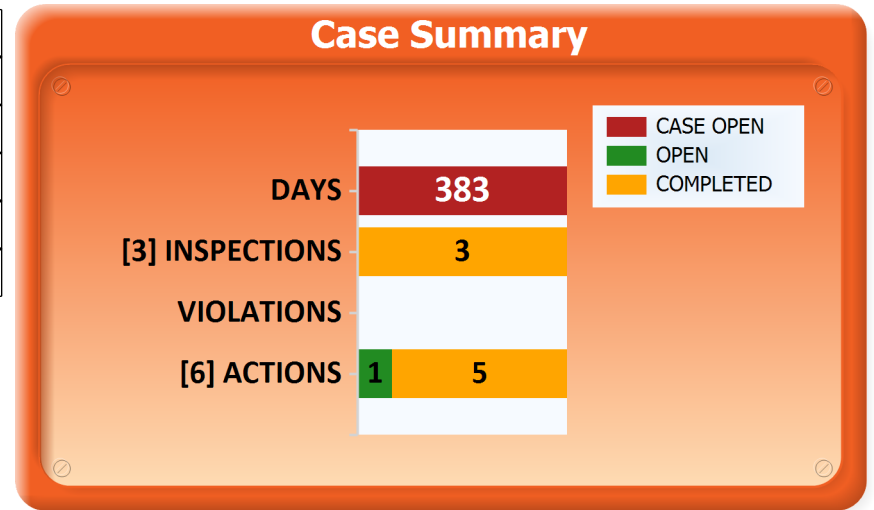


OCALA Case Details - No Attachments

City of Ocala

Case Number
CON25-0013

Description: Work without permits		Status: CONTRACTOR BOARD	
Type: CONTRACTORS		Subtype: UNLICENSED CONTRACTOR	
Opened: 3/20/2025	Closed:	Last Action: 4/9/2026	Flw Up: 3/11/2026
Site Address: 1636 SW 5TH PL OCALA, FL 34471			
Site APN: 2262-009-008		Officer: DALE HOLLINGSWORTH	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ANGULO JULIO CESAR	909 NAPLES DR ORLANDO, FL 32804-1725			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CON25-0013

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$3.24	\$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	2	\$32.42	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$54.48	\$0.00						
TOTALS:			\$142.08	\$0.00						
VIOLATIONS										
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES				

OCALA Case Details - No Attachments

City of Ocala

Case Number
CON25-0013

INITIAL	OSF	3/21/2025	3/21/2025	NON COMPLIANT	<p>While in the area, I observed a recently installed roof, windows, and exterior door upon the residence. I checked permitting and found no recent permits. Last permit on file was for plumbing in 2015. Residence appeared vacant. Aluminum wheel chair ramp in front yard. No house numbers displayed. Photos attached to include Google street view from August 2023. Information forwarded to officer assigned to contractor cases, Osias Ferreira.</p> <p>Additional work may have been performed.</p>
FOLLOW UP	OSF	3/24/2025	3/24/2025	COMPLETED	<p>On 3/24/2025 I did an inspection on this property and observed someone working on the house. As I was walking to the front door the property owner came out and we talked. Julio Cesar is the new owner, 321-303-2050. We spoke about the work being done at the property, he told me they just got the house and he as the owner, is the one working on the house, replacing the floor with vinyl and doing the stucco that he already obtained a permit for it. He also told me he is cleaning the property; he will be removing the aluminum ramp and will be painting the home. So far what I could see and my conversation with the property owner there is no contractor involved it's the property owner doing the repairs. Case for unlicensed contractor closed.</p>
FOLLOW UP	RDH	3/11/2026	3/11/2026	COMPLETED	See attached "Investigative Narrative" for details.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/11/2026	3/11/2026	NOH CONTRACTOR'S BOARD

Case Details - No Attachments

City of Ocala

Case Number
CON25-0013

CERTIFIED MAIL	SHANEKA GREENE	3/11/2026	3/11/2026	NOH CONTRACTOR'S BOARD MAILED 9489 0090 0027 6697 0470 10 JULIO CESAR ANGULO 909 NAPLES DRIVE ORLANDO FL 32804
CONTACT	DALE HOLLINGSWORTH	3/11/2026	3/11/2026	On this date at approximately 1215 hours, I returned a call to the respondents after they received the notice of hearing via email, I explained the violations and hearing process, and they also provided an explanation. They advised they had intent on moving to Ocala and into this residence involved in the case; however, they had a change in plans due to family matters and decided to remain in Orlando rather than moving to Ocala. They seemed to have an understanding, and expressed they planned to attend the hearing.
PREPARE NOTICE	SHANEKA GREENE	3/11/2026	3/11/2026	Contractor NOH as prepared for April Contractor Board.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/7/2026	(\$150 per violation + prosecution cost)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/7/2026	<p>Find " JULIO CESAR ANGULO" guilty of violating city code sections:</p> <p>22-151(b)(9) - Intentionally furnishing materially false or misleading information on an application for a permit;</p> <p>22-151(b)(13) - Committing an act which would constitute a violation of subsequent (a) of this section if committed by a licensed contractor or journeyman, specifically misconduct under 22-151 (a) (15) (e) through the violation of F.S. 489.103 (7) and F.S. 489.127 (1) (f), related to owner/builder exemption and misuse of owner/builder exemption.</p> <p>1.) Pay a fine to the City of Ocala Code Enforcement Division in the amount of \$150 per violation, for a total fine of \$300.00 by 4:00pm on Friday, May 15th, 2026.</p> <p>2.) Pay the cost of prosecution to the City of Ocala Code Enforcement Division in the amount of \$142.08 by 4:00pm on Friday, May 15th, 2026.</p> <p>A certified copy of this order imposing a civil penalty may be recorded in the public records and thereafter shall constitute a lien against any real or personal property owned by the violator. After three months from the filing of any such lien which remains unpaid, the contractor's board of examiners and appeals may authorize the city attorney to foreclose on the lien.</p> <p>Non-compliance (Massey) hearing : 06/11/2026</p>
HEARING CONTRACTOR BOARD	YVETTE J GRILLO	4/9/2026		NEW BUSINESS

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

2262-009-008

[GOOGLE Street View](#)

Prime Key: 1216346

[MAP IT+](#)

Current as of 3/10/2026

[Property Information](#)

ADORNO RUBEN C
MARTINEZ ELIZABETH
1636 SW 5TH PL
OCALA FL 34471-1470

[Taxes / Assessments:](#)
Map ID: 162
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 01
Acres: .18

Situs: 1636 SW 5TH PL OCALA

[2025 Certified Value](#)

Land Just Value	\$13,600
Buildings	\$83,665
Miscellaneous	\$221
Total Just Value	\$97,486
Total Assessed Value	\$97,486
Exemptions	\$0
Total Taxable	\$97,486

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$13,600	\$83,665	\$221	\$97,486	\$97,486	\$0	\$97,486
2024	\$11,560	\$82,590	\$221	\$94,371	\$33,024	\$30,000	\$3,024
2023	\$11,560	\$73,951	\$221	\$85,732	\$32,062	\$30,000	\$2,062

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8719/0595	09/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$180,000
8471/1420	11/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$80,000
8452/1011	10/2024	60 CRT ORD	0	U	I	\$100
8339/0371	06/2024	21 ADMNSTR	0	U	I	\$100
DETH/REGS	03/2024	71 DTH CER	0	U	I	\$100
1800/0467	01/1992	07 WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 075
ANDERSONS ADD OCALA
BLK 9 LOTS 8.10

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

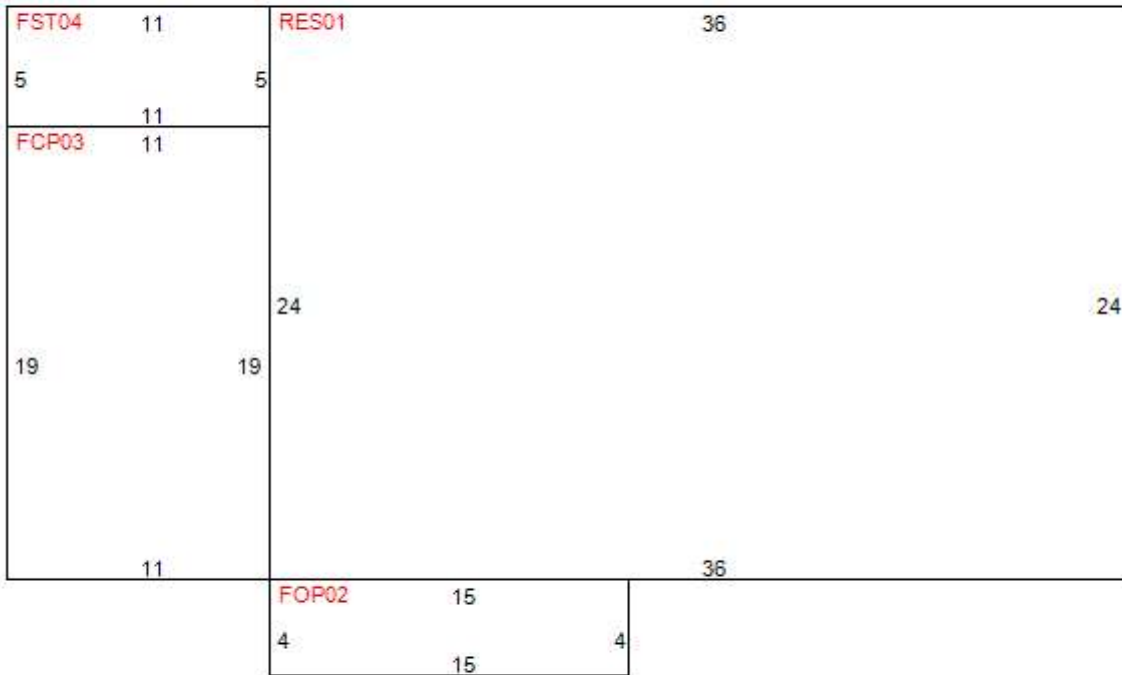
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	100.0	R1AA	80.00	FF						

Neighborhood 4513
Mkt: 8 70

[Traverse](#)

Building 1 of 1

RES01=U24R36D24L36.
FOP02=D4R15U4L15.
FCP03=L11U19R11D19.U19
FST04=U5L11D5R11.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 2

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 400 - FAIR
 Inspected on 7/21/2025 by 254

Architecture 0 - STANDARD SFR
 Base Perimeter 120

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1972	N	0 %	0 %	864	864
FOP	0201	- NO EXTERIOR	1.00	1972	N	0 %	0 %	60	60
FCP	0301	- NO EXTERIOR	1.00	1972	N	0 %	0 %	209	209
FST	0401	- NO EXTERIOR	1.00	1972	N	0 %	0 %	55	55

Section: 1

Roof Style: 10 GABLE	Floor Finish: 23 VINYL PLANK	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 14 DRYWALL-UNFSH	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

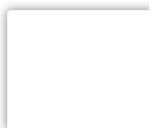
Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
UOP PORCH-OPEN-UNF	192.00		SF	40	2025	1	12.0	16.0
111 FENCE WOOD	131.00		LF	10	2025	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-0719	3/24/2025	-	ANGULO STUCCO
BLD14-1522	12/10/2014	12/13/2016	RES REHAB



Prepared by and return to:

Meghan King
Cloud Title
16703 Early Riser Avenue
Land O' Lakes, FL 34638

File No 2025-171

Parcel Identification No 2262-009-008

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of September, 2025 between Gabriela Alejandra Angulo and Julio Cesar Angulo, a married couple, whose post office address is 909 Naples Drive, Orlando, FL 32804, of the County of Orange, Florida, Grantor, to Ruben C. Adorno and Elizabeth Martinez, a married couple, whose post office address is 1636 Southwest 5th Place, Ocala, FL 34471, of the County of Marion, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot (s) 8 and 10, Block 9, Anderson's Addition to the City of Ocala, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 75, of the Public Records of Marion County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gabriela Alejandra Angulo
Gabriela Alejandra Angulo

Julio Cesar Angulo
Julio Cesar Angulo

2531 Hickory Oak Blvd
Orlando FL 32817
WITNESS 1 ADDRESS

2531 Hickory Oak Blvd
Orlando FL 32817
WITNESS 2 ADDRESS

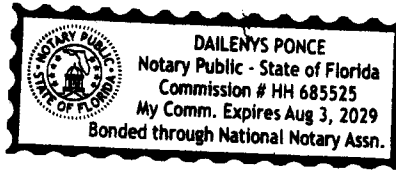
Daileny Ponce
WITNESS
PRINT NAME: Daileny Ponce

Moses Ponce
WITNESS
PRINT NAME: Moses Ponce

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of September, 2025, by Gabriela Alejandra Angulo and Julio Cesar Angulo, who is/are personally known to me or who has/have produced FL Driver License as identification.

Daileny Ponce
Signature of Notary Public
Daileny Ponce
Print, Type/Stamp Name of Notary





CONTRACTOR'S BOARD OF EXAMINERS AND APPEALS
NOTICE OF HEARING / NOTICE TO APPEAR

CASE NUMBER: CON25-0013

I, THE UNDERSIGNED OFFICER, CERTIFY THAT I HAVE REASONABLE CAUSE TO BELIEVE THE BELOW NAMED PERSON, OR ENTITY (COMPANY), HAS COMMITTED A VIOLATION OF THE CITY OF OCALA CODE OF ORDINANCES AS STATED BELOW:

MONTH: 03 DATE: 11 YEAR: 2026 TIME OF VIOLATION: 0800 LOCATION: 1636 SW 5th Place

UNLICENSED CONTRACTOR (INDIVIDUAL) LICENSED CONTRACTOR (INDIVIDUAL)

NAME: JULIO CESAR ANGULO DOB: _____ PHONE: _____
ADDRESS: 909 NAPLES DRIVE CITY: ORLANDO STATE: FL ZIP: 32804
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

UNLICENSED CONTRACTOR (COMPANY) LICENSED CONTRACTOR (COMPANY)

COMPANY: _____ AGENT: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
ADDRESS: _____ CITY: _____ STATE: _____ ZIP: _____
(IF DIFFERENT FROM MAILING ADDRESS)

VIOLATION(S) / DESCRIPTION:

22-151(b)(9) - Intentionally furnishing materially false or misleading information on an application for a permit.
22-151(b)(13) - Committing an act which would constitute a violation of subsection (a) of this section if committed by a licensed contractor or journeyman, specifically misconduct under 22-151(a)(15)(e) through the violation of F.S. 489.103(7) and F.S. 489.127(1)(f), related to Owner/Builder exemption and misuse of Owner/Builder exemption.

RANGE OF PENALTIES:

UNLICENSED CONTRACTOR: (1) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(2) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

LICENSED CONTRACTOR: (1) Reprimand the holder of the certificate.
(2) Suspend any certificate holder who has obtained his certificate of competency from the city of the county, or through reciprocity, from all operations of construction for a period of not less than 30 days and not more than five years.
(3) Suspend the permitting privileges of a certificate holder who has obtained his certification or registration from the state. The suspension shall remain in effect for a period of not less than 30 days and not more than five years.
(4) Revoke the certificate of a certificate holder who has obtained his certificate of competency from the city or through reciprocity.
(5) Revoke the permitting privileges of a certificate holder who has obtained his certification or registration through the state.
(6) Bar the issuance or renewal of a certificate held by a certificate holder who has obtained his certificate of competency from the city or through reciprocity or bar the renewal of permitting privileges of a certificate holder who has obtained his certification or registration from the state.
(7) Require that restitution be provided to any party aggrieved by a violation of any provision of this article.
(8) Impose a fine of not more than \$500.00 per violation per day, up to a maximum of \$5,000.00 per day when multiple violations exist.

NOTE: Both licensed and unlicensed contractors may also be assessed a fee corresponding to the reasonable investigative and legal costs incurred by the city in prosecuting any violation against the person. Each day a willful, knowing violation continues shall constitute a separate offense under the provisions of this section and shall be punishable as such. For purposes of this section, a violation shall be deemed to commence on the date the violation first occurs.

YOU ARE HEARBY NOTIFIED THAT A HEARING WILL BE HELD AS INDICATED BELOW:

HEARING DATE: 04/09/2026 HEARING TIME: 5:30pm

LOCATION: OCALA CITY HALL – COUNCIL CHAMBER / 110 SE WATULA AVENUE (2ND FLOOR) OCALA, FL 34471

* You may contact the undersigned officer or the Secretary of the Contractor's Board of Examiners and Appeals at (352) 629-8309 should you have any questions or concerns regarding this matter.

CERTIFIED MAIL 03/11/2026 08:00
Signature of Recipient 9489 0090 0027 6697 0470 18 Date / Time

Dale Hollingsworth
Digitally signed by Dale Hollingsworth
Date: 2026.03.11 08:08:05 -0400
Signature of Officer

Investigative Report

March 10, 2026

CON25-0203

Dale Hollingsworth, Chief Code Official

City of Ocala – Code Enforcement Division

On March 20, 2025, Code Enforcement Supervisor Buller documented in a case narrative that while in the area of the subject property she observed what appeared to be recent improvements to the residence. Supervisor Buller noted apparent exterior repair activity at the structure and conducted a review of the City's permitting records. That review revealed that no recent permits had been issued for the property, with the most recent permit on file being a plumbing permit issued in 2015. Supervisor Buller further documented that the residence appeared vacant at the time of observation, that an aluminum wheelchair ramp was present in the front yard, and that no house numbers were displayed on the structure. Photographs were taken to document the condition of the property, including reference imagery from Google Street View dated August 2023 for comparison purposes. Based on these observations, the information was forwarded to Inspector Osias Ferreira, who is assigned to contractor-related investigations.

On March 24, 2025, Inspector Ferreira conducted a follow-up inspection of the property. During that inspection, Inspector Ferreira observed an individual working at the residence and made contact with the property owner, who identified himself as Julio Cesar Angulo. During the conversation, Mr. Angulo advised that he had recently purchased the home and that he was personally performing work at the property. Mr. Angulo stated that he was replacing flooring with vinyl and performing exterior stucco work at the residence. He further advised that he had obtained a permit for the stucco work and that he was cleaning the property, removing the aluminum wheelchair ramp located in the yard, and intended to paint the residence. Mr. Angulo stated that no contractor was involved and that he, as the property owner, was performing the work himself. Based on the observations made during the inspection and the statements provided by Mr. Angulo indicating that he was personally performing the work at the property, the investigation into potential unlicensed contracting was closed at that time.

A review of the City's permitting records confirms that building permit BLD25-0719 was applied for and issued on March 24, 2025 for exterior stucco work at the property. The permit

was issued as an owner-builder permit with Julio Cesar Angulo listed as the applicant and owner-builder. The permit application and owner-builder disclosure documentation were signed by Mr. Angulo acknowledging the requirements and limitations associated with the owner-builder exemption. The permit subsequently received final inspection approval on August 8, 2025, indicating completion of the permitted work.

Property records from the Marion County Property Appraiser reflect that the subject property had been purchased on November 14, 2024 by Julio Cesar Angulo and Gabriela Alejandra Angulo via Warranty Deed recorded in the Marion County Official Records. At the time of purchase, the mailing address associated with the owners in the Marion County Property Appraiser records was listed as 909 Naples Drive, Orlando, Florida 32804. A review of the Orange County Property Appraiser records reflects that this property remains owned by the same individuals and currently carries a Homestead Exemption.

On March 10, 2026, while conducting a review of owner-builder permits issued within the previous year to proactively confirm compliance with owner-builder disclosure requirements and exemptions, I identified permit BLD25-0719 for further review. During that review it was discovered that the subject property had been conveyed to new owners on September 23, 2025, when the property was transferred via Warranty Deed from Julio Cesar Angulo and Gabriela Alejandra Angulo to Ruben C. Adorno and Elizabeth Martinez, whose address is listed as 1636 SW 5th Place, Ocala, Florida 34471. These individuals remain the current owners of the property as of the date of this report.

Based on the permitting records and property transfer records, the permitted work associated with permit BLD25-0719 received final inspection approval on August 8, 2025, and the property was subsequently transferred to new owners on September 23, 2025, approximately 46 days after completion of the permitted work. Pursuant to Florida Statute §489.103(7), the owner-builder exemption prohibits construction or improvement of a property under that exemption when such work is undertaken for the purpose of sale or lease. The statute further provides that when property improved under the owner-builder exemption is sold within one year after completion of the work, a presumption is created that the construction was undertaken for the purpose of sale or lease, thereby invalidating the owner-builder exemption.

The owner-builder permit associated with this property was obtained by Julio Cesar Angulo, who executed the owner-builder disclosure documentation acknowledging the statutory limitations and requirements associated with the owner-builder exemption, including the restriction concerning construction undertaken for the purpose of sale or lease. The transfer of the property approximately 46 days after completion of the permitted work establishes the statutory presumption under F.S. §489.103(7) that the owner-builder exemption was improperly used. The misuse of the owner-builder exemption is further identified as an unlawful act under F.S. §489.127(1)(f).

Based on the foregoing investigation, it is alleged that Julio Cesar Angulo violated the following provisions of City Ordinance Sec. 22-151:

Section 22-151(b)(9): Intentionally furnishing materially false or misleading information on an application for a permit.

Section 22-151(b)(13): Committing an act which would constitute a violation of subsection (a) of this section if committed by a licensed contractor or journeyman, specifically misconduct under Sec. 22-151(a)(15)(e) through the violation of F.S. §489.103(7) and F.S. §489.127(1)(f).

The following timeline summarizes the key facts established during this investigation:

- November 14, 2024: Julio Cesar Angulo and Gabriela Alejandra Angulo purchased the subject property via Warranty Deed recorded in Marion County Official Records.
- March 24, 2025: Julio Cesar Angulo applied for and obtained building permit BLD25-0719 as an owner-builder permit, executing the owner-builder permit application and disclosure documentation acknowledging the statutory limitations of the exemption.
- August 8, 2025: Permit BLD25-0719 received final inspection approval, indicating completion of the permitted work.
- September 23, 2025: The property was transferred via Warranty Deed to Ruben C. Adorno and Elizabeth Martinez, approximately 46 days after completion of the permitted work.
- During this time period, property records reflect that Julio Cesar Angulo and Gabriela Alejandra Angulo remained the owners of 909 Naples Drive, Orlando, Florida, which continues to carry a Homestead Exemption according to Orange County Property Appraiser records.

Pursuant to Florida Statute §489.103(7), the sale of property improved under the owner-builder exemption within one year after completion creates a statutory presumption that the work was undertaken for the purpose of sale or lease, thereby invalidating the owner-builder exemption.

Based on the information and evidence obtained during this investigation, the City is presenting this matter to the Contractor's Board of Examiners and Appeals seeking a finding that Julio Cesar Angulo, as the individual who applied for and obtained permit BLD25-0719 under the owner-builder exemption, committed violations of City Ordinance Sec. 22-151(b)(9) and Sec. 22-151(b)(13) as described in this report. The evidence establishes that Mr. Angulo executed the owner-builder permit application and disclosure documentation acknowledging the statutory limitations of the exemption and subsequently transferred the property approximately 46 days after completion of the permitted work, thereby triggering the statutory presumption under Florida Statute §489.103(7) that the owner-builder exemption was improperly used. Accordingly, the City is requesting that the Board enter a finding that the violations occurred and impose an administrative penalty for each violation, along with applicable prosecution costs as authorized under the City's ordinances.

A handwritten signature in black ink, consisting of a stylized, cursive script. The signature is written on a white background and appears to be a personal name, possibly 'Julio Cesar Angulo' based on the context of the document. The signature is written in a fluid, connected style with some loops and a long horizontal stroke extending to the right.

April 2, 2026

Dear CityofOcala CON250113:

The following is in response to your request for proof of delivery on your item with the tracking number:
9489 0090 0027 6697 0470 10.

Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 16, 2026, 2:28 pm
Location:	ORLANDO, FL 32804
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	1.1oz
----------------	-------

Recipient Signature

Signature of Recipient:



Address of Recipient:

909 NAPLES DR, ORLANDO, FL
32804

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004

BLD25-0719



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

DATE: _____

MASTER FILE #: _____
(if applicable)

- RESIDENTIAL
- COMMERCIAL

BUILDING PERMIT APPLICATION

1. PROPERTY OWNER INFORMATION

Property Owner Name Julio Angulo
 Property Owner Address 1636 SW 5th PL
 City Ocala State FL Zip 34471
 E-mail Julio-Cesarfile@yahoo.com Phone No. 321 303 2050

2. CONTRACTOR INFORMATION

Company Name _____
 Contractor Name Julio Angulo LIC # _____
 Address _____
 City _____ State _____ Zip _____
 E-mail _____ Phone No. _____
 Architect/Engineer's Name _____
 Architect/Engineer's E-mail _____

3. JOB/PROJECT INFORMATION

Project Name Stucco Parcel ID _____
 Subdivision _____ Lot _____ Block
 Job Site Address 1636 SW 5th PL Ocala FL Bldg. # _____ Unit(s) # _____
 Current/Previous Use of Property _____ Proposed Use _____
 Total Work Value* \$2,500.00 Flood Zone _____ BFE _____
***WORK VALUE MUST INCLUDE MATERIAL AND LABOR; MATERIAL SUPPLIED BY OWNER SHALL BE INCLUDED**
 Scope of Work Stucco on Block Home

Applicable Building Code: **FBC 2023 8th edition** No. of Stories _____ No. of Bedrooms: _____

FOR COMMERCIAL PROPERTIES: IF THE METER IS OVER 2", PLEASE PROVIDE FIXTURE COUNTS AND FIXTURE UNIT VALUES.

NUMBER OF METERS: _____ METER SIZE: _____

4. PERMIT TYPE

- | | | |
|-------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Building | <input type="checkbox"/> Plumbing | <input type="checkbox"/> Sign |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Demolition (Full Demo) | <input type="checkbox"/> Site _____ |
| <input type="checkbox"/> Gas | <input type="checkbox"/> Swimming Pool | <input type="checkbox"/> Burn Permit |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Fire _____ | <input type="checkbox"/> Other _____ |

5. PERMIT SUBTYPE

- | | | |
|---|---|--|
| <input type="checkbox"/> Accessory Structure Type
(includes sheds) _____ | <input type="checkbox"/> Demolition | <input type="checkbox"/> Re-Roof |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Driveway | <input type="checkbox"/> Repair/Renovation |
| <input type="checkbox"/> Alarm | <input type="checkbox"/> New Construction _____ | <input type="checkbox"/> Shell |
| <input type="checkbox"/> Change of Occupancy | <input type="checkbox"/> Other _____ | <input type="checkbox"/> Swimming Pool |

6. ELECTRONIC PLAN SUBMISSION

The applicant will have all permissions to access comments, markups, and uploading of files into the project, and is responsible for making changes to plans based on review comments.

Applicant Name: _____ **Phone No.:** _____

Applicant E-mail: _____

SUBMITTAL NOTES: EACH SHEET OF THE PLAN SET SHALL BE UPLOADED AS A SINGLE FILE. REVISED DRAWING FILES ARE REQUIRED TO RETAIN THE SAME FILE NAME AS WHEN INITIALLY SUBMITTED. STAMPED, APPROVED PLANS MUST BE ON THE JOB SITE FOR INSPECTIONS.

Applicants may add others to the project in either the applicant or public inquiry groups.

CAUTION: Adding others to the applicant group allows the permission to accept and complete tasks.

7. BUILDING CLASSIFICATION

BUILDING CLASSIFICATION		ALTERATION LEVEL	HISTORIC DESIGNATION
<input type="checkbox"/> Cell Tower <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Multifamily Units # of _____ units	<input type="checkbox"/> Accessory Structure <input type="checkbox"/> Hotel/Motel # _____ of units <input type="checkbox"/> Subdivision	<input type="checkbox"/> Level I <input type="checkbox"/> Level II <input type="checkbox"/> Level III <input type="checkbox"/> Change of use	<input type="checkbox"/> Historic District _____

8. NOTICE REGARDING BUILDING PERMIT APPLICATIONS

A NOTICE OF COMMENCEMENT IS REQUIRED FOR ALL PERMITS VALUED OVER \$5,000 EXCEPT HVAC CHANGEOUTS. HVAC CHANGEOUT PERMITS REQUIRE A NOTICE OF COMMENCEMENT WHEN VALUED OVER \$15,000. ALL PERMITTING FEES ARE NON-REFUNDABLE.

The completion and submission of a City of Ocala building permit application is a requirement for securing a City of Ocala building permit. The City of Ocala will rely upon the information contained in the application in determining whether a building permit should be issued. The submission of inaccurate, misleading, or misrepresented information in the application shall subject the building permit to denial, suspension, or revocation, and the individual applying for the permit, to all appropriate fines, penalties, and other punishments authorized by law.

If you are not the owner of the property being permitted, you must, by law (FS 713.135 (c)) promise to inform the fee simple titleholder that the property in question is being subjected to possible liens and/or attachment.

9. SUBCONTRACTOR INFORMATION

Trade	Company Name	Subcontractor Name	Licensee Number	E-mail
Mechanical				
Electrical				
Plumbing				
Gas				
Roofing				
Irrigation				
Other:				


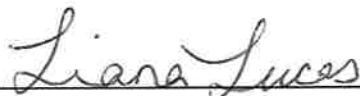

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate, and that work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION.

IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

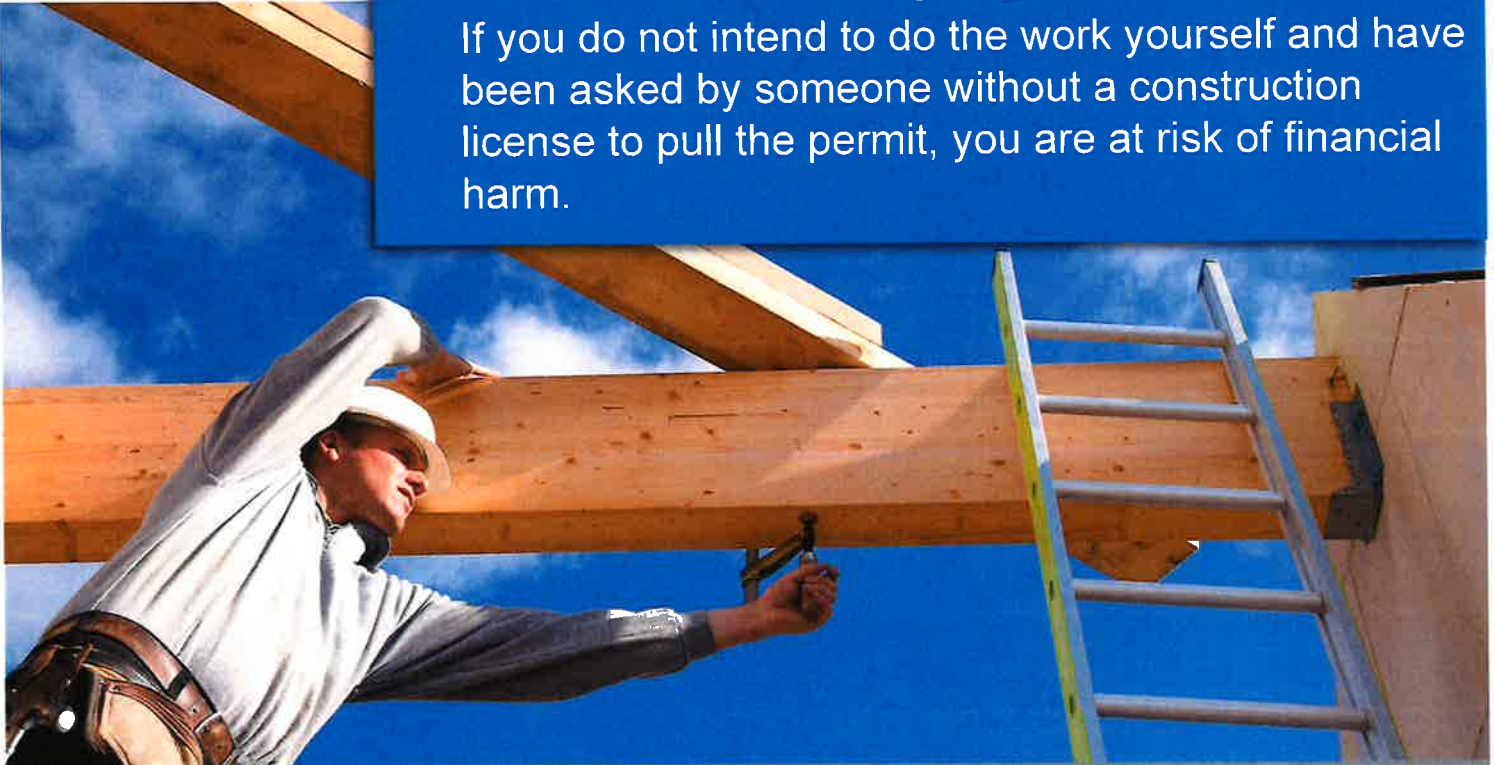
PURSUANT TO FLORIDA STATUTE 713.135(7), ALL SIGNATURES MUST BE NOTARIZED.

OWNER OR AGENT INFORMATION (OR CONTRACTOR, IF ACTING AS OWNER'S AGENT)	CONTRACTOR INFORMATION
<p>SIGNATURE <u></u> NOTARY STATE OF <u>FL</u>, COUNTY OF <u>Manatee</u></p> <p>THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) BEFORE ME BY MEANS OF <input checked="" type="checkbox"/> PHYSICAL PRESENCE, OR SWORN TO (OR AFFIRMED) BY <input type="checkbox"/> ONLINE NOTARIZATION</p> <p>THIS <u>24</u> DAY OF <u>March</u>, 20<u>25</u></p> <p>BY <u>Julio Angulo</u> WHO IS <input type="checkbox"/> PERSONALLY KNOWN OR <input checked="" type="checkbox"/> PRODUCED</p> <p><u>FLDL 207-0</u> AS IDENTIFICATION.</p> <p>NOTARY SIGNATURE <u></u></p>	<p>SIGNATURE _____ NOTARY STATE OF _____, COUNTY OF _____</p> <p>THE FOREGOING INSTRUMENT WAS SWORN TO (OR AFFIRMED) BEFORE ME BY MEANS OF <input type="checkbox"/> PHYSICAL PRESENCE, OR SWORN TO (OR AFFIRMED) BY <input type="checkbox"/> ONLINE NOTARIZATION</p> <p>THIS _____ DAY OF _____, 20____</p> <p>BY _____ WHO IS <input type="checkbox"/> PERSONALLY KNOWN OR <input type="checkbox"/> PRODUCED</p> <p>_____ AS IDENTIFICATION.</p> <p>NOTARY SIGNATURE _____</p>
Notary Stamp	Notary Stamp
	



The dangers of pulling an Owner/Builder Permit without verifying a license

If you do not intend to do the work yourself and have been asked by someone without a construction license to pull the permit, you are at risk of financial harm.



When property owners act as their own contractor, they must provide direct on-site supervision of the work being performed. If you pull an owner/builder permit for an unlicensed contractor to perform work on your property, you must deduct F.I.C.A., withholding tax and provide workers' compensation for them.

Individuals who aid unlicensed persons may face fines up to \$5,000.

Without worker's compensation insurance, you could:

- Be held liable for injuries that occur on your property
- Not be covered under your homeowners' insurance policy

Dangers of Unlicensed Activity:

- Poor qualifications
- Poor quality work
- Possible criminal background
- Likely to be victim of a scam
- Limited resources for broken contracts



City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8421 | www.ocalafl.gov

OWNER BUILDER DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.
6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.
8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the

Florida Construction Industry Licensing Board at 850-487-1395 or www.myfloridalicense.com for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: _____.
12. I agree to notify the City of Ocala Building Division immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

I am aware of the necessary construction practices for the work that I will be doing. I am sufficiently aware of the Florida Building Code to conduct this work and I have access to the Florida Building Code.

Moving, removal or disposal of asbestos-containing materials on a residential building where the owner occupies the building, the building is not for sale or lease, and the work is performed according to the owner-builder limitations provided in this paragraph. To qualify for exemption under this paragraph, an owner must personally appear and sign the building permit application.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Owner signature [Signature] Date 3/24/25

State of FL, County of Manion

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 24 day of March, 2025

by Julio Angulo (owner name)

who is personally known or produced FLDL 207-0 as identification.

Notary signature Liana Lucas



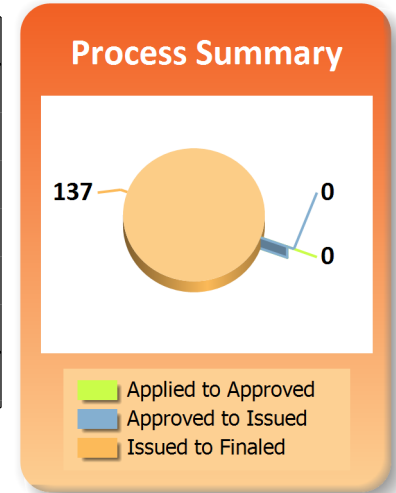


Permit Details

City of Ocala

PERMIT NUMBER
BLD25-0719

Description: ANGULO STUCCO			
Type: RES BLDG	Subtype: REPAIR/RENOVATION	Status: FINALED	Applied: 3/24/2025 LLU
Parcel No: 2262-009-008	Site Address: 1636 SW 5TH PL OCALA, FL 34471		Approved: 3/24/2025 LLU
Subdivision: ANDERSONS ADD OCALA	Block: 9	Lot: 8,10	Issued: 3/24/2025 LLU
Lot Sq Ft: 0	Building Sq Ft: 0	Zoning:	Finalized: 8/8/2025 CLB
Valuation: \$2,500.00	Occupancy Type:	Construction Type:	Expired:
No. Buildings: 0	No. Stories: 0	No. Unites: 0	
Details: STUCO ON BLOCK HOME			



ADDITIONAL SITES

CHRONOLOGY

CONDITIONS

CONTACTS

NAME TYPE	NAME	ADDRESS1	CITY	STATE	ZIP	PHONE	FAX	EMAIL
APPLICANT	ANGULO JULIO CESAR	909 NAPLES DR	ORLANDO	FL	32804-1725			JULIO_CESARTILE@YAHOO.COM
CONTRACTOR	ANGULO JULIO CESAR	909 NAPLES DR	ORLANDO	FL	32804-1725			JULIO_CESARTILE@YAHOO.COM
LANDOWNER	ANGULO JULIO CESAR	909 NAPLES DR	ORLANDO	FL	32804-1725			JULIO_CESARTILE@YAHOO.COM
OWNER	ANGULO JULIO CESAR	909 NAPLES DR	ORLANDO	FL	32804-1725			JULIO_CESARTILE@YAHOO.COM

FINANCIAL INFORMATION



Permit Details

City of Ocala

PERMIT NUMBER
BLD25-0719

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
190 FINAL BUILDING	CLB	8/8/2025	8/8/2025	APPROVED		GABRIELA 321-460-2406 This was a stucco job on a wood frame house so this would be a lath inspection.

PARENT PROJECTS

REVIEWS

REVIEW TYPE	REVIEWER	SENT DATE	DUE DATE	RETURNED DATE	STATUS	REMARKS	NOTES
PERMIT INTAKE REVIEW	LIANA LUCAS	3/24/2025	3/31/2025	3/24/2025	APPROVED		

BOND INFORMATION

ATTACHMENTS

Attachment Type	CREATED	OWNER	DESCRIPTION	PATHNAME	SUBDIR	ETRAKIT ENABLED
DOC	8/6/2025	AMARILIS RIVERA	Building Permit Inspection Card	Building Permit Inspection Card.pdf		1
DOC	3/24/2025	LIANA LUCAS	0719 OWNER BUILDER.pdf	0719 OWNER BUILDER.pdf		0
DOC	3/24/2025	LIANA LUCAS	0719 PERMIT APP.pdf	0719 PERMIT APP.pdf		0

Investigative Report

March 10, 2026

CON25-0203

Dale Hollingsworth, Chief Code Official

City of Ocala – Code Enforcement Division

On March 20, 2025, Code Enforcement Supervisor Buller documented in a case narrative that while in the area of the subject property she observed what appeared to be recent improvements to the residence. Supervisor Buller noted apparent exterior repair activity at the structure and conducted a review of the City's permitting records. That review revealed that no recent permits had been issued for the property, with the most recent permit on file being a plumbing permit issued in 2015. Supervisor Buller further documented that the residence appeared vacant at the time of observation, that an aluminum wheelchair ramp was present in the front yard, and that no house numbers were displayed on the structure. Photographs were taken to document the condition of the property, including reference imagery from Google Street View dated August 2023 for comparison purposes. Based on these observations, the information was forwarded to Inspector Osias Ferreira, who is assigned to contractor-related investigations.

On March 24, 2025, Inspector Ferreira conducted a follow-up inspection of the property. During that inspection, Inspector Ferreira observed an individual working at the residence and made contact with the property owner, who identified himself as Julio Cesar Angulo. During the conversation, Mr. Angulo advised that he had recently purchased the home and that he was personally performing work at the property. Mr. Angulo stated that he was replacing flooring with vinyl and performing exterior stucco work at the residence. He further advised that he had obtained a permit for the stucco work and that he was cleaning the property, removing the aluminum wheelchair ramp located in the yard, and intended to paint the residence. Mr. Angulo stated that no contractor was involved and that he, as the property owner, was performing the work himself. Based on the observations made during the inspection and the statements provided by Mr. Angulo indicating that he was personally performing the work at the property, the investigation into potential unlicensed contracting was closed at that time.

A review of the City's permitting records confirms that building permit BLD25-0719 was applied for and issued on March 24, 2025 for exterior stucco work at the property. The permit

was issued as an owner-builder permit with Julio Cesar Angulo listed as the applicant and owner-builder. The permit application and owner-builder disclosure documentation were signed by Mr. Angulo acknowledging the requirements and limitations associated with the owner-builder exemption. The permit subsequently received final inspection approval on August 8, 2025, indicating completion of the permitted work.

Property records from the Marion County Property Appraiser reflect that the subject property had been purchased on November 14, 2024 by Julio Cesar Angulo and Gabriela Alejandra Angulo via Warranty Deed recorded in the Marion County Official Records. At the time of purchase, the mailing address associated with the owners in the Marion County Property Appraiser records was listed as 909 Naples Drive, Orlando, Florida 32804. A review of the Orange County Property Appraiser records reflects that this property remains owned by the same individuals and currently carries a Homestead Exemption.

On March 10, 2026, while conducting a review of owner-builder permits issued within the previous year to proactively confirm compliance with owner-builder disclosure requirements and exemptions, I identified permit BLD25-0719 for further review. During that review it was discovered that the subject property had been conveyed to new owners on September 23, 2025, when the property was transferred via Warranty Deed from Julio Cesar Angulo and Gabriela Alejandra Angulo to Ruben C. Adorno and Elizabeth Martinez, whose address is listed as 1636 SW 5th Place, Ocala, Florida 34471. These individuals remain the current owners of the property as of the date of this report.

Based on the permitting records and property transfer records, the permitted work associated with permit BLD25-0719 received final inspection approval on August 8, 2025, and the property was subsequently transferred to new owners on September 23, 2025, approximately 46 days after completion of the permitted work. Pursuant to Florida Statute §489.103(7), the owner-builder exemption prohibits construction or improvement of a property under that exemption when such work is undertaken for the purpose of sale or lease. The statute further provides that when property improved under the owner-builder exemption is sold within one year after completion of the work, a presumption is created that the construction was undertaken for the purpose of sale or lease, thereby invalidating the owner-builder exemption.

The owner-builder permit associated with this property was obtained by Julio Cesar Angulo, who executed the owner-builder disclosure documentation acknowledging the statutory limitations and requirements associated with the owner-builder exemption, including the restriction concerning construction undertaken for the purpose of sale or lease. The transfer of the property approximately 46 days after completion of the permitted work establishes the statutory presumption under F.S. §489.103(7) that the owner-builder exemption was improperly used. The misuse of the owner-builder exemption is further identified as an unlawful act under F.S. §489.127(1)(f).

Based on the foregoing investigation, it is alleged that Julio Cesar Angulo violated the following provisions of City Ordinance Sec. 22-151:

Section 22-151(b)(9): Intentionally furnishing materially false or misleading information on an application for a permit.

Section 22-151(b)(13): Committing an act which would constitute a violation of subsection (a) of this section if committed by a licensed contractor or journeyman, specifically misconduct under Sec. 22-151(a)(15)(e) through the violation of F.S. §489.103(7) and F.S. §489.127(1)(f).

The following timeline summarizes the key facts established during this investigation:

- November 14, 2024: Julio Cesar Angulo and Gabriela Alejandra Angulo purchased the subject property via Warranty Deed recorded in Marion County Official Records.
- March 24, 2025: Julio Cesar Angulo applied for and obtained building permit BLD25-0719 as an owner-builder permit, executing the owner-builder permit application and disclosure documentation acknowledging the statutory limitations of the exemption.
- August 8, 2025: Permit BLD25-0719 received final inspection approval, indicating completion of the permitted work.
- September 23, 2025: The property was transferred via Warranty Deed to Ruben C. Adorno and Elizabeth Martinez, approximately 46 days after completion of the permitted work.
- During this time period, property records reflect that Julio Cesar Angulo and Gabriela Alejandra Angulo remained the owners of 909 Naples Drive, Orlando, Florida, which continues to carry a Homestead Exemption according to Orange County Property Appraiser records.

Pursuant to Florida Statute §489.103(7), the sale of property improved under the owner-builder exemption within one year after completion creates a statutory presumption that the work was undertaken for the purpose of sale or lease, thereby invalidating the owner-builder exemption.

Based on the information and evidence obtained during this investigation, the City is presenting this matter to the Contractor's Board of Examiners and Appeals seeking a finding that Julio Cesar Angulo, as the individual who applied for and obtained permit BLD25-0719 under the owner-builder exemption, committed violations of City Ordinance Sec. 22-151(b)(9) and Sec. 22-151(b)(13) as described in this report. The evidence establishes that Mr. Angulo executed the owner-builder permit application and disclosure documentation acknowledging the statutory limitations of the exemption and subsequently transferred the property approximately 46 days after completion of the permitted work, thereby triggering the statutory presumption under Florida Statute §489.103(7) that the owner-builder exemption was improperly used. Accordingly, the City is requesting that the Board enter a finding that the violations occurred and impose an administrative penalty for each violation, along with applicable prosecution costs as authorized under the City's ordinances.

Stop Work Order - 1636 SW 5th Place

From Greg McClellan <gmcclellan@ocalafi.gov>

Date Fri 3/21/2025 2:14 PM

To Dale Hollingsworth <dhollingsworth@ocalafi.gov>; Jennipher L. Buller <JBuller@ocalafi.gov>; Dwain Thomas <dthomas@ocalafi.gov>; Matthew Leibfried <MLeibfried@ocalafi.gov>; Michael Brown <mibrown@ocalafi.gov>; John Davis <jdavis@ocalafi.gov>; Jeff Shrum <JShrum@ocalafi.gov>



Mar 21, 2024
1
0



Mar 21, 202
1



Mar 21, 2024
1
0



Mar 21, 202
1

IN ACCORDANCE WITH SECTION(S): SECTION 115 of the Florida Building Code.

STOP ALL WORK

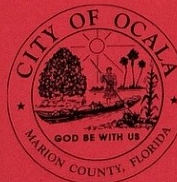
Permit: N/A
Address: 1636 SW 5th pl
Ocala, FL

Comments:
122-51 Permit(s) Re
FBC 105.1 Required (Per

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOT

Where construction has commenced before a permit is obtained, all fees that would have been required for such construction shall be

Greg McClellan
Chief Building Official or designee



Inspector: *[Signature]*
Date: **Mar 21, 2021**

201 SE 3rd Street (2nd Floor) Ocala, FL 34471 (352) 629-8421

1

I responded to this location due to a complaint of possible unpermitted work from code enforcement. No active permits are associated with this location.

I found that new windows, new doors, stucco installed and a structural post replaced and what appears to be an interior remodel based on the debris in the front yard.

This property appears to be unoccupied.

No contractor onsite, or advertisement onsite allowing possible communication.

Property has been posted with a Stop Work Order.

Greg McClellan

Sent from my iPhone

Dale Hollingsworth

From: Dale Hollingsworth
Sent: Wednesday, March 11, 2026 9:58 AM
To: 'JULIO_CESARTILE@YAHOO.COM'
Subject: City of Ocala Code Enforcement Notice
Attachments: Julio Cesar Angulo - Notice of Hearing.pdf

Good afternoon Mr. Angulo,

I have attached a Notice of Hearing being mailed to your address of record for your review. The City of Ocala is pursuing violations against you for violating the Owner/Builder permit exemptions related to stucco work performed at 1636 SW 5th Place.

As a courtesy, I have also included in the Notice of Hearing attachment my Investigative Report so there is no question as to what the city is alleging and why this case is being brought forth. For clarification, this case is for violations of the City of Ocala's municipal ordinances, not a criminal case.

If you have any questions, feel free to call me at 352-629-8460.

Dale Hollingsworth

Chief Code Official
City of Ocala

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8460 office
Fax: (352) 629-8308
Email: dhollingsworth@ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**



03/24/2025 14:49:06

City of Ocala
Code Enforcement Division



03/24/2025 14:49:08
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
3/20/2025 3:29 PM