

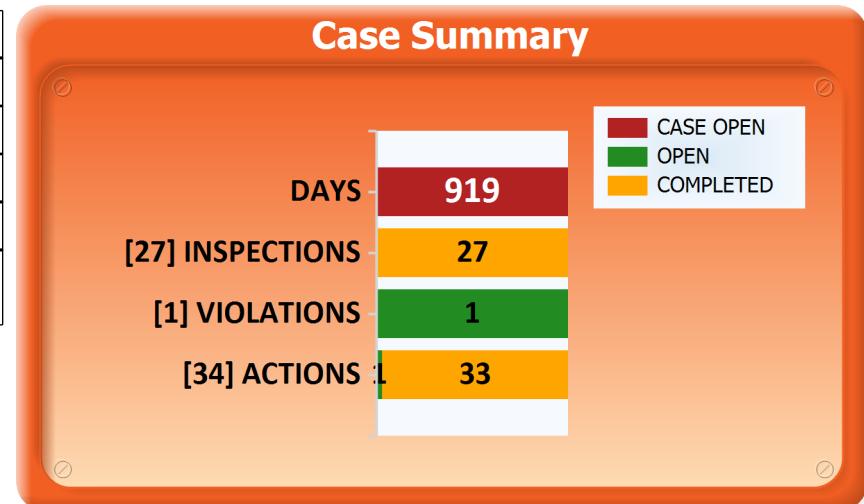


# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9930**

Description: INTERIOR RENO NO PERMIT		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 8/7/2023	Closed:	Last Action: 2/12/2026	Flw Up: 2/6/2026
Site Address: 1307 NW 12TH ST OCALA, FL 344711379			
Site APN: 2551-002-009		Officer: STEPHANI SMITH	
Details: Request Extension in this case to allow time for new owners to close and complete renovations.			



**ADDITIONAL SITES**

**LINKED CASES**

**CONTACTS**

Name Type	Name	Address	Phone	Fax	Email
OWNER	PATEL HEMA	2641 SW 36TH LN OCALA, FL 34471-1379			
RESPONDENT 1	PATEL HEMA	2641 SW 36TH LN OCALA, FL 34471-1379			

**FINANCIAL INFORMATION**

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	25	\$312.50	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES:      \$533.83      \$0.00

**TOTALS:**      **\$533.83**      **\$0.00**

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		8/10/2023			Full inside renovation including, electrical, plumbing, walls, bathrooms, new tubs and toilets, HVAC	Full inside renovation including, electrical, plumbing, walls, bathrooms, new tubs and toilets, HVAC and driveway added without any permits. Contact the permit department to apply for all required permits.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

INITIAL	HECTOR DELVALLE REYES	8/10/2023	7/6/2023	COMPLETE	<p>REFER TO CASE NO. COM17_0963 HEMA PATEL 352-216-9922, On 7/6/2023 I met the property owner Mrs. Patel and inspected the property, and I observed a completed renovation taking place with the property, 1-New roof replaced under permit BLD20-1037 issued on 7/8/2020 and final on 11/19/2020, 2-New windows installed under permit BLD20-1243 issued on 7/8/2020 and final on 11/19/2023. The interior of the property was completely renovated, 1-All walls removed and replace with new sheetrock, 2-All new electrical outlets and cables replaced, 3-New toilets and vanities installed in three bathrooms and all new plumbing/pipes installed, 4-new tile floors installed. In the exterior, it was painted but no other changes. From my inspection It appears a renovation permit including plumbing, electrical and HVAC needs to be applied for as the renovations are almost completed. I advised Mrs. Patel to contact the city permit department and applied for all required permits. At this time the only violation in compliance is the roof and windows. See photos attached.</p>
FOLLOW-UP	HECTOR DELVALLE REYES	9/11/2023	9/11/2023	COMPLETE	<p>REFER TO CASE NO. COM17_0963. On 9/11/2023 I inspected the property only from the outside because I was unable to contact the property owner Ms. Patel at 352-216-9922, message left requesting a voice mail. I checked TRAKIT and found permit BLD23-2038 for the renovation and remains in review status since 8/25/2023. Rescheduled a follow up inspection for three weeks to check for the permit status. See photos attached.</p>
CASE WORK	HECTOR DELVALLE REYES	10/2/2023	10/2/2023	COMPLETE	<p>On 10/2/2023 I checked TRAKIT and found permits ELE23-1044 and BLD23-20238 were applied for on 9/18/2023 and are in review status at this time. follow up inspection scheduled for 10/27/2023.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

FOLLOW-UP	HECTOR DELVALLE REYES	10/27/2023	10/27/2023	COMPLETE		Check on permit status and progress. On 10/27/2023 I inspected the property and checked TRAKIT and permit ELE23-1044 was issued and approved on 10/12/2023 and a final inspection on 4/7/2023 and BLD23-0238 on 10/10/2023 with a final inspection for both on 4/9/2023. See photos attached and follow up inspection scheduled.
CASE WORK	HECTOR DELVALLE REYES	12/28/2023	12/27/2023	COMPLETE		Check on permits and violations progress. On 12/27/2023 I inspected the property and observed lots of progress with the renovation and permits remain active. Follow up inspection scheduled. See photo attached.
FOLLOW-UP	HECTOR DELVALLE REYES	2/27/2024	2/27/2024	COMPLETE		Check on permits and violations progress. On 2/27/2024 I inspected the property and observed the renovations is in progress and all permits remain active. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	5/16/2024	5/17/2024	COMPLETE		Check on permits progress. On 5/16/2024 I inspected the property and observed lots of progress with the renovation and permits ELE23-1044, BLD23-2038 and PLM23-0890 remain active. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	7/18/2024	7/18/2024	COMPLETE		Check on permits progress. On 7/18/2024 I inspected the property and observed lots of progress with the renovation and permits ELE23-1044, BLD23-2038 and PLM23-0890 remain active. See photos attached.



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

FOLLOW-UP	HECTOR DELVALLE REYES	8/15/2024	8/15/2024	COMPLETE	<p>Check on permits progress. On 8/15/2024 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were extended until 10/23/2024 and permit PLM23-0890 expired on 7/17/2024. I called the contractor on record for the permit Glattli Plumbing at 352-304-0999 and spoke to Steve and advising of the expiration of the permit and he will be calling the property owner and the renovation contractor to have the permit extended or scheduled a final inspection. See photos attached and follow up inspection scheduled.</p>
FOLLOW-UP	HECTOR DELVALLE REYES	9/16/2024	9/16/2024	COMPLETE	<p>Check on permits progress. On 9/16/2024 I inspected the property and observed lots of progress with the renovation and all permits active. See photos attached and follow up inspection scheduled.</p>
FOLLOW-UP	HDR	10/22/2024	10/22/2024	NON COMPLIANT	<p>Check on permits progress.</p> <p>On 10/22/2024 I verified in Central Square permit app that the permits remain active except the plumbing permit PLM23-0890 that expired on 7/2024 without a final inspection. I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department about the plumbing permit to make sure the renovation and electrical permits are extended as they will be expiring by the end of this month.</p> <p>Follow up inspection scheduled.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

FOLLOW UP	HDR	11/26/2024	11/26/2024	NON COMPLIANT		On 11/26/2024 I inspected the property and verified in Central Square permit app that the permits remain active except the plumbing permit PLM23-0890 that expired on 7/2024 without a final inspection. I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department and the contractor to make sure all permits are extended or final. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	1/9/2025	1/9/2025	NON COMPLIANT		Check on permits and violations progress. On 1/9/2025 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were expired as of 10/23/2024 and permit PLM23-0890 expired on 7/17/2024. I called the property owner Mrs. Patel, and she stated the property renovation is completed and she will contact the contractor to get an extension or have a final inspection scheduled. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	2/27/2025	2/27/2025	NON COMPLIANT	Verify permits progress	On 2/27/2025 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were expired as of 10/23/2024 and permit PLM23-0890 expired on 7/17/2024 and no final inspections completed for the permits. I called the property owner Mrs. Patel, and she stated the property renovation is almost completed but the contractor stopped work and left and now she can't get ahold of him to apply for an extension or have a final inspection scheduled. I advised her that I will be scheduling the case for a hearing. See photos attached and NOVPH preparation note scheduled for admin for next available hearing.



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CASE WORK	HDR	3/6/2025	3/6/2025	COMPLETED	<p>On 3/6/2025 I received a call from the contractor Teresa with LDS and she was at the permit department with building permit inspector Shawn, and she stated it appears work was done at the property beyond the scope of work under permit. A garage was fully enclosed and windows and doors added, a new driveway and concrete side walk added around the property and those are only items that are visible from the outside. I received a call from the code enforcement manager Dale Hollingsworth advising to wait for instructions and for an inspection from a building inspector to have a clear understanding on how to move forward with this case. Follow up inspection scheduled for next week.</p>
CASE WORK	HDR	3/6/2025	3/6/2025	COMPLETED	<p>Met with building inspector Greg McClellan at Mary Sue center and went over the case violations, permits and timeline and after we met with Teresa with LDS construction at the property and she allowed us to go inside the property and see the progress of the renovation and what was done beyond the scope of work of permit BLD23-2038. At 1345pm we also met with the property owner at her place of business Wayne's Kitchen and asked her about the work done not cover over the permit and she stated her, her husband and an employee of her business did the work. We asked her the name of her employee and she gave us Victor 352-470-9432, but the number is disconnected, and he moved back to the Philippines, and she doesn't have the contractor the poured the new driveway and new concrete at the property but will try to find it and let me know soon. See new photos from the inside of the property attached.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CASE WORK	HDR	3/14/2025	3/14/2025	COMPLETED	Check on violations	On 3/14/2025 I spoke to the property owner Mrs. Patel and she stated they will be meeting with the contractor LDS construction to go over and review the building permit report from city growth management project manager Greg McClellan to apply for all require permits.
FOLLOW UP	HDR	3/20/2025	3/20/2025	NON COMPLIANT	NOVPH Compliance date	On 3/20/2025 I inspected the property and verified in central square permits extended until 6/15/2025 and other required permits should be applied for soon per a contact made with the property owner and contractor. See photos attached and follow up inspection scheduled. Email sent to admin requesting case be removed from the hearing and agenda.
FOLLOW UP	HDR	5/20/2025	5/20/2025	NON COMPLIANT	Check on permits progress	On 5/20/2025 I inspected the property and observed it remains noncompliance, and no activity observed and permits BLD23-2038, ELE23-1044 and PLM23-0890 remain active until 6/5/2025. See photos attached and follow up inspection scheduled. Contact made with property owner, and she stated the contractor is supposed to send her the contract to continue with the renovation.
FOLLOW UP	HDR	6/13/2025	6/13/2025	NON COMPLIANT	Check on permits and violations progress	On 6/13/2025 I inspected the property and observed it remains noncompliance, and no activity observed and permits BLD23-2038, ELE23-1044 and PLM23-0890 expired on 6/5/2025. See photos attached and follow up inspection scheduled. Contact made with property owner, and she stated the contractor is working on getting an extension on the permits to finish the renovation.



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CASE REVIEW	SMS	7/15/2025	7/15/2025	COMPLETED	Check on permits and violations progress	On 07/15/2025, I have re-inspected the property in reference to an ongoing renovation and the expiration of multiple permits. As of this date, I have observed the following through the CS permitting module: ELE23-1044 EXPIRED ON 03/05/2025 (REPLACE 20 AMP DAMAGED METER). REPLACE DAMAGED 2' WEATHERHEAD), BLD23-2038 EXPIRED ON 06/05/2025 (UPGRADE ELECTRICAL AND PLUMBING/ INSTALLATION OF NEW CABINETS), and PLM23-0890 EXPIRED ON 03/05/2025 (BRINGING PLUMBING UP TO CODE). I did not observe any permit extensions applied and/or issued for these three permits associated with the property. I have then e-mailed the contractors associated with these projects to inform them of the expiration of these permits, the route they must take to have them re-issued, etc. I have also taken updated pictures to reflect the current condition of the property. If no progress for re-issuance of these permits occurs by the next scheduled inspection, consideration for the NOVPH will be made.
-------------	-----	-----------	-----------	-----------	--	--



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CASE WORK	SMS	7/23/2025	7/23/2025	NON COMPLIANT	<p>On 0723/2025 at 1:00 P.M, I have met with Building Inspectors Dwain Thomas and Greg McClellan along with a new and potential contractor hired to complete the job. The Building Department has done a complete walk-through of the interior and the exterior of the residential home, and what would have to be done in order to come into compliance (such as removal of the drywall to inspect the electrical within the walls, obtaining the permits for work done without the permits such as the subflooring, electrical, plumbing, driveway and extension of concrete surrounding the property, etc). This is considered to be a Level Three alteration where all components will have to be brought up to the current Florida Building Code.</p> <p><a href="#">View attachments.</a></p>
CASE WORK	SMS	8/5/2025	8/5/2025	NON COMPLIANT	<p>On 08/05/2025, I have re-inspected the residential property in reference to work conducted without permits (and the permits that had been previously been issued). At the time of inspection, all related renovation permits has expired as of this date with no re-issuance. <a href="#">View attachments.</a> NOVPH generation has been assigned to Admin, and inspections have been scheduled.</p>
CASE WORK	SMS	8/25/2025	8/25/2025	NON COMPLIANT	<p>On 08/25/2025, I have re-inspected the property in reference to the permits in relation to the renovation work done at the property. At the time of inspection. I have observed that there are no new active permits applied and/or issued via the CS Permitting module. As of this time, the permits previously issued has expired. <a href="#">View attachments.</a> Updated pictures of the property has been taken and uploaded onto the case file.</p>
HEARING INSPECTION	JLB	10/7/2025	10/7/2025	NON COMPLIANT	<p>I conducted a re-inspection. I found the property remained non-compliant. Photo attached. Proceed to hearing to obtain an order.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

COMPLIANCE	SMS	12/5/2025	12/5/2025	NON COMPLIANT		<p><b>massey inspection</b></p> <p>On 12/05/2025, I have re-inspected the property in reference to a massey inspection. I have observed that while permits PLM23-0890, ELE23-1044, and BLD23-2038 have been extended as of 11/26/2025 with an expiration date of 02/26/2026 to bring the electrical and plumbing up to the current code, there are still unpermitted work that was done on the property without an issued permit such as mechanical (HVAC change-out and ductwork), drive-way, and garage enclosure. In addition to this, the prosecution costs of \$533.83 remain unpaid. View attachments. Affidavit of Non-Compliance completed.</p>
COMPLIANCE	SMS	2/6/2026	2/6/2026	NON COMPLIANT		<p><b>MASSEY INSPECTION</b></p> <p>On 02/06/2026, I have re-inspected the property in reference to a compliance inspection. Permits BLD23-2038, PLM23-0890, and ELE23-1044 has been issued via permit extension on 11/26/2025 with an expiration date of 02/26/2026. As per recorded order, final inspections are to be completed within 91 days of issuance to these permits. The prosecution cost of \$533.83 remain unpaid. Affidavit of Non-Compliance completed.</p>

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	HECTOR D REYES	11/26/2024	11/26/2024	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department to have the permits extended.
CONTACT	HECTOR D REYES	1/9/2025	1/9/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department.
ADMIN POSTING	SHANEKA GREENE	2/27/2025	2/27/2025	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CERTIFIED MAIL	SHANEKA GREENE	2/27/2025	2/27/2025	NOVPH MAILED 91 7199 9991 7039 7680 8532 PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379
CONTACT	HECTOR D REYES	2/27/2025	2/27/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her of the case scheduled for a hearing.
OFFICER POSTING	HECTOR D REYES	2/28/2025	2/28/2025	NOVPH READY FOR POSTING  On 2/28/2025 I posted the NOVPH at the property and dropped off affidavit of posting at admin, see photos attached.
PREPARE NOTICE	SHANEKA GREENE	2/28/2025	2/27/2025	NOVPH compliance date 3/20/2025.  Respondent: PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379
CONTACT	HECTOR D REYES	3/5/2025	3/5/2025	Received a call from Teresa with LDS construction 352-274-0517 advising they have extended the permit but still need to apply for the AC permit. I advised her I will be leaving the case scheduled for the hearing until all permits are applied for and issued and to advise the property owner.
CONTACT	HECTOR D REYES	3/5/2025	3/5/2025	I received a call from the property owner Mrs. Patel at 352-216-9922 advising they will be applying for the AC permit before the hearing date.
CONTACT	HECTOR D REYES	3/6/2025	3/6/2025	Called received from contractor representative Teresa 352-274-0517 advising of work done above the scope of work under permit they applied for by property owner.
EMAIL	HECTOR D REYES	3/13/2025	3/13/2025	Email received from Building Project Manager Greg McClellan with the building permit report for the general contractor. See email and report attached.



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

CONTACT	HECTOR D REYES	3/20/2025	3/20/2025	I called the property owner Mrs. Patel at 352-216-9922 and the contractor Teresa 352-274-0517 and they are meeting today to go over all necessary permits.
CONTACT	HECTOR D REYES	5/20/2025	5/20/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and she stated they are waiting for the contractor to send the contract to sign and continue the renovations. I called the contractor LDS construction Teresa 352-274-0517, and I was unable to leave a message as it was full.
CONTACT	HECTOR D REYES	6/13/2025	6/13/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and she stated they are waiting for the contractor to apply for an extension for the permits to finish the renovation.
CONTACT	HECTOR D REYES	6/23/2025	6/23/2025	I received a call from a new contractor Bruce Wiley 352-299-6929 and email brucewiley58@gmail.com, asking for a copy of the violations report from senior building inspector Greg McClelland and I emailed it to him today. He will be applying for all required permits soon.
EMAIL	STEPHANI SMITH	7/15/2025	7/15/2025	E-MAIL SENT TO CONTRACTORS. VIEW RELATED PDF DOCUMENTS FOR FURTHER DETAILS.glatlli71@gmail.com AND tcwremodel@gmail.com.
MEETING	STEPHANI SMITH	7/23/2025	7/23/2025	MEETING WITH BUILDING INSPECTORS (MCLELLAN & THOMAS) ALONG WITH TWO POSSIBLE NEW CONTRACTORS. FULL-WALKTHROUGH.
ADMIN POSTING	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH MAILED 91 7199 9991 7039 7684 0662 PATEL HEMA 2641 SW 36TH LN OCALA, FL. 34471-1379
PREPARE NOTICE	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH X 1  PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

OFFICER POSTING	STEPHANI SMITH	8/7/2025	8/7/2025	NOVPH READY FOR POSTING  NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted work by 4:00pm on Thursday, December 4th, 2025. 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, December 5th, 2025, 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.</p> <p>2.) Pay the cost of prosecution of \$533.83 by December 4th, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	<p>FOF 91 7199 9991 7039 7682 5638 PATELL, HEMA 2641 SW 36TH LN OCALA, FL 34471-1379</p>
OFFICER POSTING	OSIAS FERREIRA	10/15/2025	10/15/2025	<p>FOF READY TO POST Posted at the property, affidavit on file.</p> <p>DALE HOLLINGSWORTH  alminvestmentsgroup@gmail.com? jake.cirame@21propertygroup.com?</p>



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

				<p>Leo,</p> <p>Thanks again for speaking with me today regarding 1307 NW 12th Street code enforcement action. To recap, our office has two code enforcement case both of which simply requiring the completion of the renovations with all applicable construction permits. My recommendation is to contact the City of Ocala Building Department to request a site visit to discuss what remains necessary to complete the project with the adequate permitting.</p> <p>As far as code enforcement liens, one case currently has a \$533.83 prosecution cost owed. No fines have been assessed in this case as of today. If you take ownership of the home, please IMMEDIATELY notify me so we can obtain an extension for compliance to avoid any fines being assessed in this case.</p> <p>The second case is case number COM17_0963. That case has a prosecution cost owed of \$150.69. It also has fines accruing at a rate of \$150 per day until the renovations are complete. As of today, that fine has reached \$423,450; however, I am in full support of reducing this fine to 1% of the accrued total once renovations are complete. This agreement would be contingent on continued adequate communication and expeditiously progressing towards completion of the permitted renovations without unnecessary delay.</p> <p>I sincerely hope this is satisfactory to move forward with purchase and a successful, expedient renovation. I look forward to continuing our communications and seeing this home being completed.</p> <p>Thanks again,</p> <p>Dale Hollingsworth Chief Code Official City of Ocala</p>
EMAIL	DALE HOLLINGSWORTH	12/2/2025	12/2/2025	



# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9930**

				<p>201 SE 3rd Street (2nd Floor) Ocala, FL 34471 Phone: 352-629-8309 office Fax: (352) 629-8308 Email: dhollingsworth@ocalafl.gov</p>
CONTACT	JEFFREY GUILBAULT	12/3/2025	12/3/2025	<p>Potential buyer of the property called to request the violations on the property and wanted to know the status of the case.  407.452.9694</p>
CONTACT	STEPHANI SMITH	12/8/2025	12/8/2025	<p>LEONARDO ROMERO (407)-452-9694 POTENTIAL BUYER OF THE PROPERTY CONTACTED ME IN REFERENCE TO THIS CASE. THEY REQUESTED AN EXTENSION. I HAVE INFORMED THEM OF THE UPCOMING MASSEY HEARING, DATE, TIME, AND LOCATION. THEY WANT TO PULL ALL NECESSARY PERMITS TO COME INTO COMPLIANCE.</p>
MASSEY	YVETTE J GRILLO	12/11/2025	12/16/2025	Request Extension to February
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	<p>ORD GRANT EXT 91 7199 9991 7039 7931 6201 PATEL, HEMA 2641 SW 36TH LN OCALA, FL 34471-1379</p>
CONTACT	OSIAS FERREIRA	12/22/2025	12/22/2025	<p>While posting the notice granting extension at the property, the new property owner showed up and wanted to talk about the property and what they need to do to bring it into full compliance. At this time I told Mr Romero that I was not that familiarized with the property, that he should contact Stephany and she will walk him through all the violations and what they need to do. Mr Romero is eager to get permits and fully comply with the City of Ocala.</p>
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	<p>ORD GRANT EXT Posted at the property.</p>



# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9930**

MASSEY

YVETTE J GRILLO

2/12/2026

2ND MASSEY

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

THE CITY OF OCALA

Petitioner,

VS.

PATEL, HEMA  
2641 SW 36<sup>TH</sup> LN  
OCALA, FL 34471-1379

Respondents

CASE NO: 2023\_9930



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 12/18/2025 03:47:55 PM  
FILE #: 2025166910 OR BK 8787 PGS 936-938  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

ORDER GRANTING EXTENSION OF TIME  
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. PREVIOUS FINDINGS OF FACT: DATED OCTOBER 9TH, 2025

- A. The Respondent(s), **PATEL, HEMA**, owner(s) in charge of the property described as: **2551-002-009 / 1307 NW 12<sup>TH</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 10th, 2023, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. PREVIOUS CONCLUSION OF LAW: DATED OCTOBER 9TH, 2025

- A. The Respondent(s), **PATEL, HEMA**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, 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. PREVIOUS ORDER: DATED OCTOBER 9TH, 2025

- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:
  - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted work by 4:00pm on Thursday, December 4th, 2025. 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, December 5th, 2025, 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.
  - 2.) Pay the cost of prosecution of \$533.83 by December 4th, 2025.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

IV. ORDER: EFFECTIVE DECEMBER 11TH, 2025

A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted work by 4:00pm on Thursday, February 5th, 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, February 6th, 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.

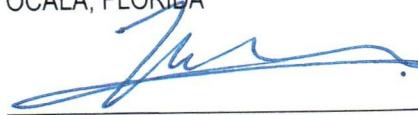
2.) Pay the cost of prosecution of \$533.83 by February 5th, 2026.

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

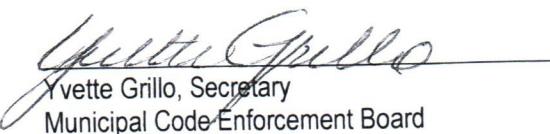
DONE AND ORDERED; this 11<sup>th</sup> day of December 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
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: **PATEL, HEMA, 2641 SW 36<sup>TH</sup> LN, OCALA, FL 34471-1379**, this 11<sup>th</sup> day of December 2025.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board



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

## **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 FEBRUARY 12TH, 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 INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CASE NO: 2023\_9930

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

STATE OF FLORIDA  
COUNTY OF MARION

*Osias Ferreira*  
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:

*12/19/25*  
1. I did on 12/22/2025 post the Order Granting Extension to the property, located at 1307 NW 12TH ST, 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.

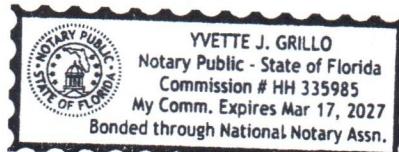
*12/19/25*  
Dated: 12/22/2025

*Osias Ferreira*  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

*12/19/25*  
SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

*Yvette J. Grillo*  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
12/22/2025 10:40 AM



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

CASE NO: 2023\_9930

THE CITY OF OCALA

Petitioner,

vs.

PATEL, HEMA  
2641 SW 36<sup>TH</sup> LN  
OCALA, FL 34471-1379

Respondents \_\_\_\_\_ /

2.) Pay the cost of prosecution of \$533.83 by February 5th, 2026.

ORDER GRANTING EXTENSION OF TIME

NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

B. This Order may be recorded in the Public Records of Marion County, Florida, 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.

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. PREVIOUS FINDINGS OF FACT: DATED OCTOBER 9TH, 2025

A. The Respondent(s), PATEL, HEMA, owner(s) in charge of the property described as: 2551-002-009 / 1307 NW 12<sup>TH</sup> ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between August 10th, 2023, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-51 BUILDING PERMIT REQUIRED.

II. PREVIOUS CONCLUSION OF LAW: DATED OCTOBER 9TH, 2025

A. The Respondent(s), PATEL, HEMA, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-51 BUILDING PERMIT REQUIRED, 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. PREVIOUS ORDER: DATED OCTOBER 9TH, 2025

A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted work by 4:00pm on Thursday, December 4th, 2025. 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, December 5th, 2025, 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.

2.) Pay the cost of prosecution of \$533.83 by December 4th, 2025.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

City of Ocala  
Code Enforcement Division  
12/22/2025 10:40 AM

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

CASE NO: 2023\_9930

**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 12/19/2025 post the Order Granting Extension 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.

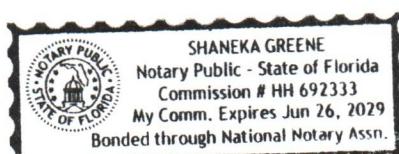
Dated: 12/19/2025

  
Yvette Grillo  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
2/6/26, 9:28 AM

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

CITY OF OCALA  
Petitioner,

Vs.

PATEL, HEMA  
2641 SW 26<sup>TH</sup> LN  
OCALA FL 34471-1379  
Respondent. /

CASE NO: 2023\_9930

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 12/11/2025, 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 02/05/2026.
3. That a re-inspection was performed on 02/06/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as ordered; Section(s) 122-51 (permits have been issued on 11/26/2025; permits must have a passing final by the 91<sup>st</sup> day of the issuance of these permits or there shall be a \$100.00/day fine)

5. The prosecution costs of \$533.83 remain unpaid.

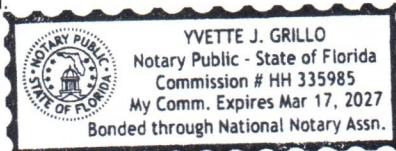
FURTHER, AFFIANT SAYETH NOT.

Dated this 6<sup>th</sup> day February 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 16<sup>th</sup> day of February 2026, who is personally known to me, and who did take an oath.



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 16<sup>th</sup> day of February 2026.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida