

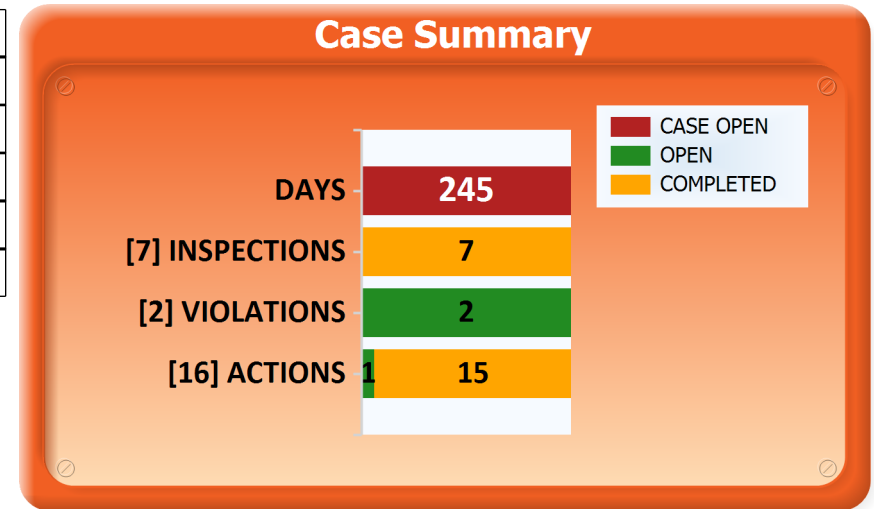


Case Details - No Attachments

City of Ocala

Case Number
CE25-0856

Description:			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 8/6/2025	Closed:	Last Action: 4/9/2026	Flw Up: 3/20/2026
Site Address: 2750 NW MARTIN L KING AVE OCALA, FL 34475			
Site APN: 2142-007-005		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

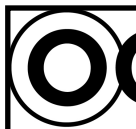
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ALEXANDER AND ELIZABETH GAUGHRAN	2750 NW MARTIN LUTHER KING AVE OCALA, FL	(352)581-0225		
OWNER	VILLANUEVA RUBEN	2750 NW MARTIN LUTHER KING AVE OCALA, FL 34475-4263			
RESPONDENT 1	VILLANUEVA RUBEN	2750 NW MARTIN LUTHER KING AVE OCALA, FL 34475			
TENANT	ALEXANDER AND ELIZABETH GAUGHRAN	2750 NW MARTIN LUTHER KING AVE OCALA, FL	(352)581-0225		

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						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$266.21	\$0.00						
TOTALS:			\$266.21	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	8/7/2025						Please obtain "after-the-fact" permits for the following scopes of work conducted without a permit: HVAC change-out, water heater change-out, deck and stairs installation, etc. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.		



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0856

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	8/7/2025				Please ensure that all windows of the residence open and close with ease and in a secured position. These windows must also be kept in sound repair. If any panes of glass to these windows are amiss and/or broken, they must be replaced with a suitable material such as glass or another approved alternative. Any derelict vehicles (such as no valid FL tag) must either be brought into a street-operable condition or remove from off the premises. The exterior leading doors must be free of any breaks or holes (weather-proof and insect proof). Weather-stripping must also be in good condition. Smoke dectectors must be in multiple sections within the residence. The burners of the stovetop must be functional and function correctly.All cookware must be properly maintained (including the non-functioning microwave propped up by a vegetable can). Repair the underlying issue of the electric going out for one section of the living room wall when lightly pressing the light switch. The outlets must be in a functioning and secured position. The shower stall must be kept in good repair. Any interior walls must be free of any breaks and holes. The toilet to the guest bedroom must be in good repair (the toilet shifts and moves with a slight budge). Fix the water leak occurring at the vent to the kitchen area. Interior walls must be free of any cracks. Flooring must be even and level with no signs of deterioration (such as ripped portion of the carpet). Some scopes of work may require a permit.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

INITIAL	SMS	8/7/2025	8/7/2025	NON COMPLIANT	COMPL ADVISED OF WINDOWS CAULKED SHUT, NO SMOKE ALARMS, LIGHTS IN ROOMS DO NOT WORK, STIVE MALFUNCTIONS, AND MANY OTHER ISSUES THAT ARE SAFETY HAZARDS On 08/07/2025, I have met with the tenants of this residence in reference to multiple issues occurring at the property. From the exterior, they have shown me the windows where the property owner previously caulked it shut and tried to scrape it off. Due to the residual caulking, it has made the windows difficult to open and close throughout the home. Along with this, there was an HVAC unit with the manufacture date of 12/2023. They have also shown me the wooden deck and the staircase to the exterior of the property. Lastly, they have shown me the derelict vehicle that the property owner abandoned on the property (without a valid FL tag). They have then led me inside of the property, and it appears that at one point of time, they have converted this room to be an interior space (based off the lack of insulation in this section of the home). They them showed me the living room space, and the lack of lighting. Along with this, if you lightly budge the light switch, the entire wall section's source of electricity blinks out (the tv completely shut off when it was previously on). In addition to this, the other switch does not turn on the overhead light to the kitchen. They have opened up the closeted spaces, and from appearance itself, it appears there is a newly installed air handler (manufactured date 07/2024) and a water heater. There are also no functioning smoke detectors within the dwelling. As for the stove top, the heating elements do not function (you can apply it on a low heat, and suddenly, it will grow hot). There is only one functional burner out of the four. The microwave is non-functional, and is being propped up by a can of corn and not
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						permanently affixed. The outlets are loose, where sometimes if a device is plugged in, it will fall loose. There are also holes in some portions of the interior walls in addition to one exterior leading door (side entrance). The other door leading out the kitchen also needs new applied weather-stripping. The toilet of the guest bedroom wiggles free with also a small budge. The bathroom stall of the main bedroom is in a state of disrepair. The flooring of the office is in a state of deterioration (ripped corner of the carpet). There is also no lighting in the main bedroom (no lighting on the fan). There also is multiple cracks along the walls of the main bedroom. The hinges of the interior door of the main bathroom also is loose. The outlet faces of multiple rooms are loose with noticeable gaps between the wall and outlet cover. I have verified via the CS Permitting module that there are no permits for HVAC changeout, water heater changeout, deck and stairs, etc. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled. Standard Housing checklist completed.
FOLLOW UP	SMS	10/30/2025	10/30/2025	NON COMPLIANT		On 10/30/2025, I have re-inspected the property in reference to general progress being made at the property. I have observed via the Clerk of Courts that a "Default Judgement for Possession" has been entered on 10/02/2025. View related attachment. Set inspection in three weeks to monitor progress.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0856

CASE WORK	SMS	11/20/2025	11/20/2025	NON COMPLIANT	On 11/20/2025, I have re-inspected the property in reference to two violations. I have observed that the derelict vehicle was removed from the property. I have observed no active permit(s) applied and/or issued in relation to the property. The property (from the exterior) is being maintained. I have sent an e-mail to the property owner for an update related to the case (with the last contact, they informed me that they are working with an attorney to return the home back to the bank after the eviction of the tenants). View attachments. Set inspection to monitor progress.
CASE WORK	SMS	12/31/2025	12/31/2025	NON COMPLIANT	On 12/31/2025, I have re-inspected the property in reference to Standard Housing violations and unpermitted work. At the time of inspection, I did not observe any active permit(s) applied and/or issued for the property (such as the work done without permits and for any additional renovations). All that has been completed thus far was the removal of the derelict vehicle. Due to only a small amount of progress at this time, I have decided to proceed with the NOVPH. View attachment. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/22/2026	1/22/2026	NON COMPLIANT	On 01/22/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed no changes in regards to progress for the property (such as any applied and/or issued permits for the scope of work performed and any other Standard Housing related issues). View related attachments.

HEARING INSPECTION	SMS	2/9/2026	2/9/2026	NON COMPLIANT	On 02/09/2026, I have re-inspected the property in reference to a hearing inspection. I have observed no change with the property. I have observed no "after-the-fact" permits for any of the work that was completed such as the HVAC change-out, water heater, and stairs + deck. I am unable to confirm the current condition of the interior of the property. I have not heard back from the property owner as of recently. View related attachments.
COMPLIANCE	SMS	3/20/2026	3/20/2026	COMPLETED	MASSEY INSPECTION On 03/20/2026, I have re-inspected the property in reference to a massey compliance inspection. I have observed no active permit(s) applied and/or issued for any of the work conducted without any issued permits. I have not heard of any updates from the property owner for any progress to be made at this property. The prosecution costs of \$266.21 remains unpaid. Signed affidavit of non-compliance provided to Admin.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	8/6/2025	8/6/2025	
REGULAR MAIL	SHANEKA GREENE	8/8/2025	8/8/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	8/8/2025	8/8/2025	CLTO + SH CHECKLIST X 1 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA FL 34475-4263



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0856

CONTACT	STEPHANI SMITH	8/25/2025	8/25/2025	RUBEN- (240)-609-7952 On 08/25/2025, the property owner has called me in reference to this case. Currently, he has acquired a "bankruptcy" lawyer (Paul Yoric) (and has done a three-way call) in reference to this property. They are currently waiting for the "certificate of title" to be issued. The landlord/property owner has "abandoned" the property. He will be trying to get a temporary tag for the vehicle, and to drive it up to Maryland. He asked for a little more time, to which I have granted given the situation.
EMAIL	STEPHANI SMITH	9/18/2025	9/18/2025	E-MAIL RECEIVED FROM THE PROPERTY OWNER/LANDLORD AT mmasterpo@aol.co REFERENCING AN UPDATE WITH THE PROPERTY. ALONG WITH A FEW DOCUMENTS/PICTURES. TENANTS HAVE BEEN SERVED WITH A 3-DAY EVICTION NOTICE. VIEW RELATED ATTACHMENTS,
EMAIL	STEPHANI SMITH	11/20/2025	11/20/2025	E-MAIL SENT TO mmasterpo@aol.com IN REFERENCE TO UPDATE ABOUT THE PROPERTY. VIEW RELATED PDF ATTACHMENT.
PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/5/2026	NOVPH X1 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA FL 34475-4263
ADMIN POSTING	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/5/2026	1/5/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7682 7915 VILLANUEVA RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA, FL. 34475-4263
OFFICER POSTING	STEPHANI SMITH	1/6/2026	1/6/2026	NOVPH READY FOR POSTING

OFFICER POSTING	STEPHANI SMITH	1/6/2026	1/6/2026	NOVPH POSTED ONTO THE PROPERTY. SIGNED AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW RELATED ATTACHMENTS.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/4/2026	Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to: 1.) (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, March 19th, 2026. 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, March 20th, 2026, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; (b) 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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, subsection (c) 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. (c) 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 clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code removal of overgrowth, unsightly/unsanitary matter, and

				removal/demolition of the structure of accessory structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated. 2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for any unpermitted work by 4:00pm on Thursday, March 19th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, 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. 3.) Pay the cost of prosecution of \$266.21 by March 19th, 2026. Non-compliant (Massey) hearing: 04/09/2026
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026	2/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/17/2026	2/17/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2026	2/17/2026	FOF 91 7199 9991 7039 7682 4624 VILLANUEVA, RUBEN 2750 NW MARTIN LUTHER KING AVE OCALA, FL 34475-4263
OFFICER POSTING	STEPHANI SMITH	2/18/2026	2/18/2026	FOF FOF POSTED TO PROPERTY. AFFIDAVIT SIGNED & PROVIDED TO ADMIN.
MASSEY	YVETTE J GRILLO	4/9/2026		

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0856



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/19/2026 01:44:16 PM

FILE #: 2026021175 OR BK 8833 PGS 624-626

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

VS.

**VILLANUEVA, RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA, FL 34475-4263**

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 12th, 2026, 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), **VILLANUEVA, RUBEN, 2750 NW MARTIN LUTHER KING AVE, OCALA, FL 34475-4263**, owner(s) in charge of the property described as: **2750 NW MARTIN LUTHER KING AVE, OCALA, FL | 2142-007-005, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 7th, 2025, and February 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-151 STANDARD HOUSING CODE ADOPTED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **VILLANUEVA, RUBEN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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): 82-151 and 122-51 and order to:

1.) (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, March 19th, 2026. 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, March 20th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;

(b) 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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, subsection (c) 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.

(c) 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 clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code removal of overgrowth, unsightly/unsanitary matter, and removal/demolition of the structure of accessory structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.

2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for any unpermitted work by 4:00pm on Thursday, March 19th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, 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.

3.) Pay the cost of prosecution of \$266.21 by March 19th, 2026.

- 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 17th day of February 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

A handwritten signature in blue ink, appearing to read "Michael Gartner", is written over a horizontal line.

Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **VILLANUEVA, RUBEN, 2750 NW MARTIN LUTHER KING AVE, OCALA, FL 34475-4263**, this 17 day of February 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

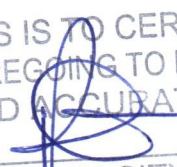
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON **APRIL 9TH, 2026, 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 INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



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

DEPUTY CITY CLERK

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

CASE NO: CE25-0856

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 02/18/2026 post the Final Administrative Order to the property, located at 2750 NW MARTIN L KING AVE, 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: 02/18/2026

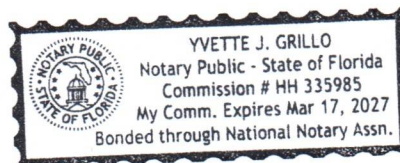
[Signature]
Code Inspector

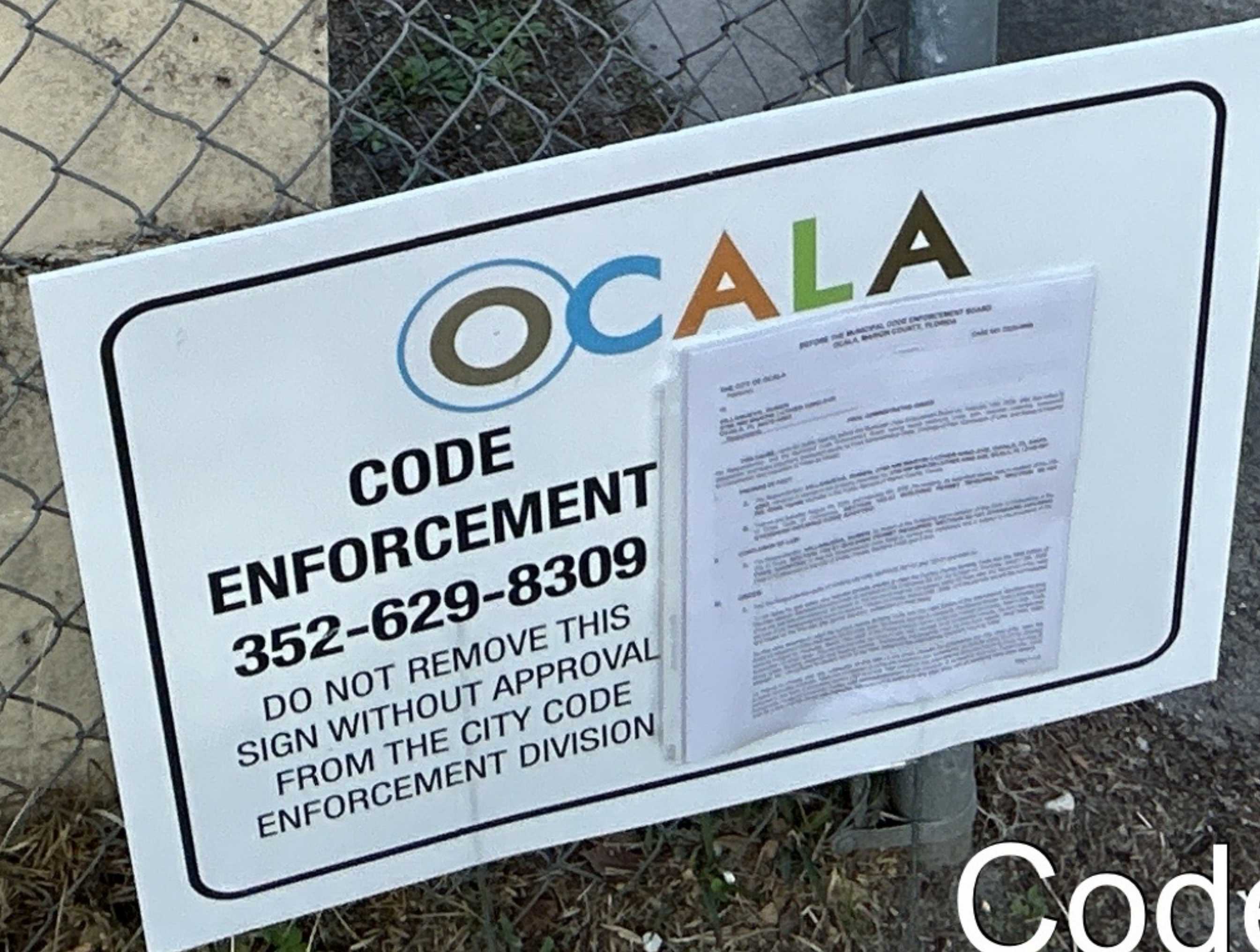
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/18/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

[Signature]
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
2/18/26, 8:57 AM



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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0856

VS.

VILLANUEVA, RUBEN
2750 NW MARTIN LUTHER KING AVE
OCALA, FL 34475-4263

Respondents

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- A. The Respondent(s), **VILLANUEVA, RUBEN, 2750 NW MARTIN LUTHER KING AVE, OCALA, FL 34475-4263**, owner(s) in charge of the property described as: **2750 NW MARTIN LUTHER KING AVE, OCALA, FL | 2142-007-005, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 7th, 2025, and February 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-151 STANDARD HOUSING CODE ADOPTED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **VILLANUEVA, RUBEN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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): 82-151 and 122-51 and order to:

1.) (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, March 19th, 2026. 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, March 20th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.

(b) 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 comply, shall be completed by 4:00pm on Thursday, March 19th, 2026. If the Respondent(s) fail to comply, subsection (c) 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.

(c) 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 clean-up of the property and removal of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code removal of the structure of accessory structure. Additionally, there shall be no removal/demolition of the structure of accessory structure until all violations have been abated.

City of Ocala
Code Enforcement Division
2/18/26, 8:57 AM

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

CASE NO: CE25-0856

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 02/17/2026 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.

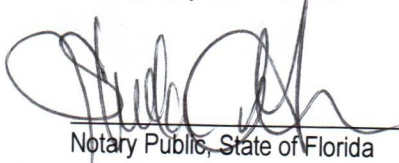
FURTHER, AFFIANT SAYETH NAUGHT.

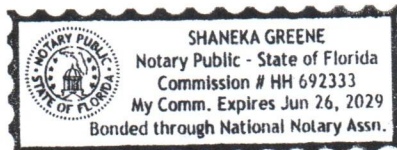
Dated: 02/17/2026


Code Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner

Vs.

CASE NO: CE25-0856

VILLANUEVA, RUBEN

2750 NW MARTIN LUTHER KING AVE

OCALA, FL 34475-4263

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

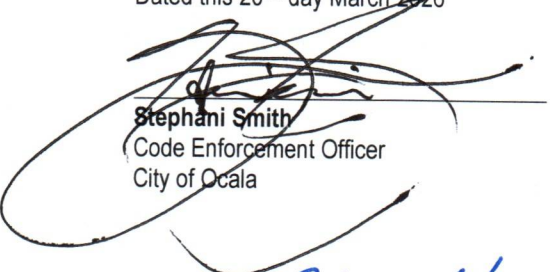
1. That on 02/12/2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 03/20/2026.
3. That a re-inspection was performed on 03/20/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have NOT been** taken:

Abatement of violations as ordered; Section(s) 122-51 and 82-151

5. The prosecution costs of \$266.21 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

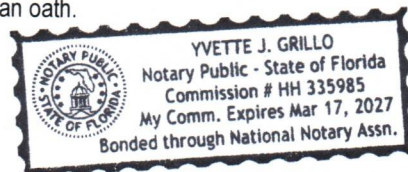
Dated this 20TH day March 2026


Stephani Smith
Code Enforcement Officer
City of Ocala

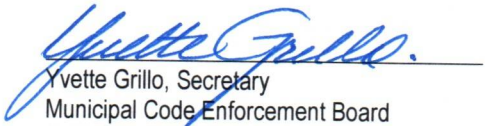
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 20 day of March 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 20 day of March 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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☒ Limit to 200 records

Record #	Status	Result	Source	Type	Address
 BLD22-0036	FINALED	2750 NW MARTIN L KING AVE	Site Address	RES BLDG	 2750 NW MARTIN L KING AVE OCALA
 ELE20-0254	FINALED	2750 NW MARTIN L KING AVE	Site Address	RES ELECTRIC	 2750 NW MARTIN L KING AVE OCALA

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Total Record Count: 2



City of Ocala
Code Enforcement Division
3/20/26, 9:15 AM