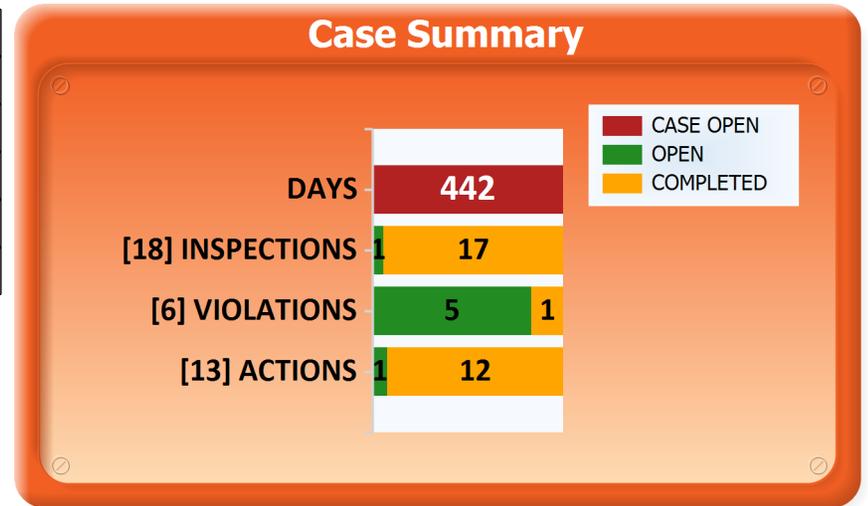


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

Description: Commercial Business in Residential Zone		Status: HEARING	
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 11/7/2024	Closed:	Last Action: 1/28/2026	Flw Up: 1/26/2026
Site Address: 329 SE 36TH AVE OCALA, FL 34471			
Site APN: 2749-005-009		Officer: STEPHANI SMITH	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OTHER	INTERCAP LENDING INC	11781 SOUTH LONE PEAK PARKWAY STE 200 DRAPER, UT 84020			
OWNER	LEA TYLER R & LEA CAILEY MARIE	329 SE 36TH AVE OCALA, FL 34471			
REGISTERED AGENT	LEA, TYLER R	737 NORTH MAGNOLIA AVE OCALA, FL 34475			
RESPONDENT 1	LEA TYLER R (REGISTERED AGENT)	LEA CAILEY MARIE Ocala, FL 34471			
RESPONDENT 2	INTERCAP LENDING INC	11781 SOUTH LONE PEAK PARKWAY STE 200 DRAPER, UT 84020			
RESPONDENT 3	REGISTERED AGENT SOLUTIONS, INC.	1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324			

## FINANCIAL INFORMATION

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	17	\$212.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
<b>Total Paid for CASE FEES:</b>			<b>\$400.91</b>	<b>\$0.00</b>						
<b>TOTALS:</b>			<b>\$400.91</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	11/7/2024				<p>Please obtain permits for all scopes of work conducted at the property thus far (such as installation of window, installation of door, new asphalt driveway, extension of concrete block wall/barrier, etc). Remove the above ground pool. Contact the Permitting Department at (352)-629-8421 to obtain the necessary permits.</p> <p><b>**FOR NOVPH**</b> Please obtain permit(s) for the asphalt drive-way (BLD25-0143 listed as "Abandoned"). Along with this POL25-0042 for above-ground swimming pool has not been issued. Some scopes of work may require a permit. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	11/7/2024				Please abide by the restrictions and regulations of the zoning designation for 329 SE 36th AVE (front portion is R-0 and rear portion is R-1). Only general offices are allowed in Residential zones with approval from the Planning and Zoning Department (such as an R-1 or R-O) (example being a general contractor office but not a storage for commercial vehicles, construction materials, constructing materials from the property, etc befitting of a B-5 or M-2 zone).
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	11/7/2024				Please remove all construction related materials and debris from off the property in addition to other unsightly sources of matter such as barrels, tarps, etc.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	11/7/2024	1/13/2025			Please repair the section of fencing that is in a state of disrepair along SE 36th AVE.
SECTION 82-512 POOL BARRIER REQUIRED	STEPHANI SMITH	2/18/2025				Every person in possession of land as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool shall at all times maintain a barrier completely around the pool or property as required by this division.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

SECTION 82-513 POOL BARRIER SPECIFICATIONS	STEPHANI SMITH	2/18/2025				<p>Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening, whether within the barrier, below the barrier or between the barrier and any supporting member, shall have any opening permitting the passage of a sphere measuring six inches in diameter. All barriers shall be equipped with self-closing and self-latching or lockable gates.(2)If the barrier is placed around the perimeter of the property or not closer than five feet from any vertical wall of the pool, walls of a dwelling are permitted to serve in lieu of that portion of the barrier which would otherwise be located where the wall is constructed.(3)Barriers not covered by this division may be approved by the building official. An appeal of his decision may be made to the city council.</p>
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						<p>On 11/07/2024, I have received an e-mail from Admin about a complaint received from the Planning and Zoning Department about a property that was running a business out of a Residential Zone. I have then responded out to the listed location to inspect the property itself. From along SE 36th AVE, I have observed multiple scopes of work such as new asphalt, door installation, window installation, extension of a barrier wall, etc. In addition to this, I have observed an above ground pool. Along with this, I have spotted a chain-link fence in the state of disrepair along SE 36th AVE. Also from the R.O.W., I have observed piles of construction related materials. Before I have met with the Planning and Zoning Department, I have conducted further research and discovered that the only permit applied for was for</p>

INITIAL	SMS	11/8/2024	11/8/2024	NON COMPLIANT	<p>a sign (in which it was in the "Plans Correction" stage). There is no other permit(s) applied and/or issue for the scope of the work performed at the property. I have then met with Andy of the Planning and Zoning Department. He has explained further details of the property. From the information relayed to me, the scope of the business conducted at the property was moreso befitting of a B-5 or M-2 zoning designation and not the R-O designation that the property is listed as. A general contractor office could be run from out of the property (such as a general contractor's office being housed in a new build construction home). At the level of activity that has been observed thus far, the activities that the property has performed is not allowed at all (and would not be accepted even if they requested to rezone the property). I have then inspected the property from the rear, and I have observed a large pile of construction debris in addition to evident volume of higher traffic coming in and out of the property such as the dirt strewn across the public roadway. Due to the unpermitted work conducted at the property, I have requested a double fee for any related permits through the Permitting Department. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

FOLLOW UP	SMS	12/6/2024	12/6/2024	COMPLETED	<p>On 12/06/2024, I have re-inspected the property in reference to a Follow-Up inspection for multiple violations. I have conducted research in the Permitting module, and I have observed the following: BLD24-2809 FOR SIDING (FINALED ON 11/19/2024), BLD24-2810 FOR RE-ROOF (FINALED ON 12/03/2024), and BLD24-2811 FOR WINDOW CHANGEOUT (FINALED ON 11/19/2024). However, SGN24-0065 has not been issued with plans correction returned on 06/05/2024. In addition to this, no permit has been applied and/or issued for the new asphalt driveway. Along with this, some construction related debris remains on the property. View attachments. Set inspection to monitor progress. If no improvements are made, send to NOVPH.</p>
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CASE WORK	SMS	1/13/2025	1/13/2025	COMPLETED	<p>On 01/13/2025, I have responded out to the property in reference to a re-inspection for multiple violations found at the property. Three permits have been finalized; BLD24-2809 (SIDING) (FINALED 11/19/2024), BLD24-2810 (ROOFING) (FINALED 12/03/2024), and BLD24-2811 (WINDOW CHANGE-OUT)(FINALED 11/19/2024). However, SGN24-0065 remains in an unchanged state for the free-standing sign (APPLIED ON 05/22/2024. PLANS CORRECTION RETURNED (STRUCTURAL 05/31/2024 AND PLANNING ON 06/04/2024). The fencing along SE 36th AVE has been replaced (previously a chain-link in a state of disrepair). However, other violations still exist at the property such as the permitted usage of the R-1/R-O district, sources of unsightly matter (such as piles of construction debris, barrels, etc), extension of barrier wall, above ground pool, asphalt driveway, etc). Due to this, I have decided to proceed with the next step of drafting the NOVPH. The NOVPH has been directly posted onto the property with a signed copy provided to Admin for certified mailing. View attachments. Inspections scheduled.</p>
CASE WORK	SMS	2/4/2025	2/4/2025	COMPLETED	<p>On 02/04/2025, I have re-inspected the property in reference to a NOVPH inspection. In the CS Permitting module, I have observed the following: SGN25-005 (IN REVIEW AND APPLIED ON 01/28/2025)(FOR FREE-STANDING SIGN) and BLD25-0143 (IN REVIEW AND APPLIED ON 01/17/2025) (FOR ASPHALT DRIVEWAY). I have also inspected the property in person. Construction related debris is still located to the rear of the property in addition to above ground pool and extension to the barrier wall. View attachments.</p>

CASE WORK	SMS	2/18/2025	2/18/2025	COMPLETED		<p>On 02/18/2025 at 09:00 A.M., I have attended a meeting with the Planning and Zoning Department, heads of Code Enforcement, in addition to administration (such as Director of Growth Management Jeff Schrum). We have discussed intradepartmental about the property itself and the ongoing issues with the property. Some of the issues include the permitted uses of the R-O/R-1 zoning designation, how their business is using residential roadways for commercial uses (such as materials being delivered to the rear)(122-257 subsection a), engineering possibly looking into the asphalt driveway impact, partial (not full) barrier of the above-ground pool, the signage they are and are not allowed to display at the property, etc. An additional meeting will be held with the property owners themselves. In the meantime, the case will be removed from the March docket to await the outcome of the next meeting (as of this time, scheduled for 02/20/2025) with the property owners and the Zoning department. The case is set for active with a regular inspection. Awaiting admin directive.</p>
CASE WORK	SMS	3/10/2025	3/10/2025	COMPLETED		<p>On 03/10/2025, I have responded out to the property in reference to a re-inspection. I have observed that SN25-0005 has been issued on 02/12/2025 with an expiration date of 08/11/2025. I have also observed that BLD25-0143 was applied for on 01/17/2025. However, it is still in the "Plans Correction" stage. Plans Correction has been sent back from the Planning and Zoning Department with the most recent note being from "Traffic" on 02/02/2025 with a "Conditional Approval". No permit applied for in reference to the pool as of this date. View attachments. Set inspection to monitor progress.</p>

CASE WORK	SMS	4/14/2025	4/14/2025	COMPLETED	<p>On 04/14/2025, I have re-inspected the property in reference to multiple issues. I have observed that SGN25-005 (issued on 02/12/2025 and expiration date of 08/11/2025) and BLD25_0143 (applied on 01/17/2025 and "Plans Corrections needed by "Planning" and "Conditional Approval" for "Traffic" with a Plans correction notation on 02/13/2025) are still active. I did not observe any additional permit(s) for item(s) such as the above-ground pool. I have also observed that miscellaneous materials are also being stored at the property (such as red gates and fencing materials). View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	5/14/2025	5/14/2025	COMPLETED	<p>On 05/14/2025, I have re-inspected the property in reference to building permits (for work that was done prior to application and issuance of these permits). I have observed via the CS Permitting module that SGN25-0005 has been issued on 02/12/2025 with an expiration date of 08/11/2025. For BLD25-0143 (DRIVEWAY), the permit was applied for on 01/17/2025, and plans correction was returned to the contractor on 02/13/2025. No new applications have been submitted. The above ground pool still remains at the property without an applied or issued permit. Unsightly matter (such as materials) also still remain at the property. View attachments. Set inspection to monitor progress in relation to permits.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED	On 06/26/2025, I have re-inspected the property in reference to multiple violations on the property. I have observed that a majority of the junk and debris has been removed. The permit for the signage is still issued with an expiration date of 08/11/2025. As for the driveway, the permit was applied for on 01/17/2025, with the plan review sent back. There is no additional progress being made for the driveway (such as re-application or issuance of this permit). In addition to this, there is no permit applied and/or issued for the above ground pool. View attachments. Set inspection to monitor progress.
CASE WORK	SMS	7/28/2025	7/28/2025	NON COMPLIANT	On 07/28/2025, I have re-inspected the property in reference to permit progress such as the driveway, the sign displayed at the property, and the above ground pool without a pool barrier. I have observed the following; BLD25-0143 (applied - 01/17/2025 plan review corrections on 02/05/2025 and 02/13/2025/ no issuance for driveway) and SGN25-0005 ISSUED 02/12/2025 AND EXPIRES 08/11/2025. I have then reached out to the contractor via e-mail in reference to these issues. Above ground pool still remains without a permit or pool barrier. View attachments. Set inspection for expiration of sign permit.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	8/12/2025	8/12/2025	NON COMPLIANT		<p>On 08/12/2025, I have re-inspected the property in reference to unpermitted and permitted work in addition to pool barrier requirements and junk/debris. At the time of inspection, it appears the property is clear of junk/debris. I have observed that BLD25-0143 for the drive-way remains in the same state, and the permit has not been issued. This was applied for on 01/17/2025 with plans correction dated back in 02/13/2025. As for SGN25-0005, the permit has expired on 08/11/2025 with no extension to the permit filed or a final inspection for this permit. As for the above ground pool, there is no permit applied and/or issued. There is also not a complete barrier around the pool or the property itself. View attachments. If sign permit is not re-issued and/or any additional applications are made for the necessary permits, consideration for a NOVPH will be made. View attachments. Set inspection for next week.</p>
CASE WORK	SMS	8/20/2025	8/20/2025	NON COMPLIANT		<p>On 08/20/2025, I have re-inspected the property in reference to multiple unpermitted items such as the driveway, above-ground pool (and lack of fencing around the pool enclosure), and the sign permit. I have observed the following; POL25-0042 applied on 08/18/2025 with an incomplete application, SGN25-0005 has been extended on 08/19/2025 till 11/17/2025, and BLD25-0143 (driveway) still remains in the same condition (applied on 01/17/2025 and plans correction returned on 02/13/2025). A majority of the junk and debris has been cleared off the property. It appears that wooden fencing is being erected near the above ground pool. View attachments. Another reminder e-mail has been sent to the permit representative in reference to these findings. Set inspection to monitor progress.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	10/21/2025	10/21/2025	NON COMPLIANT	On 10/21/2025, I have re-inspected the property in reference to multiple permits associated with the property. For BLD25-0143 (driveway), plans corrections are still required for this permit. No new submittals and/or issuance of this permit. For POL25-0042 (above-ground pool), the permit was applied for on 08/18/2025 (permit in-review). As for SGN25-0005 has an expiration date of 11/17/2025. View attachments. Set inspection for this date.
CASE WORK	SMS	11/18/2025	11/18/2025	NON COMPLIANT	On 11/18/2025, I have re-inspected the property in reference to multiple violations. For the permits, POL25-0042 still remains in the plan review stage and has not been issued as of this date. As for BLD25-0143, this permit also still remains in the plans correction stage for the driveway. Finally, SGN25-005 was finalized on 11/18/2025 (but not reflected in the status bar). Along with this, the property is not fully enclosed nor is there a pool barrier for the above-ground pool. Lastly, there is some discarded items off to the side of the property. At the time of inspection, I did not see any company cars or trailers moving in or out from the property. If there is no improvements by next inspection, send to NOVPH due to lapse of time (of nearly a year) to have these items corrected. View attachments.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	12/8/2025	12/8/2025	NON COMPLIANT	On 12/08/2025, I have re-inspected the property in reference to multiple violations. I have observed that both POL25-0042 and BLD25-0143 has not been issued as of this date. Along with this, there is no complete fencing around the pool itself or the property. I have sent one final e-mail reminder to the contractors on-file for these permits. If there are no further improvements with this case by next inspection, send to next available hearing (this case has been open since November 2024). View attachments.
CASE WORK	SMS	12/18/2025	12/18/2025	NON COMPLIANT	On 12/18/2025 after administrative review, the decision has been made to move forward with a NOVPH (Notice of Violation and a Public Hearing). NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/8/2026	1/8/2026	NON COMPLIANT	On 01/08/2026, I have re-inspected the property in reference to the NOVPH compliance date. I have observed that the above ground pool still remains on the premises without an issued permit (POL25-0042 was applied for on 08/18/2025) with a note of an incomplete application from the Permitting Department. In addition to this, there is incomplete fencing around the property itself and the pool itself (set requirement to have it surrounding the property or the pool). Along with this, the application for the drive-way (BLD25-2981) is in review with an application date of 12/31/2025.
HEARING INSPECTION	SMS	1/26/2026			

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CONTACT	STEPHANI SMITH	11/8/2024	11/8/2024	(352) 645-2090- VM LEFT AT THIS NUMBER (DISPLAYED AT THE ADDRESS FOR CBC CONSTRUCTION GROUP). STATED MY NAME, REASON FOR THE CALL (COMPLAINT RECEIVED), AND WHAT I HAVE OBSERVED (SUCH AS WORK DONE WITHOUT A PERMIT AS AN EXAMPLE).
REGULAR MAIL	YVETTE J GRILLO	11/8/2024	11/8/2024	CLTO X3
ADMIN POSTING	SHANEKA GREENE	1/13/2025	1/13/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/13/2025	1/13/2025	NOVPH MAILED (2) 91 7199 9991 7039 7937 9558 LEA TYLER R LEA CAILEY MARIE 329 SE 36TH AVE OCALA FL 34471-3017  91 7199 9991 7039 7937 9541 LEA TYLER (REGISTERED AGENT) 737 NORTH MAGNOLIA AVE OCALA FL 34475
CONTACT	STEPHANI SMITH	7/28/2025	7/28/2025	E-MAIL SENT TO <a href="mailto:ashley@cbconstructiongroup.com">ashley@cbconstructiongroup.com</a> REFERENCING PERMITS AND OTHER PRESENT ISSUES AT THE PROPERTY. VIEW RELATED PDF ATTACHMENT.
EMAIL	STEPHANI SMITH	8/20/2025	8/20/2025	E-MAIL SENT TO PERMITTING REPRESENTATIVE FOR THE PROPERTY. VIEW RELATED PDF ATTACHMENT FOR FURTHER. <a href="mailto:permitting@cbconstructiongroup.com">permitting@cbconstructiongroup.com</a>
EMAIL	STEPHANI SMITH	12/8/2025	12/8/2025	REMINDER E-MAIL SENT TO <a href="mailto:permitting@cbconstructiongroup.com">permitting@cbconstructiongroup.com</a> & <a href="mailto:ashley@cbconstructiongroup.com">ashley@cbconstructiongroup.com</a> REFERENCE TO OPEN PERMITS THAT HAVE NOT BEEN ISSUED AND STATUS OF CASE. VIEW RELATED PDF ATTACHMENT.
ADMIN POSTING	SHANEKA GREENE	12/29/2025	12/29/2025	NOVPH

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

CERTIFIED MAIL	SHANEKA GREENE	12/29/2025	12/29/2025	<p>NOVPH MAILED 91 7199 9991 7039 7682 7779 LEA TYLER R LEA CAILEY MARIE 329 SE 36TH AVE OCALA, FL. 34471-3017</p>
PREPARE NOTICE	SHANEKA GREENE	12/29/2025	12/29/2025	<p>NOVPH X 3</p> <p>LEA TYLER R LEA CAILEY MARIE 329 SE 36TH AVE OCALA FL 34471-3017</p> <p>INTERCAP LENDING INC 11781 SOUTH LONE PEAK PARKWAY SUITE 200 DRAPER, UT 84020</p> <p>REGISTERED AGENT SOLUTIONS, INC. (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324</p>
OFFICER POSTING	STEPHANI SMITH	12/30/2025	12/30/2025	<p>NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-512, 82-513, 122-51, and 122-312 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00 pm on Thursday, February 26th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, February 27th, 2026, 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 run in addition to any other fines until this violation has been</p>

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>1/16/2026</p>	<p>1/20/2026</p>	<p>abated.</p> <p>(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.</p> <p>2,) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain property fencing as required in City code sections 82-512 and 82-513; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00am on Friday, February 27th, 2026, there will be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation (s) into compliance, to include; repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of protective pool cover or demolish pool structure.</p> <p>3,) Apply for and obtain the required permits for any unpermitted work commenced upon the property (window and exterior door installation, new asphalt driveway, extension of concrete block wall/barrier) by 4:00 pm on Thursday, February 26th, 2026. Once the permit(s) are obtained the inspection(s) for closure of the permit(s) shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, February 27th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after the permit(s) issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.</p>
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# **Case Details - No Attachments**

City of Ocala

Case Number

**CE24-0055**

				<p>4,) Cease use of the property for anything not permitted in the requirements of City of Ocala ordinance section 122-312,122-373, and 122-375 Permitted uses by 4:00 pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00 am on Friday, February 27th, 2026, there shall be a fine of \$100.00 per day there after that will run in additional to any other fines until the this violations has been abated.</p> <p>5.) Pay the cost of prosecution of \$400.91 by February 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 03/25/2026</p>
<b>HEARING SPECIAL MAGISTRATE</b>	<b>YVETTE J GRILLO</b>	<b>1/28/2026</b>		<b>NEW BUSINESS</b>

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

THE CITY OF OCALA

CASE NO: CE24-0055

Petitioner,

VS.

LEA TYLER R  
LEA, CAILEY MARIE

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

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

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector 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	17	\$212.50

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

**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	1			\$18.75

**5. Copies of Related Document(s):**

	Cost	# of page(s)	Total:
Clerical:			

**6. Postage Cost(s):**

	Cost	# of Regular	Cost	# of Certified	Total:
Postage:	\$2.22	3	\$35.44	4	\$37.66

**7. Administrative Fee(s):**

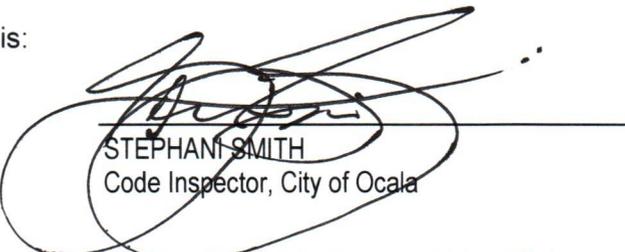
	Cost	Total:
Fee(s):		

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**Total Costs: \$400.91**

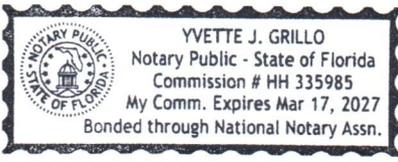
FURTHER. AFFIANT SAYETH NOT. Dated This:  
1/15/2026

STATE OF FLORIDA  
COUNTY OF MARION

  
STEPHANI SMITH  
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jan  
by STEPHANI SMITH 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 Certified Assessment Roll

2749-005-009

[GOOGLE Street View](#)

Prime Key: 650617

[MAP IT+](#)

### [Property Information](#)

LEA TYLER R  
LEA CAILEY MARIE  
329 SE 36TH AVE  
OCALA FL 34471-3017

[Taxes / Assessments:](#) \$5,182.51  
Map ID: 213  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 01  
Acres: 1.01

Situs: 329 SE 36TH AVE OCALA

### [Current Value](#)

Land Just Value	\$46,000		
Buildings	\$286,241		
Miscellaneous	\$7,697		
Total Just Value	\$339,938	Impact	
Total Assessed Value	\$303,938	<a href="#">Ex Codes:</a> 01 38	(\$36,000)
Exemptions	(\$50,722)		
Total Taxable	\$253,216		
School Taxable	\$314,938		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$46,000	\$286,241	\$7,697	\$339,938	\$303,938	\$50,722	\$253,216
2024	\$46,000	\$204,429	\$1,085	\$251,514	\$251,514	\$50,000	\$201,514
2023	\$46,000	\$181,463	\$1,085	\$228,548	\$164,974	\$0	\$164,974

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8101/0507</a>	07/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$350,000
<a href="#">1697/0575</a>	10/1990	07 WARRANTY	0	U	I	\$100
<a href="#">1483/0725</a>	02/1988	07 WARRANTY	8 ALLOCATED	U	I	\$76,260

### [Property Description](#)

SEC 14 TWP 15 RGE 22  
PLAT BOOK C PAGE 017  
OSCEOLA ESTATES SECTION 1  
BLK 5 LOTS 9.10.11.12.13.14 EXC  
BEG AT THE NW COR OF SAID LOT 10  
TH S 89-54-47 E 1.00 FT TH S 00-05-13 W 160 FT

TH N 89-54-57 W 1.00 FT TH N 00-05-13 E 160 FT TO POB

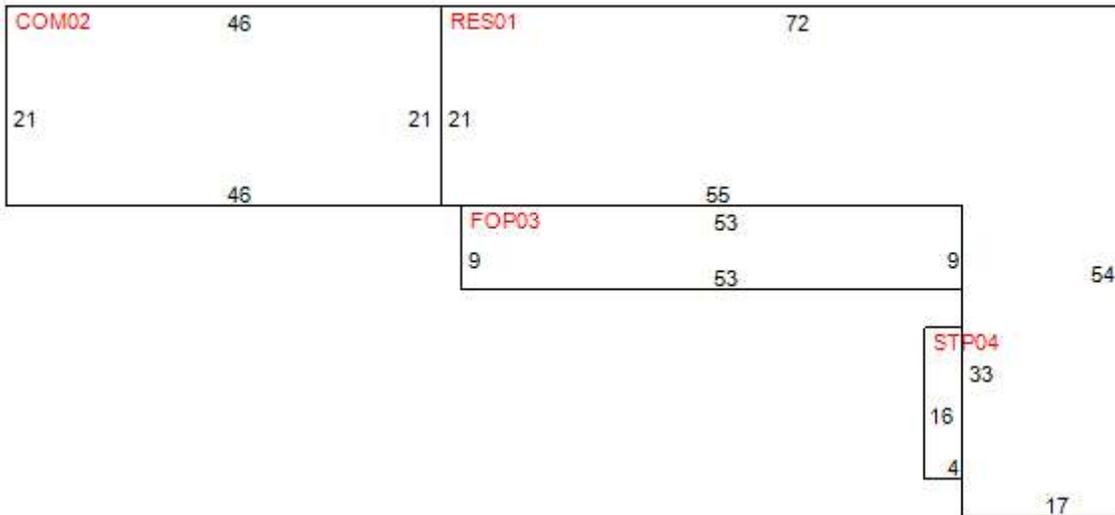
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1710	160.0	150.0	RO	24,000.00	SF	3.0000	0.50	1.00	1.00	36,000	36,000
GCSF	0100	160.0	125.0	R1	20,000.00	SF	.5000	1.00	1.00	1.00	10,000	10,000
Neighborhood 9984											Total Land - Class \$46,000	
Mkt: 2 70											Total Land - Just \$46,000	

[Traverse](#)

**Building 1 of 1**

RES01=L72D21R55D33R17U54.L72  
 COM02=L46D21R46U21.R72D54L17U33  
 FOP03=L53D9R53U9.D13  
 STP04=D16L4U16R4.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS

**Year Built** 1962  
**Physical Deterioration** 0%

Condition 4  
 Quality Grade 600 - AVERAGE  
 Inspected on 2/11/2025 by 117

Obsolescence: Functional 0%  
 Obsolescence: Locational 0%  
 Architecture 0 - STANDARD SFR  
 Base Perimeter 386

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1962	N	0 %	0 %	2,073	2,073
COM	0224	- CONC BLK-PAINT	1.00	1962	N	0 %	0 %	966	966
FOP	0301	- NO EXTERIOR	1.00	1962	N	0 %	0 %	477	477
STP	0401	- NO EXTERIOR	1.00	1962	N	0 %	0 %	64	64

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 28 SOFTWD ON WOOD	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 20 PLASTER	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	362.00		LF	20	1985	1	0.0	0.0
250 WALLS MASONRY	150.00		SF	50	1971	3	0.0	0.0
144 PAVING ASPHALT	5,110.00		SF	5	2024	3	0.0	0.0
114 FENCE BOARD	48.00		LF	10	2024	4	0.0	0.0
							Total Value -	\$7,697

Appraiser Notes

CBC CONSTRUCTION

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
HAR25-0140	4/3/2025	-	LEA HVAC CHANGEOUT
SGN25-0005	2/12/2025	-	LEA CBC CONSTRUCTION SIGN
BLD24-2809	11/8/2024	11/19/2024	LEA SIDING
BLD24-2810	11/8/2024	12/3/2024	LEA REROOF
BLD24-2811	11/8/2024	11/19/2024	LEA WINDOW CHANGEOUT
OC01230	7/1/1989	-	BLDG01= INTERIOR REMODEL

Cost Summary

Buildings R.C.N.	\$334,307	3/24/2025			
Total Depreciation	(\$103,635)				
Bldg - Just Value	\$230,672		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>
Misc - Just Value	\$7,697	2/11/2025	1	\$334,307	(\$103,635)
Land - Just Value	\$46,000	2/11/2025			<b>Depreciated</b>
Total Just Value	\$284,369	.			\$230,672

Prepared by:  
Alyssa Richardson  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 23-1376

## General Warranty Deed

Made this 17 day of July, 2023 A.D. By **Peter L. Mai and Sharon S. Mai, Husband and Wife**, whose address is: 2715 NE 36th Avenue, Ocala, FL 34470, hereinafter called the grantor, to **Tyler R. Lea and Cailey Marie Lea, Husband and Wife**, whose address is: 329 SE 36th Avenue, Ocala, FL 34471, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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, Florida, viz:

**Lots 9, 10, 11, 12, 13 and 14, Block 5, SECTION ONE OSCEOLA ESTATES, as per plat thereof recorded in Plat Book C, Page 17, Public Records of Marion County, Florida.**

**Less and except that portion conveyed to the City of Ocala by Warranty Deed recorded in Book 1697, Page 575, for Road Right of Way.**

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

**Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.**

**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; that the grantor hereby fully 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, 2022.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice

Prepared by:  
Alyssa Richardson  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 23-1376

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Candace McCoy*

Witness 1 Sign:

*Candace McCoy*

Witness 1 Print:

*[Signature]*

Witness 2 Sign:

*Melissa Brackett*

Witness 2 Print:

*P. Mai*  
**Peter L. Mai**

*Sharon S. Mai*  
**Sharon S. Mai**

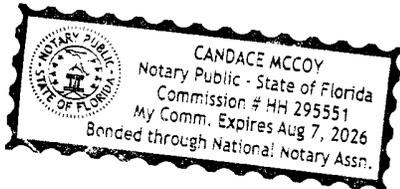
State of FL

County of Marion

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of July, 2023, by **Peter L. Mai and Sharon S. Mai**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

*Candace McCoy*  
Notary Public Signature  
Print Name: Candace McCoy  
My Commission Expires: 8-7-26



DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Street Address](#) /

## Detail by Street Address

Florida Limited Liability Company  
CBC CONSTRUCTION GROUP LLC

### Filing Information

<b>Document Number</b>	L21000497819
<b>FEI/EIN Number</b>	87-3696144
<b>Date Filed</b>	11/19/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	10/31/2022

### Principal Address

329 Se 36th Ave  
Ocala, FL 34471

Changed: 09/29/2023

### Mailing Address

329 Se 36th Ave  
Ocala, FL 34471

Changed: 09/29/2023

### Registered Agent Name & Address

LEA, TYLER R  
737 NORTH MAGNOLIA AVE  
OCALA, FL 34475

Name Changed: 10/31/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title AMBR

LEA, TYLER R  
737 NORTH MAGNOLIA AVE  
OCALA, FL 34475

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2022	10/31/2022
2023	01/28/2023
2024	02/02/2024

**Document Images**

<a href="#">02/02/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/28/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/31/2022 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/19/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

11/08/2024

CASE NO: CE24-0055

LEA TYLER R

LEA CAILEY MARIE

329 SE 36TH AVE

OCALA FL 34471-3017

LEA, TYLER R (REGISTERED AGENT)

737 NORTH MAGNOLIA AVE

OCALA, FL 34475

INTERCAP LENDING INC. (MORTGAGE LENDER)

11781 SOUTH LONE PEAK PARKWAY STE 200

DRAPER, UT 84020

RE: 2749-005-009 | 329 SE 36<sup>TH</sup> AVE

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations.

Violations:



**Section 34-95 (WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER)**- Please remove all construction related materials and debris from off the property in addition to other unsightly sources of matter such as barrels, tarps, etc.

**Section 82-3 (BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS)**- Please repair the section of fencing that is in a state of disrepair along SE 36<sup>th</sup> AVE.

**Section 122-312 (PERMITTED USES R-1)**- Please abide by the restrictions and regulations of the zoning designation for 329 SE 36<sup>th</sup> AVE (front portion is R-0 and rear portion is R-1). Only general offices are allowed in Residential zones with approval from the Planning and Zoning Department (such as an R-1 or R-O) (example being a general contractor office but not a storage for commercial vehicles, construction materials, constructing materials from the property, etc befitting of a B-5 or M-2 zone).

**Section 122-51 (BUILDING PERMIT REQUIRED)**- Please obtain permits for all scopes of work conducted at the property thus far (such as installation of window, installation of door, new asphalt driveway, extension of concrete block wall/barrier, etc). Remove the above ground pool. Contact the Permitting Department at (352)-629-8421 to obtain the necessary permits.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by 12/06/2024. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact me at (352) 355-5242 or by e-mail at [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov). We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Stephani Smith

Code Enforcement Officer

**OCALA**



**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

*217D-0055*

OCALA FL 34471-3017

LEA, TYLER R (REGISTERED AGENT)  
737 NORTH MAGNOLIA AVE  
OCALA, FL 34475

JACKSONVILLE FL 320  
18 NOV 2024PM 4 L



US POSTAGE  
ZIP 34471 \$000.69<sup>0</sup>  
02 4W  
0000373291 NOV 13 2024

*referred for  
return to sender  
return to sender*

NIXIE 331 EE 1 2211/25/24

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

RC: 34471217299 \*0438-06954-14-03

34471>2172

UTP



# 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

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/30/2025

LEA TYLER R  
LEA CAILEY MARIE  
329 SE 36TH AVE  
OCALA, FL. 34471-3017

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 329 SE 36TH AVE|2749-005-009

**Case Number:** CE24-0055

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 01/20/2026

**Public Hearing Date & Time:** 01/28/2026 10:30

**Violation(s) and How to Abate:**

**SECTION 122-51 BUILDING PERMIT REQUIRED**

Please obtain permit(s) for the asphalt drive-way (BLD25-0143 listed as "Abandoned"). Along with this POL25-0042 for above-ground swimming pool has not been issued. Some scopes of work may require a permit. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

**SECTION 122-312 PERMITTED USES R-1**

Please abide by the restrictions and regulations of the zoning designation for 329 SE 36th AVE (front portion is R-0 and rear portion is R-1). Only general offices are allowed in Residential zones with approval from the Planning and Zoning Department (such as an R-1 or R-O)

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

Please remove all construction related materials and debris from off the property in addition to other unsightly sources of matter such as barrels, tarps, etc.

**SECTION 82-512 POOL BARRIER REQUIRED**

pool shall at all times maintain a barrier completely around the pool or property as required by this division.

**SECTION 82-513 POOL BARRIER SPECIFICATIONS**

Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening, whether within the barrier, below the barrier or between the barrier and any supporting member, shall have any opening permitting the passage of a sphere measuring six inches in diameter.

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 inspector 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 – 2<sup>nd</sup> 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:

Stephani Smith      Code Inspector  
smsmith@ocalafl.gov  
352-355-5242

**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: CE24-0055**

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

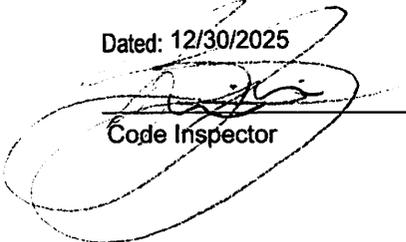
**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 12/30/2025 post the Notice of Violation & Public Hearing to the property, located at 329 SE 36TH AVE.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

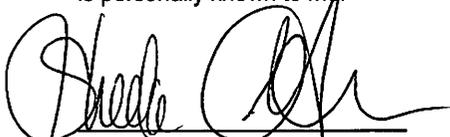
**FURTHER, AFFIANT SAYETH NAUGHT.**

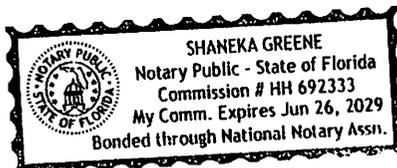
Dated: 12/30/2025

  
Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/30/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





329



**OCALA**  
CODE ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION

*City of Ocala*  
NOTICE OF VIOLATION AND PUBLIC HEARING

Official Website

City of Ocala  
Code Enforcement Division  
12/30/25, 8:51 AM



# OCCALA

**CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**



*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

**NOTICE OF VIOLATION AND PUBLIC HEARING**

12/30/2025

LEA TYLER R  
LEA CAILEY MARIE  
329 SE 36TH AVE  
OCALA, FL. 34471-3017

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 329 SE 36TH AVE|2749-005-009  
**Case Number:** CE24-0055  
**Inspector Assigned:** Stephani Smith  
**Required Compliance Date:** 01/20/2026  
**Public Hearing Date & Time:** 01/28/2026 10:30  
**Violation(s) and How to Abate:**  
SECTION 122-51 BUILDING PERMIT REQUIRED  
Please obtain permit(s) for the asphalt drive-way (BLD25-0143 listed as "Abandoned"). Along with this POL25-0042 for above-ground swimming pool has not been issued. Some scopes of work may require a permit. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.  
SECTION 122-312 PERMITTED USES R-1  
Please abide by the restrictions and regulations of the zoning designation for 329 SE 36th AVE (front portion is R-0 and rear portion is R-1). Only general offices are allowed in Residential zones with approval from the Planning and Zoning Department (such as an R-1 or R-0).  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER  
Please remove all construction related materials and debris from off the property in addition to other unsightly matter such as barrels, tarps, etc.  
SECTION 82-512 POOL BARRIER REQUIRED  
pool shall at all times maintain a barrier completely around the pool or property as required by this division.  
SECTION 82-513 POOL BARRIER SPECIFICATION  
Barriers shall be at least 48 inches high and be constructed of a material that is not easily opened or climbed. The barrier shall be at least 4 inches in diameter.

Office DEPOT®

City of Ocala  
Code Enforcement Division  
12/30/25, 8:49 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: CE24-0055

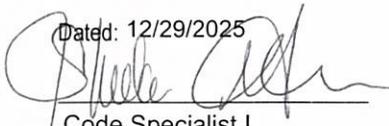
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 12/29/2025 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.

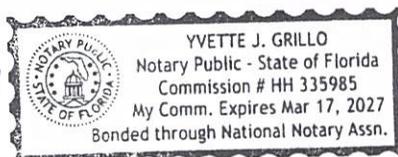
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 12/29/2025  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/29/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



**From:** [Dale Hollingsworth](#)  
**To:** [Osias Ferreira](#); [Stephani Smith](#)  
**Cc:** [Jennipher L. Buller](#)  
**Subject:** FW: Roofing Contractor @ 329 SE 36th Ave  
**Date:** Thursday, November 7, 2024 2:20:58 PM  
**Attachments:** [image001.png](#)  
[Roofing Contractor @ 329 SE 36th Ave.pdf](#)  
[image002.png](#)  
[image003.png](#)

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Good afternoon, Osias, and Stephani,

Will one or both of you review the below information and attachment and investigate. Per the information below, you may meet with planning staff before proceeding with enforcement action to ensure all appropriate violations are cited if necessary.

Thanks

*Dale Hollingsworth*

**Manager, Code Enforcement**  
City of Ocala

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201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, FL 34471  
Phone: 352-629-8460 office  
Fax: (352) 629-8308  
Email: [dhollingsworth@ocalafl.gov](mailto:dhollingsworth@ocalafl.gov)



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**From:** Aubrey Hale <ahale@ocalafl.gov>  
**Sent:** Thursday, November 7, 2024 2:11 PM  
**To:** Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Jennipher L. Buller <JBuller@ocalafl.gov>  
**Cc:** Jeff Shrum <JShrum@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Endira Madraveren <emadraveren@ocalafl.gov>; Andrew Gray <agray@ocalafl.gov>; Ngozi Ajufu <najufu@ocalafl.gov>; Michelle Main <mmain@ocalafl.gov>  
**Subject:** FW: Roofing Contractor @ 329 SE 36th Ave

Good Afternoon Dale,

Can you please have a code enforcement officer check on this property? Staff received a call this week from a concerned citizen in the neighborhood regarding the use of the property.

As staff has researched this issue further, it was approved as a home occupation but appears to have grown. The site was previously a residential home but now appears to be using the site as their primary office. A site plan was never completed for the site. There is likely work without a permit or permits issued for residential when it appears the use is commercial.

If you would like to have a code enforcement officer meet with Planning staff prior to visiting the site

that is fine. Attached are some pictures that staff took when visiting the site.

Thank you,

**Aubrey Hale**

Planning Director

City of Ocala

201 SE 3<sup>rd</sup> Street

Phone # (352) 629-8550

Fax # (352) 629-8242



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**From:** Andrew Gray <[agray@ocalafl.gov](mailto:agray@ocalafl.gov)>

**Sent:** Thursday, November 7, 2024 2:00 PM

**To:** Aubrey Hale <[ahale@ocalafl.gov](mailto:ahale@ocalafl.gov)>; Endira Madraveren <[emadraveren@ocalafl.gov](mailto:emadraveren@ocalafl.gov)>

**Cc:** Ngozi Ajufo <[najufo@ocalafl.gov](mailto:najufo@ocalafl.gov)>

**Subject:** Roofing Contractor @ 329 SE 36th Ave

Aubrey,

When Ngozi and I went to drive by the property, the violations were so egregious that I was in disbelief. I had to take pictures because I felt that it would be hard to list all the issues and explain how bad the violations were.

When Ngozi called on speaker phone, he indicated that she was on speakerphone, and I was also present. He asked to speak to the applicant, but after checking the receptionist indicated that she was not available. He said that he would leave a message for her to call back.

Ngozi attempted to give her enough information so the applicant would know why we were calling. He tried to explain that the use of the property as a home occupation as approved did not allow deliveries and access of work vehicles and trailers from the rear of the property. She indicated that all the trailers and equipment were owned by the homeowner for personal use.

Following our attempt to discuss the issue with the owner and arrange a meeting for further discussion, we decided that we needed to drive by the property to have a better understanding since it was apparent that the business would likely continue to challenge any line of questioning.

Please let me know if I can be of further assistance.

Thanks,

*Andrew (Andy) Gray*  
**Planner I, Growth Management Department**  
**City of Ocala**  
**201 SE 3rd Street, 2nd floor**  
**Ocala, FL 34471**  
**Office: 352-629-8305**  
**[agray@ocalafl.gov](mailto:agray@ocalafl.gov)**



**The City of Ocala provides fiscally responsible services consistent  
with the community's current and future expectations.**

**From:** [Stephani Smith](#)  
**To:** ["ashley@cbconstructiongroup.com"](mailto:ashley@cbconstructiongroup.com)  
**Subject:** 329 SE 36TH AVE/CE24-0055  
**Date:** Monday, July 28, 2025 4:08:00 PM  
**Attachments:** [image001.png](#)

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Good Afternoon,

I am contacting you today in reference to property address 329 SE 36<sup>th</sup> AVE.

For BLD25-0704, the permit remains in the "Plans Corrections" stage since 02/13/2025 for the driveway.

For SGN25-0005, the permit is set to expire on 08/11/2025 for the business sign along SE 36<sup>th</sup> AVE.

For the above ground pool on the property, a permit is required. In addition to this, a pool barrier is required (48 inches or taller with a self-latching gate). Usually, fencing would be considered for this pool barrier, however, the fencing around the property does not enclose fully. A fence 6 (six) feet or less does not require a permit.

In addition to this, the storage of construction debris is not allowed. This property is zoned as an R-O.

Thank you and have a good day,

*Stephani Smith*  
**Code Enforcement Officer**  
City of Ocala  
Code Enforcement Division

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201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, FL 34471  
Phone: 352-629-8309 office  
Fax: (352) 629-8308  
Email: [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)



**From:** [Stephani Smith](#)  
**To:** ["permitting@cbccconstructiongroup.com"](mailto:permitting@cbccconstructiongroup.com)  
**Subject:** 329 SE 36TH AVE  
**Date:** Wednesday, August 20, 2025 4:23:00 PM  
**Attachments:** [BLD25-0143 \(CS PERMITTING 08.20.25\).png](#)  
[image001.png](#)  
[POL25-0042 \(CS PERMITTING 08.20.25\).png](#)  
[SGN25-0005 \(CS PERMITTING 08.20.25\).png](#)

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Good Afternoon,

Thank you for applying for the permits in relation to CN:#CE24-0055.

Please ensure, above all things, that a pool enclosure with a self-latching gate is set up for the above ground pool. If the property itself is not enclosed fully by a fence, then an enclosure with a self-latch gate is required around the pool.

As for POL25-0042 for the above ground pool, the application is incomplete. As for BLD25-0143, the driveway plan corrections was dated back in 02/13/2025. Once all these issues are resolved (such as permits being issued and finalized along with the fencing enclosure for the pool), I will be able to close the case out to be in compliance.

Thank you and have a good day,

*Stephani Smith*

**Code Enforcement Officer**

City of Ocala  
Code Enforcement Division

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201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, FL 34471  
Phone: 352-629-8309 office  
Fax: (352) 629-8308  
Email: [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)



**From:** [Stephani Smith](#)  
**To:** [ashley@cbccconstructiongroup.com](mailto:ashley@cbccconstructiongroup.com); [permitting@cbccconstructiongroup.com](mailto:permitting@cbccconstructiongroup.com)  
**Subject:** 329 SE 36TH AVE Inspection  
**Date:** Monday, December 8, 2025 11:06:00 AM  
**Attachments:** [BLD25-0143 \(CS PERMITTING 12.08.25\).png](#)  
[image001.png](#)  
[POL25-0042 \(CS PERMITTING 12.08.25\).png](#)  
[E3-12.08.25-329 SE 36TH AVE.JPG](#)  
[E2-12.08.25-329 SE 36TH AVE.JPG](#)

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Good Morning,

I am reaching out in reference to an inspection related to 329 SE 36<sup>th</sup> AVE. As of this date, the permits for the drive-way (BLD25-0143) and for the above ground pool (POL25-0042) has not been issued. Along with this, if there is a pool on the property, there must be a self-latching gate and fencing either around the pool itself or the property.

I will schedule a re-inspection for January 8<sup>th</sup>, 2025. If the permits have not been issued and/or there is no pool barrier surrounding the pool itself or complete fencing for the property by the next inspection, I will unfortunately have to move forward with this case to a hearing (since this case was opened back on 11/07/2024).

For the permits, please contact the Permitting Department at (352)-629-8421. Fencing that is six feet or below will not require a permit in a residential zone (as long as it is not a concrete wall, barbed wire, etc).

Thank you,

*Stephani Smith*

**Code Inspector**

City of Ocala

Code Enforcement Division

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201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, FL 34471  
Phone: 352-629-8309 office  
Fax: (352) 629-8308  
Email: [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)





























11/07/2024 14:57

City of Ocala  
Code Enforcement Division



**CBC**   
**CONSTRUCTION**  
GROUP  
**352-844-7819**  
WE BUILD YOUR DREAMS

11/07/2024 14:56  
City of Ocala  
Code Enforcement Division



11/07/2024 14:57  
City of Ocala  
Code Enforcement Division



11/07/2024 14:58  
City of Ocala  
Code Enforcement Division



11/07/2024 16:24  
City of Ocala  
Code Enforcement Division



11/07/2024 16:24  
City of Ocala  
Code Enforcement Division



11/07/2024 14:57

City of Ocala

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11/07/2024 14:56

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11/07/2024 14:58  
City of Ocala  
Code Enforcement Division



11/07/2024 16:25  
City of Ocala  
Code Enforcement Division



12/8/25, 8:23 AM  
City of Ocala  
Code Enforcement Division



12/8/25, 8:27 AM  
City of Ocala  
Code Enforcement Division



12/8/25, 8:27 AM  
City of Ocala  
Code Enforcement Division