



# Case Details - No Attachments

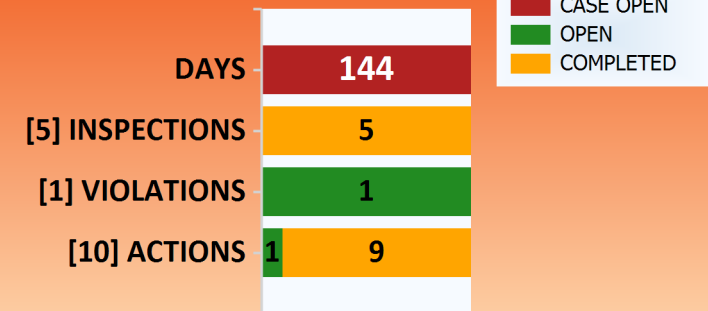
City of Ocala

Case Number

**CE24-0077**

Description: Work without permit(s)			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 11/15/2024	Closed:	Last Action: 4/10/2025	Flw Up: 4/4/2025
Site Address: 1130 NE 12TH ST OCALA, FL 34470			
Site APN: 2614-006-006		Officer: JEFFREY GUILBAULT	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	YVETTE J GRILLO	12/16/2024	12/16/2024	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	12/16/2024	12/16/2024	NOVPH 91 7199 9991 7039 7937 4621 MATHIS PROPERTIES LLC 1504 SE 25TH TER OCALA, FL 34471-4708
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2025	2/17/2025	FOF 91 7199 9991 7039 7683 5736 MATHIS PROPERTIES LLC 1504 SE 25TH TER OCALA, FL 34471-4708

CONTACT	JEFFREY GUILBAULT	3/28/2025	3/28/2025	<p>Contractor called and asked what permits were required to get this case closed. I informed him the front door, back door, and decking needed to be permitted.</p> <p>352.572.0181</p>
CONTACT	JENNIPHER L BULLER	11/15/2024	11/15/2024	<p>Phone call to property owner, MATHIS PROPERTIES LLC OWNER (352)857-1892 concerning work without permits.</p>
HEARING CODE BOARD	YVETTE J GRILLO	2/13/2025	2/14/2025	<p>NEW BUSINESS ORDER COMPLETED</p>
MASSEY	YVETTE J GRILLO	4/10/2025		
OFFICER POSTING	JEFFREY GUILBAULT	2/18/2025	2/18/2025	<p>FAO Posted on the property see photos.</p>
REGULAR MAIL	SHANEKA GREENE	11/15/2024	11/15/2024	<p>CLTO MAILED</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/12/2025	2/12/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted front and rear exterior door change-outs and porch construction by 4:00pm on Thursday, April 3rd, 2025. Once the permits are obtained, all repairs and inspections for closure of the permit 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, April 4th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$215.66 by April 3rd, 2025.</p>



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Case Number

**CE24-0077**

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTRACTOR	Zoltan	,	(352)598-8851		
OWNER	MATHIS PROPERTIES LLC	1504 SE 25TH TER OCALA, FL 34471-4708	(352)857-1892		

## 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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						

Total Paid for CASE FEES: \$215.66 \$0.00

**TOTALS: \$215.66 \$0.00**

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	4/4/2025	4/4/2025	NON COMPLIANT		MASSEY INSPECTION AFF OF NON COMP CREATED.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0077**

FOLLOW UP	JLB	11/15/2024	11/15/2024	NON COMPLIANT	<p>While in the area, I observed persons working on the outside of the residence. A utility trailer was in the driveway with what looked like an old French door. I checked the permit status and found none on file for exterior door replacement. I spoke with Zoltan (352) 598-8851 at the location. He said he was hired by the property owner, MATHIS PROPERTIES LLC (352) 857-1892. He admitted the rear French door had been removed and was going to be replaced. I observed the door had been removed. The home would be unsecured if not replaced. The lower portion of the door frame was rotted out. I also, observed the rear deck had been replaced to include the decking and posts. Photos attached. I called the property owner and left a voicemail. A brief time later he returned my phone call. I explained to him the situation and that a "Stop Work" notice would be posted upon the property. He said he would have his general contractor get on the required permit(s). When I returned to the office to complete my notes I discovered via Google street view the roof was replaced at some point after May 2015 (screenshot attached). No permit on file. Information forwarded to the officer assigned to the case.</p>
FOLLOW UP	JGB	12/16/2024	12/16/2024	NON COMPLIANT	<p>At 0841 I completed a follow up inspection at this property. I verified no permits have been applied for. I have not had contact with the property owner. The stop work order is still posted on the front of residence. See Photos. NOVPH completed and posted on property. RI scheduled.</p>
HEARING INSPECTION	JGB	2/10/2025	2/10/2025	NON COMPLIANT	<p>At 1209 i conducted the hearing inspection and verified there has been no permits applied for. The Stop work order has been taken down as well.</p>

INITIAL	JGB	11/15/2024	11/15/2024	NON COMPLIANT		Responded to the property at 1140 and met my supervisor to post a stop work order. The contractors on site, Zoltan 352.598.8851, are unlicensed with the city. They replaced the front and rear doors and installed a deck in the rear yard without a permit. Jennipher has made contact with the property owner and will be adding her notes to the case. View attachments. CLTO sent to admin. RI Scheduled.
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	11/15/2024				Please obtain a permit for the change out of the front and rear doors and the deck that was installed in the rear yard. Contact the permitting department 352.629.8421.





02/10/25

12:08PM

City of Ocala

Code Enforcement Division



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

**THE CITY OF OCALA**

**CASE NO: CE24-0077**

Petitioner,

VS.

**MATHIS PROPERTIES LLC  
1504 SE 25<sup>TH</sup> TER  
OCALA, FL 34471-4708**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 02/20/2025 03:57:05 PM  
FILE #: 2025023466 OR BK 8541 PGS 1392-1393  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; February 13th, 2025, 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), **MATHIS PROPERTIES LLC**, owner(s) in charge of the property described as: **1130 NE 12<sup>TH</sup> ST | 2614-006-006, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between November 15th, 2024, and February 10th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-51 BUILDING PERMIT REQUIRED

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **MATHIS PROPERTIES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, 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): 122-51 and order to:
  - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted front and rear exterior door change-outs and porch construction by 4:00pm on Thursday, April 3rd, 2025. Once the permits are obtained, all repairs and inspections for closure of the permit 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, April 4th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
  - 2.) Pay the cost of prosecution of \$215.66 by April 3rd, 2025.
- 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 13<sup>th</sup> day of February 2025.

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



### 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:  
**MATHIS PROPERTIES LLC, 1504 SE 25<sup>TH</sup> TER, OCALA, FL 34471-4708**, this 13<sup>th</sup> day of February 2025.

  
Yvette Grillo, Secretary  
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 APRIL 10TH, 2025, 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.**