

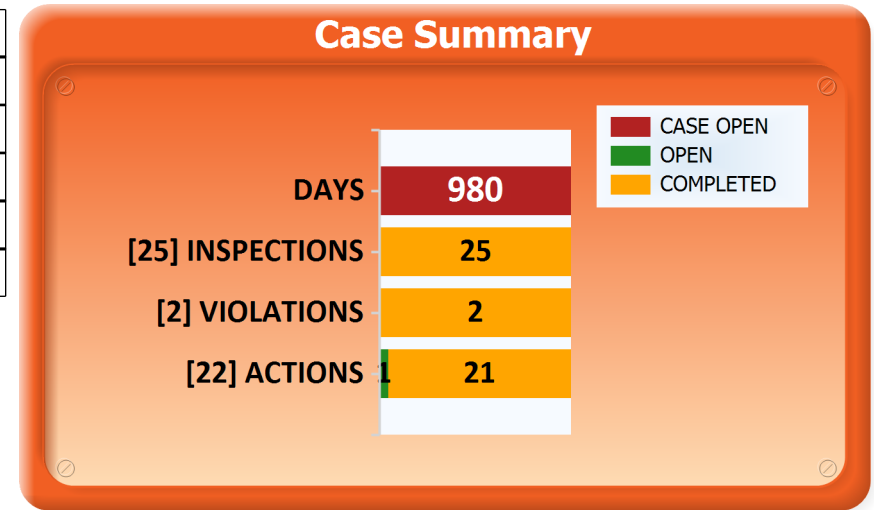


Case Details - No Attachments

City of Ocala

Case Number
2022_8624

Description: STRUCTURE FIRE			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 10/4/2022	Closed:	Last Action: 6/12/2025	Flw Up: 4/29/2025
Site Address: 467 NW 18TH AVE OCALA, FL 344826212			
Site APN: 22603-000-00		Officer: HECTOR D REYES	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	DALE HOLLINGSWORTH	10/31/2024	10/31/2024	NOVPH
ADMIN POSTING	SHANEKA GREENE	4/29/2025	4/29/2025	NOTICE OF NON-COMP HEARING
CERTIFIED MAIL	SHANEKA GREENE	9/9/2024	9/9/2024	NOVPH 91 7199 9991 7039 6526 3632 MCCONICO SR, SCOTTIE 2775 NW 49TH AVE #241 OCALA FL 34482
CERTIFIED MAIL	SHANEKA GREENE	4/29/2025	4/29/2025	NOTICE OF NON-COMP HEARING MAILED 91 7199 9991 7039 7682 2101 MCCONICO SCOTTIE SR 2775 NW 49TH AVE UNIT 241 OCALA, FL 34482



OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8624

CERTIFIED MAIL	YVETTE J GRILLO	11/19/2024	11/19/2024	FOF 91 7199 9991 7039 7937 5383 MCCONICO SR, SCOTTIE 2775 NW 49TH AVE, UNIT 241 OCALA, FL 34482-6212
CONTACT	HECTOR D REYES	11/12/2024	11/12/2024	I received a call from the property owner Mr. McConico 352-497-4452.
CONTACT	HECTOR D REYES	1/24/2025	1/24/2025	I received a call from the property owner Mr. Scotty 352-497-4452 advising most of the demo debris was removed and wanted me to look at what was done.
CONTACT	HECTOR D REYES	1/28/2025	1/28/2025	Property owner Scotty McConnico 352-497-4452 called asking about the next hearing date.
CONTACT	HECTOR D REYES	4/21/2023	4/21/2023	On 4/21/2023 I called the new property owner and he advised there was an issue with paperwork on the closing dated and everything was resubmitted yesterday afternoon. Waiting for a copy of the deed.
CONTACT	HECTOR D REYES	4/7/2023	4/7/2023	On 4/7/2023 at 1:30pm I received a call from the new property owner Mr. Scotti Mcconico at 352-497-4452 advising he just bought the property and wanted an extension to DEMO the property. I will be speaking to Jeff Ball and Jimmy on 4/11.
CONTACT	HECTOR D REYES	10/11/2022	10/11/2022	On 10/11/2022 I received a call from the property owner Mrs. Denis Kanki at 305-798-8920 asking for an extension as she just filled out a claim for the insurance and they will be demolishing the property.
EMAIL	HECTOR D REYES	4/29/2025	4/29/2025	Email received from code enforcement supervisor Jennipher Buller advising demo permit was final and an affidavit of noncompliance with violations fee and pros cost was needed and it was completed and sent to admin.
EMAIL	HECTOR D REYES	8/31/2023	8/31/2023	On 8/31/2023 I received an email from admin advising the property owner applied for DEMO permit DEMO23-0105 but not issued yet. Inspection scheduled for next week.

HEARING CODE BOARD	YVETTE J GRILLO	11/14/2024	11/14/2024	New Business
MASSEY	YVETTE J GRILLO	1/9/2025	1/10/2025	
MASSEY	YVETTE J GRILLO	6/12/2025		MASSEY FOR FILING OF LIEN ON DAILY FINES MCPA Value: \$5,432.00. Hard Costs: \$346.41 Fines: \$84,300.00 - Assess at \$4,215.00 (5%) Total Lien Requested: \$4,561.41
MEETING	HECTOR D REYES	8/23/2023	8/23/2023	On 8/23/2023 I met with the property owner Mr. Scotty McConico 352-497-4452 at the property and went over the DEMO permit application because he had some questions and I directed him to the permit department. He asked for a two weeks extension and it was granted. See photos attached.
OFFICER POSTING	HECTOR D REYES	9/9/2024	9/9/2024	NOVPH
OFFICER POSTING	ROBERT MOORE	11/20/2024	11/20/2024	posted FAO to property
OFFICER POSTING	JENNIPHER L BULLER	4/30/2025	4/30/2025	NOTICE OF NON-COMP HEARING READY TO POST Notice of Non-Compliance Hearing (lien) posted upon the property. Photos attached.
REGULAR MAIL	HECTOR D REYES	10/5/2022	10/5/2022	CLTO
				Find the Respondent(s) guilty of violating city code section(s): 82-181 and 82-182 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted additions and improvements by 4:00pm on Thursday, January 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove

Case Details - No Attachments

City of Ocala

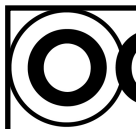
Case Number
2022_8624

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/12/2024	11/12/2024	<p>the unpermitted additions or improvements by 4:00pm on Thursday, January 2nd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, 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 \$346.41 by January 2nd, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MCCONICO SR, SCOTTIE	2775 NW 49TH AVE UNIT 241 OCALA, FL 34482-6212			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number
2022_8624

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	2	\$44.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	20	\$250.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$346.41	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	843	\$84,300.00	\$0.00						
Total Paid for DAILY FINES:			\$84,300.00	\$0.00						
TOTALS:			\$84,646.41	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS			NOTES		

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8624

CASE REVIEW	HECTOR DELVALLE REYES	4/11/2023	4/11/2023	COMPLETED	<p>Talk to Jeff Ball about this case, property sold. On 4/11/2023 I met with Jeff Ball, Senior Code Enforcement Officer and it was decided to remove the case from the 4/13 hearing and restart the case and send a CLTO to the new owner. The new owner is Scottie E. McConico, Corp at 352-497-4452 and address 2775 NW 49TH AVE, SUITE 241, OCALA, FL, 34482. The sale was completed today and no new deed in MCPA yet. I left a voice mail for Mr. Mcconico requesting a call back at 1235pm and advising the case was removed from the hearing. See new owner info attached and case removed from the 4/13 hearing and email sent to admin to remove from the docket. At 1:05pm Mr. Mcconico call and I advised him the case was removed from the hearing and it will be restarted and a new CLTO will sent to him.</p>
CASE WORK	HECTOR DELVALLE REYES	1/3/2024	1/3/2024	NON COMPLIANT	<p>Check on DEMO permit progress. on 1-3-2024 I inspected the property and observed no progress on the demo permit, but during a search on track it I found that the permit has been extended until 5-5-2024 inspection rescheduled. See photos attached. Called property owner and left a voice message at 352-497-4452 requesting an update.</p>
CASE WORK	HECTOR DELVALLE REYES	11/2/2023	11/2/2023	NON COMPLIANT	<p>Check on DEMO permit progress. On 11/2/2023 I inspected the property and observed no progress with the DEMO of the property. I called the property owner Mr. Scotty at 352-497-4452 and he stated they city and gas company had to come to the property and mark/check the property again because a gas line runs near the property and DEMO will begin in the middle of November. See photos attached.</p>



Case Details - No Attachments

City of Ocala

Case Number

2022_8624

CASE WORK	HECTOR DELVALLE REYES	10/5/2023	10/5/2023	NON COMPLIANT	Check of DEMO permit progress. On 10/5/2023 I inspected the property and observed no progress on the DEMO of the home. See photos attached, I called the property owner Mr. Scotty at 352-497-4452 and he stated they will begin the DEM at the end of October.
CASE WORK	HECTOR DELVALLE REYES	8/23/2023	8/23/2023	NON COMPLIANT	On 8/23/2023 I met with the property owner Mr. Scotty McConico 352-497-4452 at the property and went over the DEMO permit application because he had some questions and I directed him to the permit department. He asked for a two weeks extension and it was granted. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	8/1/2023	8/1/2023	NON COMPLIANT	On 8/1/2023 I inspected the property and also received a voice message from the property owner Mr. Scotty at 352-497-4452 advising he was at the permit department and should have the permit submitted by the end of this week. See photos attached and follow up inspection schedule for next week.
CASE WORK	HECTOR DELVALLE REYES	7/6/2023	7/6/2023	NON COMPLIANT	On 7/6/2023 I inspected the property and spoke to the new property owner Mr. Scottie McConico at 352-497-4452 and he advised that he spoke to Mr. Bentley construction and he will be applying for the demo permit in the next couple of days. Extension granted. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	4/27/2023	4/27/2023	NON COMPLIANT	Check on new deed to send CLTO. On 4/27/2023 I found a new deed for the sale of the property and new owner information. Address changed and new CLTO sent to admin. I called the new property owner Mr. Scottie McConico at 352-497-4452 and reminded him to apply for the demo permit. See photos attached.



Case Details - No Attachments

City of Ocala

Case Number

2022_8624

CASE WORK	HECTOR DELVALLE REYES	3/1/2023	3/1/2023	NON COMPLIANT		Check on violations progress. On 3/1/2023 I inspected the property and observed all violations remain noncompliance and no permits applied. See photos and permit info attached. I called the property owner Mrs. Kanki 305-798-8920 and left a voice message.
CASE WORK	RSM	11/20/2024	11/20/2024	NON COMPLIANT	POSTED ORDER	On 11-20-24, I posted the Municipal Code Enforcement Board's FINAL ADMINISTRATIVE ORDER to the property. Photos attached and affidavit of posting completed and submitted to Admin.
CASE WORK	HDR	1/24/2025	1/24/2025	NON COMPLIANT		On 1/24/2025 I responded to the property per a call from the property owner advising most of the demo debris was removed. Upon my arrival I observed most of the debris was removed but some remains, and the property needs to be mowed and cleaned. See photos attached and follow up inspection scheduled. I called the property owner and went over what is needed to be done to comply with the code board order.
CASE WORK	HDR	1/28/2025	1/28/2025	COMPLETED		On 1/28/2025 I received a call from the property owner Scotty McConnico asking when will the next hearing be, and I explained to him that because he was found guilty/noncompliance on the Massey hearing the next hearing will be for the order of the lien on the property and it is not scheduled yet. I explained to him that once he brings the property into compliance and pay the pros cost, he can ask for a petition hearing to lower the violations fee.

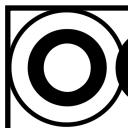


Case Details - No Attachments

City of Ocala

Case Number
2022_8624

CASE WORK	HDR	4/29/2025	4/29/2025	COMPLETED		On 4/29/2025 I received a email from Jennipher Buller Code Enforcement Supervisor advising a final inspection was completed today 4/29/2025 for DEMO23-0105 permit and a new (CE25-0357 case was open for the debris and now the overgrowth left at the property. Affidavit of noncompliance for the pros cost and violations sent to admin. See photo attached.
CODE BOARD INSPECT	HECTOR DELVALLE REYES	4/7/2023	4/7/2023	NON COMPLIANT		Onn4/7/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for as of this morning I called the property owner Mrs. Denise Kanki at 305-798-8920 and she stated that the property was sold but no new deed at MCPA yet. Waiting to speak to Jeff Ball about this case. See photos attached.
CODE BOARD INSPECT	HDR	11/12/2024	11/12/2024	NON COMPLIANT		On 11/12/2024 I inspected the property and observed it remains noncompliance and the pile of debris from the demolition remains at the property and it is now overgrown, permit DEMO23-0105 expired on 8/8/2024 without a final inspection. See photos attached and case moving forward to hearing. I received a call from the property owner Mr. Scotty McConico 352-497-4452 asking for the date, time and location of the hearing and I gave him the information.
COMPLIANCE	HDR	1/3/2025	1/6/2025	NON COMPLIANT		MASSEY INSPECTION On 1/6/2025 I inspected the property and observed it remains noncompliance, see photos attached and affidavit of noncompliance sent to admin.
FOLLOW-UP	HECTOR DELVALLE REYES	10/16/2024	10/16/2024	NON COMPLIANT		Check on violation and permit progress. On 10/16/2024 I inspected the property and observed it remain noncompliance and permit DEMO23-0105 remains expired as of 8/8/2024. See photos attached and case moving forward to hearing.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8624

FOLLOW-UP	HECTOR DELVALLE REYES	9/9/2024	9/9/2024	NON COMPLIANT		Check if permit extended. On 9/9/2024 I inspected the property and observed the home was demolished but the debris remains at the property, and it is also overgrown, I verified permit DEMO23-0105 remains expired as of 8/8/2024 and message left for the property owner Mr. Scotty at 352-497-4452 requesting a call back. See photos attached and NOVPH posted at the property and sent to admin with affidavit of posting. Follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	8/9/2024	8/9/2024	NON COMPLIANT		Verify permit final. On 8/8/2024 I received a call from the property owner Mr. Scotty at 352-497-4452 advising he was at the permit department getting the permit extended and needed some paperwork required for the extension and the permit should be extended by Monday 8/12. On 8/9/2024 I inspected the property and observed it remains noncompliance as the property was demolished but the debris remains, and the property is now also overgrown. I checked central square permit app, and the permit expired on 8/8/2024 and not extended as of this morning. Follow up inspection scheduled for two weeks.
FOLLOW-UP	HECTOR DELVALLE REYES	5/22/2024	5/22/2024	NON COMPLIANT		Check on violation and permit progress. On 5/22/2024 I verified in TRAKIT that permit DEMO23-0105 was extended until 8/8/2024. Follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	3/6/2024	3/6/2024	NON COMPLIANT		Check on demo permit progress. On 3/6/2024 I inspected the property and observed it was demo, but the debris remains at the property and permit is still active. Follow up inspection scheduled and see photos attached.



Case Details - No Attachments

City of Ocala

Case Number

2022_8624

FOLLOW-UP	HECTOR DELVALLE REYES	9/6/2023	9/5/2023	NON COMPLIANT		On 9/5/2023 I received a call from the property owner Mr. McConico at 352-497-4452 advising permit DEMO23-0105 was issued and approved with an expiration date of 2/28/2024. Inspection scheduled for day after expiration.
FOLLOW-UP	HECTOR DELVALLE REYES	5/23/2023	5/23/2023	NON COMPLIANT		On 5/23/2023 I inspected the property and observed all violations remain noncompliance and I called the new property owner Mr. McConico at 352-497-4452 and he stated he hired a DEMO contractor and they will be applying for the permit. 30 days extension granted. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	2/1/2023	2/1/2023	NON COMPLIANT		On 2/1/2023 I inspected the property and observed all violations remain noncompliance and verified in TRAKIT no permit applied for repairs or demolition. I called the property owner Mrs. Denise Kanki at 305-798-8920 and she stated the insurance claim was denied and she can't afford to demo or repair the property and asked about donating the property to the city. I explained to her the case is scheduled to go into a code board hearing. See photos attached and code board inspection scheduled. I called James Pogue Code Enforcement manage and asked about the possibility of the owner donating the property to the city and he asked me to email Joseph Switt with growth management about the donation, email sent with owner info.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8624

INITIAL	HECTOR DELVALLE REYES	10/5/2022	10/5/2022	NON COMPLIANT		On 10/5/2022 I inspected the property and observed major fire damage. Property is a dangerous structure because of the fire and was declared by the Ocala fire department. See photos attached and CLTO sent to owner at this time until contact is made. CLTO sent to admin and follow up inspection scheduled. No mortgage info found for this property. Email sent to Ocala electric requesting property owner info and phone number. No new info or phone number found for property owner in google or 411.com. Email received from OEU with a tenant name Beverly Thomas 352-512-1901, voice message left requesting a call back. See email from Fire Chief Cribbs attached.
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	DALE HOLLINGSWORTH	10/5/2022	4/29/2025			Permit DEMO23-0105 issued on 11/7/2023 and order recorded on 11/21/2024 and permit final on 4/29/25.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	10/5/2022	4/29/2025			

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

THE CITY OF OCALA

CASE NO: 2022_8624

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 11/21/2024 12:45:28 PM

FILE #: 2024154218 OR BK 8476 PGS 990-992

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

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

vs.

MCCONICO SR, SCOTTIE
2775 NW 49TH AVE, UNIT 241
OCALA, FL 34482-6212

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; November 14th, 2024, after due notice to the Respondent, **MCCONICO SR, SCOTTIE**, 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, **MCCONICO SR, SCOTTIE**, in charge of the property described as: **467 NW 18TH AVE | 22603-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 5th, 2022, and November 12th, 2024, the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-181 Dangerous Building Definitions, Section 82-182. Dangerous buildings declared nuisance; abatement required; time limits.

II. CONCLUSION OF LAW:

- A. The Respondent, **MCCONICO SR, SCOTTIE**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 82-181 Dangerous Building Definitions, Section 82-182 Dangerous buildings declared nuisance; abatement required; time limits, in that the Respondent has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 82-181 and 82-182 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted additions and improvements by 4:00pm on Thursday, January 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the unpermitted additions or improvements by 4:00pm on Thursday, January 2nd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, 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 \$346.41 by January 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, **MCCONICO SR, SCOTTIE**, 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 14th day of November 2024.

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 by mail to **MCCONICO SR, SCOTTIE, 2775 NW 49TH AVE, UNIT 241, OCALA, FL 34482-6212** this 14th day of November 2024.


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 JANUARY 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 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.

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 4/29/2025

Case No: 2022_8624

**TO: MCCONICO SCOTTIE SR
2775 NW 49TH AVE UNIT 241
OCALA, FL 34482-**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **467 NW 18TH AVE**, Ocala, Florida, **22603-000-00**, Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK E PAGE 016 E W AGNEWS ADD TO OCALA S 40 FT OF N 240 FT OF LOT 20 SUB OF NE ¼ OF NE 1/4** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

**SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS
SECTION 82-181 DEFINITION**

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 **6/12/2025** 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 29th day of April 2025

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: 2022_8624

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


STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 30th April 2025, post the **Notice of Non-Compliance Hearing** in the above styled cause of this action, located at **467 NW 18TH AVE**, Ocala, Florida, upon which the violations are alleged to exist.
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.

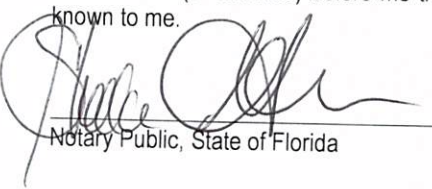
Dated this 30th day of April 2025



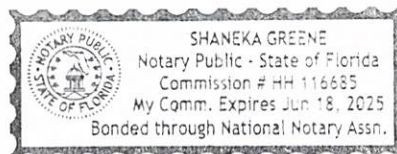
Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 30th day of April 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.



Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2022_8624

MCCONICO SCOTTIE SR
2775 NW 49TH AVE UNIT 241
OCALA FL 34482-6212
Respondent _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Hector Delvalle Reyes, Environmental Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on January 9th, 2025, the Municipal Code Enforcement Code 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 4:00pm on Thursday, January 2nd, 2025.
3. That a re-inspection was performed on January 6th, 2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have not been taken:

Abatement of violations as ordered; Section(s). 82-181 and 82-182. Demolition permit DEMO23-0105 final on 4/29/2025 and a new case opened for the demo debris and overgrown property.

5. The prosecution costs of \$346.41 and daily violations fees for 843 days at \$100.00 for \$84,300.00 and a grand total of \$84,646.41 remains unpaid.

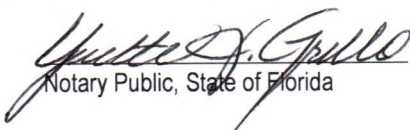
FURTHER, AFFIANT SAYETH NOT.

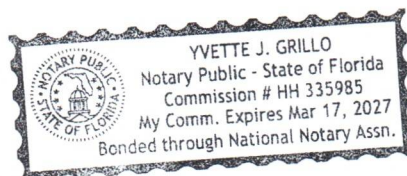
Dated this May 29th, 2025.


Hector Delvalle Reyes
Environmental Enforcement Officer
City of Ocala

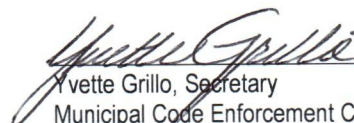
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Hector Delvalle Reyes this May 29th, 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida

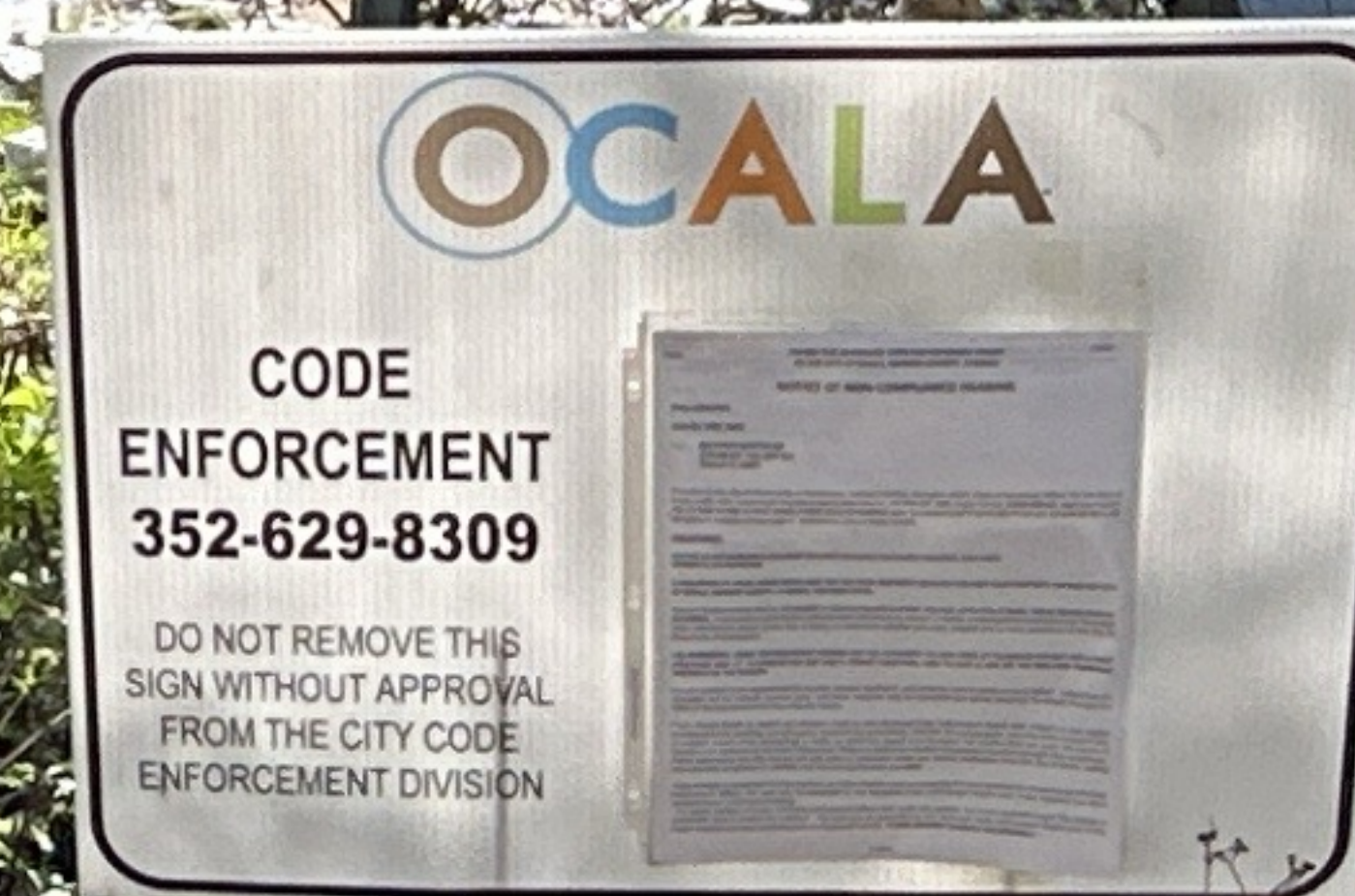


I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent at 2775 NW 49TH AVE UNIT 241 OCALA FL 34482-6212, this May 29th, 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Code Board
Ocala, Florida

Oct 5, 2022 at 8:51:19 AM





City of Ocala
Code Enforcement Division
4/30/2025 10:38 AM