

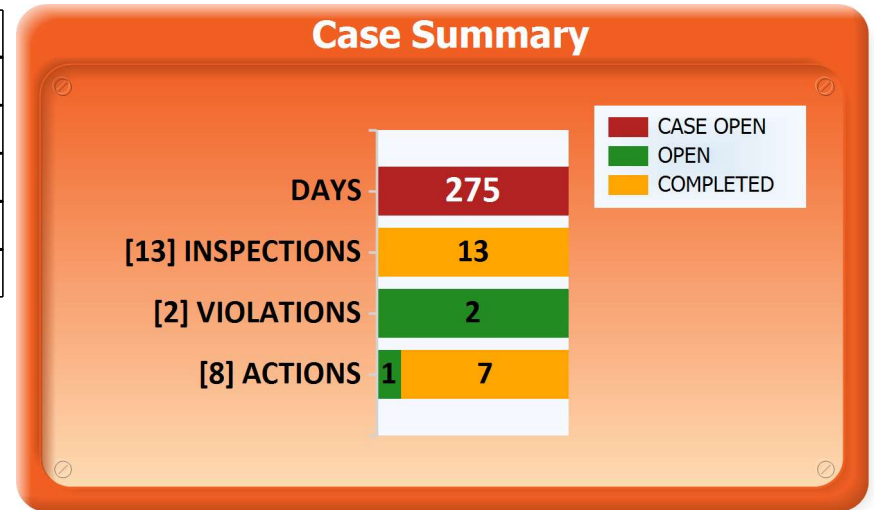


Case Details

City of Ocala

Case Number
2024_11002

Description: JUNK/DEBRIS			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 5/13/2024	Closed:	Last Action: 2/13/2025	Flw Up: 2/11/2025
Site Address: 1665 SW 3RD ST OCALA, FL 331617466			
Site APN: 2262-001-023		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
HEARING CODE BOARD	YVETTE J GRILLO	2/13/2025		NEW BUSINESS
REGULAR MAIL	SHANEKA GREENE	7/24/2024	7/24/2024	7/24/2024 12:53:00 PM AMENDED CLTO MAILED OUT X3
CERTIFIED MAIL	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH MAILED (2) 91 7199 9991 7039 7938 0073 PRIME VESTORS INC 1521 NE 110TH ST MIAMI FL 33161-7466 91 7199 9991 7039 7938 0080 PUJOL RICARDO J (REGISTERED AGENT) 14130 N MIAMI AVE MIAMI FL 33173
ADMIN POSTING	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH



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OFFICER POSTING	DEREK MASSEO	12/18/2024	12/18/2024	CORRECTED NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	<p>NOVPH 91 7199 9991 7039 7937 4607 PRIME VESTORS INC 1521 NE 110TH ST MIAMI, FL 33161-7466</p> <p>91 7199 9991 7039 7937 4591 PUJOL, RICARDO (REGISTERED AGENT) 14130 N MIAMI AVE MIAMI, FL 33173</p>
ADMIN POSTING	YVETTE J GRILLO	12/18/2024	12/18/2024	NOVPH
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/12/2025	2/12/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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 4:00pm on Thursday, February 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, February 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been 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.) Pay the cost of prosecution of \$279.22 by February 6th, 2025.</p>



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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			
OWNER2	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			MICHAEL@OSRETEAM.COM

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	5	\$35.90	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	13	\$162.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$1.65	\$0.00						

Total Paid for CASE FEES: \$394.80 \$0.00

TOTALS: \$394.80 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	ASM	5/13/2024	5/13/2024	COMPLETE		On May 8, 2024 I was in the area and observed junk/debris present on the property. I made contact with the property owner in person who requested a follow up date of 06/12/24. Tenant's (Gabriel) phone number-352-484-4518. View attachments. Follow up scheduled.



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FOLLOW-UP	ASM	6/12/2024	6/12/2024	COMPLETE	<p>On June 12, 2024 I conducted follow up and observed minor progression for the junk/debris on the property.</p> <p>At this time, it appears the residents have placed a yellow cover on the front porch in an attempt to enclose it. I observed some junk/debris and misc items have now been placed inside the "enclosed" porch.</p> <p>I observed a washing machine in the rear of the residence as well.</p> <p>I attempted to contact Gabriel (resident) via text and informed him that a two week follow up will be conducted. I informed Gabriel the yellow porch covering needs to be removed and progression with the remaining junk/debris will need to be observed.</p> <p>View attachments. Follow up scheduled.</p>
FOLLOW-UP	ASM	6/26/2024	6/26/2024	COMPLETE	<p>On June 26, 2024 I conducted follow up and observed no progress on the violations. I observed junk/debris on the side of the residence consisting of: pallets, washing machine, coolers.</p> <p>I observed a plethora of junk/debris has remained in the yellow covering on the porch consisting of: dressers, kitchen appliances, buckets, shopping cart. I observed trash to be scattered in the front yard.</p> <p>Due to the tenant (Gabriel) not being the property owner, a courtesy letter was sent to the property owner and the tenant.</p> <p>I attempted to contact the tenant via phone, however their phone is disconnected at this time.</p> <p>View attachments. Follow up scheduled.</p>



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COMPLIANCE	ASM	7/24/2024	7/24/2024	COMPLETE	<p>On July 24, 2024, I conducted a follow up inspection and observed the yellow tent cover to remain on the front porch. I observed junk/debris that consisted of a washing machine, coolers, dressers, shopping cart and several trash cans on the side of the residence.</p> <p>A courtesy letter was sent to the property owners and registered owner.</p> <p>View attachments. Follow up scheduled.</p>
FOLLOW-UP	ASM	8/21/2024	8/21/2024	COMPLETE	<p>On August 21, 2024, I conducted follow up to the residence and observed the following violations remain:</p> <p>Yellow tarp covering the porch, appliances being stored on the side of the residence, pallets on the side of the residence and overgrowth.</p> <p>A Notice of Violation Public Hearing was posted to the property.</p> <p>View attachments. Follow up scheduled.</p> <p>No contact has been made with the property owner at this time.</p>
COMPLIANCE	ASM	9/17/2024	9/17/2024	COMPLETE	<p>On September 17, 2024 I conducted a compliance inspection and observed no progress to the residence. Violations still remain.</p> <p>View attachments. Follow up scheduled.</p>
CASE WORK	ASM	9/18/2024	9/18/2024	COMPLETE	<p>This case will be rescheduled to the November code board hearing.</p>
FOLLOW UP	DMA	10/28/2024	10/29/2024	NON COMPLIANT	<p>overgrowth, junk/debris</p> <p>Listed violations continue to remain with the addition of a large fallen tree on the home. NOVPH posted.</p>



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COMPLIANCE	DMA	11/26/2024	11/26/2024	NON COMPLIANT		NON COMPLIANT - VIOLATIONS NOT CORRECTED. DOWNED TREE ON HOME WAS REMOVED FROM THE HOUSE BUT THE TREE DEBRIS IS ON THE PROPERTY AND THE ROOF IS DAMAGED IN UNREPAIRED CONDITION.
HEARING INSPECTION	DMA	12/9/2024	12/9/2024	NON COMPLIANT		The violations listed still remain uncorrected.
CASE REVIEW	DMA	12/18/2024	12/18/2024	NON COMPLIANT	NOVPH UPDATED/POSTED	Updated NOVPH posted on the uncorrected residence with the listed violations remaining. No contact with property owner.
FOLLOW UP	JGB	1/17/2025	1/17/2025	NON COMPLIANT	COMPLIANCE DATE	In compliance? Continue to 02/13/2025 hearing? Verified that the permit for the roof has been issued, however the work has not been completed. Debris are still scattered throughout the property. see photos.
HEARING INSPECTION	JGB	2/11/2025	2/11/2025	NON COMPLIANT		I confirmed the permit has been issued for the roof damage. However all of the unsightly matter is still out front. Please see photo.




VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	5/13/2024				
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DEREK MASSEO	11/26/2024			SE corner of house damaged from fallen tree. roof/soffit damage.	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/12/2024		06-12-24_11002 (4).JPG	1	
	6/26/2024		06-26-24_11002 (2).JPG	1	
	6/26/2024		MCPA_11002.PDF	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/21/2024		08-21-24_11002 (1).JPG	1	 <p>08/21/2024 08:48 City of Ocala Code Enforcement Division</p>
	9/3/2024		RET MAIL CLTO_11002(1).PDF	1	
	9/17/2024		09-17-24_11002 (3).JPG	1	 <p>09/17/2024 08:37 City of Ocala Code Enforcement Division</p>



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/26/2024		06-26-24_11002 (4).JPG	1	
	6/26/2024		SUNBIZ_11002.PDF	1	
	7/24/2024		07-24-24_11002 (1).JPG	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/24/2024		07-24-24_11002 (2).JPG	1	 <p>07/24/2024 09:07 City of Ocala Code Enforcement Division</p>
	7/24/2024		07-24-24_11002 (6).JPG	1	 <p>07/24/2024 09:08 City of Ocala Code Enforcement Division</p>
	8/21/2024		08-21-24_11002 (4).JPG	1	 <p>08/21/2024 09:48 City of Ocala Code Enforcement Division</p>



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/22/2024		RET MAIL CLTO_11002.PDF	1	
	9/19/2024		09-19-24_11002 (1).JPG	1	
	9/19/2024		AOP OFF_11002.PDF	1	






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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/12/2024		06-12-24_11002 (1).JPG	1	 <p>06/12/2024 11:23 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>
	6/12/2024		06-12-24_11002 (5).JPG	1	 <p>06/12/2024 11:10 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>
	6/12/2024		06-12-24_11002 (6).JPG	1	 <p>06/12/2024 11:10 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>




ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/26/2024		06-26-24_11002 (1).JPG	1	
	6/26/2024		06-26-24_11002 (3).JPG	1	
	6/26/2024		06-26-24_11002 (5).JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/26/2024		06-26-24_11002 (6).JPG	1	 <p>06/26/2024 10:52 City of Ocala Code Enforcement Division</p>
	6/26/2024		DEED_11002.PDF	1	
	7/24/2024		07-24-24_11002 (5).JPG	1	 <p>07/24/2024 09:07 City of Ocala Code Enforcement Division</p>



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/24/2024		CLTO_11002.1.PDF	1	
	8/21/2024		08-21-24_11002 (3).JPG	1	
	9/19/2024		09-19-24_11002 (2).JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/19/2024		NOVPH AOP_11002.PDF	1	
	10/8/2024		RET CERT NOVPH_11002.PDF	1	
	5/13/2024		05-13-24_11002 (1).JPG	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	5/13/2024		05-13-24_11002 (2).JPG	1	 <p>05/08/2024 12:15 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>
	5/13/2024		05-13-24_11002 (3).JPG	1	 <p>05/08/2024 12:15 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>
	6/12/2024		06-12-24_11002 (2).JPG	1	 <p>06/12/2024 11:09 1651 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	6/12/2024		06-12-24_11002 (3).JPG	1	 <p>06/12/2024 11:10 1665 SW Third St Ocala FL 34471 United States City of Ocala Code Enforcement Division</p>
	6/26/2024		PROPERT TAX_11002.PDF	1	
	7/24/2024		07-24-24_11002 (3).JPG	1	 <p>07/24/2024 09:07 City of Ocala Code Enforcement Division</p>



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/24/2024		07-24-24_11002 (4).JPG	1	
	7/24/2024		CLTO_11002.PDF	1	
	8/21/2024		08-21-24_11002 (2).JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/17/2024		09-17-24_11002 (1).JPG	1	 <p>09/17/2024 08:37 City of Ocala Code Enforcement Division</p>
	9/17/2024		09-17-24_11002 (2).JPG	1	 <p>09/17/2024 08:37 City of Ocala Code Enforcement Division</p>
	9/17/2024		09-17-24_11002 (4).JPG	1	 <p>09/17/2024 08:37 City of Ocala Code Enforcement Division</p>



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/17/2024		09-17-24_11002 (5).JPG	1	 <p>09/17/2024 08:37 City of Ocala Code Enforcement Division</p>
	9/18/2024		NOTICE OF VIOLATION AND PUBLIC HEARING_11002.DOC	1	
DOC	11/26/2024	DEREK MASSEO	2024 Standard Housing Checklist.pdf	0	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	2/11/2025	JEFFREY GUILBAULT	processed-81B69C66-D7C8-4AC7-A77C-771D81C7FFC4.jpeg	0	
DOC	2/11/2025	JEFFREY GUILBAULT	processed-805E4769-F0E6-4269-B486-DEB93AAADC0A.jpeg	0	
DOC	12/2/2024	DALE HOLLINGSWORTH	Case Photos Combined.pdf	0	



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DOC	10/30/2024	SHANEKA GREENE	NOVPH AOP_11002.pdf	0	
DOC	10/30/2024	SHANEKA GREENE	AOP OFF NOVPH_11002.pdf	0	
DOC	12/6/2024	SHANEKA GREENE	ACPC_11002.pdf	0	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	11/5/2024	YVETTE J GRILLO	POS_11002.pdf	0	
DOC	12/18/2024	YVETTE J GRILLO	AOP NOVPH_11002.pdf	0	
PHOTO	11/26/2024	DEREK MASSEO	20241126_184106996_iOS.jpg	0	 <p>11/26/2024 13:41 City of Ocala Code Enforcement Division</p>



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
PHOTO	11/26/2024	DEREK MASSEO	20241126_184120755_iOS.jpg	0	 <p>11/26/2024 13:41 City of Ocala Code Enforcement Division</p>
PHOTO	12/10/2024	DEREK MASSEO	2024_11002 (1).jpg	0	 <p>12/09/2024 15:28 City of Ocala Code Enforcement Division</p>
PHOTO	12/10/2024	DEREK MASSEO	2024_11002 (2).jpg	0	 <p>12/09/2024 15:28 City of Ocala Code Enforcement Division</p>



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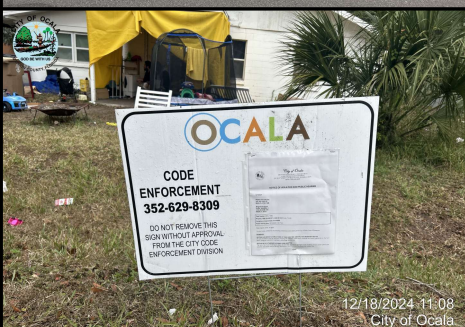
ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
PHOTO	12/10/2024	DEREK MASSEO	2024_11002 (3).jpg	0	 <p>12/09/2024 15:28 City of Ocala Code Enforcement Division</p>
PHOTO	12/10/2024	DEREK MASSEO	2024_11002 (4).jpg	0	 <p>12/09/2024 15:28 City of Ocala Code Enforcement Division</p>
PHOTO	12/10/2024	DEREK MASSEO	2024_11002 (5).jpg	0	 <p>12/09/2024 15:28 City of Ocala Code Enforcement Division</p>



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PHOTO	12/18/2024	DEREK MASSEO	20241218_160746556_iOS.jpg	0	 <p>12/18/2024 11:07 City of Ocala Code Enforcement Division</p>
PHOTO	12/18/2024	DEREK MASSEO	20241218_160815786_iOS.jpg	0	 <p>12/18/2024 11:08 City of Ocala Code Enforcement Division</p>
PHOTO	12/18/2024	DEREK MASSEO	20241218_160822254_iOS.jpg	0	 <p>12/18/2024 11:08 City of Ocala Code Enforcement Division</p>



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PHOTO	1/17/2025	JEFFREY GUILBAULT	20250117_170548259_iOS.jpg	0	 <p>1/17/25 12:06PM City of Ocala Code Enforcement Division</p>
PHOTO	1/17/2025	JEFFREY GUILBAULT	20250117_170609585_iOS.jpg	0	 <p>1/17/25 12:06PM City of Ocala Code Enforcement Division</p>