



Case Details - No Attachments

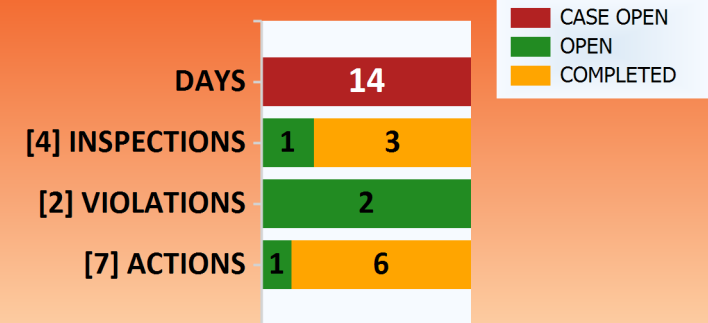
City of Ocala

Case Number

CE25-1109

Description: Dangerous Structure			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 10/24/2025	Closed:	Last Action: 11/17/2025	Flw Up: 11/17/2025
Site Address: 1415 NE 25TH AVE OCALA, FL 34470			
Site APN: 26879-000-05		Officer: DALE HOLLINGSWORTH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	DALE HOLLINGSWORTH	11/3/2025	11/3/2025	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	11/3/2025	11/3/2025	NOVPH 91 7199 9991 7039 7936 9405 PARDEE, EMILY L TRUST PARDEE, EMILY L TR 731 SE 30TH AVE OCALA, FL 34471-2714
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	11/17/2025		New Business
MEETING	DALE HOLLINGSWORTH	7/10/2025	7/10/2025	Code Enforcement agreed to submit Partial Release of Liens for 4 unrelated parcels encumbered by previous, but currently valid, Hillside Plaza code enforcement liens. Intent on the agreement was to allow the released properties to be sold to ensure funding for the Hillside Plaza project.



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City of Ocala

Case Number

CE25-1109

OFFICER POSTING	DALE HOLLINGSWORTH	11/3/2025	11/3/2025	NOVPH
PREPARE NOTICE	DALE HOLLINGSWORTH	11/3/2025	11/3/2025	NOVPH
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/7/2025	11/7/2025	Find the Respondent(s) guilty of violating city code section(s): 82-181 and 82-182 and order to: 1.) Apply for and obtain issuance of all required permits needed to meet the Current Florida Building and City of Ocala Municipal Ordinances to conduct necessary repairs and renovations by 4:00pm on Thursday, January 22nd, 2026. Once all required permits are issued, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 23rd, 2026, or if any of the issued permits expire without a final inspection finding that the work complies with both the Florida Building Code and City of Ocala municipal ordinances, 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. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include demolition and removal of all improvements including the structure, structure contents, and site improvements. 2.) Pay the cost of prosecution of \$240.47 by January 22nd, 2026.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PARDEE EMILY L TRUST	731 SE 30TH AVE OCALA, FL 34471-2714			
OWNER_2	PARDEE EMILY L TR	731 SE 30TH AVE ,			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number

CE25-1109

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	7	\$154.00	\$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:			\$240.47	\$0.00						
TOTALS:			\$240.47	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	RDH	11/3/2025	11/3/2025	NON COMPLIANT		Case and permit reviews. Additional case work for notices. See chronology actions this date.
CASE WORK	RDH	10/24/2025	10/24/2025	NON COMPLIANT		Case narrative with details attached to case attachments as PDF.
HEARING INSPECTION	RDH	11/17/2025				Review permit status for testimony.
INITIAL	RDH	7/31/2024	7/31/2024	NON COMPLIANT		Case Narrative attached to case file as PDF.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181. - DEFINITION.	DALE HOLLINGSWORTH	7/31/2024				

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	7/31/2024				Dangerous structure due to explosion. Obtain issuance of all required permitting for the restoration (or demolition if chosen) of the plaza (with the exception of the Pharmacy which remains safe and operational). This includes, but is not limited to, permit issuance and completion of work for permit BLD25-1369, then permit issuance and completion of all necessary work within the interior of the building for all units.
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GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

(352) 629-CITY (2489)

City of Ocala

Code Enforcement Case Narrative – 11/03/2025

On July 30th, 2024, the Hillside Plaza Laundromat experienced an explosion affecting numerous units throughout the structure. In the following days, numerous city departments conducted inspections, including the Building Department and Code Enforcement Division, concluding the structure was undeniably dangerous. Conversations immediately began with property ownership, specifically Mr. Mike Pardee, and he in turn began conversations with an engineer to discuss abatement activity. Soon after the explosion, protective fencing was installed surrounding most of the parking lot and building, except for the pharmacy at the west end of the building which was confirmed by engineering reports to be unaffected by the explosion. Through continued conversations by email, phone, and in person, an anticipated timeline for repairs was submitted to the City of Ocala Building Department by Mr. Pardee. The following is a timeline of events regarding this matter, including Mr. Pardee's provided timeline and milestone deadlines entered chronologically in red.

07/30/2024 - Explosion occurred.

07/31/2024 - Initial city official inspections take place.

08/07/2024 - Emergency Securement Letters received by the City from Caliber Design engineer. Building Department staff advised Mr. Pardee to proceed with securing the property and structure and conduct any necessary inventory removal.

10/02/2024 - Email received by Building Department staff from Caliber Design engineer advising they are working in the "proposal stage" with an architect to create plans for repairs and improvements.

02/24/2025 - **Mr. Pardee's anticipated timeline and milestones letter received.**

03/03/2025 - Email received by Building Department staff from architect with Martinez Architecture advising the structural engineer was still working on final details, that he originally anticipated completed drawings at the end of February, and that he now anticipates completed drawings sometime this week.

03/15/2025 - **"Submit engineering plan to the City of Ocala."**

03/19/2025 - Building Department contacted the Caliber Design engineer who advised they will have the plans submitted back to the architect within 7 days.



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- 05/14/2025 - "Select contractor. Plan approval by the city. Clean-up and preparation."
- 06/11/2025 - Building permit application received for complete remodel.
- 06/17/2025 - Revised permit application received, removing interior remodels from permit to allow quicker exterior renovations for safety purposes. Interior renovation permits to be applied separately.
- 07/10/2025 - Code Enforcement agreed to submit Partial Release of Liens for 4 unrelated parcels encumbered by previous, but currently valid, Hillside Plaza code enforcement liens. Intent on the agreement was to allow the released properties to be sold to ensure funding for the Hillside Plaza project.
- 08/27/2025 - ProjectDox (ePlans) workflow opened, allowing applicant to upload plans for the permit application.
- 09/09/2025 - Building plans received from the applicant and routed by the City to required department reviewers.
- 09/12/2025 - Building plans returned to the applicant for corrections noted by the structural and electrical reviewers.
- 10/23/2025 - Code Enforcement notified by Ocala Police Department that there has now been an increase of break-ins into the liquor store at unit 1419 due to the condition of the structure.
- 10/24/2025 - Code Enforcement case opened after 40+ days of plans being with the applicant without new uploads being submitted to the city.
- 11/15/2025 - "Begin and complete infrastructure upgrades, accessibility improvements, building facades, and landscaping."

Throughout the process outlined in the aforementioned timelines, Code Enforcement has actively monitored the situation without entry of a formal Code Enforcement case; however, Code Enforcement believes at this time the location continues to present a serious threat to the safety and welfare of the community, progress has stalled after providing what we believed to be a reasonable time to comply, and the lack of progress has resulted in increased criminal activity.



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City of Ocala

Based on the totality of the facts outlined in this report, a Notice of Violation and Public Hearing will be prepared, scheduling the matter for a Special Magistrate Hearing.

Dale Hollingsworth

Chief Code Official

Code Enforcement Division

(352) 629-8460

dhollingsworth@ocalafl.gov

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

THE CITY OF OCALA

CASE NO: CE25-1109

Petitioner,

VS.

PARDEE, EMILY L. TRUST
PARDEE, EMILY L. TR

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, DALE HOLLINGSWORTH, Chief Code Official 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	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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:			

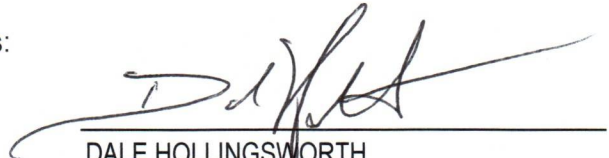
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$17.72	2	\$17.72

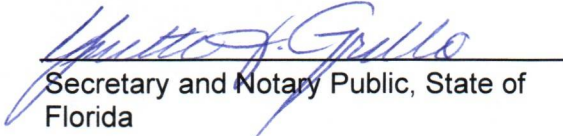
Total Costs: \$240.47

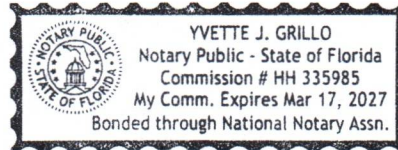
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/6/2025

**STATE OF FLORIDA
COUNTY OF MARION**


DALE HOLLINGSWORTH
Chief Code Official, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6th day November 2025, by DALE HOLLINGSWORTH 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

26879-000-05

[GOOGLE Street View](#)

Prime Key: 633267

[MAP IT+](#)

Property Information

M.S.T.U.

PC: 16

Acres: 1.06

Less Situs

PARDEE EMILY L TRUST
PARDEE EMILY L TR
731 SE 30TH AVE
OCALA FL 34471-2714

Certified Taxes / Assessments:

Map ID: 195

Millage: 1001 - OCALA

Situs: 1415 NE 25TH AVE OCALA
Situs: 1417 NE 25TH AVE OCALA
Situs: 1419 NE 25TH AVE OCALA
Situs: 1421 NE 25TH AVE OCALA
Situs: 1423 NE 25TH AVE OCALA
Situs: 1427 NE 25TH AVE OCALA
Situs: 1429 NE 25TH AVE OCALA
Situs: 1431 NE 25TH AVE OCALA
Situs: 2509 NE 14TH ST OCALA

Current Value

Land Just Value	\$231,000
Buildings	\$288,763
Miscellaneous	\$22,517
Total Just Value	\$542,280
Total Assessed Value	\$542,280
Exemptions	\$0
Total Taxable	\$542,280

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$231,000	\$288,763	\$22,517	\$542,280	\$542,280	\$0	\$542,280
2024	\$231,000	\$452,113	\$22,517	\$694,613	\$694,613	\$0	\$694,613
2023	\$231,000	\$467,340	\$22,517	\$677,966	\$677,966	\$0	\$677,966

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2411/0726	09/1997	07 WARRANTY	0	U	I	\$100
UNRE/INST	01/1997	71 DTH CER	0	U	I	\$100
1678/0149	07/1990	61 FJDMNT	9 UNVERIFIED	U	I	\$100

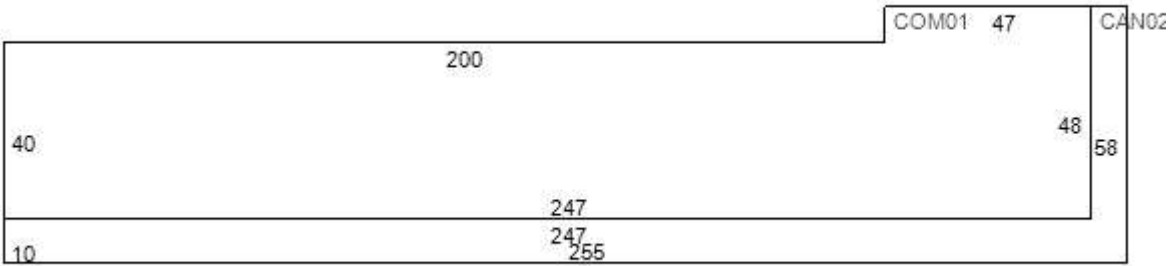
Property Description

SEC 10 TWP 15 RGE 22
N 342 FT OF S 375 FT OF E 150 FT OF W 180
FT OF NW 1/4
EX W 10 FT FOR RD ROW

Land Data - Warning: Verify Zoning												
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1610	140.0	330.0	B4	46,200.00	SF	5.0000	1.00	1.00	1.00	231,000	231,000
Neighborhood 9988											Total Land - Class \$231,000	
Mkt: 2 70											Total Land - Just \$231,000	

Traverse

Building 1 of 1
COM01=L47D8L200D40R247U48.
CAN02=R8D58L255U10R247U48.



Building Characteristics

Structure	4 - MASONRY NO PILAST					Year Built 1973				
Effective Age	6 - 25-29 YRS					Physical Deterioration 0%				
Condition	1					Obsolescence: Functional 0%				
Quality Grade	500 - FAIR					Obsolescence: Locational 0%				
Inspected on	3/25/2025 by 253					Base Perimeter 590				
Exterior Wall 24 CONC BLK-PAINT54 OCALA BLOCK18 PREFINISHED MTL										
Section	Wall	Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1		12.5	1.00	1973	0	10,256	M16 COMMUNITY SHOP CTR	22 %	N Y	
							M00 MINIMUM FINISH	78 %	N N	
2		9.0	1.00	1973	0	2,934	CAN CANOPY-ATTACHD	100 %	N N	
Section: 1										
Elevator Shafts: 0		Aprtments: 0		Kitchens: 3		4 Fixture Baths: 0		2 Fixture Baths: 9		
Elevator Landings: 0		Escalators: 0		Fireplaces: 0		3 Fixture Baths: 1		Extra Fixtures: 17		
Miscellaneous Improvements										
Type				Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT				32,673.00	SF	5	1973	3	0.0	0.0
159 PAV CONCRETE				592.00	SF	20	1973	3	0.0	0.0
159 PAV CONCRETE				150.00	SF	20	1973	5	0.0	0.0
Total Value - \$22,517										
Appraiser Notes										
HILLSIDE PLAZA										
TENANT LIST AS OF 10/15/2020										
2509-CORNERSTONE PHARMACY.....2-2FX 3X										
- 1415-VACANT.....1-2FX EST										
- 1417-MEDICARE PLANS AND ACCESS.....1-2FX										
- 1419-DISCOUNT LIQUORS.....1-2FX 1X										
- 1421-BOOST MOBILE.....1-2FX										
- 1423-CLASSIC LAUNDROMAT.....1-2FX 20X										
1427-FRAILEJON VENEZUELA FOOD & BAKERY.....2-2FX 5X (03/2023)										
- 1429-CHRISTY`S ORIENTAL STORE.....1-2FX 4X EST										
- 1431-BULLY GATORS WING SHACK.....1-3FX 4X-TEMPORARY CLOSED AS OF/1/16/2019 #192										
Planning and Building										
** Permit Search **										
Permit Number	Date Issued		Date Completed		Description					
PLM24-0541	8/2/2024		-		REPAIR WATER LINE					
SITE24-0041	5/6/2024		7/9/2024		PARDEE PLAZA REPAVE RESTRIPE					
BLD20-2552	12/28/2020		12/30/2020		S&R SONS / SHUTTERS					
BLD18-2267	11/1/2018		-		LAUNDROMAT/REPAIR/INT RENO-1423					
BLD18-1093	5/4/2018		5/31/2018		REPAIR/RENOVATION-1431					
SGN17-0039	4/6/2017		-		BOOST MOBILE/SIGN-1421					
SGN13-0213	9/30/2013		-		CORNERSTONE PHARMACY / SIGN					
QC01159	8/1/2009		-		CMRA					

OC02412	11/1/2007	-	INT RENO
OC00573	3/1/2007	-	FIRE SUPPRESSION
OC00444	3/1/2007	4/1/2007	DUMPSTER PAD
OC01026	7/1/2002	-	CMRA 1427
OC00818	6/1/2002	-	CMRA 1427
OC00790	5/1/2002	-	CMRA 1427
OC00742	5/1/2002	-	CMRA 1427
OC00546	4/1/2001	-	CMRA
OC00071	1/1/2001	-	CMRA
OC01036	6/1/1999	-	CMRA
OC01631	11/1/1997	-	CMRA
OC01741	11/1/1997	-	CMRA
OC01546	10/1/1997	-	CMRA
OC01161	7/1/1997	-	CMRA
OC02095	12/1/1994	-	ROOF
OC00933	6/1/1993	-	BLDG01=FIXED LEAK IN ROOF
OC01063	7/1/1991	-	BLDG01= INTERIOR REMODEL
OC00176	2/1/1991	2/1/1991	BLDG01= ADD
OC01323	8/1/1990	-	BLDG01= EXTERIOR REMODEL
OC00200	1/1/1990	-	BLDG01= INTERIOR REMODEL
<u>Cost Summary.</u>			
Buildings R.C.N.	\$589,313	10/18/2024	
Total Depreciation	(\$300,550)		
Bldg - Just Value	\$288,763		
Misc - Just Value	\$22,517	10/29/2018	
Land - Just Value	\$231,000	5/4/2021	
Total Just Value	\$542,280	.	



RE: 1423 NE 25th ave - dangerous building

From Greg McClellan <gmcclellan@ocalafl.org>

Date Wed 8/7/2024 9:16 AM

To Anthony Bryan <abryan@ocalafl.gov>; Michael Brown <mibrown@ocalafl.gov>; Jeff Shrum <JShrum@ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>; Mary Vazquez <mvazquez@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Phillip Moore <PMoore@ocalafl.gov>

Cc Peter Lee <PLee@ocalafl.gov>

 6 attachments (2 MB)

483.24.001.041 Hillside Plaza Damage Evaluation Unit 1417 Insurance Office 8-6-24.pdf; 483.24.001.051 Hillside Plaza Damage Evaluation Unit 1419 Discont Liquor Store 8-6-24.pdf; 483.24.001.061 Hillside Plaza Damage Evaluation Unit 1429 Restaurante Hondureno 8-7-24.pdf; 483.24.001.031 Hillside Plaza Damage Evaluation Unit 1415 Smoke Shop 8-7-24.pdf; 483.24.001.021 Hillside Plaza Damage Evaluation Unit 2509 Pharmacy 8-5-24.pdf; 483.24.001.012 Hillside Plaza Emergency Securement 8-2-24.pdf;

See attached letters and below email chain from the Engineer, Michael Gartner w/ Caliber Design & Engineering.

Greg McClellan

Senior Building/Permit Inspector

City of Ocala

201 SE 3rd Street (2nd floor)

Ocala, Florida 34471

352-629-8421 (p)

gmcclellan@ocalafl.org

**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

From: Mike Gartner <mike@caliberde.com>

Sent: Wednesday, August 7, 2024 8:56 AM

To: Greg McClellan <gmcclellan@ocalafl.org>

Cc: pardee.mike@yahoo.com; 'Joe Borge' <joe@caliberde.com>

Subject: RE: Emergency Securement Letter

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Greg:

Attached are the Following letters:

1. Emergency Window Opening Board Up Letter
 - a. 483.24.001.012 Hillside Plaza Emergency Securement 8-2-24.pdf
 - b. Applies only to Units 1415, 1417, 1419, 1429
 - c. Temporary and only intended to protect structure against unlawful entry.
2. Permitted Occupancy for Pharmacy
 - a. 483.24.001.021 Hillside Plaza Damage Evaluation Unit 2509 Pharmacy 8-5-24.pdf
3. Temporary Occupancy for Tenant Removal of Belongings
 - a. 483.24.001.031 Hillside Plaza Damage Evaluation Unit 1415 Smoke Shop 8-7-24.pdf
 - b. 483.24.001.041 Hillside Plaza Damage Evaluation Unit 1417 Insurance Office 8-6-24.pdf
 - c. 483.24.001.051 Hillside Plaza Damage Evaluation Unit 1419 Discount Liquor Store 8-6-24.pdf
 - d. 483.24.001.061 Hillside Plaza Damage Evaluation Unit 1429 Restaurante Hondureno 8-7-24.pdf

For Reference:

Unit 2509- Cornerstone Pharmacy
Unit 1415- Discount Smoke Shop
Unit 1417- Advantage Insurance Advisors
Unit 1419- Discount Liquor Store and Retail
Unit 1421- Vacant/Storage
Unit 1423- Classic Laundromat
Unit 1427- Vacant/ Commercial Kitchen
Unit 1429- Restaurante Hondureno (Honduran Restaurant)
Unit 1431- Vacant/ Commercial Kitchen (Old Crunchies & Munchies)

I am still working on Unit 1431 which is vacant and sustained minimal damage. Units 1421, 1423, 1427 are the most severely damaged units and no occupancy is permitted. I will have a letter coming that will provide recommendations for securement.

Mike Gartner, P.E.

Caliber Design & Engineering | 2300 SE 17th Street, Unit 1002, Ocala, FL 34471

o 352 789 6298

www.caliberde.com

From: Mike Gartner <mike@caliberde.com>

Sent: Friday, August 2, 2024 5:41 PM

To: pardee.mike@yahoo.com

Cc: 'Joe Borge' <joe@caliberde.com>

Subject: Emergency Securement Letter

Hey Mike,

Attached is the letter for you to plywood over the shattered windows openings. Also included is a paragraph to allow you to install a tarp over two mechanical exhaust penetration on the roof where it appears that either the mechanical exhaust fans were removed by the firefighters or blown off in the blast.

This should be sufficient for you to get the required emergency permit to protect the building from intruders. The opening protection letter does not address the vacant unit on the north end of the building (since no grass or storefront) was broken or damaged. Also it does not cover installing plywood on the laundromat unit nor the adjacent units on either side. Those units will be covered in the letters to come.

Thanks,
Mike

Mike Gartner, P.E.

Caliber Design & Engineering | 2300 SE 17th Street, Unit 1002, Ocala, FL 34471

o 352 789 6298

www.caliberde.com

City of Ocala Growth Management Attn: Greg McClellan, Senior Building/Permit Inspector
110 SE Watula Avenue Ocala, Florida 34471

Renovation Timeline for Hillside Plaza – 1415 NE 25th Ave

Phase 1: Immediate Repairs and Safety Upgrades

- **March 15, 2025:** Submit the engineering plan to the City of Ocala.
- **March 16 - May 14, 2025 (60 days):**
 - ✓ Select a contractor.
 - ✓ Plan approved by the City of Ocala.
 - ✓ Clean-up and preparation.

Phase 2: Infrastructure Upgrades and Aesthetic Enhancements

- **May 15, 2025 – November 15, 2025 (180 days):** Begin and complete infrastructure upgrades, accessibility improvements, building facades, and landscaping.

Respectfully submitted,

Dennis M. (Mike) Pardee on behalf of Emily Pardee Trust

Plan Review - Workflow Routing Slip

Report Generated: **10/24/2025 10:28 AM**

Review Type: **Commercial Building Permit**

Number of Files: **39**

Project Name: **BLD25-1369**

Workflow: **BLD25-1369 - Ocala Building - 8/27/2025 1:26:07 PM**

Total Review Comments: **6**

Total Review Cycle: **1**

Days Calculated as: **Calendar Days**

Time Elapsed: **57 days 21 hrs**

Time with Jurisdiction: **3 days 1.5 hrs**

Time with Applicant: **54 days 19.5 hrs**

Completed Submission (Prescreen): **12 days 21 hrs**

Completed Plan Review: **Not Completed**



Plan Review - Workflow Routing Slip

Report Generated: **10/24/2025 10:28 AM**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Applicant Upload Task	Completed		0	08/27/2025 01:26 PM	09/05/2025 03:00 PM	09/09/2025 09:38 AM	Applicant	Michael Farmer	12 days 20 hrs
Prescreen Review Task	Completed		0	09/09/2025 09:38 AM	09/09/2025 10:26 AM	09/09/2025 10:26 AM	Plan Review Coordinator	Ariel Martinez	0 days 1 hr
Scheduled Received Stamp	Completed		0	09/09/2025 10:26 AM	09/09/2025 10:27 AM	09/09/2025 10:27 AM	Plan Review Coordinator	Ariel Martinez	0 days 0 hrs
Assign Reviewers Task	Completed		0	09/09/2025 10:27 AM	09/09/2025 10:27 AM	09/09/2025 10:28 AM	Plan Review Coordinator	Ariel Martinez	0 days 0 hrs
e911 Department Review cycle #1	Completed	No Review Required	1	09/09/2025 10:28 AM	09/09/2025 11:08 AM	09/09/2025 12:05 PM	e911	Caroline Dennison	0 days 1.5 hrs
Electrical Department Review cycle #1	Completed	Corrections Needed	1	09/09/2025 10:28 AM	09/11/2025 02:01 PM	09/11/2025 02:04 PM	Electrical	Brian Dority	2 days 3.5 hrs
Fire Rescue Department Review cycle #1	Completed	Approved	1	09/09/2025 10:28 AM	09/09/2025 03:41 PM	09/09/2025 03:42 PM	Fire Rescue	Brian Cribbs	0 days 5 hrs
Mechanical Department Review cycle #1	Completed	Approved	1	09/09/2025 10:28 AM	09/12/2025 04:35 AM	09/12/2025 04:35 AM	Mechanical	Truman Henson	2 days 18 hrs
Planning Department Review cycle #1	Completed	Approved	1	09/09/2025 10:28 AM	09/12/2025 09:32 AM	09/12/2025 09:43 AM	Planning	Andrew Gray	2 days 23 hrs
Plumbing Department Review cycle #1	Completed	Approved	1	09/09/2025 10:28 AM	09/09/2025 02:34 PM	09/11/2025 07:04 AM	Plumbing	Michael Brown	1 day 20.5 hrs
Structural Department Review cycle #1	Completed	Corrections Needed	1	09/09/2025 10:28 AM	09/10/2025 07:10 AM	09/12/2025 04:35 AM	Structural	Truman Henson	2 days 18 hrs
Review Complete Task	Completed		1	09/12/2025 09:43 AM	09/12/2025 11:21 AM	09/12/2025 11:21 AM	Plan Review Coordinator	Desiree Swinford	0 days 1.5 hrs
Applicant Resubmit Task	Pending		1	09/12/2025 11:21 AM			Applicant		41 days 23 hrs





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

11/03/2025

PARDEE EMILY L TRUST
PARDEE EMILY L TR
731 SE 30TH AVE
OCALA FL 34471-2714

Respondent(s) _____ /

Location of Violation: 1415 NE 25th Avenue (All Units)

Case Number: CE25-1109

Inspector Assigned: Dale Hollingsworth

Required Compliance Date: 11/17/2025

Public Hearing Date & Time: 11/17/2025 10:30

Violation(s) and How to Abate:

Section 82-181 / 82-182 - Dangerous Building

Dangerous structure due to explosion. Obtain issuance of all required permitting for the restoration (or demolition if chosen) of the plaza (with the exception of the Pharmacy which remains safe and operational). This includes, but is not limited to, permit issuance and completion of work for permit BLD25-1369, then permit issuance and completion of all necessary work within the interior of the building for all units.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

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

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:



Dale Hollingsworth Chief Code Official

dhollingsworth@ocalafl.gov

352-629-8460

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

CASE NO: CE25-1109

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

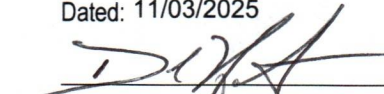
STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 11/03/2025 post the Notice of Violation & Public Hearing to the property, located at 1415 NE 25th Avenue.
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: 11/03/2025

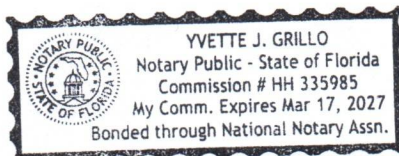

Chief Code Official

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





OCALA
CODE
ENFORCEMENT
352-629-6000
CITY OF OCALA
MARION COUNTY, FLORIDA

QUALITY
FENCE

11/03/2025 15:15
City of Ocala
Code Enforcement Division



**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

11/03/2025

PARDEE EMILY L TRUST
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731 SE 30TH AVE
OCALA FL 34471-2714

Respondent(s) _____

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11/03/2025 15:15
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-1109

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 11/03/2025 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: 11/03/2025



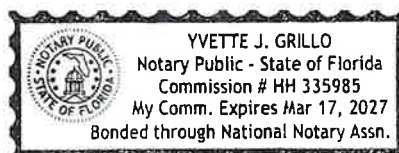
Chief Code Official

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





07/31/2024 08:17
City of Ocala
Code Enforcement Division



07/31/2024 08:16

City of Ocala

Code Enforcement Division



07/31/2024 08:16
City of Ocala
Code Enforcement Division



07/31/2024 08:17
City of Ocala
Code Enforcement Division



07/31/2024 08:17
City of Ocala
Code Enforcement Division



07/31/2024 08:17
City of Ocala
Code Enforcement Division



07/31/2024 08:18
City of Ocala
Code Enforcement Division