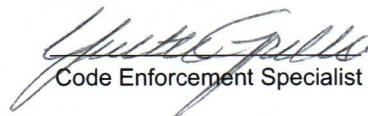
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/14/2025 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.

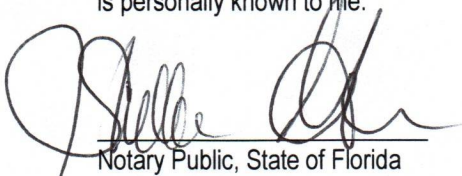
FURTHER, AFFIANT SAYETH NAUGHT.

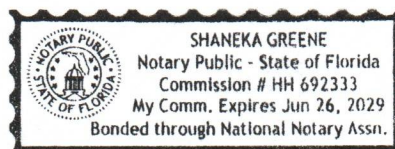
Dated: 10/14/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/14/2025 by Shaneka Greene Code Enforcement Specialist, 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

FOF-0695



91 7199 9991 7039 7682 5683

JACKSONVILLE RPDC 320

16 OCT 2025AM 3 L

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
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BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE, SUITE 100
OCALA, FL 34470-6616

Respondents

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34470-661625

NIXIE

326 CC 1

7218/24/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 344712172200



City of Ocala
Code Enforcement Division
12/5/2025 8:04 AM



City of Ocala
Code Enforcement Division
12/5/2025 8:04 AM

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0695

BJ INVESTMENTS OF OCALA LLC
328 NE 1ST AVE SUITE 100
OCALA, FL 34470-6616

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

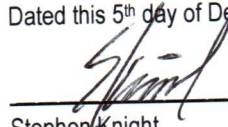
1. That on October 9th, 2025, the Municipal Code Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, December 4th, 2025.**
3. Those below listed corrective action(s) ordered by the Municipal Code Board have not been taken:

Abatement of violations as Ordered; Sections 34-95, 82-182.

4. Prosecution costs \$247.17 remain unpaid. These costs will result in a lien.

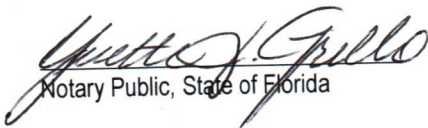
FURTHER AFFIANT SAYETH NOT.

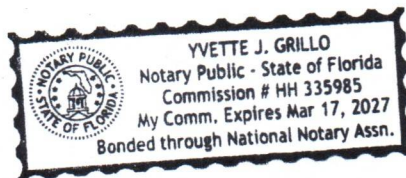
Dated this 5th day of December 2025


Stephen Knight
Code Inspector
City of Ocala

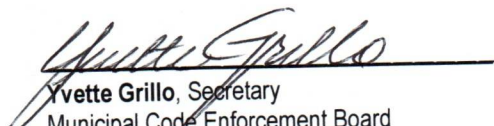
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 5th day of December 2025 by Stephen Knight who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida