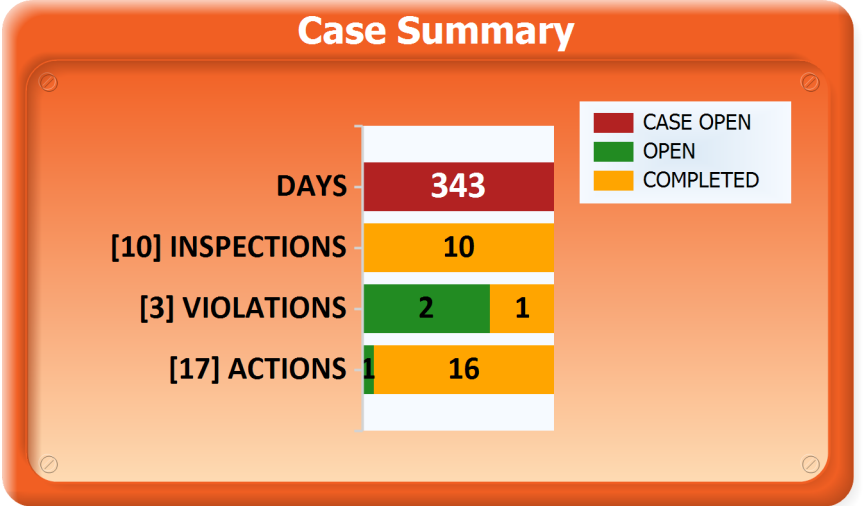


Description: Tree fell onto roof			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 12/2/2024	Closed:	Last Action: 11/13/2025	Flw Up: 11/10/2025
Site Address: 2205 NW 3RD AVE OCALA, FL 34475			
Site APN: 25324-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/1/2025	5/1/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH NOVPH FOR 11/13/25 HEARING
CERTIFIED MAIL	SHANEKA GREENE	5/1/2025	5/1/2025	NOVPH MAILED 91 7199 9991 7039 7682 2149 SPEED SONJIA M 2205 NW 3RD AVE OCALA FL 34475-9202
CERTIFIED MAIL	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH MAILED 9489 0090 0027 6697 0033 06 SPEED SONJIA M 2205 NW 3RD AVE OCALA, FL. 34475-9202



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE24-0122

CERTIFIED MAIL	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH MAILED 9489 0090 0027 6697 0020 57 SPEED SONJA M EST 2205 NW 3RD AVE OCALA FL 34475-9202
CONTACT	JEFFREY GUILBAULT	12/9/2024	12/9/2024	Property owner called and asked if she can get an extension. She is working with the insurance company. She is also having health issues and is working hard to get the home fixed.
CONTACT	JEFFREY GUILBAULT	6/2/2025	6/2/2025	Met with the husband of the property owner, she has passed away, he is unable to apply for the permit at this time. He is going to speak to permitting to see if there is anything they can do for him. He has all the materials on site and plans drawn up. I will check in 30 days to get an update on the status of the property and case.
CONTACT	JEFFREY GUILBAULT	10/13/2025	10/13/2025	At the code board last week someone with the family came up to me before the hearing and stated that the property is in Probate. I informed them at the time the case was removed from the agenda. However there has been no movement on obtaining permits to repair the home that was damaged by a fallen tree. I verified the MCPA was changed into a EST. and that has been updated in the case and all documentation.
CONTACT	JEFFREY GUILBAULT	11/6/2025	11/6/2025	Texted Greg to swing by the property to put eyes on the property before the hearing. No permits have been applied for as of 11.6.2025.
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	5/6/2025	5/6/2025	NOVPH READY FOR POSTING NOVPH POSTED IN CROW AT 0845
OFFICER POSTING	JEFFREY GUILBAULT	9/4/2025	9/4/2025	NOVPH READY FOR POSTING novph pop
OFFICER POSTING	JEFFREY GUILBAULT	10/13/2025	10/13/2025	NOVPH READY FOR POSTING

OFFICER POSTING	JEFFREY GUILBAULT	10/13/2025	10/13/2025	NOVPH POP TODAY AT 0912 ON A SIGN IN THE CROW. PLEASE SEE PHOTO
PREPARE NOTICE	SHANEKA GREENE	5/1/2025	5/1/2025	NOVPH Please schedule for July hearing.
PREPARE NOTICE	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	10/9/2025	10/10/2025	NOVPH PROPERTY OWNERS CHANGED. I updated the mcpa and contact info in the case they are now current.
REGULAR MAIL	YVETTE J GRILLO	12/2/2024	12/2/2024	CLTO

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/3/2025	Find the Respondent(s) guilty of violating city code section(s): 82-182 and order to: 1,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to damage sustained to the structure by 4:00pm on Thursday, January 1st, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, January 1st, 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, January 2nd, 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 (c) shall apply. (c) 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 \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated. 2.) Pay the cost of prosecution of \$309.57 by January 1st, 2026.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SPEED SONJA M EST	2205 NW 3RD AVE OCALA, FL 34475-9202	(352)300-7004		
RESPONDENT 1	SPEED SONJA M EST	2205 NW 3RD AVE OCALA, FL 34475-9202	(352)300-7004		

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	7	\$87.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$309.57	\$0.00						
TOTALS:			\$309.57	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	JGB	10/13/2025	10/13/2025	COMPLETED		NOVPH POP TODAY AT 0912 ON A SIGN IN THE CROW. PLEASE SEE PHOTO
CASE WORK	JGB	11/6/2025	11/6/2025	COMPLETED		Verified there are no permits applied for at this property to repair the damage done to the home by a tree that fell onto the home in december. Greg has been asked to go by the property in preparation for the code board next week.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE24-0122

FOLLOW UP	JGB	4/30/2025	4/30/2025	NON COMPLIANT		There has been no changes, there are no permits applied for and i have not had contact with the property owners since the complaint came in. NOVPH sent to admin for JULY CODE BOARD. SEE PHOTOS.
FOLLOW UP	JGB	9/2/2025	9/2/2025	NON COMPLIANT		Verified there is still no permit on file for the repairs needed on this home. NOVPH Sent to admin.
FOLLOW UP	JGB	7/2/2025	7/2/2025	NON COMPLIANT		I verified that today there is still no permit for the repairs necessary needed to be made to the structure. I will RI in 60 days.
FOLLOW UP	JGB	6/2/2025	6/2/2025	NON COMPLIANT		At 0948 i verified that there has been no permit applied for. While taking pictures the property owner came out and explained to me that his wife has passed away, the home was in her name, and hes going through probate now to get the home in his name. He asked for some additional time. He has the plans and materials on site but cant complete the work until the permit is issued. I emailed office staff and management to ask them to remove the case from the hearing in July. I scheduled a follow up for 7/2/2025 to check in and see where we are at with everything. See photos.
FOLLOW UP	JGB	9/17/2025	9/17/2025	NON COMPLIANT		Verified that there is still no changes and no permit applied for.
HEARING INSPECTION	JGB	11/10/2025	11/10/2025	NON COMPLIANT		Verified there has been no permit applied for or obtained to repair the damage caused by the fallen tree. I have had contact with the property owners.
HEARING INSPECTION	JGB	10/8/2025	10/8/2025	NON COMPLIANT		While preparing for the hearing this case was scheduled for i noticed the property owner has changed on the MCPA. I am having office staff remove the case from the hearing agenda so we can re notify the updated property owners. Permit is still not applied for for the damaged caused to the roof by a tree falling on the home.



Case Details - No Attachments

City of Ocala

Case Number

CE24-0122

Responded to a complaint at 1032 due to a tree falling on this residence causing structural damage to the roof, windows, interior ceiling, and to a carport on the right side of the residence. The property owners were not home. I left a message on the ring doorbell with my contact information and why I was there. Since the incident the tree has been removed, windows that were broken have been boarded up, and the roof has been tarped. Debris from the damaged caused are still present on the property in the side and back yards. Please obtain permits to repair and/or replace the roof, windows, and any structural damage. Also please remove any debris consisting of metal roofing, car parts, broken glass, metal objects, and any other miscellaneous items. Building inspector Peter Winters red tagged the property on 11/28/24. The property owners were not home at the time of my inspection. CLTO sent to admin. See photos. RI in 30 days. Below is emails sent from the building inspector.

From: Peter Winters
Sent: Thursday, November 28, 2024 4:49:28 PM
To: Peter Winters <pwinters@ocalafl.gov>
Cc: Jeff Shrum <JShrum@ocalafl.gov>; Michael Brown <mibrown@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Mary Vazquez <mvazquez@ocalafl.gov>; John Davis <jdavis@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov>
Subject: 2205 nw 3rd ave tree damage

Called out 3:35 pm arrived at 4:11pm
Tommie Taylor captain company #3
Neighbors tree fell residents h

INITIAL	JGB	12/2/2024	12/2/2024	NON COMPLIANT	Get Outlook for iOS From: Peter Winters <pwinters@ocalafl.gov> Sent: Thursday, November 28, 2024 4:55 PM To: Peter Winters <pwinters@ocalafl.gov> Cc: Jeff Shrum <JShrum@ocalafl.gov>; Michael Brown <mibrown@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Mary Vazquez <mvazquez@ocalafl.gov>; John Davis <jdavis@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov> Subject: Re: 2205 nw 3rd ave tree damage Additional note tree fell on south side of home, electrical service located on the north side , O.E.U. Reported service to home was intact. Damage was iceolated to the south side of where 2 bedrooms were located,2 broken windows in bedrooms glass on beds, had home owner shut power to those bed From: Peter Winters <pwinters@ocalafl.gov> Sent: Thursday, November 28, 2024 5:11 PM To: Peter Winters <pwinters@ocalafl.gov> Cc: Jeff Shrum <JShrum@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Michael Brown <mibrown@ocalafl.gov>; John Davis <jdavis@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov> Subject: 2205 nw 3rd ave continues Power has been cut to the 2 bedrooms with tree damage, the tree straiif the south side of the house ,braking the rake of the gable end of the house.
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE24-0122

						Owners were concerned with flickering of lights throughout the house and concern for their safety, therefore building red tag the house unsafe until an electrical inspection could be completed, a structural engineer will have completed an inspection of truss and roof and side wall for damages .Red Cross has be called. Get Outlook for iOS
--	--	--	--	--	--	--

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	JEFFREY GUILBAULT	12/2/2024	6/2/2025			Please remove mangled metal roofing, car parts, metal objects, broken pieces of wood, and any other miscellaneous items that are unsightly. All unsightly material has been removed from the property.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	12/2/2024				Building was red tagged by building inspector Peter Winters. Please obtain all permits to repair or replace the damaged caused by the fallen tree onto the home.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	12/2/2024				

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

THE CITY OF OCALA

CASE NO: CE24-0122

Petitioner,

VS.

SPEED, SONJA M. EST

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Inspector 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.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	7	\$87.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

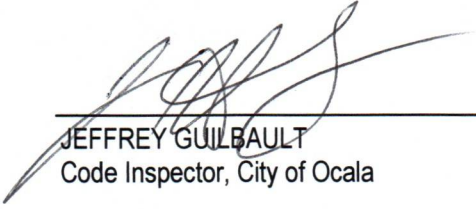
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58

Total Costs: \$309.57

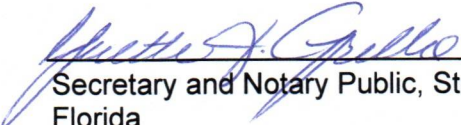
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/3/2025

**STATE OF FLORIDA
COUNTY OF MARION**

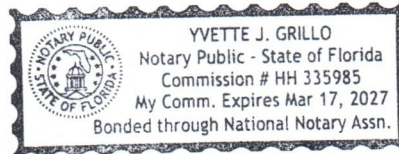


JEFFREY GUILBAULT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 3 Nov by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida





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

25324-000-00

[GOOGLE Street View](#)

Prime Key: 616559

[MAP IT+](#)

[Property Information](#)

SPEED SONJA M EST
2205 NW 3RD AVE
OCALA FL 34475-9202

[Taxes / Assessments:](#) \$804.21

Map ID: 178

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .63

Situs: 2205 NW 3RD AVE OCALA

[Current Value](#)

Land Just Value	\$31,920		
Buildings	\$90,612		
Miscellaneous	\$1,000		
Total Just Value	\$123,532	Impact	
Total Assessed Value	\$60,523	Ex Codes: 01 38	(\$63,009)
Exemptions	(\$35,523)		
Total Taxable	\$25,000		
School Taxable	\$35,523		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$31,920	\$90,612	\$1,000	\$123,532	\$60,523	\$35,523	\$25,000
2024	\$36,400	\$128,611	\$1,250	\$166,261	\$58,817	\$33,817	\$25,000
2023	\$35,280	\$120,839	\$1,300	\$157,419	\$57,104	\$32,104	\$25,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	04/2025	71 DTH CER	0	U	I	\$100
4969/1796	01/2008	61 FJDGMNT	0	U	I	\$100
3997/0080	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$82,900
2639/1417	04/1999	07 WARRANTY	7 PORTIONUND INT	U	I	\$31,200
2639/1411	04/1999	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$3,500
2629/1370	04/1999	60 CRT ORD	0	U	I	\$100
DETH/REGS	04/1998	71 DTH CER	0	U	I	\$100
1966/1436	10/1993	07 WARRANTY	0	U	I	\$100
UNRE/INST	08/1988	76 MAR CER	0	U	I	\$100
UNRE/INST	02/1987	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 06 TWP 15 RGE 22
 PLAT BOOK D PAGE 101
 U BUILD HOMESITES
 LOT 15

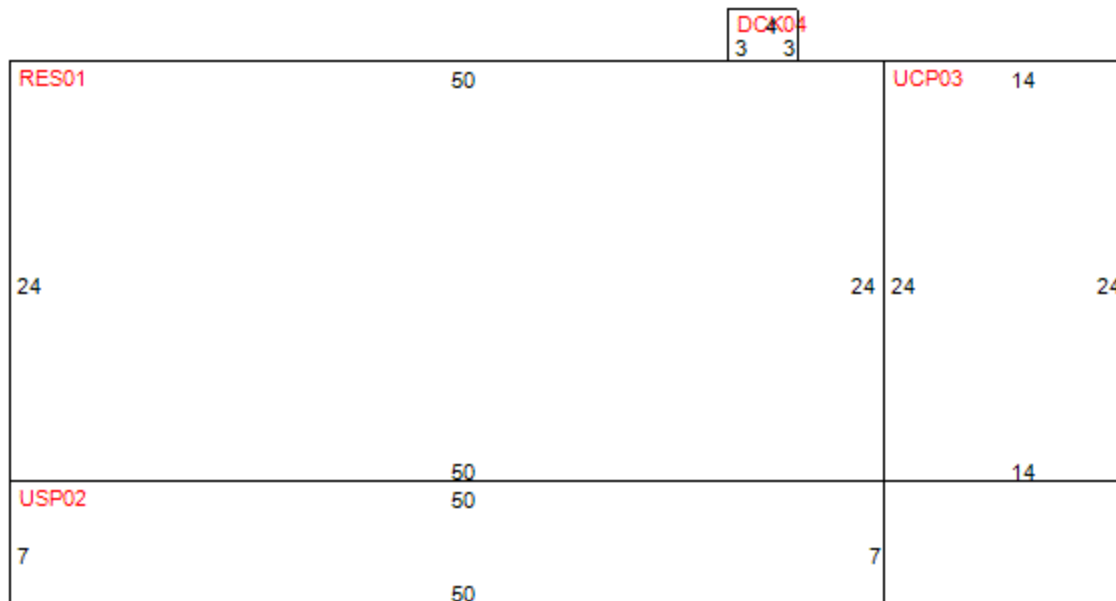
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	275.0	R1A	100.00	FF	285.0000	1.00	1.12	1.00	31,920	31,920
Neighborhood 5235											Total Land - Class \$31,920	
Mkt: 8 70											Total Land - Just \$31,920	

[Traverse](#)

Building 1 of 1

RES01=L50U24R50D24.
 USP02=D7L50U7R50.
 UCP03=R14U24L14D24.U24L5
 DCK04=U3L4D3R4.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1984
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	7/7/2023 by 181	Architecture 0 - STANDARD SFR
		Base Perimeter 148

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1984	N	0 %	0 %	1,200	1,200
USP 0201	- NO EXTERIOR	1.00	1984	N	0 %	0 %	350	350
UCP 0301	- NO EXTERIOR	1.00	1984	N	0 %	0 %	336	336
DCK 0401	- NO EXTERIOR	1.00	1984	N	0 %	0 %	12	12

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 12 PLYWD PANELING	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,506.00	SF	5	2002	1	0.0	0.0
							Total Value - \$1,000

[Appraiser Notes](#)[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD16-1529	10/20/2016	-	INTER REN
OC17154	3/1/1984	7/1/1984	REMODEL BLDG

[Cost Summary](#)

Buildings R.C.N.	\$98,968	5/13/2025				
Total Depreciation	(\$30,679)					
Bldg - Just Value	\$68,289		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$1,000	3/11/2011	1	\$98,968	(\$30,679)	\$68,289
Land - Just Value	\$31,920	5/13/2025				
Total Just Value	\$101,209	.				

Return to & Prepared by:
Jennifer Smith
Ameriland Title Agency
9315 SE Maricamp Road
Ocala, Florida 34472

File Number: 05/1010

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 04/08/2005 01:51:07 PM

FILE #: 2005055784 OR BK 03997 PGS 0080-0084

RECORDING FEES 44.00

DEED DOC TAX 580.30

General Warranty Deed

Made this April 1, 2005 A.D. By **Geneva Bley**, a unmarried woman, whose address is: 2205 NW 3rd Avenue, Ocala, Florida 34475 Forwarding Address to Follow, hereinafter called the grantor, to **Robert Pete and Sonja Pete, husband and wife**, whose post office address is: 2205 NW 3rd Avenue, Ocala, FL 34475, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 15, Block , U-BUILD HOMESITES, as per plat thereof, recorded in Plat Book D, Page 101, of the Public Records of Marion County, Florida

See Exhibit "A" attached for Power of Attorney

Commonly Known As: 2205 NW 3rd Avenue Ocala, FL 34475 Grantor's Primary Residence

Parcel ID Number: R25324-000-00

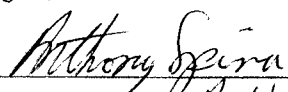
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

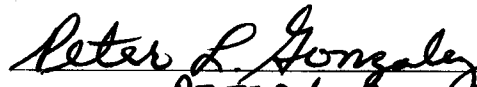
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2005.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

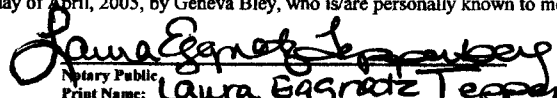

Witness Printed Name Anthony Spina


Geneva Bley (Seal)
Address: 2205 NW 3rd Avenue, Ocala, Florida 34475
Forwarding Address to Follow


Witness Printed Name PETER L. GONZALEZ Address: _____

State of FL
County of Marion

The foregoing instrument was acknowledged before me this 1st day of April, 2005, by Geneva Bley, who is/are personally known to me or who has produced Driver License as identification.


Notary Public
Print Name: Laura Eggnatz Tepperberg
My Commission Expires: December 9, 2005
Laura Eggnatz Tepperberg
MY COMMISSION # DD051600 EXPIRES
December 9, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

Prepared by and Return to:
Jennifer Smith, an employee of
Ameriland Title Agency
9315 SE Maricamp Road
Ocala, Florida 34472
(352) 687-9222

File Number: 05/1010

Exhibit "A"
DURABLE POWER OF ATTORNEY
(Limited)

I, Geneva A. Bley, A/K/A Geneva A. Bley-Wenng, desiring to create a Durable Power of Attorney pursuant to Florida Statutes 709.08, hereby revokes any and all prior grants of a Power of Attorney or a Durable Power of Attorney relating to the land subject to this Power of Attorney and provide as follows:

1. **GRANT OF POWER TO ATTORNEY-IN-FACT.** I hereby appoint Cinda C. Crum, ("Attorney-In-Fact"), who is of sound mind and eighteen (18) years of age or older, as my lawful agent with full power to act for me and in my name in any and all of the matters hereinafter set forth, granting full authority to make, acknowledge, and deliver for me any in my name all contracts, deeds, leases, assignments, mortgages, releases, and other instruments that my Attorney-In-Fact may deem proper in connection with any matter hereinafter set forth and in which I may be interested, and generally to act for me and in my name with respect to the foregoing, with the same effect as though I were personally present and acting for myself.
2. **DURABLE NATURE OF POWER.** THIS DURABLE POWER OF ATTORNEY ("THE "POWER") SHALL NOT BE AFFECTED BY ANY PHYSICAL OR MENTAL DISABILITY OR INCAPACITY THAT I MAY SUFFER EXCEPT AS PROVIDED BY STATUTE, AND SHALL BE EXERCISABLE IMMEDIATELY FROM THIS DATE WITHOUT ANY OTHER ACTION OR CONDITION WHATSOEVER.
3. **EXERCISES OF POWER.** All powers and discretions conferred upon my Attorney-In-Fact hereunder shall be exercisable by my Attorney-In-Fact named herein. All actions taken by my Attorney-In-Fact pursuant to this power, including acts taken during any period of my disability or incompetency, shall insure to the benefit of and bind me, my heirs, devisees and personal representatives, as if I were competent and not disabled.
4. **DURATION OF POWER.** This Power shall not be affected by lapse of time between its grant and its exercise. This Power shall be valid until the earlier of (i) 60 days from date of acknowledgment, (ii) my death, or (iii) my written revocation of this Power, subject, however, to the provisions of Section 12 below.
5. **EFFECT OF FILING OF PETITION TO DETERMINE INCAPACITY OR APPOINT GUARDIAN.** At any time a petition to determine my competency or a petition to appoint a guardian for me is filed, this Power shall be temporarily suspended. Notice of the pending petition shall be given to all known donees of this Power. This Power shall remain suspended until the petition is dismissed or withdrawn, or I am adjudged competent, at which time the Power shall be automatically reinstated and any exercise of this Power shall be valid. If I am adjudged incompetent, this Power shall be automatically revoked except to the extent the court having jurisdiction over my guardianship estate determines that any authority granted by this Power is to remain exercisable by my Attorney-In-Fact.
6. **LAND SUBJECT TO POWER.** This Power applies solely to the real property located at 2205 NW 3rd Avenue, Ocala, Florida 34475 and more particularly described as Lot 15, of U-Build Homesites, according to the plat thereof, as recorded in Plat Book D, Page 101, of the

Public Records of Marion County, Florida attached hereto and all interests therein, including my homestead rights (if any), and all furniture, fixtures and other personal property, tangible or intangible, related to the foregoing real property irrespective of whether such property is held in any type of joint tenancy, including, but not limited to, a tenancy in common, joint tenancy with right of survivorship or a tenancy by the entirety.

7. **POWER OF ATTORNEY-IN-FACT.** Without limiting the broad powers conferred by the preceding provisions, I authorize my Attorney-In-Fact to:
- (a) **SELL, RENT, LEASE OR EXCHANGE REAL PROPERTY.** Sell, rent, lease for any term, or exchange any real property herein described or interest therein for considerations and upon such terms and conditions as my Attorney-In-Fact may see fit, and execute, acknowledge and deliver all instruments conveying, transfer or encumbering title to property herein described.
 - (b) **BORROW MONEY.** Borrow money on such terms, and with such security with respect to the real and personal property herein described as my Attorney-In-Fact may think fit and to execute all notes, mortgages, disclosures and other instruments that my Attorney-In-Fact finds necessary or desirable.
 - (c) **SELL PERSONAL PROPERTY.** Sell all furniture, fixtures and other items of tangible or intangible personal property related to the real property herein described as a fixture and belonging to me, and execute all assignments and other instruments necessary or proper for transferring them to the purchaser or purchasers, and give good receipts and discharges for all money payable in respect to them.
 - (d) **COLLECT MONEY AND OTHER PROPERTY.** Collect all sums of money and other property that may be payable or belong to me with respect to the real and personal property herein described, and to execute receipts, releases, cancellations, or discharges relating thereto.
 - (e) **DEAL WITH COMMERCIAL INSTRUMENTS.** Draw, accept, endorse or otherwise deal with any check or other instrument in connection with the real and personal property herein described specifically including the right to make deposits or withdrawals from any savings account, checking account, money market account, or similar accounts.
 - (f) **EMPLOY AGENTS.** Employ and pay reasonable compensation to agents, accountants, attorneys, and investment counsel to assist in the exercise of any of the powers set out herein.
 - (g) **ACT WITH HIGH DEGREE OF DISCRETION.** It is my intention that the powers extended to my Attorney-In-Fact be interpreted broadly so as to allow my Attorney-In-Fact a high degree of discretion in managing my affairs. Therefore, I authorized my Attorney-In-Fact to do anything regarding my estate, property and affairs that I could do myself.
8. **RESERVATION OF RIGHTS.** I hereby reserve: (1) all rights to do personally any acts that my Attorney-In-Fact is authorized to perform hereunder; (2) the right to grant similar powers of attorney to others; (3) the right to amend this Power in any manner; and (4) the right to revoke the Power in whole or in part.
9. **TERMINATION OF POWER.** This Power shall terminate as provided in Section 4 above or may be terminated at any time prior thereto by either me or by my Attorney-In-Fact by giving written notice of such termination to the other.
10. **GOVERNING LAW.** This instrument is executed by me in the State of Florida and shall be governed by the laws of the State of Florida.
11. **RECORDING.** I specifically grant to my Attorney-In-Fact the authority to record this instrument in the public records of the Florida County within which I reside and in any other jurisdiction where an Attorney-In-Fact in his discretion believes necessary or appropriate.
12. **RELIANCE BY THIRD PARTIES.** Unless and until a third party has received "notice", as provided in Section 13 below, of revocation of this Power, partial or complete termination of the Power by adjudication of my incapacity, suspension by initiation of proceedings to determine my incapacity or my death such third party may act on reliance upon the authority granted to my Attorney-In-Fact in this Power and I hereby confirm all such acts.
13. **NOTICE.** In any circumstances in which "notice" is required to be delivered to me, my Attorney-In-Fact or to any third-party relying on the authority of my Attorney-In-Fact to act

hereunder, to be effective such notices shall be in writing and must be served on the person or entity to be bound by the notice by any form of mail that requires a signed receipt or by personal delivery as provided for service of process under Florida law.

IN WITNESS WHEREOF, I have signed this Durable Power of Attorney, consisting of two (2) typewritten pages, in the presence of two (2) witnesses and all of them have signed in the presence of each other, all as of the date first above written.

Signed, sealed and delivered in the presence of:

Anthony Spina
Witness #1 signature

Anthony Spina
Print witness #1 name

Geneva A. Bley
Geneva A. Bley, A/K/A Geneva A. Bley-Wenng

Glenda Pullen
Witness #2 signature

Glenda Pullen
Print witness #2 name

State of Florida

County of Marion-Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 27th day of March, 2005 by Geneva A. Bley, A/K/A Geneva A. Bley-Wenng, who is personally known to me or who has produced a valid driver's license as identification.

Laura Eggnatz Tepperberg
NOTARY PUBLIC

Laura Eggnatz Tepperberg
Printed Name of Notary

My Commission Expires: _____



Laura Eggnatz Tepperberg
MY COMMISSION # DD051600 EXPIRES
December 9, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

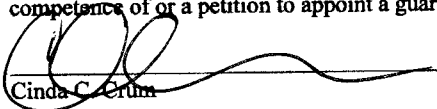
Prepared by: Jennifer Smith
Ameriland Title Agency
9315 SE Maricamp Road, Ocala, Florida 34472
Ocala, Florida 34472
File Number: 05/1010

AFFIDAVIT ACCOMPANYING THE USE OF A POWER OF ATTORNEY

Cinda C. Crum, being first duly sworn, deposes and says: That he/she is the true and lawful Attorney-in-fact of Geneva Bley under a Durable Power of Attorney dated: March 29, 2005. That on the date of execution of Instruments required for the sale and conveyance of property legally described as:

Lot 15, Block , U-BUILD HOMESITES, as per plat thereof, recorded in Plat Book D, Page 101, of the Public Records of Marion County, Florida

On behalf of Geneva Bley his/her true and lawful Attorney in Fact, as aforesaid, Affiant has not received notice and has no knowledge of the revocation of the Power of Attorney as described above, nor the death or adjudicated incompetency of Geneva Bley , nor of the filing of a petition to determine competence of or a petition to appoint a guardian for Geneva Bley.


Cinda C. Crum

State of: Florida

County of: Marion

The foregoing instrument was acknowledged before me on April 1, 2005 by Cinda C. Crum who has produced Driver License as identification or who is personally known to me and who did take an oath.

I am a notary public of the state Florida


Notary
Print Notary Name: Laura Eggatz Tepperberg
My commission expires: December 9, 2005
Notary seal:  MY COMMISSION # DD051600 EXPIRES
December 9, 2005
BONDED THRU TROY FAIN INSURANCE, INC.



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

12/2/2024

CASE NO: CE24-0122

SPEED SONJA M
2205 NW 3RD AVE
OCALA FL 34475-9202

RE: 25324-000-00 | 2205 NW 3RD AVE OCALA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations.

Violations:

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

Please obtain permits to repair the damaged caused by the fallen tree.

SECTION 82-181. - DEFINITION.

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

Please remove mangled metal roofing, car parts, metal objects, broken pieces of wood, and any other miscellaneous items that are unsightly.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by **1/20/2025**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact me at (352) 598-7571. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jeff Guilbault

Code Enforcement Officer



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

10/13/2025

SPEED SONJA M EST
2205 NW 3RD AVE
OCALA, FL. 34475-9202

Respondent(s) _____ /

Location of Violation: 2205 NW 3RD AVE|25324-000-00

Case Number: CE24-0122

Officer Assigned: Jeff Guilbault

Required Compliance Date: 11/10/2025

Public Hearing Date & Time: 11/13/2025 5:30 PM

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

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

Building was red tagged by building inspector Peter Winters. Please obtain all permits to repair or replace the damaged caused by the fallen tree onto the home.

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:

Jeff Guilbault Environmental Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE24-0122

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2205 NW 3RD AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

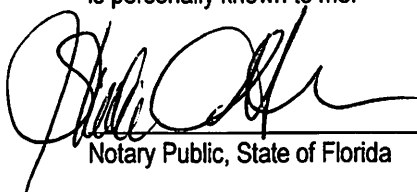
FURTHER, AFFIANT SAYETH NAUGHT.

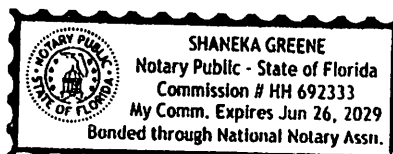
Dated: 10/13/2025


Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

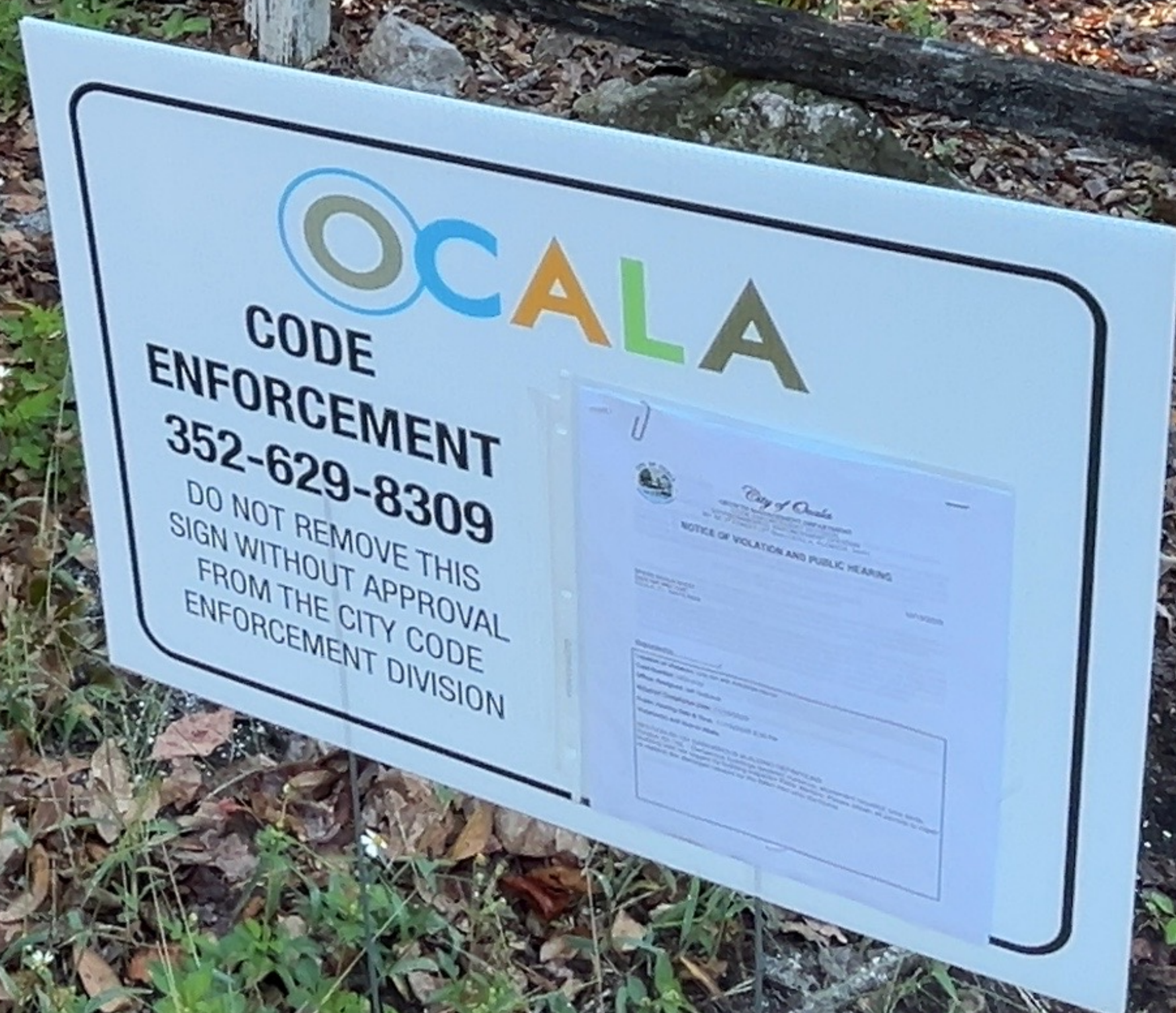

Notary Public, State of Florida





205

PRIVATE PROPERTY



City of Ocala
Environmental Enforcement
10/13/2025 09:12:33



OCALA

**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN 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

City of Ocala - City Hall - 2ND Floor (Hazardous Materials) 10/13/2025

Respondent(s) _____

Location of Violation: 2205 NW 3RD AVE (25324-000-00)
Case Number: CE24-0122
Officer Assigned: Jeff Guilbault
Required Compliance Date: 11/10/2025
Public Hearing Date & Time: 11/13/2025 5:30 PM
Violation(s) and How to Abate:

SECTION 82-161 DANGEROUS BUILDING DEFINITIONS
Section 82-162 - Dangerous buildings declared nuisance; abatement required; time limits.
Building was red tagged by building inspector Peter Winters. Please obtain all permits to repair or replace the damaged caused by the fallen tree onto the home.

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

CASE NO: CE24-0122

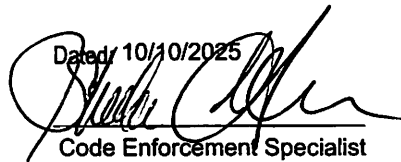
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 10/10/2025 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.

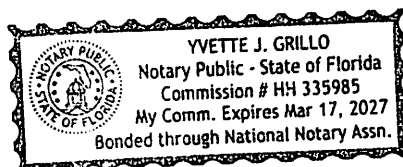
Dated: 10/10/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/10/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
09/04/2025 09:43:48



City of Ocala
Environmental Enforcement
09/04/2025 09:43:52



Dangerous or Unsafe Do Not Enter

In accordance with sections: 102.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code. This structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 2205 NW 3RD AVE

Date: 11/28/24

Inspector Name: PETER WINTERS Signature: [Signature]

(☒) This structure has been inspected on the exterior and interior.
(☐) This structure has been inspected on the exterior only (additional inspection may be required).
This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-9, City of Ocala Code of Ordinances.
State Law reference - Penalty for ordinance violations, F.S. § 162.22; status of ordinance violations, F.S. § 775.08.

JOHN DAVIS

Chief Building Official or Designee

Building Division, 201 SE 3rd Street (2nd Floor), Ocala, FL 34471 Phone: (352) 629-6421

12/02/24

10:32AM

City of Ocala

Code Enforcement Division



12/02/24

10:32AM

City of Ocala

Code Enforcement Division



12/02/24
10:32AM
City of Ocala
Code Enforcement Division



PRIVATE
PROPERTY
NO TRESPASSING

12/02/24
10:32AM
City of Ocala
Code Enforcement Division



PRIVATE
PROPERTY
NO TRESPASSING



12/02/24

10:33AM

City of Ocala

Code Enforcement Division