



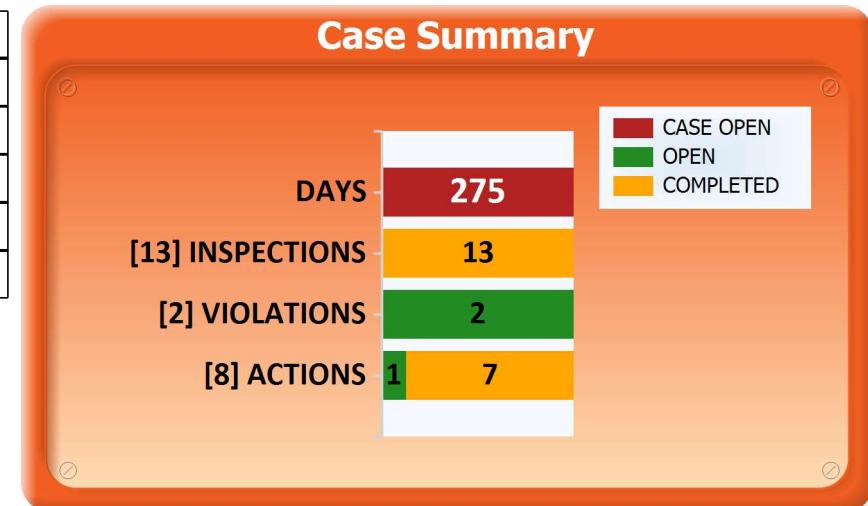
Case Details

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 | Follow 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. 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. 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. 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.</p> <p>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. A courtesy letter was sent to the property owners and registered owner. 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: Yellow tarp covering the porch, appliances being stored on the side of the residence, pallets on the side of the residence and overgrowth. A Notice of Violation Public Hearing was posted to the property. 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. 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. | |

ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|------------------------|---------|---|
| | 6/12/2024 | | 06-12-24_11002 (4).JPG | 1 |  06/12/2024 11:10 1665 SW Third St Ocala, FL 34471 United States City of Ocala Code Enforcement Division |
| | 6/26/2024 | | 06-26-24_11002 (2).JPG | 1 |  06/26/2024 10:52 City of Ocala Code Enforcement Division |
| | 6/26/2024 | | MCPA_11002.PDF | 1 |  |



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| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|----------------------------|---------|--|
| | 8/21/2024 | | 08-21-24_11002 (1).JPG | 1 |  08/21/2024 08:24:18 City of Ocala Code Enforcement Division |
| | 9/3/2024 | | RET MAIL CLTO_11002(1).PDF | 1 |  |
| | 9/17/2024 | | 09-17-24_11002 (3).JPG | 1 |  09/17/2024 08:37 City of Ocala Code Enforcement Division |



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ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|------------------------|---------|---|
| | 6/26/2024 | | 06-26-24_11002 (4).JPG | 1 |  06/26/2024 10:52 City of Ocala Code Enforcement Division |
| | 6/26/2024 | | SUNBIZ_11002.PDF | 1 |  |
| | 7/24/2024 | | 07-24-24_11002 (1).JPG | 1 |  07/24/2024 09:08 City of Ocala Code Enforcement Division |



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ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|------------------------|---------|---|
| | 7/24/2024 | | 07-24-24_11002 (2).JPG | 1 |  07/24/2024 09:07 City of Ocala Code Enforcement Division |
| | 7/24/2024 | | 07-24-24_11002 (6).JPG | 1 |  07/24/2024 09:08 City of Ocala Code Enforcement Division |
| | 8/21/2024 | | 08-21-24_11002 (4).JPG | 1 |  08/21/2024 09:46 City of Ocala Code Enforcement Division |



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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 |  |

ATTACHMENTS

| 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 11:40 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 11:40 1665 SW Third St Ocala FL 34471 United States 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 (1).JPG | 1 |  06/26/2024 10:51 City of Ocala Code Enforcement Division |
| | 6/26/2024 | | 06-26-24_11002 (3).JPG | 1 |  06/26/2024 10:52 City of Ocala Code Enforcement Division |
| | 6/26/2024 | | 06-26-24_11002 (5).JPG | 1 |  06/26/2024 10:52 City of Ocala Code Enforcement Division |



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ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|------------------------|---------|---|
| | 6/26/2024 | | 06-26-24_11002 (6).JPG | 1 |  06/26/2024 10:52 City of Ocala Code Enforcement Division |
| | 6/26/2024 | | DEED_11002.PDF | 1 |  07/24/2024 09:01 City of Ocala Code Enforcement Division |
| | 7/24/2024 | | 07-24-24_11002 (5).JPG | 1 |  07/24/2024 09:01 City of Ocala Code Enforcement Division |



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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 |  08/21/2024 08:48 City of Ocala Code Enforcement Division |
| | 9/19/2024 | | 09-19-24_11002 (2).JPG | 1 |  09/19/2024 13:13 City of Ocala Code Enforcement Division |



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ATTACHMENTS

| 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 | <p>05/08/2024 12:10 1665 SW Third St Ocala, FL 34471 United States City of Ocala Code Enforcement Division</p> |

ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|-----------|-------|------------------------|---------|---|
| | 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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ATTACHMENTS

| 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 |  07/24/2024 09:07 City of Ocala Code Enforcement Division |
| | 7/24/2024 | | CLTO_11002.PDF | 1 |  |
| | 8/21/2024 | | 08-21-24_11002 (2).JPG | 1 |  08/21/2024 08:48 City of Ocala Code Enforcement Division |



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ATTACHMENTS

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



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ATTACHMENTS

| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|------------|--------------|---|---------|---|
| | 9/17/2024 | | 09-17-24_11002 (5).JPG | 1 |  09/17/2024 08:37 City of Ocala Code Enforcement Division |
| | 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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| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|------------|----------------|-------------------------|---------|-------|
| 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 | |

ATTACHMENTS

| 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 | 11/26/2024 13:41 City of Ocala Code Enforcement Division |

ATTACHMENTS

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

ATTACHMENTS

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



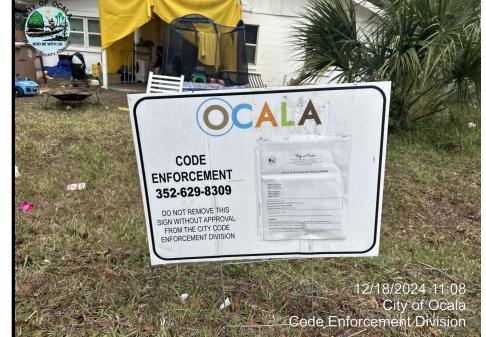
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| ATTACHMENT TYPE | CREATED | OWNER | DESCRIPTION | ETRAKIT | PHOTO |
|-----------------|------------|--------------|----------------------------|---------|---|
| PHOTO | 12/18/2024 | DEREK MASSEO | 20241218_160746556_iOS.jpg | 0 |  12/18/2024 11:07 City of Ocala Code Enforcement Division |
| PHOTO | 12/18/2024 | DEREK MASSEO | 20241218_160815786_iOS.jpg | 0 |  12/18/2024 11:08 City of Ocala Code Enforcement Division |
| PHOTO | 12/18/2024 | DEREK MASSEO | 20241218_160822254_iOS.jpg | 0 |  12/18/2024 11:08 City of Ocala Code Enforcement Division |



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|-----------------|-----------|-------------------|----------------------------|---------|--|
| PHOTO | 1/17/2025 | JEFFREY GUILBAULT | 20250117_170548259_iOS.jpg | 0 |  |
| PHOTO | 1/17/2025 | JEFFREY GUILBAULT | 20250117_170609585_iOS.jpg | 0 |  |