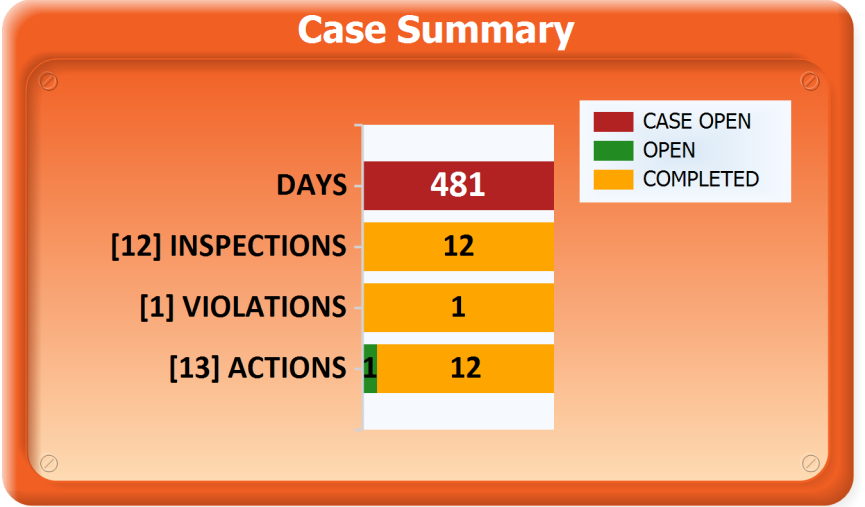


Description: OVERGROWN, JUNK AND DEBRIS, HOMELESS ACITIVITY			Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION		
Opened: 7/18/2024	Closed:	Last Action: 11/13/2025		Flw Up: 10/24/2025
Site Address: 612 SW 2ND ST OCALA, FL 338151084				
Site APN: 2851-099-002		Officer: HECTOR D REYES		
Details: CLTO MAILED OUT				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH
ADMIN POSTING	YVETTE J GRILLO	10/28/2025	10/28/2025	NOTICE NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH MAILED (1) 91 7199 9991 7039 7938 0134 STROHMIER JOSEPH 3395 W MEMORIAL BLVD LAKELAND FL 33815-1084
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	FOF 91 7199 9991 7039 7937 4560 STROHMIER, JOSEPH 3395 W. MEMORIAL BLVD LAKELAND, FL 33815-1084



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11306

CERTIFIED MAIL	YVETTE J GRILLO	10/28/2025	10/28/2025	CERT MAIL NOTICE OF NON COMP HEARING FOR LIEN 91 7199 9991 7039 7682 5591 STROHMIER, JOSEPH 3395 W MEMORIAL BLVD LAKELAND, FL 33815-1084
CLEAN-UP	YVETTE J GRILLO	2/14/2025	2/14/2025	PLACED ON CLEAN UP LIST
HEARING CODE BOARD	SHANEKA GREENE	12/12/2024	12/12/2024	NEW BUSINESS
MASSEY	YVETTE J GRILLO	2/13/2025	2/14/2025	MASSEY
MASSEY	YVETTE J GRILLO	11/13/2025		MASSEY FOR FILING OF LIEN PROPERTY VALUE: \$10,146.00 HARD COST: \$4,726.33 FINES: \$12.950.00 FINE REDUCTION: \$1,295.00 (10%) TOTAL LIEN: \$6,021.333
OFFICER POSTING	HECTOR D REYES	10/30/2024	10/30/2024	NOVPH posted, see photos attached.
OFFICER POSTING	HECTOR D REYES	12/19/2024	12/19/2024	Posted FAO at the property.
OFFICER POSTING	JENNIPHER L BULLER	10/28/2025	10/28/2025	Notice of Non-Compliance hearing posted.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/18/2024	11/18/2024	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, February 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, February 7th, 2025, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (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.) Pay the cost of prosecution of \$195.23 by February 6th, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	STROHMIER JOSEPH : 42752	3395 W MEMORIAL BLVD LAKELAND, FL 33815-1084			
OWNER	STROHMIER JOSEPH	3395 W MEMORIAL BLVD LAKELAND, FL 33815-1084			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$195.23							
Total Paid for CASE PROSECUTION COSTS:			\$195.23							

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$4,431.10	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$4,431.10	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	259	\$12,950.00	\$0.00						
Total Paid for DAILY FINES:			\$12,950.00	\$0.00						
TOTALS:			\$17,676.33	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	HECTOR DELVALLE REYES	10/8/2024	10/7/2024	NON COMPLIANT		On 10/7/2024 because of hurricane Milton the code board hearing for October 10th has been cancel until further notice and all cases status changed to active and a follow up inspection scheduled until a hearing date for these cases is rescheduled by code board manager Dale Hollingsworth.
COMPLIANCE	JLB	10/24/2025	10/24/2025	NON COMPLIANT		CUT AND CLEAN I conducted a compliance inspection after city vendor was assigned to cut and clean the property. I observed the property had been brought into involuntary compliance. Photo attached. Daily fines and prosecution costs remain unpaid. Affidavit of non-compliance completed.
COMPLIANCE	HDR	2/7/2025	2/7/2025	NON COMPLIANT		MASSEY INSPECTION



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11306

COMPLIANCE	HDR	2/7/2025	2/7/2025	NON COMPLIANT		On 2/6/2024 I inspected the property and observed it remains noncompliant, and the pros cost remains unpaid. See photos attached and affidavit of noncompliant sent to admin.
FOLLOW UP	HDR	10/29/2024	10/30/2024	NON COMPLIANT		On 10/30/2024 I inspected the property and observed the violation remains noncompliance and case rescheduled for the 12/12/2024 hearing. See photos attached and affidavit of posting and NOVPH sent to admin.
FOLLOW UP	HDR	11/25/2024	11/25/2024	NON COMPLIANT		Check on violations progress to proceed to hearing. On 11/25/2024 I inspected the property and observed it remains noncompliance, all garbage and debris still at the property. Case moving forward to hearing. See photos attached.
FOLLOW UP	JLB	10/6/2025	10/6/2025	NON COMPLIANT		FOLLOW UP FOR CLEAN UP LIST Property remains non-compliant. Photo attached. Proceed to clean-up.
FOLLOW-UP	HECTOR DELVALLE REYES	10/21/2024	10/21/2024	NON COMPLIANT		Check on hearing reschedule date. On 10/21/2024 I inspected the property and observed all violations remain noncompliance and there is more garbage and debris at the property. Waiting to hear from code manager Dale Hollingsworth to reschedule case to a hearing again. Follow up inspection scheduled and see photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	7/31/2024	7/31/2024	NON COMPLIANT		2 weeks Check on violations progress. On 7/31/2024 I inspected the property and observed the violations remain noncompliance. See photos attached.



Case Details - No Attachments

City of Ocala

Case Number

2024_11306

FOLLOW-UP	HECTOR DELVALLE REYES	8/15/2024	8/15/2024	NON COMPLIANT		Check on violations progress. On 8/15/2024 I inspected the property and observed the violation remains noncompliance. See photos attached and NOVPH sent to admin and posted at the property. Still unable to make contact with property owner. Case moving forward to hearing.
FOLLOW-UP	HECTOR DELVALLE REYES	9/5/2024	9/5/2024	NON COMPLIANT		Check on violations progress. On 9/5/2024 I inspected the property and observed all violations remain noncompliance. See photos attached and case moving forward to hearing.
HEARING INSPECTION	HDR	12/11/2024	12/11/2024	NON COMPLIANT		Code Board inspection On 12/11/2024 I inspected the property and observed it remains noncompliance, and all garbage and debris remain at the property. See photos attached. Unable to make contact with property owner.
INITIAL	HECTOR DELVALLE REYES	7/18/2024	7/18/2024	NON COMPLIANT		On 7/18/2024 While driving around the area I was flagged down by the resident of 644 SW 2nd St, Mrs. Andre advising this property is a dump site for a homeless camp to several vacant lots in the area and that there is homeless activity also in this lot. I inspected the property and observed garbage and debris all over the property and I can hear people in the back of the it. See photos attached and CLTO sent to admin. No new contact info or phone number found for the property owner. Follow up inspection scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	7/18/2024	10/24/2025			
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card Real Estate

2851-099-002

[GOOGLE Street View](#)

Prime Key: 1229464

[Beta MAP IT+](#)

Current as of 7/18/2024

[Property Information](#)

STROHMIER JOSEPH
3395 W MEMORIAL BLVD
LAKELAND FL 33815-1084

[Taxes / Assessments:](#)
Map ID: 179
[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

[Acres:](#) .15

Situs: Situs: 612 SW 2ND ST OCALA

[2023 Certified Value](#)

Land Just Value	\$7,209		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$7,209	Impact	
Total Assessed Value	\$2,152	Ex Codes:	(\$5,057)
Exemptions	\$0		
Total Taxable	\$2,152		
School Taxable	\$7,209		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$7,209	\$0	\$0	\$7,209	\$2,152	\$0	\$2,152
2022	\$6,675	\$0	\$0	\$6,675	\$1,956	\$0	\$1,956
2021	\$4,806	\$0	\$0	\$4,806	\$1,778	\$0	\$1,778

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6664/0723	10/2017	05 QUIT CLAIM	0	U	I	\$100
6258/0217	08/2015	34 TAX	0	U	I	\$5,800
4125/1027	08/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$48,800
3885/0682	12/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$50,000
3645/1595	02/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$20,000
3645/1592	08/1990	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 043

GARYS ADD OCALA
COM 60 FT E OF THE NW COR OF LOT 99 TH E 60 FT TH S 112 FT
TH W 60 FT TH N 112 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		60.0	112.0	R2	60.00	FF							
Neighborhood 4527 - RES SO OF 40 WEST OF PINE													
Mkt: 8 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

FIRE IN 2016 PERMIT TO REPAIR ROOF NOT STARTED YET

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

Permit Number	Date Issued	Date Completed	Description
BLD16-1861	12/14/2016	-	RENEW REPAIR FIRE DAMAGE
BLD16-0701	5/17/2016	-	REPAIR FIRE DAMAGE /ROOF
OC01269	8/1/1992	-	RSRA
DEMO17-0072	-	-	

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024_11306

STROHMIR, JOSEPH
3395 W. MEMIRIAL BLVD
LAKELAND, FL 33815-1084

Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennipher Buller**, Code Enforcement Supervisor for the City of Ocala, who being duly sworn, deposes and says:

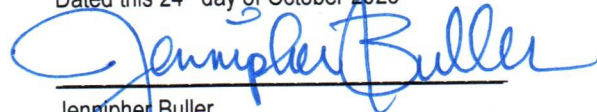
1. That on December 12, 2024 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; 04:00pm February 6th, 2025.
3. The City has brought property located in the city limits into compliance on: October 23rd, 2025.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as Ordered; Section(s) 34-95

5. Daily fines for **259 days** of non-compliance with **Section(s) 34-95 (@ \$50/day) + \$100 service fee** total **\$13,050**.
6. Prosecution costs \$195.23 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

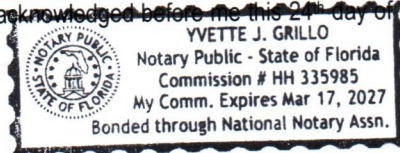
Dated this 24th day of October 2025



Jennipher Buller
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 24th day of October 2025 by Jennipher Buller 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 the listed respondents, on this 24th day of October 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

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

Date: 10/28/2025

Case No: 2024_11306

**TO: STROHMIER, JOSEPH
3395 W. MEMORIAL BLVD
LAKELAND, FL 33815-1084**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **612 SW 2ND ST**, Ocala, Florida, **2851-099-002**, Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 043 GARYS ADD OCALA COM 60 FT E OF THE NW COR OF LOT 99 TH E 60 FT TH S 112 FT TH W 60 FT TH N 112 FT TO THE POB** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

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

You are hereby notified that on **11/13/2025 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

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

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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

If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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

Signed this 28th day of October 2025

Yvette Grillo

Yvette Grillo

Secretary, Municipal Code Enforcement Board

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

CASE NO: 2024_11306

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 10/29/2025 post the Notice of Non-Compliance Hearing to the property, located at 612 SW 2ND ST, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/29/2025

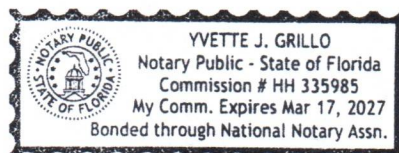
Jennifer Buller
Supervisor

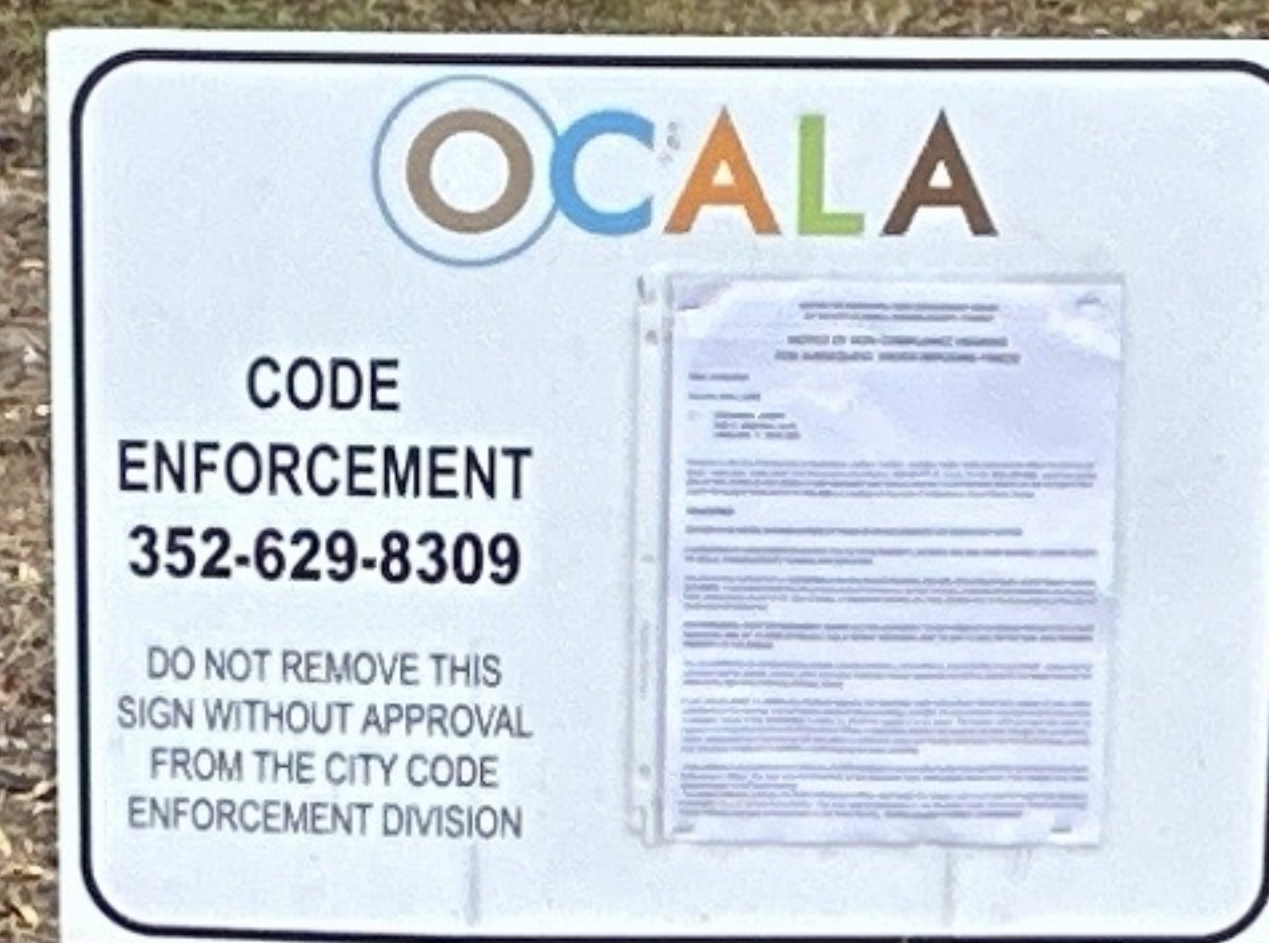
STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/29/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

Yvette Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/28/2025 2:28 PM



OCALA

**CODE
ENFORCEMENT
629-8309**

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

Office Depole

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

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

Date: 10/28/2025

Case No: 2024_11306

To: STROHMIER, JOSEPH
3395 W. MEMORIAL BLVD
LAKELAND, FL 33815-1084

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennifer Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, 612 SW 2ND ST, Ocala, Florida, 2851-099-002, Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 043 GARYS ADD OCALA COM 60 FT E OF THE NW COR OF LOT 99 TH E 60 FT TH S 112 FT TH W 60 FT TH N 112 FT TO THE POB is in violation of the Code of Ordinances, City of Ocala, Florida.

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

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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City of Ocala
Code Enforcement Division
10/28/2025 2:28 PM

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

CASE NO: 2024_11306

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/28/2025 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

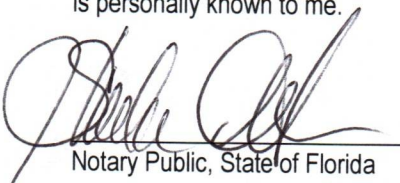
FURTHER, AFFIANT SAYETH NAUGHT.

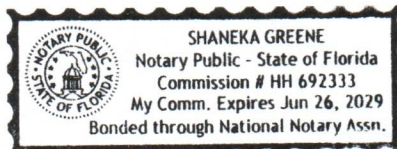
Dated: 10/28/2025


Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/28/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/24/2025 1:46 PM



City of Ocala
Code Enforcement Division
10/6/2025 8:21 AM



7/18/24, 2:36 PM
City of Ocala
Environmental Enforcement Division