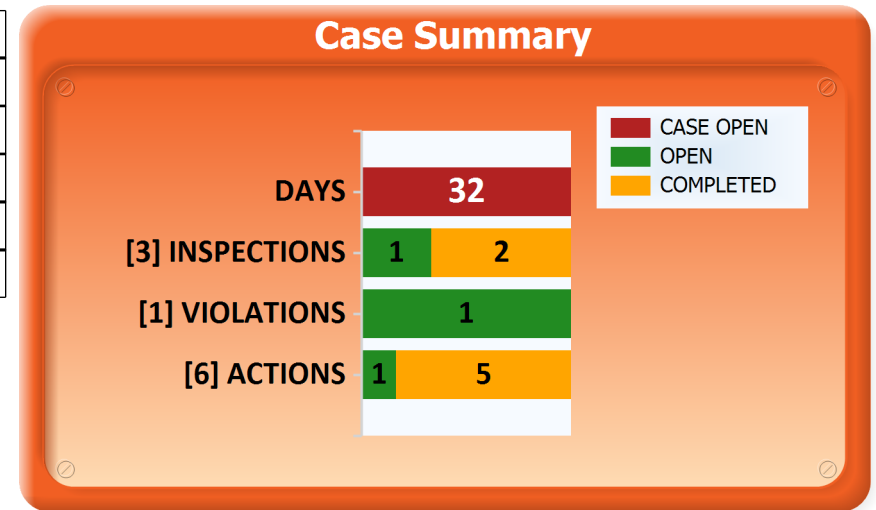


Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV26-0176

Description: EXCESS LITTER/DEBRIS / OVERGROWN PROPERTY			Status: HEARING		
Type: ENVIRONMENTAL			Subtype: LITTER		
Opened: 4/10/2026	Closed:		Last Action: 5/14/2026		Flw Up: 5/12/2026
Site Address: 0 , FL 34475					
Site APN: 2260-108-010			Officer: ROBERT MOORE		
Details:					



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MARION COUNTY JCB HOLDINGS LLC	PO BOX 2407 BELLEVIEW, FL 34421-2407			
RESPONDENT 1	MARION COUNTY JCB HOLDINGS LLC	PO BOX 2407 BELLEVIEW, FL 34421-2407			
RESPONDENT 2	BROWN, JOE C	3110 SE 95TH ST OCALA, FL 34480			

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	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$141.09	\$0.00						

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	ROBERT MOORE	4/10/2026			REPEAT VIOLATOR	PROEPRTY HAS LARGE AMOUNT OF TRASH AND DEBRIS STREWN ABOUT. PROPERTY IS ALSO OVERGROWN. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/10/2026	4/10/2026	COMPLETED		On 4-10-26, I observed the property to be littered with trash and debris to include an empty oil drum and discarded tires. Additionally, the property was overgrown/unkempt. I noted that this property was classified as a repeat violator based on previous case(s): most recent 2024_10597. I attached supporting documentation relating to this classification to include the previous Administrative Final Order and Affidavit of non-compliance. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled.
FOLLOW UP	RSM	4/28/2026	4/28/2026	COMPLETED		On 4-28-26, I checked the status of the property in accordance with the previously mailed/posted Notice of Violation & Public Hearing On this day, I observed the violation to remain. Follow-up scheduled.
HEARING INSPECTION	RSM	5/12/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/13/2026	4/16/2026	N O V P H ***REPEAT VIOLATOR*** COMP DATE 04/28/2026
ADMIN POSTING	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH MAILED 9489 0090 0027 6697 0476 14 MARION COUNTY JCB HOLDINGS LLC PO BOX 2407 BELLEVIEW, FL. 34421-2407
FIELD POSTING	ROBERT MOORE	4/17/2026	4/17/2026	NOVPH READY FOR PSTING POSTED NOVPH TO PROPERTY
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/24/2026	5/6/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to: 1.) (a) Pay a fine of \$50 per day beginning the day the repeat violation of 34-95 was discovered to exist, being April 10th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, there shall be an additional fine of \$50 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items. (c) 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 \$141.09 by June 11th, 2026. Non-compliance hearing: 07/09/2026

HEARING CODE BOARD	SHANEKA GREENE	5/14/2026		NEW BUSINESS
--------------------	----------------	-----------	--	--------------



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2260-108-010

Prime Key: 1255473

[MAP IT+](#)

Current as of 4/10/2026

[Property Information](#)

MARION COUNTY JCB HOLDINGS
LLC
PO BOX 2407
BELLEVIEW FL 34421-2407

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 00

Acres: .37

[2025 Certified Value](#)

Land Just Value	\$11,220		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$11,220	Impact	
Total Assessed Value	\$3,314	Ex Codes:	(\$7,906)
Exemptions	\$0		
Total Taxable	\$3,314		
School Taxable	\$11,220		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$11,220	\$0	\$0	\$11,220	\$3,314	\$0	\$3,314
2024	\$9,520	\$0	\$0	\$9,520	\$3,013	\$0	\$3,013
2023	\$6,801	\$0	\$0	\$6,801	\$2,739	\$0	\$2,739

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6421/0729	07/2016	09 EASEMNT	0	U	V	\$100
6421/0728	07/2016	05 QUIT CLAIM	4 V-APPRAISERS OPINION	U	V	\$2,000
5184/1148	04/2009	34 TAX	0	U	V	\$2,500
2892/1697	12/2000	62 DISTR	0	U	V	\$100
1108/1190	03/1982	07 WARRANTY	0	U	V	\$100
0985/1910	07/1979	07 WARRANTY	0	U	V	\$2,400
0555/0479	06/1973	02 DEED NC	0	U	V	\$1,150
0985/1909	03/1973	07 WARRANTY	0	U	V	\$2,400

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA

BLK 108 LOTS 10.12.14.16

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		160.0	100.0	R2	160.00	FF						
9480		.0	.0	R2	1.00	UT						
Neighborhood 4491												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



Record & Return



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 07/11/2016 11:57:12 AM
FILE #: 2016063960 OR BK 6421 PG 728
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$14.00 MDS: \$0 INT: \$0

Recording: \$ _____
Account No: _____
Doc Stamps: \$ _____
This instrument was prepared by:
JOE C. BROWN
P.O. 2407
BELLEVIEW, FL. 34421

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this 8th day of JULY 2016, by and between:

Name(s): JOE C. BROWN
SS/FID#: _____ (GRANTOR)
Address: PO BOX 2407
City and State: BELLEVIEW FL Zip Code 34421
Business Phone: _____ Home Phone: 352-245-9023, hereinafter called "GRANTOR"

AND

Name(s): MARION COUNTY JCB HOLDINGS LLC.
SS/FID#: _____ (GRANTEE)
Address: P O BOX 2407
City and State: BELLEVIEW FL Zip Code 34421
Business Phone: _____ Home Phone: 352-245-9023, hereinafter called "GRANTEE"

WITNESSETH:

GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and Quit-Claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described Property situated in MARION County, Florida, to wit:

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA
BLK 108 LOTS 10.12.14.16

Parcel No.: 2260-108-010

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of GRANTOR, either in law or equity, to the only proper use, benefit and behoof of GRANTEE forever.
GRANTOR hereby certifies that the above described Property does not constitute GRANTOR'S homestead nor is it contiguous to property described by GRANTOR as homestead.

IN WITNESS WHEREOF, the parties hereto have executed this instrument under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Yessenia Pedre
(Signature)
Yessenia Pedre
(Please print or type Name as it appears)

Ofelia Torres
(Signature)
Ofelia Torres
(Please print or type Name as it appears)

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 8 day of July, 2016, by Joe C Brown

Joe C Brown (SEAL)
JOE C. BROWN (GRANTOR)

(SEAL)
(GRANTOR)



OFELIA TORRES
MY COMMISSION # FF 171159
EXPIRES: February 23, 2019
Bonded Thru Budget Notary Services

Ofelia Torres
Notary Public, State of Florida

Ofelia Torres
(Printed Name of Notary)

My Commission Expires: 2/23/19
Commission No. FF171159
Personally Known: ☒
Produced Identification: ☒



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MARION COUNTY JCB HOLDINGS, LLC

Filing Information

Document Number	L13000171672
FEI/EIN Number	46-4703575
Date Filed	12/12/2013
Effective Date	12/11/2013
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/23/2022
Event Effective Date	NONE

Principal Address

3110 SE 95TH ST
OCALA, FL 34480

Mailing Address

PO Box 2407
Bellevue, FL 34421

Changed: 12/18/2013

Registered Agent Name & Address

BROWN, JOE C
3110 SE 95TH ST
OCALA, FL 34480

Authorized Person(s) Detail

Name & Address

Title MANAGER

BROWN, JOE C
3110 SE 95TH ST
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2019	03/26/2019

2020	02/07/2020
2021	01/25/2021

Document Images[01/25/2021 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/07/2020 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/26/2019 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/05/2018 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/28/2017 -- ANNUAL REPORT](#)[View image in PDF format](#)[03/04/2016 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/07/2015 -- ANNUAL REPORT](#)[View image in PDF format](#)[02/03/2014 -- ANNUAL REPORT](#)[View image in PDF format](#)[12/12/2013 -- Florida Limited Liability](#)[View image in PDF format](#)



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

04/17/2026

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW, FL. 34421-2407

Respondent(s) _____ /

Location of Violation: 2260-108-010| VACANT LOT

Case Number: ENV26-0176

Inspector Assigned: Robert Moore

Required Compliance Date: 04/28/2026

Public Hearing Date & Time: 05/14/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
PROEPRTY HAS LARGE AMOUNT OF TRASH AND DEBRIS STREWN ABOUT.
PROPERTY IS ALSO OVERGROWN. CUT, CLEAN AND MAINTAIN PROPERTY TO
ACHIEVE COMPLIANCE WITH CITY CODE.

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 – 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 Inspector
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: ENV26-0176

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 04/17/2026 post the Notice of Violation & Public Hearing to the property, located at 2260-108-010| VACANT LOT.
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.

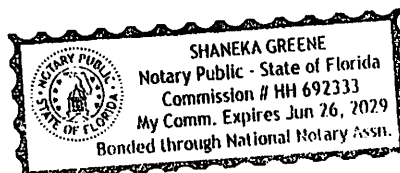
Dated 04/17/2026

Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

04/17/2026

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW, FL. 34421-2407

Respondent(s) _____ /

Location of Violation: 2260-108-010| VACANT LOT

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Required Compliance Date: 04/28/2026

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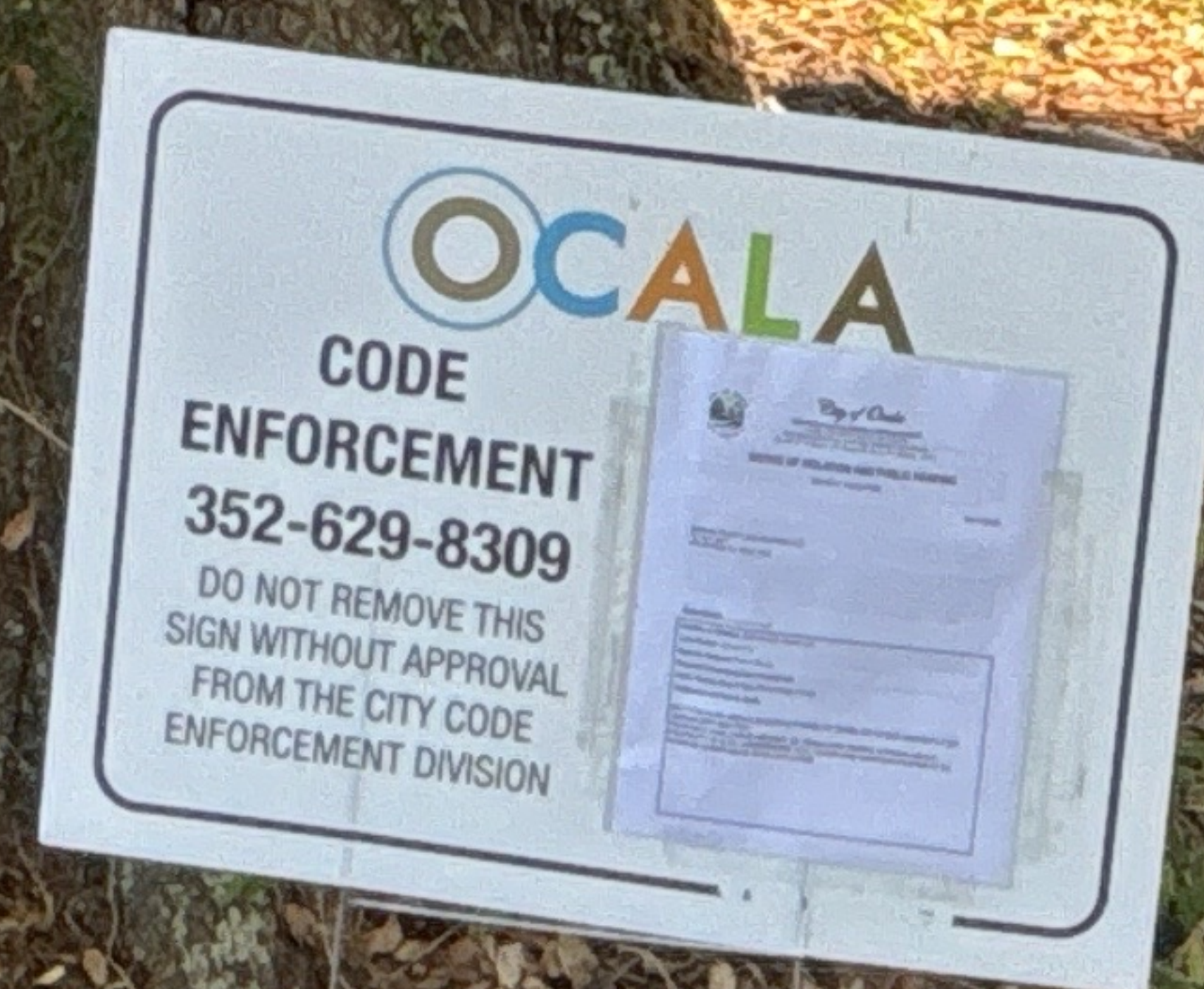
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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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:

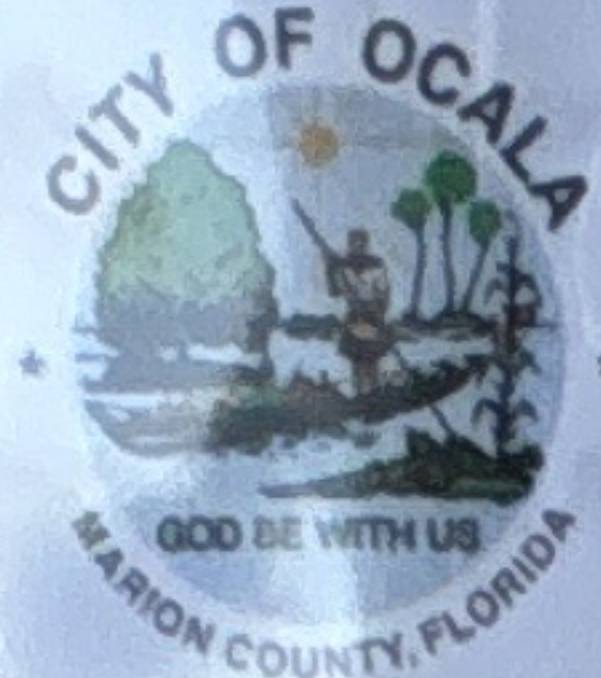
Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725



City of Ocala
Environmental Enforcement
4/17/2026 9:31 AM



**CODE
ENFORCEMENT
2-629-8309
NOT REMOVE THIS
WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

04/17/2026

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW, FL. 34421-2407

Respondent(s) _____

Location of Violation: 2260-108-010| VACANT LOT

Case Number: ENV26-0176

Inspector Assigned: Robert Moore

Required Compliance Date: 04/28/2026

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PROEPRTY HAS LARGE AMOUNT OF TRASH AND DEBRIS STREWN ABOUT.
PROPERTY IS ALSO OVERGROWN. CUT, CLEAN AND MAINTAIN PROPERTY TO
ACHIEVE COMPLIANCE WITH CITY CODE.

City of Ocala
Environmental Enforcement
4/17/2026 9:31 AM

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

CASE NO: ENV26-0176

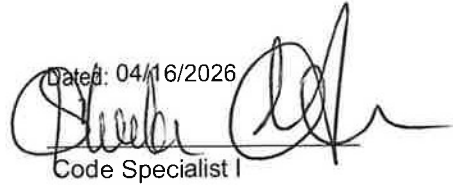
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 04/16/2026 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.

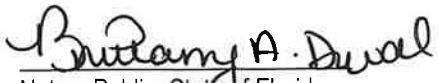
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/16/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/16/2026 by _____
is personally known to me.

(_____), City of Ocala, who


Notary Public, State of Florida



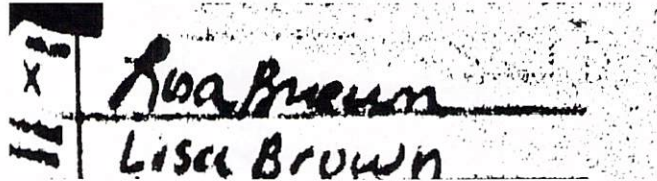


Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0476 14. Our records indicate that this item was delivered on 04/27/2026 at 10:59 a.m. in BELLEVIEW, FL 34420. The scanned image of the recipient information is provided below.

Signature of Recipient :

A scanned image of a handwritten signature. The signature is written in black ink on a white background. The name "Lisa Brown" is clearly legible. To the left of the signature, there is a small, dark, rectangular mark that appears to be a stamp or a mark from the scanning process.

Address of Recipient :

A scanned image of a handwritten address. The address "PO Box 2407" is written in black ink on a white background. To the left of the address, there is a small, dark, rectangular mark that appears to be a stamp or a mark from the scanning process.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPHEENV260176

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

THE CITY OF OCALA

CASE NO: 2024_10597

Petitioner,

VS.

**MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVUE FL 34421-2407**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/31/2024 10:11:11 AM
FILE #: 2024069811 OR BK 8335 PGS 1337-1339
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on April 11, 2024, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **MARION COUNTY JCB HOLDINGS LLC**, owner(s) in charge of the property described as: **2260-108-010 | 1700 BLK SW 1ST ST, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between February 27, 2024, and April 11, 2024, the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

II. CONCLUSION OF LAW:

A. The Respondent(s), **MARION COUNTY JCB HOLDINGS LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 27th, 2024, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order;

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, May 2nd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, May 3rd, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) 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 \$250.00 per day that shall run in addition to any other fines until this violation has been abated.

(c) 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 \$164.36 by May 2nd, 2024.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

3. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 11/15 day of April 2024

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: 2024_10597

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW FL 34421-2407
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

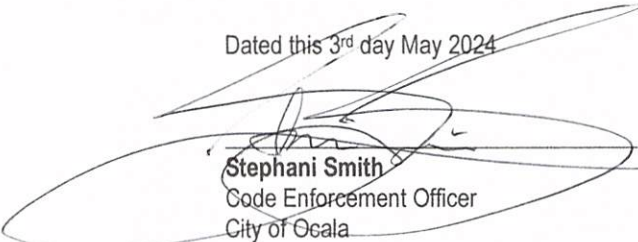
1. That on April 11th, 2024, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before May 3rd, 2024.
3. That a re-inspection was performed on May 3rd, 2024.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$164.36 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

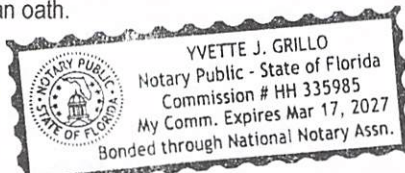
Dated this 3rd day May 2024


Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 3rd day of May 2024, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 3rd day of May 2024.


Yvette Grillo Secretary
Municipal Code Enforcement Board
Ocala, Florida

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **MARION COUNTY JCB HOLDINGS LLC, PO BOX 2407, BELLEVIEW, FL 34421-2407 AND BROWN, JOE C., (REGISTERED AGENT), 3110 SE 95TH ST, BELLEVIEW, FL 34480**, this 11th day of April 2024.


Yvette Grillo, Code Enforcement Specialist
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING • IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON MAY 9TH, 2024, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

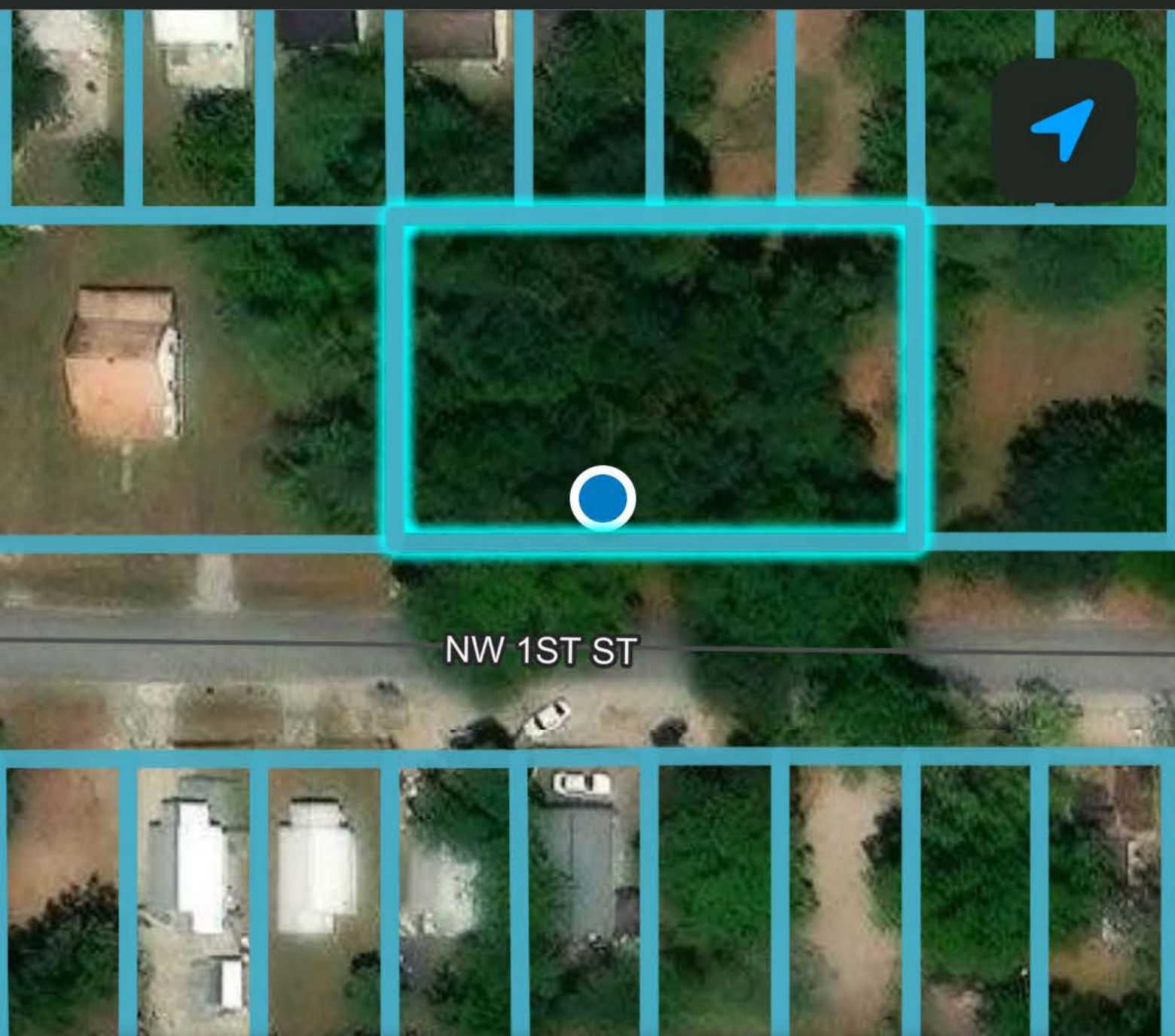
FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

8:20

5G+



GPS accuracy 15.6 ft



NW 1ST ST



PID: 2260-108-010

Area 1,777.99 yd²



0.0 ft



Directions



Compass



Favorite

Owner: MARION COUNTY JCB HOLDINGS LLC

Property Address:

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



City of Ocala
Environmental Enforcement
4/10/2026 8:21 AM



City of Ocala
Environmental Enforcement
4/10/2026 8:21 AM



City of Ocala
Environmental Enforcement
4/10/2026 8:21 AM