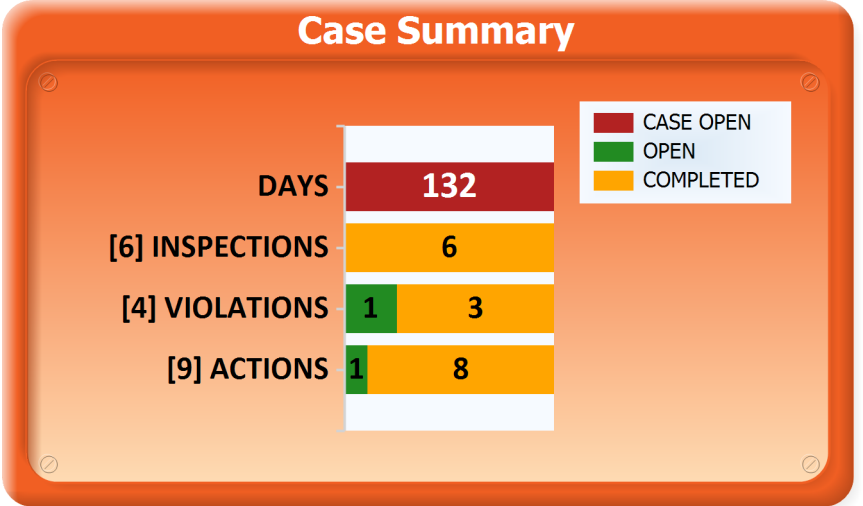


Description: Trailers, Debris, Derelict Vehicles			Status: NON COMP HEARING		
Type: GENERAL VIOLATION			Subtype: MISC ORDINANCE VIOLATION		
Opened: 11/27/2024	Closed:		Last Action: 4/10/2025		Flw Up: 4/7/2025
Site Address: 4421 NE 8TH ST OCALA, FL 34470					
Site APN: 2697-010-015			Officer: JEFFREY GUILBAULT		
Details:					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	1/10/2025	1/10/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/10/2025	1/10/2025	NOVPH MAILED 91 7199 9991 7039 7937 9596 ACOSTA ALVAREZ KISANI 4421 NE 8TH ST OCALA FL 34470
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2025	2/17/2025	FOF 91 7199 9991 7039 7682 3276 ACOSTA ALVAREZ, KISANI 4421 NE 8TH ST OCALA, FL 34470
CONTACT	JEFFREY GUILBAULT	2/7/2025	2/7/2025	Made contact with the property owner at the property. Informed him 2 of the 4 violations have not been corrected. He stated he will get on them before the hearing date.

HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	4/10/2025		
OFFICER POSTING	JEFFREY GUILBAULT	1/10/2025	1/10/2025	Posted NOVPH on front door.
OFFICER POSTING	JEFFREY GUILBAULT	2/18/2025	2/18/2025	FAO posted to the property. Property owners name was removed from the notice. SEE PHOTO

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/12/2025	2/12/2025	<p>Find the Respondent(s) guilty of violating city code section 34-95 and 122-1193 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, there shall be a fine of \$50 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply with any subsection of item 2.) by 7:00am on Friday, April 4th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 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 boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3.) Pay the cost of prosecution of \$215.11 by April 3rd, 2025.</p>
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# Case Details - No Attachments

City of Ocala

Case Number

**CE24-0117**

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	Confidential property owner	4421 ne 8th st Ocala, FL 34470			

## 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						
Total Paid for CASE FEES:			\$215.11	\$0.00						
TOTALS:			\$215.11	\$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 NON COMP CREATED, VIOLATIONS STILL PRESENT AND PROSECUTION COST NOT PAID.
FOLLOW UP	JGB	1/10/2025	1/10/2025	NON COMPLIANT		I conducted a follow up inspection at 1031, i verified that all violations are still present and there is no changes. I have not had contact with the property owner. NOVPH posted on property. See Photos.





# Case Details - No Attachments

City of Ocala

Case Number

**CE24-0117**

FOLLOW UP	JGB	2/7/2025	2/7/2025	NON COMPLIANT		At 1052 i conducted a follow up and verified the derelict vehicles have been moved from the property and the fence has been repaired. The property still needs some debris removed and a trailer to be removed from the property. I did make contact with the property owner and he assured me he will get the final violations corrected. see photos.
FOLLOW UP	JGB	4/7/2025	4/7/2025	COMPLETED		UPLOAD PHOTOS OF COMPLIANCE INSPECTION.
HEARING INSPECTION	JGB	2/12/2025	2/12/2025	NON COMPLIANT		At 0914 i verified that the debris have not been removed and the trailer is still parked in the side yard. See photos.
INITIAL	JGB	11/27/2024	11/27/2024	NON COMPLIANT		While responding to a complaint in the neighborhood I verified a boat and a landscape trailer parked in the front/side yard. I also noticed junk and debris throughout the front and rear yard consisting of trash bags, a mattress, plastic totes, gas cans, childrens car seats, tarps and other miscellaneous items. Additionally there is two derelict vehicles that have not moved to the right of the driveway. I am unable to verify the status of the tags. However both vehicles have grass and weeds growing around them. Lastly dilapidated fence leaning over on the right side of the property. Fence is also left open allowing me to see into the rear yard from the road. I left a business card at the door and left a description of the violations found on the property. CLTO sent to admin. See Photos. RI in 30 days. This is a confidential Parcel.

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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# Case Details - No Attachments

City of Ocala

Case Number

**CE24-0117**

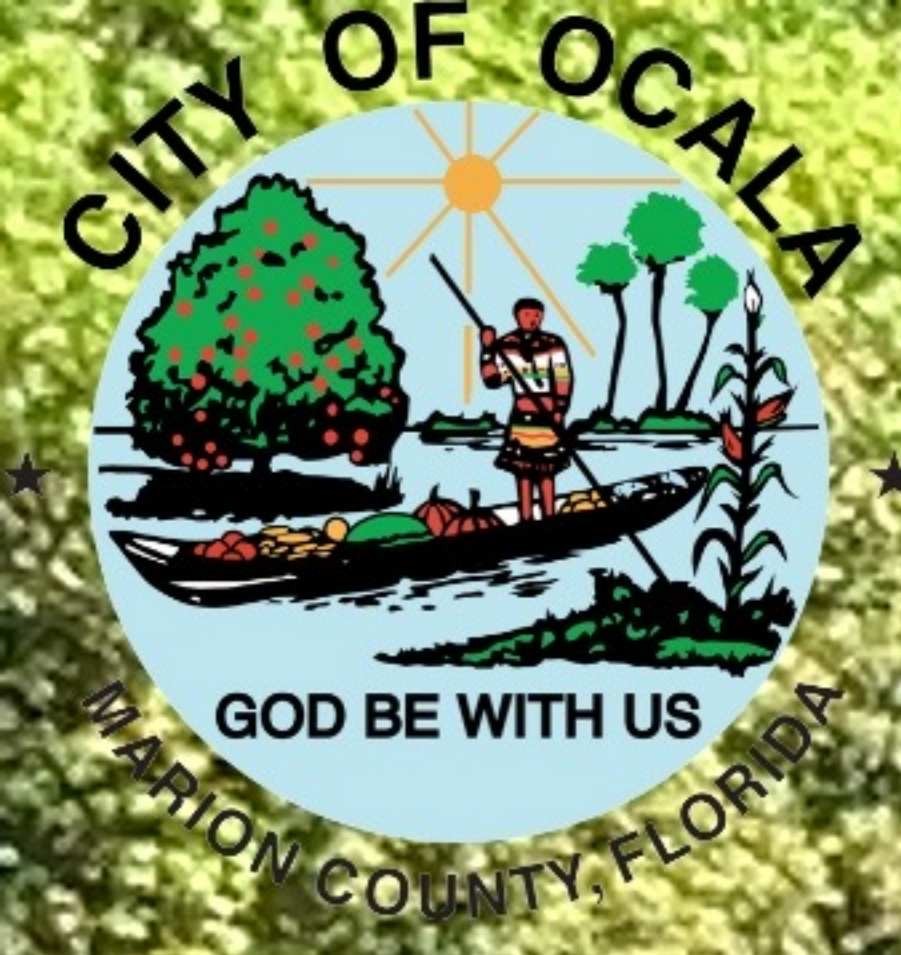
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JEFFREY GUILBAULT	11/27/2024	4/7/2025			Please move boat and landscape trailer into the rear yard or remove them from the property.  Verified today at 1041 the trailer was no longer parked in the side yard.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	11/27/2024	2/7/2025			Please get grey BMW and tan classic car in running order or remove from the property. Both Vehicles have not moved in quite some time with grass growing around the tires.  Verified that the vehicles have been removed.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	11/27/2024				Please clean and remove all trash and debris from the front and rear yards consisting of trash bags, a mattress, plastic totes, tarps, childrens car seats, barrels, gas cans, and other miscellaneous items.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	11/27/2024	2/7/2025			Dilapidated fence leaning over. Please repair or remove the fence.  Verified that the fence has been fixed and is no longer leaning over.





City of Ocala  
Code Enforcement Division  
04/07/2025 10:39:33





City of Ocala  
Code Enforcement Division  
04/07/2025 10:39:59





City of Ocala  
Code Enforcement Division  
- 04/07/2025 10:40:22





City of Ocala  
Code Enforcement Division  
04/07/2025 10:40:26



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

**THE CITY OF OCALA**

**CASE NO: CE24-0117**

Petitioner,

vs.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/20/2025 03:57:05 PM

FILE #: 2025023468 OR BK 8541 PGS 1396-1398

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0.00 MDS: \$0.00 INT: \$0.00

**ACOSTA ALVAREZ, KISANI**  
**4421 NE 8<sup>TH</sup> ST**  
**OCALA, FL 34470**

Respondents /

**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), **ACOSTA ALVAREZ, KISANI**, owner(s) in charge of the property described as: **4421 NE 8<sup>TH</sup> ST | 2697-010-015, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between November 27th, 2024, and February 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **ACOSTA ALVAREZ, KISANI**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS, 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 34-95 and 122-1193 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, there shall be a fine of \$50 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

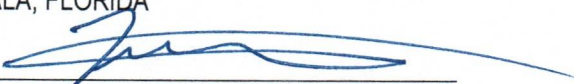
2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply with any subsection of item. 2.) by 7:00am on Friday, April 4th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 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 boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Pay the cost of prosecution of \$215.11 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:  
**ACOSTA ALVAREZ, KISANI, 4421 NE 8<sup>TH</sup> ST, OCALA, FL 34470**, 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 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.**

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE24-0117

CONFIDENTIAL PROPERTY OWNER

4421 NE 8<sup>TH</sup> ST

OCALA, FL 34470

Respondents \_\_\_\_\_ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

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

1. That on **February 13<sup>th</sup>, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, April 3rd, 2025**.
3. That a re-inspection was performed on; **April 4<sup>th</sup>, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken  
Abatement of violation as Ordered; Section(s) 34-95 & 122-1193,
5. The prosecution costs **\$215.11 unpaid**. These costs will result in a lien.

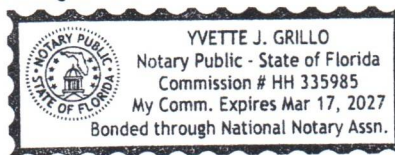
FURTHER AFFIANT SAYETH NOT.

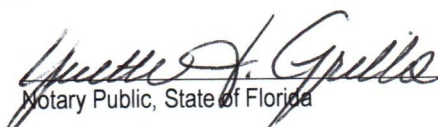
Dated this 4<sup>th</sup> day of APRIL 2025

  
Jeff Guilbault  
Code Enforcement Officer  
City of Ocala

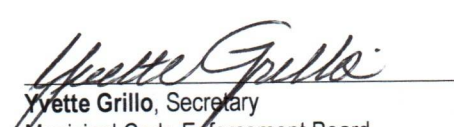
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 4<sup>th</sup> day of APRIL 2025 by Jeff Guilbault who is personally known to me, and who did take an oath.



  
Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of non-compliance has been furnished by mail to respondent, on this 4<sup>th</sup> day of APRIL 2025

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida