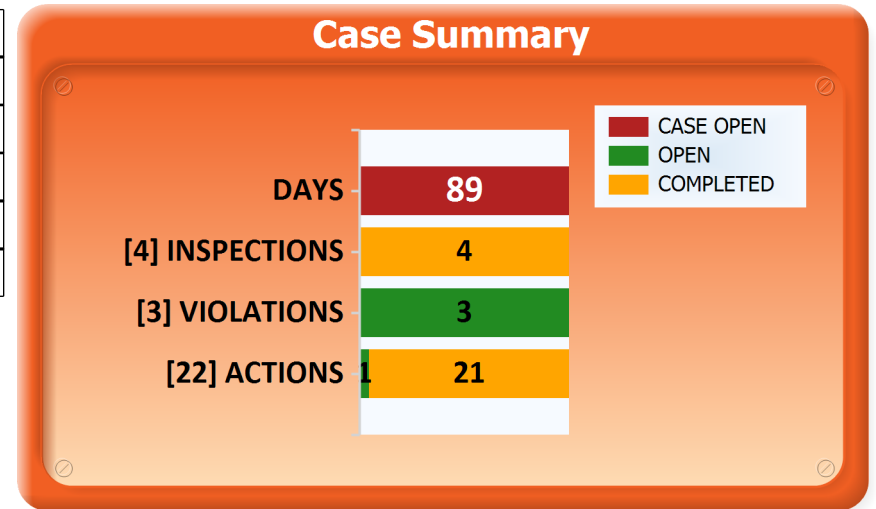


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0157**

Description:		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/9/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/1/2026
Site Address: 1043 NE 28TH ST OCALA, FL 34479			
Site APN: 24861-000-00		Officer: STEPHEN KNIGHT	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TIM GUINN	1061 NE 28TH ST OCALA, FL	(352)239-0165		
OWNER	VOSS MICHAEL J	1043 NE 28TH ST OCALA, FL 34470-3772			
REPRESENT	MIKE VOSS (SON OF OWNER)	116 BOWERS AVE BATTLE CREEK, MI 49014-6002	(269)275-3700		REDWINGS.MIKE52@GMAIL.COM
RESPONDENT 1	VOSS MICHAEL J EST	1043 NE 28TH ST OCALA, FL 34470			
TENANT	ANDREA (HOLLIE BERRIE) ?	1043 NE 28TH ST OCALA, FL	(352)553-5778		

#### 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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0157**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:				\$205.97	\$0.00					
<b>TOTALS:</b>				<b>\$205.97</b>	<b>\$0.00</b>					

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	2/10/2026				The property has a derelict vehicle (blue four door) parked in the front yard. The vehicle needs to be removed from the property or brought up to working condition with valid tags.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	2/11/2026				The property has electrical work that has been done without the proper permits. The property needs to be complete all permits with all inspections finalized.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/12/2026				The property has an electrical panel that has been disconnected by the Ocala electric utility due to the unsafe condition and changes to without the proper permits and work not in line with the National Electrical code and Florida building standards. The owner needs to apply and complete the permits required for the electrical work and any work done prior.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0157**

INITIAL	SKN	2/10/2026	2/10/2026	NON COMPLIANT		I responded to the location and spoke to the complainant who stated the owner passed away and the caretaker has remained in the house. He further stated there is a renter that controls a room in the house and she has remained after the owner died also. The complainant also stated the renter has been running a generator for many days and it is very loud. I went to the property and knocked with no response. I did observe some building issues to the residence and a derelict vehicle parked in the front yard. View attachments, follow up scheduled.
FOLLOW UP	SKN	3/11/2026	3/11/2026	COMPLETED		I followed up and left a VM with the son of the decedent. The property is still the same condition as during the initial inspection.
HEARING INSPECTION	SKN	3/23/2026	3/23/2026	COMPLETED		I completed my hearing inspection and the property continues to have the violations from the initial inspection.
COMPLIANCE	SKN	4/30/2026	5/1/2026	COMPLETED		MASSEY INSPECTION

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	2/9/2026	2/9/2026	COMPL ADVISED PROPERTY OWNER DECEASED AND HOME IS BEING OCCUPIED BY A TENANT AND SHE NO LONGER HAS POWER IN THE HOME AND RUNNING HER ELECTRIC WITH A GENERATOR THAT IS PLACED ON THE FRONT PORCH. THE COMPLAINANT CAN HEAR THE GENERATOR INSODE HIS HOME WITH THE WINDOWS CLOSED AND WANTS TO KNOW IF IT'S ILLEGAL TO NOT HAVE POWER IN THE HOME TO LIVE THERE. SHE HAS LIVED IN THE HOME FOR APPROX 5 YEARS BUT NOW THAT THE PROPERTY OWNER IS DECEASED, SHE IS NOT PAYING ANY RENT AND HAS NO POWER RUNNING TO THE HOME.

# Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0157**

CONTACT	STEPHEN KNIGHT	2/10/2026	2/10/2026	I was contacted by the renter (Andrea 352-553-5778) who stated the other tenant closed off the breaker box area and she has no access to it. She further stated he then cut off her power to her apartment.
CONTACT	YVETTE J GRILLO	2/10/2026	2/10/2026	Received a phone call from a female with a caller ID of "Hollie Berrie" stating she resides in the home, and another person lives in the other half of the home which controls the circuit breaker panel and has turned the power off on her side of the home and that is why she is using a generator to power her side. He refuses to allow her on his side to turn her power back on through the panel box. Gave her Inspector Knight's cell number and advised her to call him to share this information. Called to city utilities and spoke with Brian Clark X8303 and he stated the deceased property owner's son "Dan" had been in to advise he was having issues with possible squatters in his father's home. Brian stated someone is paying the electric bill and appears per the son's comments that Mr. Michael Voss had passed away in November 2025. Last payment on account was made on 2/2/2026. Female caller states she has lived in the home for last 6 years, but a male subj has taken over the other half of the house.
CONTACT	STEPHEN KNIGHT	2/13/2026	2/13/2026	I was contacted mike vose who is the son and stated he is working with attorneys and they are working through the process.

# Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0157**

CONTACT	YVETTE J GRILLO	2/13/2026	2/13/2026	<p>MIKE VOSS SON OF DECEASED PROPERTY OWNER CALLED AND STATED HE HAD HEARD THERE WAS AN ISSUE WITH HIS FATHER'S PROPERTY AND WANTED TO SPEAK WITH THE INSPECTOR TO SHARE AND GET SOME INFORMATION. HE STATED HE WOULD LIKE TO BE INCLUDED IN FUTURE MAILINGS SO HE IS AWARE OF WHAT IS HAPPENING WITH THE PROPERTY. HE IS IN THE PROCESS OF PROBATE PROCEEDINGS THAT MAY TAKE SOME TIME AS THERE WAS NO WILL.</p> <p>MIKE VOSS 116 BOWERS AVE BATTLE CREEK, MI 49014-6002 (269)275-3700 EMAIL: REDWINGS.MIKE52@GMAIL.COM</p>
PREPARE NOTICE	SHANEKA GREENE	2/16/2026	2/17/2026	<p>CLTO VOSS MICHAEL J 1043 NE 28TH ST OCALA, FL 34470-3772</p> <p>NOVPH</p>
ADMIN POSTING	SHANEKA GREENE	2/17/2026	2/17/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/17/2026	2/17/2026	<p>NOVPH MAILED 9489 0090 0027 6696 9850 47 VOSS MICHAEL J EST 1043 NE 28TH ST OCALA, FL. 34470-3772</p>
OFFICER POSTING	STEPHEN KNIGHT	2/19/2026	2/19/2026	<p>NOVPH READY FOR POSTING</p> <p>NOVPH has been posted.</p>

CONTACT	STEPHEN KNIGHT	2/19/2026	2/19/2026	Mr. Vose jr contacted me and stated he was in contact with an attorney and they were working through the process regarding his Fathers property. Mr Vose did state he read on a facebook page where one of the current tenant's of the house made some comments regarding the death of his father and possible fault. I explained to him we would make the proper notifications.
CONTACT	STEPHEN KNIGHT	3/11/2026	3/11/2026	I left a VM with the son of the decedent.
CONTACT	STEPHEN KNIGHT	3/11/2026	3/11/2026	I spoke with Mike Vose Jr. and he stated he is still in the process of getting the decedent's property in probate.
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-122, 82-182, and 122-51 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not</p>

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>3/13/2026</p>	<p>3/18/2026</p>	<p>inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$150.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$205.97 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0157**

CONTACT	YVETTE J GRILLO	3/23/2026	3/23/2026	DANIEL SLATTERY AND AN UNK FEMALE CAME INTO THE OFFICE LOBBY AND WAS INQUIRING ABOUT THE POSTING THAT WAS PLACED IN HIS FATHERS YARD. HE WAS GIVEN THE INSPECTORS CARD AND ADVISED TO MAKE CONTACT WITH HIM. MR SLATTERY ADVISED HE WAS THE SON OF THE PROPERTY OWNER AND WAS AWARE HIS HALF BROTHER, MIKE JR IN MICHIGAN HAS BEEN TRYING TO GET A PIECE OF THE PROPERTY AS THERE WAS NO WILL LEFT AND PROPERTY IS IN PROBATE. DANIEL LEFT A PHONE NUMBER OF 352-723-8338.
CONTACT	OSIAS FERREIRA	3/25/2026	3/25/2026	I spoke to Michael Vose and let him know the hearing board was scheduled today and I would keep him up to date.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	3/30/2026	3/30/2026	FOF FOF has been posted.
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	FOF 9489 0090 0027 6696 9837 22 VOSS MICHAEL J EST 1043 NE 28TH ST OCALA, FL. 34470-3772
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0312 00 VOSS MICHAEL J EST 1043 NE 28TH ST OCALA FL 34470-3772
FIELD POSTING	STEPHEN KNIGHT	4/30/2026	4/30/2026	NON COMP HEARING NOTICE READY FOR POSTING The NON COMP was posted in the yard.
MASSEY	YVETTE J GRILLO	5/14/2026		

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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

**Date: 4/27/2026**

**Case No: CE26-0157**

**To: VOSS MICHAEL J EST  
1043 NE 28TH ST  
OCALA FL 34470-3772**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **929 NE 11TH AVE**, Ocala, Florida, **24861-000-00** Legal Description **SEC 05 TWP 15 RGE 22 W 150 FT OF E 300 FT OF S 200 FT OF SW 1/4 OF NE 1/4 EX S 25 FT FOR RD** is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

**SECTION 122-51 BUILDING PERMIT REQUIRED**

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on **5/14/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

**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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 27th day of April 2026

*Shaneka Greene*

Shaneka Greene  
Secretary, Municipal Code Enforcement Board

**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: CE26-0157**

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

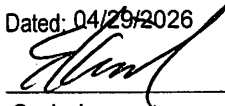
**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 04/29/2026 post the Notice of Non-Compliance Hearing to the property, located at 1043 NE 28TH ST.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

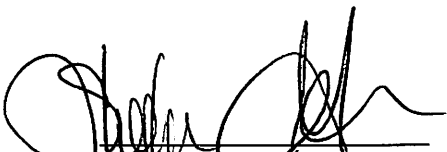
**FURTHER, AFFIANT SAYETH NAUGHT.**

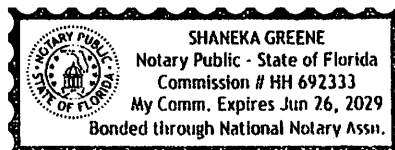
Dated: 04/29/2026

  
\_\_\_\_\_  
Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/29/2026 by Shaneka Greene , City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida







# OCALA

**CODE ENFORCEMENT**  
**29-8309**  
**REMOVE THIS WITHOUT APPROVAL**  
**THE CITY CODE ENFORCEMENT DIVISION**

Office DEPOT®

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

### NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 4/27/2026

Case No: CE26-0157

To: **VOSS MICHAEL J EST**  
**1043 NE 28TH ST**  
**OCALA FL 34470-3772**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **929 NE 11TH AVE, Ocala, Florida, 24861-000-00 Legal Description SEC 05 TWP 15 RGE 22 W 150 FT OF E 300 FT OF S 200 FT OF SW 1/4 OF NE 1/4 EX S 25 FT FOR RD** is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

- SECTION 34-122 ABANDONED OR DERELICT VEHICLES
- Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
- SECTION 122-51 BUILDING PERMIT REQUIRED

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on **5/14/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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

City of Ocala  
Code Enforcement Division  
4/30/2026 11:03 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: CE26-0157

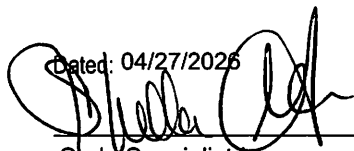
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

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 04/27/2026 post the Notice of Non-Compliance 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.

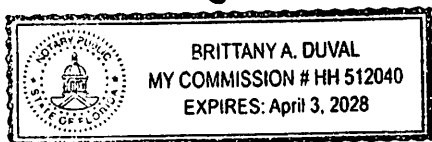
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



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

THE CITY OF OCALA  
Petitioner,

CASE NO: CE26-0157



vs.

GREGORY C HARRELL CLERK & COMPROLLER MARION CO  
DATE: 04/02/2026 02:59:41 PM  
FILE #: 2026041526 OR BK 8870 PGS 958-960  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**VOSS, MICHAEL J. EST**  
1043 NE 28<sup>TH</sup> ST  
OCALA, FL 34470-3772  
Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **VOSS, MICHAEL J. EST**, owner(s) in charge of the property described as **24861-000-00 / 1043 NE 28<sup>TH</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 10th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **VOSS, MICHAEL J. EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED**, in that the Respondent(s) have 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): 34-122, 82-182, and 122-51 and order to:
  - 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.
  - 2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or
  - (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by

4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 subsection (d) shall apply.

(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$150.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

3.) Pay the cost of prosecution of \$205.97 by April 30th, 2026.

- B. 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.

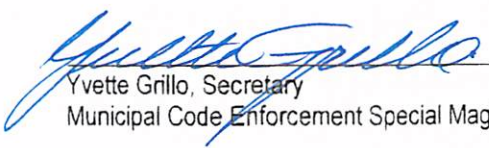
DONE AND ORDERED; this 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

  
\_\_\_\_\_  
Ryan C. Fong, Special Magistrate  
Municipal Code Enforcement Special Magistrate

#### 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: VOSS, MICHAEL J. EST, 1043 NE 28<sup>TH</sup> ST, OCALA, FL 34470-3772, this 27 day of March 2026.

  
\_\_\_\_\_  
Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate

**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 SPECIAL MAGISTRATE IS TO BE HELD ON MAY 27TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.**

**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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INTIAL 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.**



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

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: CE26-0157

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

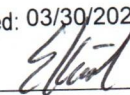
STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Final Administrative Order to the property, located at 1043 NE 28TH ST OCALA.
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: 03/30/2026

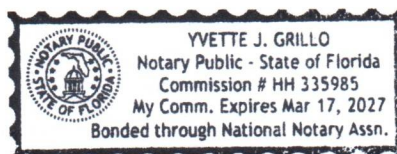
  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida





**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309  
FOR INFORMATION, THE  
CITY OF OCALA, FLORIDA  
IS PROVIDING THIS  
ENFORCEMENT NOTICE

City of Ocala  
Code Enforcement Division  
3/30/2026 11:04 AM



# OCALA

## CODE

## ENFORCEMENT

### 352-629-8309

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

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

CASE NO: CE26-0157

THE CITY OF OCALA  
Petitioner,

vs.

VOSS, MICHAEL J. EST  
1043 NE 28<sup>TH</sup> ST  
OCALA, FL 34470-3772  
Respondents

### FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), VOSS, MICHAEL J. EST, owner(s) in charge of the property described as 24861-000-00 / 1043 NE 28<sup>TH</sup> ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 10th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.

#### II. CONCLUSION OF LAW:

- A. The Respondent(s), VOSS, MICHAEL J. EST, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, in that the Respondent(s) have 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): 34-122, 82-182, and 122-51 and order to:

1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or  
 (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by

City of Ocala  
Code Enforcement Division  
3/30/2026 11:00 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: CE26-0157

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 03/27/2026 post the Final Administrative Order 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.

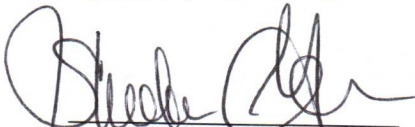
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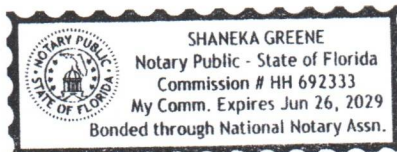
Dated: 03/27/2026

  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



<b>Code Case Number</b>	Ce26-0157
<b>Name</b>	Jeffrey Stack
<b>Phone Number</b>	(000) 000-0000
<b>Mailing Address</b>	1043 ne 28th st Ocala, FL, 34470
<b>Relationship to Case</b>	Property Owner Representative



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 0312 00. Our records indicate that this item was delivered on 05/02/2026 at 12:12 p.m. in OCALA, FL 34470. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of several fluid, connected strokes.

Address of Recipient :

**1043 NE 28TH ST, OCALA, FL  
34470**

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 37330412CE26 0157