



Case Details - No Attachments

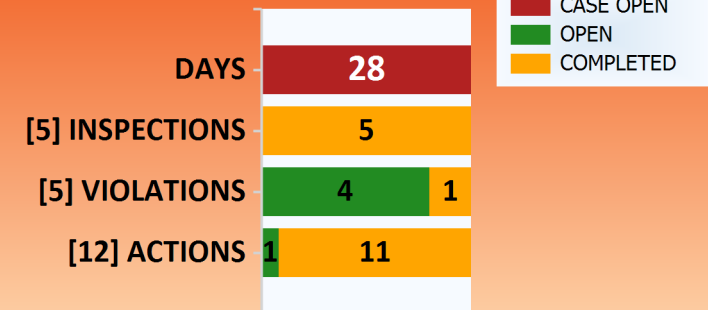
City of Ocala

Case Number

CE25-1040

Description: PROPERTY OVERGROWN/UNSECURE HOME/ HOMELESS ACTIVITY			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/30/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/27/2025
Site Address: 924 NW 1ST ST OCALA, FL 34475			
Site APN: 2844-029-009		Officer: ROBERT MOORE	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH MAILED 94 89 0090 0027 6697 0059 35 MDARQ INVESTMENTS INC 10198 PRESERVE CT IJAMSVILLE MD 21754-8506 9489 0090 0027 6697 0059 42 MDARQ INVESTMENTS INC DUARTE PADRO MARIA D (RA) 6009 S ORANGE AVE UNIT 3021A ORLANDO FL 32809
COMPLAINT RECEIVED	SHANEKA GREENE	9/30/2025	9/30/2025	LATAVIA CALLED STATED THAT PROPERTY IS OVERGROWN HOME IS UNSECURE AND HOMELESS PEOPLE ARE LIVING IN THE SHED.

CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	spoke with previous contractor (SV CONTRACTING AND SERVICES LLC (CBC)-407-962-5281) ADVISED THEY WERE NOT WORKING ANY LONGER WITH THE OWNER
CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	LEFT DETAILED MESSAGE FOR OWNER (MRS. REYNA DUARTE-321-240-7833) ADVISING OF VIOLATIONS AND NEED FOR ACTION
CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	SPOKE WITH COMPLAINANT (SMITH) OBTAINED DETAILS OF INCREASING HOMLESS ACTIVITY
CONTACT	ROBERT MOORE	10/16/2025	10/16/2025	spoke via phone with owner (Pablo Gutierrez-407-668-1323) who requested a compliance inspection - inspection scheduled
CONTACT	ROBERT MOORE	10/17/2025	10/17/2025	called and left message for owner - advising of non compliance and potential hearing due to unpermitted work being performed
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	ROBERT MOORE	10/6/2025	10/6/2025	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
PREPARE NOTICE	SHANEKA GREENE	10/2/2025	10/3/2025	N O V P H COMP DATE 10/24/2025 PLEASE AND THANK YOU
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182, and 122-51and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/22/2025	run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. December 25th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, subsection (b) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 25th, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the Respondent (s) obtain a demolition permit and do not completed all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated. 3.) Apply for and obtain any required permits needed to meet
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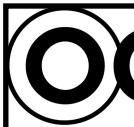
				the Current Florida Building Code for the unpermitted renovation by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 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. 4.) Pay the cost of prosecution of \$290.08 by December 25th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	LATAVIA SMITH	986 NW 1ST ST ,			
OWNER	MDARQ INVESTMENTS INC	10198 PRESERVE CT IJAMSVILLE, MD 21754-8506			
RESPONDENT 1	MDARQ INVESTMENTS INC	10198 PRESERVE CT IJAMSVILLE, MD 21754-8506			
RESPONDENT 2	DUARTE PARDO, MARIA D	6009 S ORANGE AVE ORLANDO, FL 32809			

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	4	\$50.00	\$0.00						

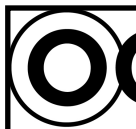


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1040

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
Total Paid for CASE FEES:			\$290.08	\$0.00						
TOTALS:			\$290.08	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	RSM	10/6/2025	10/6/2025	NON COMPLIANT			On 10-6-25, I posted the NOVPH to the property. I completed the associated affidavit of posting which was submitted to Admin. Photos attached and follow-up scheduled.			
FOLLOW UP	RSM	10/17/2025	10/17/2025	NON COMPLIANT			On 10-17-25, I responded to the property per a request from the property owner to check compliance. Upon arrival, I observed the fence to have been removed, abating that violation. There still remained an excessive amount of debris present even though the grass had been cut. There had been a shed in the rear yard that had been demolished (unpermitted). There had also been a new front door installed (unpermitted). The home did now appear secure, however the previous renovation efforts/work that had been conducted on the interior were done so without any issued permit and it was unsure if this was done properly and to building code standards. In speaking with the owner on the previous day, they advised that they had spoken with permitting and were waiting for the RENO permit to be issued. Based on these circumstances, the case will most likely still proceed to a hearing. I called and left a message for the owner advising of same.			



OCALA Case Details - No Attachments

City of Ocala

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FOLLOW UP	RSM	10/24/2025	10/24/2025	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 10-24-25, I checked the property in regard to the compliance date on the issued/posted Notice of Violation & Public Hearing. On this day, I noted the property remained littered with debris. I checked the city's permit database and noted no permit activity in regard to any renovation efforts. I had left a previous message with the property rep. advising of the issues and the associated hearing that was pending. Photos attached and hearing inspection scheduled.
HEARING INSPECTION	RSM	10/27/2025	10/27/2025	IN COMPLIANCE		On 10-27-25, I noted the property remained littered with debris. I checked the city's permit database and noted no permit activity in regard to any renovation efforts. I had left a previous message with the property rep. advising of the issues and the associated hearing that was pending. Photos attached
INITIAL	RSM	10/1/2025	10/1/2025	NON COMPLIANT		See also 2024_11686, now closed concerning work without permits for full renovation (photos attached). Additional violations cited- unsecured structure, overgrowth, work without permit and dilapidated fence.

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City of Ocala

Case Number
CE25-1040

INITIAL	RSM	10/1/2025	10/1/2025	NON COMPLIANT	On 10-1-25, I responded to the property in regard to a citizen complaint of overgrowth and homeless activity. Upon arrival, I noted the property to be unsecured. The structure was in a state of disrepair with signs of past exterior & interior renovation being performed. There was no front door and the interior could be seen from the roadway. Research revealed that there was work underway in the past, however according to the complainant, she had not seen any activity in several months. There had been several related permits related to the work, however they had all expired or had never even been issued. The property was severely overgrown and there was trash and debris scattered about the area. I spoke to the complainant via phone and she advised that there had routinely been homeless individuals entering/exiting the property. There was also a fence consumed with overgrowth in the front which appeared to be in state of disrepair. I located contact information from a previous permit and spoke via phone with a representative from SV CONTRACTING AND SERVICES LLC (CBC). She advised me that to the best of her knowledge they were no longer associated with the property and had discontinued working with the owners. I attempted to contact the owners and left a detailed message as to the condition of the property and inquired as to what their intentions were. Based on the circumstances and the potentially unsafe conditions present, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were uploaded to the case and follow-up was scheduled accordingly.
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VIOLATIONS



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City of Ocala

Case Number

CE25-1040

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	ROBERT MOORE	10/1/2025				OBVIOUS AND APPARENT RENOVATION WORK REQUIRES CITY ISSUED BUILDING PERMIT. PAST PERMITS HAVE EITHER EXPIRED OR WERE NEVER ISSUED. OBTAIN RELATED PERMITS TO ENSURE WORK IS DONE SAFELY/PROPERLY AND INSPECTED BY THE CITY BUILDING DIVISION
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	10/1/2025				PROPERTY IS SEVERLY OVERGROWN AND UNMAINTAINED. TRASH AND DEBRIS ARE STREWN ABOUT THE ENTIRE PROPERTY. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE
SECTION 82-181. - DEFINITION.	ROBERT MOORE	10/1/2025				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	ROBERT MOORE	10/1/2025				STRUCTURE IS UNSECURED AND REPORTEDLY BEING FREQUENTED BY HOMELESS. MISSING DOORS AND NO TYPES OF SECURITY PRESENT POSE A DANGER AND ARE UNSAFE. PROPERTY NEEDS TO BE ADEQUATELY SECURED AND MAINTAINED
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	ROBERT MOORE	10/1/2025	10/17/2025			FENCING ON PROPERTY IS IN DISREPAIR AND NEEDS TO BE EITHER REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE FRONT FENCE REMOVED

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-1040

Petitioner,

VS.

MDARQ INVESTMENTS INC

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, ROBERT MOORE, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	2			\$37.50

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

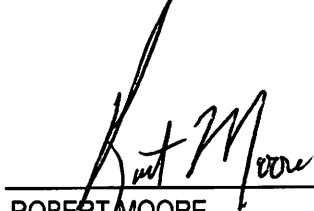
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$26.58	3	\$26.58

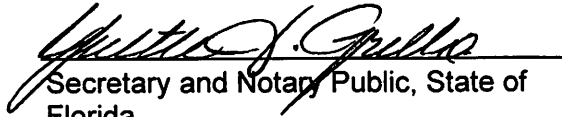
Total Costs: \$290.08

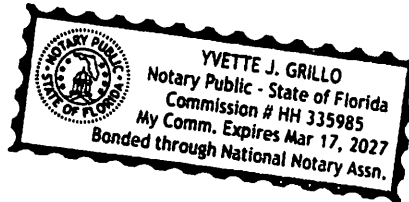
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


ROBERT MOORE
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
by ROBERT MOORE who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

2844-029-009

[GOOGLE Street View](#)

Prime Key: 1254540

[MAP IT+](#)

Current as of 10/1/2025

[Property Information](#)

MDARQ INVESTMENTS INC
10198 PRESERVE CT
IJAMSVILLE MD 21754-8506

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 01

Acres: .18

Situs: 924 NW 1ST ST OCALA

[Current Value](#)

Land Just Value	\$17,000
Buildings	\$328
Miscellaneous	\$0
Total Just Value	\$17,328
Total Assessed Value	\$17,328
Exemptions	\$0
Total Taxable	\$17,328

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$13,600	\$19,615	\$0	\$33,215	\$33,215	\$0	\$33,215
2023	\$8,160	\$16,288	\$0	\$24,448	\$16,017	\$0	\$16,017
2022	\$8,160	\$15,774	\$0	\$23,934	\$14,561	\$0	\$14,561

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8393/1878	08/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$69,900
8393/1054	08/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$51,500
8094/0586	07/2023	62 DISTR	0	U	I	\$100
8393/1052	02/2011	71 DTH CER	0	U	I	\$100
2392/1076	07/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$11,000
1544/1564	12/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$11,500
1340/1967	03/1986	05 QUIT CLAIM	0	U	I	\$100
1258/0253	12/1984	05 QUIT CLAIM	0	U	I	\$100
1249/0354	06/1984	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 053

WEST END OCALA
BLK 29 LOTS 9.11

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

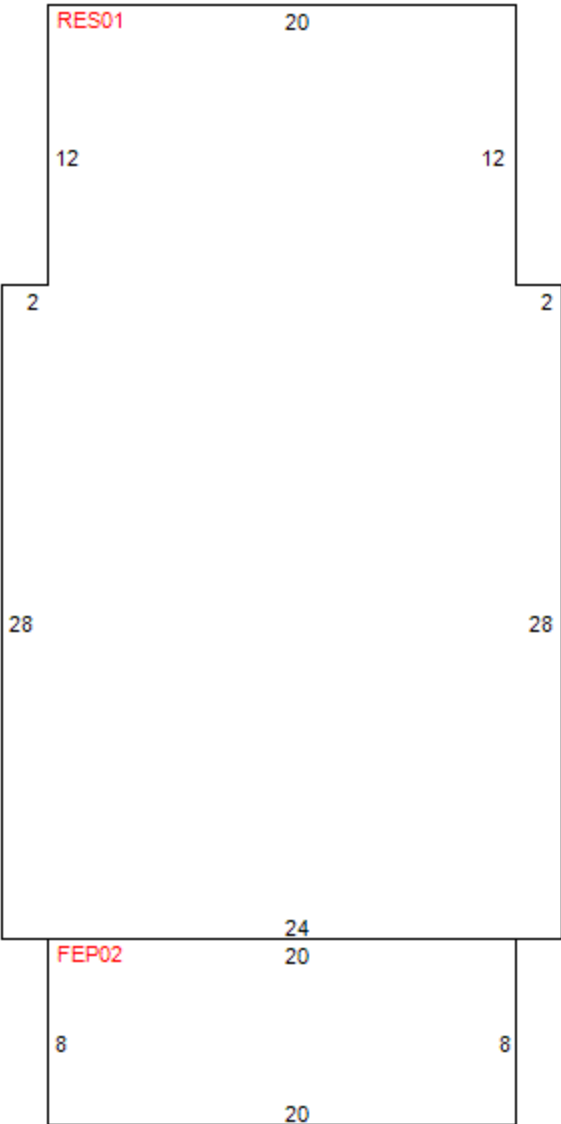
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	100.0	R3	80.00	FF	250.0000	1.00	0.85	1.00	17,000	17,000
Neighborhood 4489											Total Land - Class \$17,000	
Mkt: 8 70											Total Land - Just \$17,000	

[Traverse](#)

Building 1 of 1

RES01=L24U28R2U12R20D12R2D28.L2

FEP02=D8L20U8R20.L26U28



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0

Year Built 1938
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade	1	Architecture	0 - STANDARD SFR
Inspected on	12/12/2024 by 254	Base Perimeter	128

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1938	N	0 %	0 %	912	912
FEP	0226	- SIDING-NO SHTG	1.00	1938	N	0 %	0 %	160	160

Section: 1

Roof Style: 10 GABLE	Floor Finish: 28 SOFTWD ON WOOD	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	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: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Total Value - \$0							

Appraiser Notes

UDU IN BACK N/A

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-0506	2/28/2025	-	DOOR C/O SAME FOR SAME
BLD24-2035	9/4/2024	9/18/2024	RE-ROOF
DEMO23-0106	1/3/2024	-	PHILLIPS / DEMO
OC01406	9/1/2000	-	RES REPAIR ADDITION

Cost Summary

Buildings R.C.N.	\$961	1/24/2025				
Total Depreciation	(\$720)					
Bldg - Just Value	\$241		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$0	3/11/2011	1	\$961	(\$720)	\$241
Land - Just Value	\$17,000	3/25/2025				
Total Just Value	\$17,241	.				

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:
Yvette Marva
RTR Title
189 South Orange Avenue
Suite 840S
Orlando, FL 32801
Property Appraisers Parcel Identification (Folio) Numbers:
2844-029-009

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **5th day of August, 2024** by **Juanita Delgado, a single woman**, whose post office address is **1672 Horseshoe Road, Deltona, FL 32725** herein called the Grantor, to **MDARQ INVESTMENTS, INC, a Florida Limited Liability Company**, whose post office address is **10198 Preserve Court, Ijamsville, MD 21754**, hereinafter called the Grantee:
(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Marion County, State of Florida, viz.:

Lots 9 and 11, Block 29, WEST END ADDITION TO OCALA, according to the Plat thereof, as recorded in Plat Book "A", Page 53, of the Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

924 Northwest 1st Street, Ocala, FL 34475

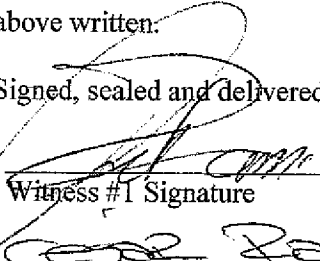
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

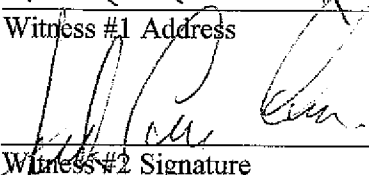
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


Witness #1 Signature

Cesar Ramirez
Witness #1 Printed Name

522 S Hunt club blvd
ADOPHA FL 32703
Witness #1 Address

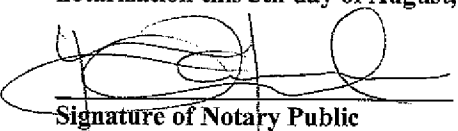

Witness #2 Signature

VINO OSORIO
Witness #2 Printed Name

32608 Hollywood Ln
West Chapel, FL 33517
Witness #2 Address

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5th day of August, 2024, by Juanita Delgado.


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



Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: FL DL



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
MDARQ INVESTMENTS, INC

Filing Information

Document Number P22000012460
FEI/EIN Number 88-0794981
Date Filed 02/10/2022
Effective Date 02/09/2022
State FL
Status ACTIVE

Principal Address

6009 S ORANGE AVE
UNIT 6021A
ORLANDO, FL 32809

Mailing Address

10198 PRESERVE CT
IJAMSVILLE, MD 21754

Registered Agent Name & Address

DUARTE PARDO, MARIA D
6009 S ORANGE AVE
UNIT 6021A
ORLANDO, FL 32809

Officer/Director Detail

Name & Address

Title P

DUARTE PARDO, MARIA D
10198 PRESERVE CT
IJAMSVILLE, MD 21754

Annual Reports

Report Year	Filed Date
2023	04/12/2023
2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/12/2023 -- ANNUAL REPORT	View image in PDF format
02/10/2022 -- Domestic Profit	View image in PDF format

▼ DEMO23-0106

Edit

Notes

Status	ISSUED			
Applicant	PHILLIPS WARREN	Applied	09/01/2023	PMC
Type	RES DEMOLITION	Approved	01/03/2024	JAB
SubType	RESIDENTIAL	Issued	01/03/2024	JAB
Description	PHILLIPS / DEMO	Expired	10/02/2024	MRW

▼ 2844-029-009

**DEMO PERMIT = EXPIRED &
NOT FINALED**

Type	ADDRESS			
Address	924 NW 1ST ST			
City	OCALA	State	FL	Zip
Tract		Block		Lot
Subdivision	WEST END OCALA			

Custom Screens >

Contacts 4

Owner: PHILLIPS WARREN

Add Contacts

Default

BLD24-3013

Edit

Notes

Status	APPROVED TO ISSUE		
Applicant	SV CONTRACTING AND SERVICES LLC (CBC)	Applied	12/06/2024 ECON
Type	RES BLDG	Approved	08/04/2025 DMC
SubType	REPAIR/RENOVATION	Issued	
Description	MDARQ HOME RENO	Expired	

PERMIT NEVER
ISSUED

2844-029-009

Type	ADDRESS		
Address	924 NW 1ST ST		
City	OCALA	State	FL
Tract		Block	29
Subdivision	WEST END OF OCALA	Zip	34475

Custom Screens

Contacts 7

Owner: MDARQ INVESTMENTS INC



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

10/06/2025

MDARQ INVESTMENTS INC
10198 PRESERVE CT
IJAMSVILLE, MD. 21754-8506

MDARQ INVESTMENTS INC
DUARTE PARDO MARIA D (REGISTERED AGENT)
6009 S ORANGE AVE UNIT 6021A
ORLANDO, FL. 32809

Respondent(s) _____ /

Location of Violation: 424 NW 1ST ST|2844-029-009

Case Number: CE25-1040

Officer Assigned: Robert Moore

Required Compliance Date: 10/24/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

SECTION 82-181. - DEFINITION.

STRUCTURE IS UNSECURED AND REPORTEDLY BEING FREQUENTED BY HOMELESS. MISSING DOORS AND NO TYPES OF SECURITY PRESENT POSE A DANGER AND ARE UNSAFE. PROPERTY NEEDS TO BE ADEQUATELY SECURED AND MAINTAINED

SECTION 122-51 BUILDING PERMIT REQUIRED

OBVIOUS AND APPARENT RENOVATION WORK REQUIRES CITY ISSUED BUILDING PERMIT. PAST PERMITS HAVE EITHER EXPIRED OR WERE NEVER ISSUED. OBTAIN RELATED PERMITS TO ENSURE WORK IS DONE SAFELY/PROPERLY AND INSPECTED BY THE CITY BUILDING DIVISION

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

FENCING ON PROPERTY IS IN DISREPAIR AND NEEDS TO BE EITHER REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
PROPERTY IS SEVERLY OVERGROWN AND UNMAINTAINED. TRASH AND DEBRIS ARE STREWN ABOUT THE ENTIRE PROPERTY. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Robert Moore Environmental Enforcement Officer
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: CE25-1040

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

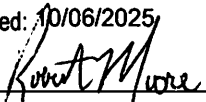
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/06/2025 post the Notice of Violation & Public Hearing to the property, located at 924 NW 1ST ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

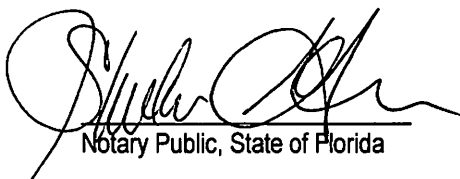
Dated: 10/06/2025



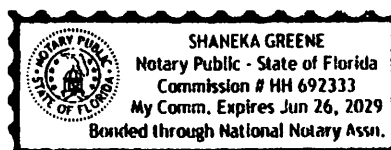
Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/06/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





Oct 6, 2025 at 11:11:35 AM
City of Ocala
Environmental Enforcement



OCALA

**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

Office DEPOT



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

10/06/2025

MDARQ INVESTMENTS INC
10198 PRESERVE CT
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Respondent(s) _____

Location of Violation: 424 NW 1ST ST2844-029-009

Case Number: CE25-1040

Officer Assigned: Robert Moore

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COMPLIANCE WITH CITY CODE

SECTION 34-25 WEEDS AND UNLAWFUL GROWTHS
PROPERTY IS SEVERELY OVERGROWN AND UNLAWFUL GROWTHS ARE TREW ALONG THE
ENTIRE PROPERTY. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE

Oct 6, 2025 at 11:11:26 AM
City of Ocala
Environmental Enforcement

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

CASE NO: CE25-1040

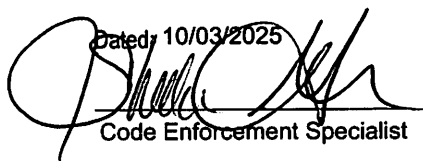
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/03/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

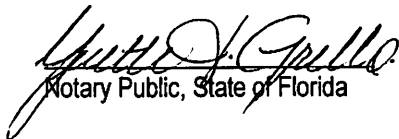
FURTHER, AFFIANT SAYETH NAUGHT.

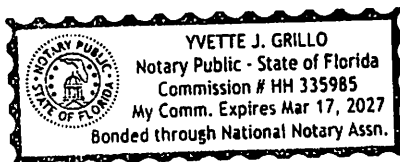
Dated: 10/03/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/03/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Oct 27, 2025 at 11:54:50 AM
City of Ocala
Environmental Enforcement



Oct 27, 2025 at 11:54:28 AM
City of Ocala
Environmental Enforcement



Oct 24, 2025 at 8:27:01 AM
City of Ocala
Environmental Enforcement



Oct 24, 2025 at 8:27:20 AM
City of Ocala
Environmental Enforcement



Oct 24, 2025 at 8:27:34 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:56:05 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:56:26 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:56:51 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:57:48 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:57:56 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:57:59 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:58:36 AM
City of Ocala
Environmental Enforcement



Oct 17, 2025 at 7:59:55 AM
City of Ocala
Environmental Enforcement



EVERB



431

TM



EVERB

Oct 1, 2025 at 9:00:03 AM
City of Ocala
Environmental Enforcement

DOCS 2-3431

VERBIT



Oct 1, 2025 at 9:00:19 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:00:23 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:00:32 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:01:06 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:09:19 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:09:23 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:10:14 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 8:59:28 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 8:59:43 AM
City of Ocala
Environmental Enforcement



Oct 1, 2025 at 9:00:00 AM
City of Ocala
Environmental Enforcement



9/24/24, 11:51 AM
City of Ocala
Environmental Enforcement Division



WC MILL 785
LB NO. 2
1

WC MILL 785
LB NO. 2

9/24/24, 1:51 PM
City of Ocala
Environmental Enforcement Division