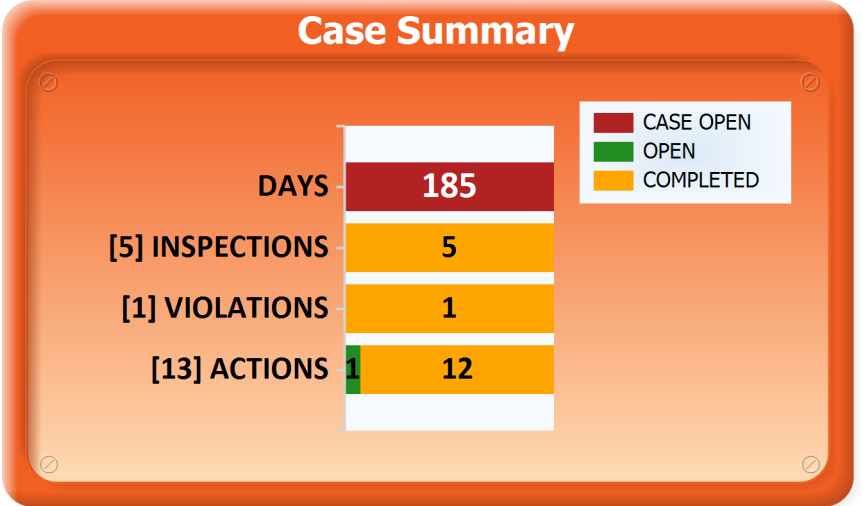


Description: REPEAT VIOLATOR- Overgrowth			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/11/2025	Closed:	Last Action: 2/12/2026	Flw Up: 1/12/2026
Site Address: 328 SW MARTIN L KING AVE OCALA, FL 34471			
Site APN: 2262-004-003		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			
RESPONDENT 1	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			
RESPONDENT 2	HOME DREAM VENTURES LLC	6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ 85266			
RESPONDENT 3	SPIEGEL & UTRERA, P.A.	(REGISTERED AGENT) MIAMI, FL 33145			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$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	4	\$88.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$184.91	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$413.50	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$413.50	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	53	\$13,250.00	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	101	\$50,500.00	\$0.00						
Total Paid for DAILY FINES:			\$63,750.00	\$0.00						
TOTALS:			\$64,448.41	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS		NOTES			
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	8/11/2025	1/12/2026		REPEAT VIOLATOR		Repeat violator. Overgrowth upon the property. Cut and clean the property.			



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0883**

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	8/11/2025	8/11/2025	NON COMPLIANT		Repeat violator. Overgrowth observed upon the property. Cut and clean the property.
HEARING INSPECTION	JLB	9/8/2025	9/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
FOLLOW UP	JLB	9/25/2025	9/29/2025	NON COMPLIANT		While in the area, I observed the property had been cut, but not cleaned. Tree debris remained upon the property. Photo attached.
COMPLIANCE	JLB	10/3/2025	10/3/2025	NON COMPLIANT		<b>MASSEY INSPECTION</b> I conducted a compliance inspection per Final Administrative Order. I observed the property had been cut, however the property was not free of tree debris. Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed. Proceed to non-compliance hearing.
COMPLIANCE	JLB	1/12/2026	1/12/2026	NON COMPLIANT		<b>CUT AND CLEAN</b> I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property was brought into (involuntary) compliance. Photo attached. Fines and fee remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES

PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/13/2025	Repeat Violator  Compliance date: Immediate  Hearing date : 09/10/2025
CERTIFIED MAIL	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH MAILED (3) 91 7199 9991 7039 7684 0921 HOME DREAM VENTURES LLC PO BOX 1965 MATTHEWS, NC. 28106-1965  91 7199 9991 7039 7684 0938 HOME DREAM VENTURES LLC 6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ. 85266  91 7199 9991 7039 7684 0945 SPIEGEL & UTRERA P.A (REGISTERED AGENT) 1840 SW 22ND ST 4TH FLOOR MIAMI, FL. 33145
OFFICER POSTING	JENNIPHER L BULLER	8/13/2025	8/13/2025	NOVPH READY FOR POSTING  Notice of Violation and Public Hearing posted upon the property.





# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-0883**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/3/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 11th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$184.91 by October 2nd, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025	9/11/2025	NEW BUSINESS

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0883**

CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	<p>FOF 91 7199 9991 7039 7682 0657 HOME DREAM VENTURES LLC PO BOX 1965 MATTHEWS, NC. 28106-1965</p> <p>91 7199 9991 7039 7682 0640 HOME DREAM VENTURES LLC 6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ. 85266</p>
OFFICER POSTING	JENNIPHER L BULLER	9/15/2025	9/15/2025	<p>FOF READY TO POST Final Administrative Order posted upon the property.</p>
MASSEY	YVETTE J GRILLO	10/9/2025	10/13/2025	
CLEAN-UP	SHANEKA GREENE	1/5/2026	1/5/2026	REQUEST SENT FOR CUT AND CLEAN SENT TO PURE CUTS
ADMIN POSTING	SHANEKA GREENE	1/21/2026	1/21/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026	<p>NON-COMP HEARING NOTICE MAILED (2) 9489 0090 0027 6697 0491 20 HOME DREAM VENTURES LLC PO BOX 1965 MATTHEWS, NC. 28106-1965</p> <p>9489 0090 0027 6697 0491 37 HOME DREAM VENTURES LLC 6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ. 85266</p>
OFFICER POSTING	JENNIPHER L BULLER	1/22/2026	1/22/2026	<p>NON-COMP HEARING NOTICE READY FOR POSTING The notice was posted upon the property.</p>
MASSEY	YVETTE J GRILLO	2/12/2026		MASSEY FOR LIEN

MASSEY	YVETTE J GRILLO	2/12/2026		PROPERTY VALUE \$8,580.00 HARD COSTS \$698.41 FINES \$63,750.00 (\$6,375.00 10% REDUCTION) TOTAL LIEN \$7,073.41
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**PURE CUTS LAWN & MAINTENANCE LLC**

160 Juniper Trail  
Ocala, FL 34480  
(352) 678-8531 / service@pure-cuts.com  
www.pure-cuts.com



To:

City of Ocala Code Enforcement Department

201 se 3rd St. 2nd floor

Ocala, FL 34471

Invoice # 9635

Invoice Date: 1/10/2026

Date of Completion: 1/9/2026

**Total Amount Due \$ 413.50**

Location: 328 SW MLK Ave

Case Number CE25-0883

Description	Acreage / Weight	Amount
LOT CLEARING	17.00	\$ 195.00
DUMP	460 lb	\$ 218.50
	<b>TOTAL</b>	<b>\$ 413.50</b>

Case# CE 25 - 0883

Vendor# 7869

Contract # 250349

Acct # 103-016-711-524-52-46020

OK TO PAY  
[Signature]  
5706

\*5044343\*

MARION COUNTY BOCC

5601 SE 66th Street  
Ocala, FL 34480  
352-671-8465

Ticket: 5044343

Date: 1/9/2026

Time: 15:55:21 - 16:13:13

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Comment: JUNK

Gross: 10940 lb In Scale 1

Tare: 10380 lb Out Scale 2

Net: 460 lb

Tons: 0.23

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.23 Ton

Rate: \$65.00/TON

Amount: \$ 14.95

Total Taxes: \$ 0.00

Total Amount: \$ 14.95

Other: xxxx- - Approved: 000239973: :

Change: 0.00

Weighmaster: ASE

Driver:

**No Horsin' Around with Marlon  
Step It Up \* Pick It Up \* Don't Litter**

**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: CE25-0883**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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


1. I did on 01/22/2026 post the Notice of Non-Compliance Hearing to the property, located at 328 SW MARTIN L KING AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

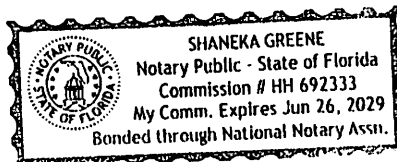
**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 01/22/2026  
  
Supervisor

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/22/2026 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  
1/22/2026 10:01 AM





MENT  
-8309  
MOVE THIS  
T APPROVAL  
CITY CODE  
NT DIVISION

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

NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 1/21/2026

Case No: CE25-0883

To: HOME DREAM VENTURES LLC  
PO BOX 1965  
MATTHEWS, NC. 28106-1965

HOME DREAM VENTURES LLC  
6758 E NIGHTINGALE STAR CIRCLE  
SCOTTSDALE, AZ. 85266

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, 328 SW MARTIN L KING AVE, Ocala, Florida, 2262-004-003 Legal Description SEC 13 TWP 15 RGE 21 ANDERSONS AD OCALA LOT 3 & N 13 1/3 FT OF LOT 4 & S 13 1/3 FT OF LOT 2 & E 2 FT OF N 33 1/3 FT OF LOT 7 & E 2 FT OF S 33 1/3 FT OF LOT 6 BK 4 ALSO DESC AS FOLLOWS: COM 66.66 FT N OF SE COR OF BLK 4 OF ANDERSONS ADD TO OCALA PLAT REC IN A-75 TH N 66.66 FT TH W 90 FT TH S 66.66 FT TH E 90 FT TO POB., is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 2/12/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been canceled.

City of Ocala  
Code Enforcement Division  
1/22/2026 10:01 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: CE25-0883

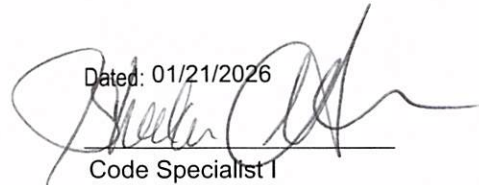
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 01/21/2026 post the Notice of Non-Compliance 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.

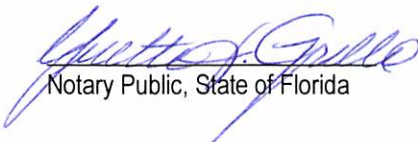
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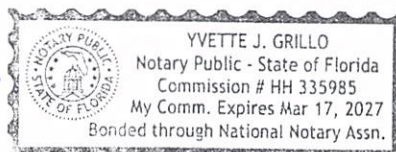
Dated: 01/21/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 01/21/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida



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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

**Date: 1/21/2026**

**Case No: CE25-0883**

**To: HOME DREAM VENTURES LLC  
PO BOX 1965  
MATTHEWS, NC. 28106-1965**

**HOME DREAM VENTURES LLC  
6758 E NIGHTINGALE STAR CIRCLE  
SCOTTSDALE, AZ. 85266**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennifer Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, **328 SW MARTIN L KING AVE**, Ocala, Florida, **2262-004-003** Legal Description **SEC 13 TWP 15 RGE 21 ANDERSONS AD OCALA LOT 3 & N 13 1/3 FT OF LOT 4 & S 13 1/3 FT OF LOT 2 & E 2 FT OF N 33 1/3 FT OF LOT 7 & E 2 FT OF S 33 1/3 FT OF LOT 6 BK 4 ALSO DESC AS FOLLOWS: COM 66.66 FT N OF SE COR OF BLK 4 OF ANDERSONS ADD TO OCALA PLAT REC IN A-75 TH N 66.66 FT TH W 90 FT TH S 66.66 FT TH E 90 FT TO POB.**, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on **2/12/2026** in the **City Council Chamber, City Hall**, of the **City of Ocala, 110 SE Watula Avenue**, at **5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

**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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 21<sup>st</sup> day of January 2026

*Shaneka Greene*

Shaneka Greene

Secretary, Municipal Code Enforcement Board





City of Ocala  
Code Enforcement Division  
1/12/2026 10:23 AM



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

**THE CITY OF OCALA**  
Petitioner,

**CASE NO: CE25-0883**

vs.

**HOME DREAM VENTURES LLC  
PO BOX 1965  
MATTHEWS, NC 28106-1965**

**HOME DREAM VENTURES LLC  
6758 E. NIGHTINGALE STAR CIRCLE  
SCOTTSDALE, AZ 85266**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 09/18/2025 01:14:10 PM  
FILE #: 2025125388 OR BK 8715 PGS 1597-1599  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; September 10th, 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. FINDINGS OF FACT:**

- A.** The Respondent(s), **HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS, NC 28106-1965, HOME DREAM VENTURES LLC, 6758 E. NIGHTINGALE STAR CIRCLE, SCOTTSDALE, AZ 85266**, owner(s) in charge of the property described as: **328 SW MARTIN L. KING AVE | 2262-004-003, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 11th, 2025, and September 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **HOME DREAM VENTURES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, 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): 34-95 as a Repeat Violator and order to:
  - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 11th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
  - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.

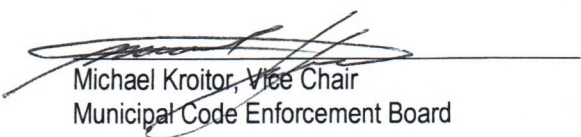
(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$184.91 by October 2nd, 2025.

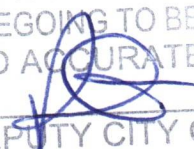
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426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

**DONE AND ORDERED;** this 10<sup>th</sup> day of September 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Kroitor, Vice Chair  
Municipal Code Enforcement Board

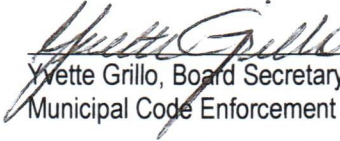


THIS IS TO CERTIFY THE  
FOLLOWING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK



## 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: HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS, NC 28106-1965, HOME DREAM VENTURES LLC, 6758 E. NIGHTINGALE STAR CIRCLE, SCOTTSDALE, AZ 85266, SPIEGEL & UTERA P.A., (Registered Agent) 1840 SW 22<sup>ND</sup> ST, 4<sup>TH</sup> FLOOR, MIAMI, FL 33145, this 10<sup>th</sup> day of September 2025.

  
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 OCTOBER 9TH, 2025, 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.**





City of Ocala  
Code Enforcement Division  
8/11/2025 11:45 AM