

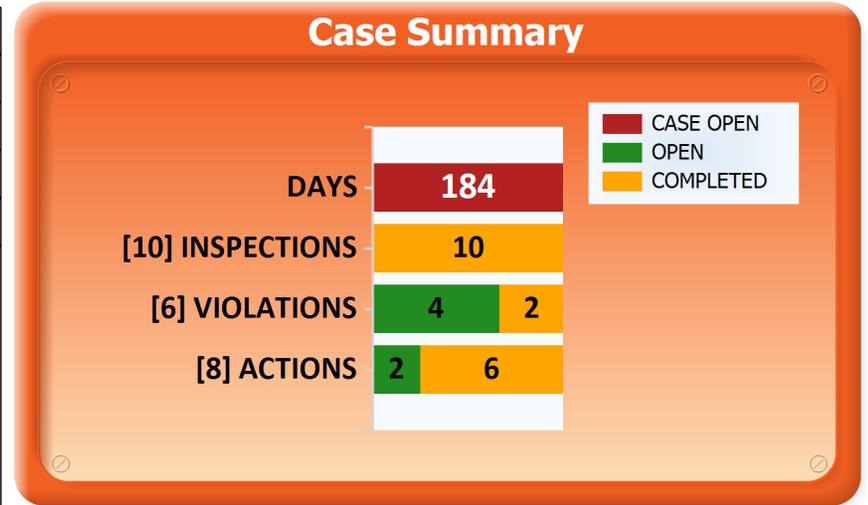


Case Details

CRW Systems

Case Number
2024_11245

Description: OVERGROWTH AND J & D		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/9/2024	Closed:	Last Action: 1/9/2025	Flw Up: 1/6/2025
Site Address: 627 SE 24TH ST OCALA, FL 344715355			
Site APN: 30560-000-00		Officer: DEREK MASSEO	
Details: 91 7199 9991 7039 7680 6576 EDWARDS, DENNIS G. 627 SE 24TH ST OCALA, FL 34471-5355 91 7199 9991 7039 7680 6583 EDWARDS, DENNIS G. 11062 SW 73RD CIR OCALA, FL 34476			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	DEREK MASSEO	12/19/2024		FINAL ADMINISTRATIVE ORDER
MASSEY	YVETTE J GRILLO	1/9/2025		
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 82-151, 82-512, 82-517, and 122-1193 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, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 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,</p>



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			<p>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, January 2nd,, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, January 2nd, 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, January 3rd, 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 the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, January 2nd, 2025. 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, January 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) 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, January 2nd, 2025. Once the permit is</p>
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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/22/2024	10/22/2024	<p>obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 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 31st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(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 and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.</p> <p>4.) Maintain the pool and barrier in accordance with sections 82-512 and 82-517 in a condition to not create a public health or safety hazard or nuisance to the general public by 4:00pm</p>
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				<p>on Thursday, January 2nd, 2025. This shall include the following:</p> <ul style="list-style-type: none"> (a) Maintain water clarity so that all parts of the bottom can be seen. (b) Maintain proper barrier. (c) Maintain water so that it is free of all foreign matter. (d) Secure and lock all access gates when a property is unoccupied. (e) Prevent harborage or breeding places for insects or rodents. <p>If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, there shall be a fine of \$100 per day thereafter that shall run in addition to any other fines until all related violations 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 treat with chemicals, drain, fill, cap and/or remove the pool.</p> <p>5.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, January 2nd, 2025. If the Respondent(s) fail to comply with any subsection of item 3.) by 7:00am on Friday, January 3rd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 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 boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>6.) Pay the cost of prosecution of \$222.09 by January 2nd, 2025.</p>
CONTACT	JENNIPHER L BULLER	10/23/2024	10/23/2024	Phone call from neighbor, Kelly 352-875-1701 concerned about situation at location. Unkempt pool, trash, and smell.



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CONTACT	JENNIPHER L BULLER	10/23/2024	10/23/2024	Vacant home unsecured- doors and windows open.
CERTIFIED MAIL	YVETTE J GRILLO	10/31/2024	10/31/2024	NOVPH 91 7199 9991 7039 7937 5215 EDWARDS, DENNIS G. 627 SE 24TH ST OCALA, FL 34471-5355
ADMIN POSTING	YVETTE J GRILLO	10/31/2024	10/31/2024	NOVPH
HEARING CODE BOARD	YVETTE J GRILLO	12/12/2024	12/12/2024	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	FOF 91 7199 9991 7039 7937 4577 EDWARDS, DENNIS G. 627 SE 24TH ST OCALA, FL 34471-5355

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	EDWARDS DENNIS G : 48042	627 SE 24TH ST OCALA, FL 34471-5355			
OWNER	EDWARDS DENNIS G	627 SE 24TH ST OCALA, FL 34471-5355			

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	\$222.09							

Total Paid for CASE PROSECUTION COSTS: \$222.09

TOTALS: \$222.09

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	ASM	7/9/2024	7/10/2024	COMPLETE		COMPL ADVISED OF OVERGROWN PROPERTY AND GARBAGE STACKED UP LONG THE HOUSE



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INITIAL	ASM	7/10/2024	7/10/2024	COMPLETE	<p>On July 10, 2024 I conducted an initial inspection and observed the following violations: overgrowth, derelict vehicle that is not plated, large piles of junk/debris that consisted of trash and wood pieces, flatbed trailer parked in the driveway. No contact was made at this time. A courtesy letter has been sent to the property owner. View attachments. Follow up scheduled.</p>
FOLLOW-UP	ASM	8/7/2024	8/7/2024	COMPLETE	<p>On August 7, 2024, I conducted a follow up inspection and observed no progress to the property. I observed the following violations remained: overgrowth, derelict vehicle that is not plated and has a flat tire, large piles of junk/debris that consisted of trash and wood pieces, flatbed trailer parked in the driveway. A Notice of Violation Public Hearing was posted to the property. View attachments. Follow up scheduled.</p>
FOLLOW-UP	ASM	9/4/2024	9/4/2024	COMPLETE	<p>On September 4, 2024 I conducted follow up and observed junk/debris remained on the property. I observed damages to the roof on the brick structure and hazardous pool conditions in the back yard along with fencing that was damaged creating an unsafe pool barrier. View attachments.</p> <p>Due to the unsafe pool conditions the case will go directly to a Code Board Hearing. A Notice of Violation Public Hearing was posted to the property.</p>



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COMPLIANCE	ASM	9/27/2024	9/30/2024	COMPLETE		On September 30, 2024, I conducted a compliance inspection and observed no progress to the property and all violations remain. No contact has been made with the property owner at this time. View attachments. Follow up scheduled.
CODE BOARD INSPECT	DMA	10/9/2024	10/7/2024	COMPLETE		Postponed due to Hurricane Milton. A reinspection will take place in the coming weeks. The case is now classified as active.
FOLLOW UP	DMA	10/30/2024	10/30/2024	NON COMPLIANT		Postponed due to Hurricane Milton. Reinspect. I conducted an inspection at the subject property to observe violations still remain but the derelict vehicles/trailer storage have been abated. NOVPH posted.
COMPLIANCE	DMA	11/26/2024	11/26/2024	NON COMPLIANT		No changes to the property since last inspection.
HEARING INSPECTION	DMA	12/9/2024	12/9/2024	NON COMPLIANT		NO CHANGES SINCE LAST INSPECTION. VIOLATIONS STILL REMAIN.
COMPLIANCE	DMA	1/6/2025	1/6/2025	NON COMPLIANT		MASSEY INSPECTION PROPERTY REMAINS IN SAME CONDITION UNCORRECTED.

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



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<p>ABANDONED OR DERELICT VEHICLES</p>		<p>7/10/2024</p>	<p>10/30/2024</p>		<p>All vehicles need to be in operable conditions and property plated/tagged.</p>	<p>(a) It shall be unlawful for any person to keep, dump, store, place or maintain any abandoned or derelict vehicle on any street or highway within the city, or upon any property, for longer than five days unless: (1) Within an enclosed building upon such property; (2) Upon the premises of a business enterprise lawfully situated and licensed when necessary to the operation of such business enterprise; or (3) In storage places maintained by the city as a depository for such vehicles. (b) The owner or tenant of any building, structure, premises or part thereof, or any architect, builder, contractor, agent or other person, who permits, participates in, assists in or maintains a violation may be found guilty of an offense. (Code 1961, Â§Â§ 15-126, 15-127; Code 1985, Â§ 12-22; Ord. No. 2742, Â§ 2, 6-24-97; Ord. No. 3006, Â§ 3, 11-23-99) Cross referenceâ€” Traffic and vehicles, ch. 66.</p>
<p>PARKING OF TRAILERS AND COMMERCIAL</p>						<p>(a) No travel, boat, utility or horse trailer shall be parked or stored in the R-1, R-1A, R-1AA, R-2 or R-3 district in any front or side yard. (b) No commercial vehicles over three-fourths ton shall be parked or stored in the R-1, R-1A, R-2 or R-3 districts. (c) Use of trailers with wheels for storage purposes is prohibited, except in B-5, M-1, M-2 and M-3 zoning districts. However, upon approval of a permit issued by the building official, a temporary storage trailer may be allowed in other nonresidential zones for a maximum period of 60 days, which period may be extended for 30-day intervals upon approval by the building official. (d) Temporary portable storage containers are allowed on a temporary basis as an accessory use on lots containing a dwelling, subject to all of the following: (1) All property owners are required to obtain a no-fee permit from the building official. (2) On lots developed with detached single-family dwellings: a. Temporary portable storage</p>



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VEHICLES IN RESIDENTIAL DISTRICTS; USE OF TRAILERS AND PORTABLE C		7/10/2024	10/30/2024		All trailers have to be stored in the back of the residence.	containers are permitted for a period not to exceed a total of 30 days within any consecutive six-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the building official is authorized to allow a temporary portable storage container for a longer period. b. Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet. c. Temporary portable storage containers must be located on a driveway or other paved surface and may not be located in the rear yard. (3) On lots developed with residential buildings other than detached single-family dwellings: a. Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive six-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the building official is authorized to allow a temporary portable storage container for a longer period. b. Temporary portable storage containers may not exceed a
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		7/10/2024			All junk/debris needs to be removed from the property. All overgrowth needs to be cut and cleaned.	
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DALE HOLLINGSWORTH	9/3/2024				
SECTION 82-512 POOL BARRIER REQUIRED		9/4/2024			Fencing needs to be repaired as a pool barrier	

SECTION 82-517
ABANDONED
NEGLECTED
INOPERABLE OR
HAZARDOUS
SWIMMING
POOLS AND SPAS

9/4/2024

ATTACHMENTS

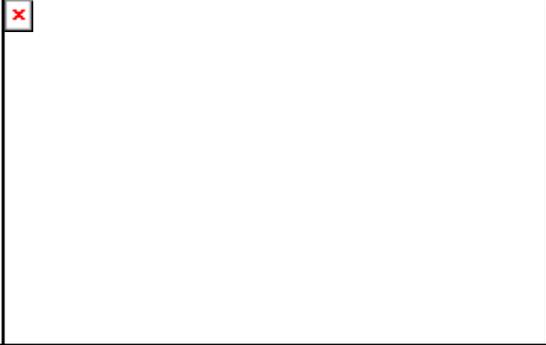
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	7/10/2024		07-10-24_11245 (2).JPG	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/10/2024		07-10-24_11245 (5).JPG	1	
	7/10/2024		CLTO_11245.PDF	1	
	7/10/2024		DEED_11245.PDF	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	8/7/2024		08-07-24_11245 (5).JPG	1	
	8/7/2024		08-07-24_11245 (8).JPG	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/8/2024		08-08-24_11245 (1).JPG	1	
	9/6/2024		09-03-24_11245 (10).HEIC	1	
	9/6/2024		09-03-24_11245 (8).HEIC	1	

ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/6/2024		AOP NOVPH_11245(1).PDF	1	
	9/6/2024		AOP OFF NOVPH_11245(1).PDF	1	
	9/30/2024		09-30-24_11245 (1).JPG	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/30/2024		09-30-24_11245 (2).JPG	1	 09/30/2024 10:25 City of Ocala Code Enforcement Division
	9/30/2024		09-30-24_11245 (5).JPG	1	 09/30/2024 10:25 City of Ocala Code Enforcement Division
	7/10/2024		07-10-24_11245 (6).JPG	1	 09/10/2024 09:46 City of Ocala Code Enforcement Division

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/7/2024		08-07-24_11245 (1).JPG	1	
	8/7/2024		08-07-24_11245 (2).JPG	1	
	9/6/2024		09-03-24_11245 (1).HEIC	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/6/2024		09-03-24_11245 (6).HEIC	1	
	9/26/2024		ACPC_11245.PDF	1	
	10/1/2024		RET CERT NOVPH_11245.PDF	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	7/10/2024		07-10-24_11245 (4).JPG	1	 <p>07/10/2024 09:47 City of Ocala Code Enforcement Division</p>
	7/10/2024		07-10-24_11245 (8).JPG	1	 <p>07/10/2024 09:46 City of Ocala Code Enforcement Division</p>



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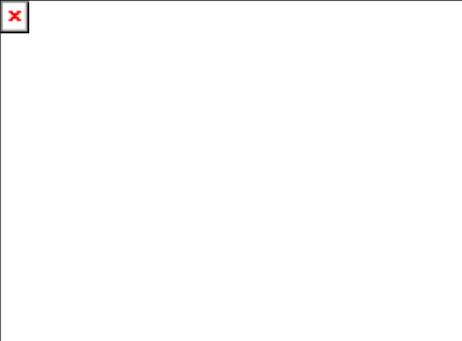
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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	8/9/2024		AOP OFF NOVPH_11245.PDF	1	
	9/6/2024		09-03-24_11245 (2).HEIC	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/6/2024		09-03-24_11245 (5).HEIC	1	
	9/6/2024		09-06-24_11245 (2).JPG	1	
	9/30/2024		09-30-24_11245 (3).JPG	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	10/2/2024		RET CERT NOVPH_11245(1).PDF	1	
	7/10/2024		07-10-24_11245 (7).JPG	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	8/7/2024		08-07-24_11245 (6).JPG	1	

ATTACHMENTS					
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	8/8/2024		08-08-24_11245 (2).JPG	1	 <p>08/08/2024 18:42 Ocala City of Ocala Code Enforcement Division</p>
	8/9/2024		AOP NOVPH_11245.PDF	1	



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	9/6/2024		09-03-24_11245 (3).HEIC	1	
	9/6/2024		09-03-24_11245 (4).HEIC	1	
	9/6/2024		09-03-24_11245 (7).HEIC	1	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
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	9/6/2024		09-06-24_11245 (1).JPG	1	
	9/18/2024		POS_11245.PDF	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	12/2/2024	DALE HOLLINGSWORTH	Case Photos Combined.pdf	0	
DOC	10/31/2024	YVETTE J GRILLO	NOVPH_11245.pdf	0	
DOC	10/31/2024	YVETTE J GRILLO	AOP OFF NOVPH_11245(2).pdf	0	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	12/3/2024	YVETTE J GRILLO	RET CERT NOVPH_11245(2).pdf	0	
DOC	12/18/2024	YVETTE J GRILLO	UNREC FOF_11245.pdf	0	
DOC	12/20/2024	YVETTE J GRILLO	AOP OFF FOF_11245.pdf	0	



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DOC	12/27/2024	YVETTE J GRILLO	REC FOF_11245.pdf	0	
DOC	12/27/2024	YVETTE J GRILLO	RET CERT FOF_11245.pdf	0	
DOC	1/7/2025	YVETTE J GRILLO	AFF NON COMP_11245.pdf	0	

ATTACHMENTS						
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO	
PHOTO	11/26/2024	DEREK MASSEO	20241126_180902451_iOS.jpg	0	 <p>11/26/2024 13:09 City of Ocala Code Enforcement Division</p>	
PHOTO	11/26/2024	DEREK MASSEO	20241126_180909816_iOS.jpg	0	 <p>11/26/2024 13:09 City of Ocala Code Enforcement Division</p>	
PHOTO	11/26/2024	DEREK MASSEO	20241126_180931281_iOS.jpg	0	 <p>11/26/2024 13:09 City of Ocala Code Enforcement Division</p>	

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
PHOTO	12/9/2024	DEREK MASSEO	2024_11245(1).jpg	0	 12/09/2024 12:33 City of Ocala Code Enforcement Division
PHOTO	12/9/2024	DEREK MASSEO	2024_11245(2).jpg	0	 12/09/2024 12:33 City of Ocala Code Enforcement Division
PHOTO	12/9/2024	DEREK MASSEO	2024_11245(3).jpg	0	 12/09/2024 12:33 City of Ocala Code Enforcement Division

ATTACHMENTS						
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO	
PHOTO	12/9/2024	DEREK MASSEO	2024_11245(4).jpg	0	<p>12/09/2024 12:33 City of Ocala Code Enforcement Division</p>	
PHOTO	12/9/2024	DEREK MASSEO	2024_11245.jpg	0	<p>12/09/2024 12:32 City of Ocala Code Enforcement Division</p>	
PHOTO	12/19/2024	DEREK MASSEO	20241219_161813737_iOS.jpg	0	<p>12/19/2024 11:18 City of Ocala Code Enforcement Division</p>	