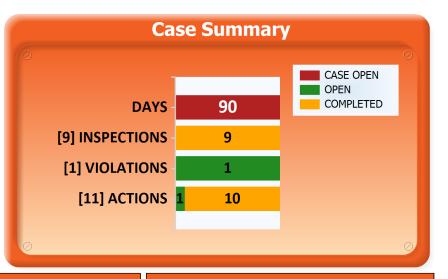


Case Number ENV25-0108

City of Ocala

Description: TREE DEBRIS Status: HEARING Subtype: OTHER ENVIRONMENTAL VIOLATION Type: ENVIRONMENTAL Opened: 4/30/2025 | Closed: Last Action: 7/30/2025 Fllw Up: 7/28/2025 Site Address: 506 NE 22ND AVE OCALA, FL 34470 Officer: JENNIPHER L BULLER Site APN: 28244-000-00 Details:



LINKED CASES ADDITIONAL SITES

		CHR	ONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/26/2025	6/26/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/26/2025	6/26/2025	NOVPH MAILED 91 7199 9991 7039 7931 4009 DEMONTE ANTHONY J IV 123 OLD COUNTY RD WINDSOR LOCKS, CT. 06096-1532
CONTACT	ROBERT MOORE	4/30/2025	4/30/2025	SPOKE VIA PHONE WITH RESIDENT (420 NE 22ND AVE- JOHN ATWATER-352-427-5246) CONFIRMED HE HAD NO INVOLVEMENT SATING THAT THE TREE CAME DOWN IN A STORM
CONTACT	ROBERT MOORE	4/30/2025	4/30/2025	SPOKE WITH PROPERTY OWNER OF 506 NE 22ND AVE (ANTHONY DEMONTE-352-547-0945) WHO STATED TREE CAME DOWN IN STORM AND WAS SERVCIED BY CITY WHO SAID THEY WOULD REMOVE DEBRIS



Case Number ENV25-0108

CONTACT	ROBERT MOORE	4/30/2025	4/30/2025	SPIKE WITH REPORTING PARTY- K MITCHELL -SANITATION- ADVISED OF CIRCUMSTACNES AT WHICH TIME HE SAID HE WOULD TRY AND ASCERTAIN IF CITY WAS RESPONSIBLE		
CONTACT	ROBERT MOORE	5/14/2025	5/14/2025	left detailed message with property owner ANTHONY DEMONTE-352-547-0945. awaiting callback regarding pick up of tree debris		
EMAIL	ROBERT MOORE	4/30/2025	4/30/2025	RECEIVED EMAILED COMPLAINT FROM SANITATION (KENNETH MITCHELL JR352-355-6267) ADSVISING OF TRE DEBRIS		
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS		
OFFICER POSTING	ROBERT MOORE	6/27/2025	6/27/2025	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY		
PREPARE NOTICE	SHANEKA GREENE	6/26/2025	6/26/2025	N O V P H - COMP DATE OF 07/17/2025 PLEASE & THANK YOU		

Case Number ENV25-0108

				Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	 (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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. (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. 2.) Pay the cost of prosecution of \$243.11 by August 21st, 2025.

	CONTACTS										
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL						
OWNER	DEMONTE ANTHONY J IV	123 OLD COUNTY RD WINDSOR LOCKS, CT 06096-1532									
RESPONDENT 1	DEMONTE ANTHONY J IV	123 OLD COUNTY RD WINDSOR LOCKS, CT 06096-1532	(352)547-0945								

	FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY	
CERTIFIED POSTAGE	001-359-000-000-06- 35960	2	\$14.36	\$0.00							
CLERICAL AND CASEWORK TIME	001-359-000-000-06- 35960	5	\$110.00	\$0.00							



Case Number ENV25-0108

City of Ocala

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06- 35960	8	\$100.00	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$243.11 \$0.00

> **TOTALS:** \$243.11 \$0.00

				INSPECT	IONS	
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	RSM	6/27/2025	6/27/2025	NON COMPLIANT		On 6-27-25, I posted the Notice of Violation & Public Hearing to the property. The violation remained and there had been no recent contact from the property owner. I completed/submitted an affidavit of posting to Admin. Follow-up was scheduled in regards the hearing.
COMPLIANCE	JLB	7/15/2025	7/15/2025	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	I observed the tree debris and overgrowth remained. Photos attached. Hearing inspection scheduled.
FOLLOW UP	RSM	5/28/2025	5/28/2025	NON COMPLIANT		On 5-28-25, I noted that the debris remained. There had been no response from the property owner or Public Works personnel. As a result, the issue was discussed with Chief Code Official Hollingsworth. Concerns regarding the proper handling of the circumstances were discussed with plans in process as to how it was going to proceed. Follow-up was scheduled.



Case Number ENV25-0108

FOLLOW UP	RSM	6/4/2025	6/4/2025	COMPLETED		On 6-4-25, I attempted contact with the property owner and again left a detailed message inquiring as to the status of the issue. As of this date, I have received no return call. I also made the Chief Code official aware of the circumstances. Follow-up scheduled.
FOLLOW UP	RSM	6/25/2025	6/25/2025	NON COMPLIANT		On 6-25-25, I received an emailed reply (attached) from the Director of Public Works advising that after looking into the issue, it was determined that the services of picking up the tree debris were not offered. Based on these circumstances, the responsibility of removing the tree debris fell on the property owner. Recent attempts at contacting the owner have been unsuccessful. I subsequently submitted a request to Admin. to generate/mail a (NOVPH-Notice of Violation & Public Hearing) to be mailed/posted. Follow-up was scheduled accordingly.
FOLLOW UP	RSM	6/23/2025	6/23/2025	NON COMPLIANT		On 6-23-25, I noted that the debris remained. There had been no response from the property owner or Public Works personnel. As a result, I sent an email (attached) to Public Works inquiring as to if they had any further details of the situation. Concerns regarding the proper handling of the circumstances were discussed with plans in process as to how it was going to proceed. Follow-up was scheduled.
FOLLOW UP	RSM	5/14/2025	5/14/2025	NON COMPLIANT	MID POINT STATUS CHECK	On 5-14-25, I checked on the property and observed the debris remained. I then called and left a detailed message inquiring as to if the owner had acquired any records/documentation as to when/who had placed the debris there and what was stated as to who was responsible for its removal. Photo attached and awaiting call back. Follow-up scheduled.



Case Number ENV25-0108

City of Ocala

HEARING INSPECTION	JLB	7/28/2025	7/28/2025	NON COMPLIANT	I conducted a follow up inspection prior to the hearing scheduled for 07/2025. I observed the tree debris and overgrowth remained. Photos attached. Proceed to hearing to obtain an order to bring the property into compliance.
INITIAL	RSM	4/30/2025	4/30/2025	COMPLETED	On 4-30-25, I responded to the property in regard to a complaint of tree debris at the property. Upon arrival, I noted a large amount of tree debris on the roadside area, consisting of pieces of what was a large diameter tree. Based on the reported complaint, I made contact with an adjacent property owner whom after speaking with was determined to not be involved. I then spoke via phone with the property owner of the involved parcel (Anthony Demonte). He said that he was aware of the tree debris. He explained that several months ago, the tree cam down during a large storm. He said that "city workers" responded and cleared the debris from the roadway and placed it in its pictured location. He said that he was told that the city would be picking up the debris. He did say that he may have some old notes of the issue and would try and determine whom he had spoken to from the city. I then spoke via phone with the reporting party (Ken-Sanitation). I advised him of the circumstances to which he said he was not aware but would try and gather any related information and get back to me. Based on these circumstances, it was unclear as to whom would be responsible for the debris removal. The case will remain active additional information is gathered. Photos/other documents attached and follow-up scheduled accordingly.

VIOLATIONS



Case Number ENV25-0108

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	4/30/2025				LARGE AMOUNT OF TREE DEBRIS DUMPED IN RIGHT OF WAY NEEDS TO BE REMOVED

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

THE CITY OF OCALA

CASE NO: ENV25-0108

Petitioner,

VS.

DEMONTE, ANTHONY J. IV

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS FSS. 162.07(2)

STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Enforcement Officer 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.

201011 010 1110 0	ooto involvou i	in the proceduren of	the respondent(s)	in and dade.			
1. Code Enfo	rcement Spe	ecial Magistrate H	earing:				
Attorney Fees:	Cost	# of hour(s)			Total:		
2. Inspector(s) Time:						
	Cost	# @ .5 hour(s)			Total:		
Inspection(s)	\$12.50	8			\$100.00		
3. Clerical &	Casework Ti	me:					
The state of the s	Cost	# of hour(s)	# of hour(s)				
Clerical:	\$22.00	5	5				
4. Recording	Cost(s): (i.e	Lien(s) / Lien rel	ease(s) / Satisfa	ction, etc.)			
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:		
Fee(s):	\$18.75	1			\$18.75		
5. Copies of	Related Doci	ument(s):					
Clerical:	Cost	# of page(s)			Total:		
6. Postage C	ost(s):						
	Cost	# of Regular	Cost	# of Certified			
Postage:			\$14.36	2	\$14.36		

Total Costs: \$243.11

FURTHER. AFFIANT SAYETH NOT. Dated This: 7/15/2025

STATE OF FLORIDA **COUNTY OF MARION**

JENNIPHER L BULLER

Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by JENNIPHER L BULLER who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985

My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn. 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 Property Record Card

Real Estate

28244-000-00

GOOGLE Street View

Prime Key: 669164 MAP IT+ Current as of 4/30/2025

Property Information

DEMONTE ANTHONY J IV Taxes / Assessments: 123 OLD COUNTY RD Map ID: 196 WINDSOR LOCKS CT 06096-1532

Millage: 1001 - OCALA

Situs: 506 NE 22ND AVE OCALA

M.S.T.U. PC: 00

Acres: 1.08

2024 Certified Value

\$99,123 Land Just Value **Buildings** \$0 Miscellaneous \$0 Total Just Value \$99,123 Total Assessed Value \$99,123 Exemptions Total Taxable \$99,123

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$99,123	\$0	\$0	\$99,123	\$99,123	\$0	\$99,123
2023	\$99,123	\$0	\$0	\$99,123	\$31,191	\$0	\$31,191
2022	\$99,123	\$0	\$0	\$99,123	\$28,355	\$0	\$28,355

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7974/1300	01/2023	41 CORP	0	U	V	\$100
<u>6782/1956</u>	06/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$22,000
6685/0929	12/2017	62 DISTR	0	U	I	\$100
DETH/REGS	04/2017	71 DTH CER	0	U	I	\$100
6679/1705	04/2017	74 PROBATE	0	U	I	\$100

Property Description

SEC 16 TWP 15 RGE 22

BEGIN AT A PT THAT IS 1460.2 FT W & N 00-05-00 E 584.5 FT

FROM SE COR OF FRAC SEC 16 PT BEING THE POB TH N 00-05-00 E

188 FT TH N 89-51-00 W 250 FT TH S 00-05-00 W 188 FT TH S 89-51-00 E 250 FT TO POB Land Data - Warning: Verify Zoning Use **CUse** Front Depth **Zoning** Units Type Rate Loc Shp Phy Just Value **Class Value** 0001 188.00 FF 188.0 250.0 R1 Neighborhood 4701 - LYNWOOD PARK REPLAT+ Mkt: 8 70 Miscellaneous Improvements Length Width Type **Nbr Units** Type Life Year In Grade **Appraiser Notes** Planning and Building ** Permit Search ** Permit Number **Date Completed** Description **Date Issued** RESIDENTIAL DEMO18-0045 7/17/2018 7/12/2019

Corporate Warranty Deed

This Indenture, made, January 30, 2023 A.D. Between

DFK Investment Holdings, Inc. a Florida Corporation, a/k/a DFK Investment Holding, Inc. a Florida Corporation whose post office address is: 1321 NE 70th Street, Ocala, Florida 34479 a corporation existing under the laws of the State of Florida, Grantor and Anthony J DeMonte, IV whose post office address is: 123 Old County Road, Windsor Locks, Connecticut 06096, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

Parcel 1:

Beginning at a point that is 1460.20 feet West and North 0 degrees 05 minutes East 584.50 feet from the Southeast corner of Fractional Section 16, Township 15 South, Range 22 East, said point being the Point of Beginning; thence North 0 degrees 05 minutes East 188 feet; thence North 89 degrees 51 minutes West 250 feet; thence South 0 degrees 05 minutes West 188 feet; thence South 89 degrees, 51 minutes East 250 feet to the Point of Beginning. The above described property being situated in Marion County, Florida.

The above described property being situated in Marion County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 28244-000-00

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

Florida Corporate Deed/Letter

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

DFK Investment Holdings, Inc. a Flroida Corporation, a/k/a DFK Investment Holding, Inc. a Florida Corporation

Signed and Sealed in Our Presence:	By:	~~
(M)	Donna F. Kelley Its Director	
Witness #1 Signture Witness #1 Print Name		
Witness #1 Signature Molly Gilligan Witness #2 Print Name:	(Corporate Sea	al)
State of		
County of MUM	\checkmark	2.9
The foregoing instrument was acknowledged before me by lanuary, 2023, by Donna F. Kelley, as Director of DFK In	means of Aphysical presence or online no vestment Holdings, Inc., a Florida Corporation a/k	tarization, this A
Inc., a Florida Corporation		
Signature of Notary Public	MARIE VAZOULAS Notary Public - State of F Commission = HH 1441	UU 🔈
Notary Public Printed Name:	My Comm. Expires Jul 8. Bonded through National Notar	2023
Personally Known X OR Produced Identification Type of Identification Produced		
Prepared by:		

Florida Corporate Deed/Letter

Ocala, Florida 34470

File Number: 23-1619

Marie Vazoulas, an employee of Atlas Title Agency, LLC,

1279 East Silver Springs Boulevard



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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/27/2025

DEMONTE ANTHONY J IV 123 OLD COUNTY RD WINDSOR LOCKS, CT. 06096-1532

Respondent	(s)	
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Location of Violation: 506 NE 22ND AVEI28244-000-00

Case Number: ENV25-0108

Officer Assigned: Robert Moore

Required Compliance Date: 07/17/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

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

LARGE AMOUNT OF TREE DEBRIS DUMPED IN RIGHT OF WAY NEEDS TO BE

REMOVED

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 enforcement officer 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 – 2nd 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:

Robert Moore Environmental Enforcement Officer rsmoore@ocalafl.gov 352-274-3725

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

CASE NO: ENV25-0108

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA COUNTY OF MARION

Notary Public, State of Florida

COUNTY OF MARION			
BEFORE ME , the undersigned authority production of the, City of Ocala, who after being	oloonally appoalou,		for the Code Enforcement
1. I did on 06/27/2025 post the No 506 NE 22ND AVE	otice of Violation & Public He	earing tothe property	, located at
2. This Affidavit is provided pursuant to	o Section 2-446(b) 2(b), Coo	de of Ordinances of the Ci	ity of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.		Dated: Ø5/27/2025 With Miss Environmental Enforcem	্থ nent Officer
STATE OF FLORIDA MARION COUNTY			
SWORN TO (or affirmed) before me: 06/27 is personally known to me.	7/2025 by Yvette Grillo	Code Enforcement S	Specialist, City of Ocala, who

YVETTE J. GRILLO Notary Public - State of Florida

Commission # HH 335985

My Comm. Expires Mar 17, 2027

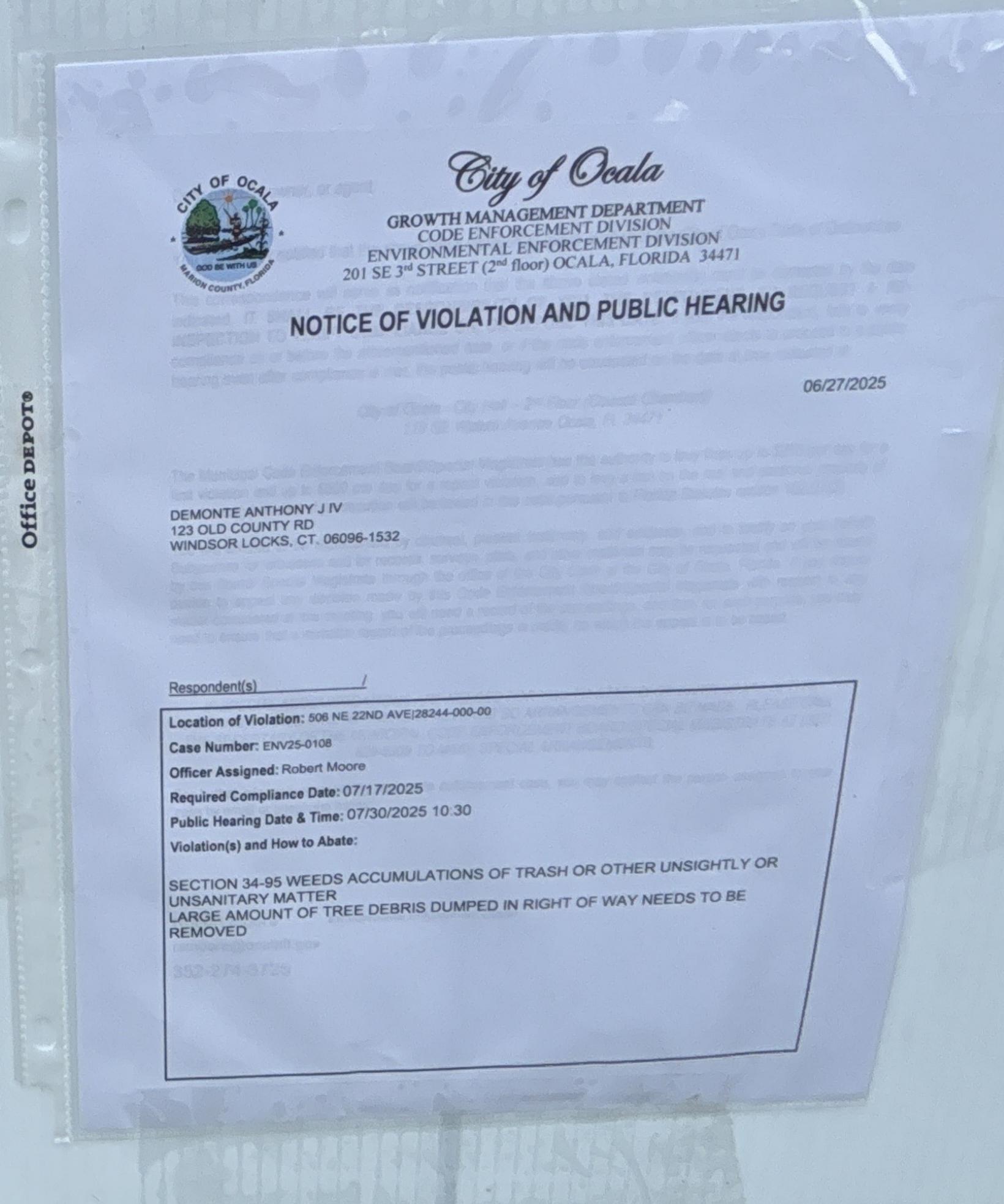
Bonded through National Notary Assn.



OCALA.

CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



Jun 27, 2025 at 1:42:23 PM City of Ocala Environmental Enforcement



Environmental Enforcement

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

CASE NO: ENV25-0108

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE	OF	FLC	RIC	A
COUNT	Y O	F M	ARI	ON

COUNTY OF MARION	
BEFORE ME , the undersigned authority personally appeared, Division of the, City of Ocala, who after being duly sworn, deposes	
I did on 06/26/2025 post the Notice of Violation & Publ 110 SE Watula Avenue Ocala, FL .	lic Hearing to Ocala City Hall, located at
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: 06/26/2025 Code Enforcement Specialist
STATE OF ELODIDA	

STATE OF FLORIDA MARION COUNTY

SWORN TO (or affirmed) before me: 06/26/2025 by Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.













