

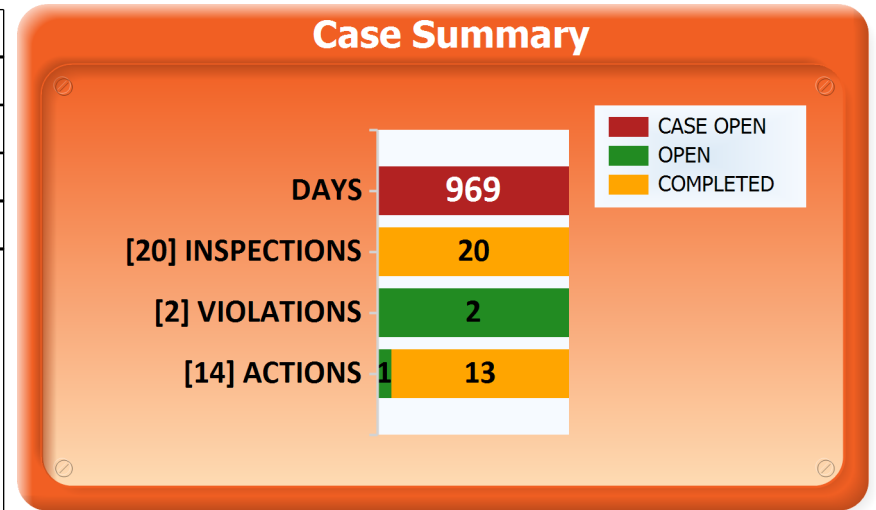


Case Details - No Attachments

City of Ocala

Case Number
2022_8711

Description: REMOVED BROKEN ASPHALT		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 10/17/2022	Closed:	Last Action: 6/12/2025	Flw Up: 6/6/2025
Site Address: 2150 NW MARTIN L KING AVE OCALA, FL 344755004			
Site APN: 21416-000-00		Officer: HECTOR D REYES	
Details: 91 7199 9991 7039 7933 2294 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN L KING AVE OCALA FL 34475 91 7199 9991 7039 7933 2287 STRACUZZI FRANCO (REGISTERED AGENT) 2001 SE 10TH CT OCALA FL 34471			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	ORD GRANT EXT 91 7199 9991 7039 7937 4874 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475



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CERTIFIED MAIL	YVETTE J GRILLO	3/18/2025	3/18/2025	ORD GRANT EXT 91 7199 9991 7039 7682 3177 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475 91 7199 9991 7039 7680 9010 FRANCO STRACUZZI 2001 SE 10TH CT OCALA, FL 34471
CONTACT	HECTOR D REYES	3/7/2025	3/7/2025	Contact made with property owner Mr. Franco 352-572-0938.
CONTACT	HECTOR D REYES	6/6/2025	6/6/2025	Contact made with property owner Mr. Franco 352-572-0938, see today's inspection for more info.
MASSEY	YVETTE J GRILLO	12/12/2024	12/13/2024	3RD MASSEY WAS GRANTED EXTENSION UNTIL 3/6/2025
MASSEY	YVETTE J GRILLO	3/13/2025	3/18/2025	4TH MASSEY
MASSEY	YVETTE J GRILLO	6/12/2025		5TH MASSEY
OFFICER POSTING	HECTOR D REYES	12/19/2024	12/19/2024	Posted order granting extension of time.
OFFICER POSTING	HECTOR D REYES	3/21/2025	3/21/2025	On 3/21/2025 I posted the order granting extension at the property, see photos attached and affidavit of posting sent to admin.
POSTING NOTICE	HD	7/10/2024	7/10/2024	ON 7/10/2024 I POSTED THE NOTICE OF NON-COMPLIANCE HEARING AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; FAO	HD	12/7/2023	12/7/2023	ON 12/7/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THIS PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED.

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POSTING; NOH	HD	1/31/2023	3/21/2023	POST NOH IF NOT SERVICED. ON 3/21/2023 I VERIFIED IN THE USPS WEB SITE THE NOTICE TO APPEAR LETTER WAS NOT SERVICED/RECEIVED BY THE PROPERTY OWNERS. I POSTED THE NOTICE TO APPEAR LETTER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE TRACKING INFO AND PHOTOS ATTACHED. I SPOKE TO THE PROPERTY OWNER MR. STRACUZZI AT 352-572-0938 AND ADVISED HIM OF THE HEARING DATE AND HE STATED THEY ARE STILL WAITING FOR THE ENGINEERING REPORT AND PLANS TO APPLY FOR THE PERMIT.
POSTING; ORD GRANT EXT TIME	HD	9/18/2024	9/18/2024	ON 9/18/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY, SEE PHOTOS ATTACHED AND SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	6/11/2024	6/11/2024	ON 6/11/2024 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	CASTELLO DI SANTA LUCIA DEL ME	OCALA FL 34475 ,			
OWNER	CASTELLO DI SANTA LUCIA DEL ME	2150 NW MARTIN LUTHER KING JR Ocala, FL 34475-5004			

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	\$342.32	\$342.32	1/9/24	PAYMENT #34327	2024	CHECK	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$342.32	\$342.32						
TOTALS:			\$342.32	\$342.32						

INSPECTIONS

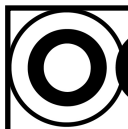


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INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	HECTOR DELVALLE REYES	6/29/2023	6/29/2023	NON COMPLIANT		Check on violations and permit progress. On 6/29/2023 I inspected the property and observed all violations remain noncompliance and No permit in TRAKIT. I called the property owner Mr. Franco at 352-572-0938 and he stated that Paolo Mastroserio, PE (352) 572-3051 submitted plans for the site plan yesterday and will be dropping off other required paperwork in the next few weeks, Extension granted.
CASE REVIEW	HECTOR DELVALLE REYES	5/18/2023	5/18/2023	NON COMPLIANT		Check on permit progress. On 5/18/2023 I spoke to Mr. Franco Stracuzzi at 352-572-0938 and he advised he is meeting with the engineer on Friday and he should have a better idea on when he will be applying for the permit.,
CASE WORK	HECTOR DELVALLE REYES	9/12/2024	9/12/2024	NON COMPLIANT		On 9/10/2024 I received an email from the engineer Paolo Mastroserio advising a site plan proposal for a DRA at this property to solve the drainage problem and bring the property into compliance. On 9/12/2024 he called me to advise he will not be able to make the hearing today, but the property owner will be there.
CASE WORK	HECTOR DELVALLE REYES	9/28/2023	9/28/2023	NON COMPLIANT		On 9/28/2023 I spoke to Paolo Mastroserio at 352-572-305 the engineer hired to apply for the permit and he stated a preliminary application was submitted but corrections were needed and he just sent it to the property owner Mr., Franco for his review and approval and once he approves it he will be applying for the permit. Last extension granted until 10/26.
CASE WORK	HECTOR DELVALLE REYES	8/24/2023	8/24/2023	NON COMPLIANT		On 8/24/2023 I met with the property owner Mr. Franco, and he stated they are only waiting for the engineering report to submit the application.

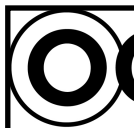


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CASE WORK	HECTOR DELVALLE REYES	6/7/2023	6/7/2023	NON COMPLIANT	On 6/7/2023 I met with the property owner Mr. Franco Stracuzzi 352-572-0938 at the property and he stated the engineering team he hired for the reports and drawing for the permits is taking longer to prepare the report and he needs more time. I granted a last extension and explained to Mr. Stracuzzi this will be the last one. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	4/11/2023	4/11/2023	NON COMPLIANT	On 4/11/2023 I met with the property owner Mr. Franco Stracuzzi on site and he stated he hired an architect and engineering company to apply for the permit but they have a two month back up on the paperwork, plans and reports and he is asking for a two month extension and it was granted. Case removed from the 4/13/2023 hearing and email sent to admin to remove from the docket. Reinspection scheduled for 6/7/2023.
CASE WORK	HECTOR DELVALLE REYES	3/1/2023	3/1/2023	NON COMPLIANT	Check in violations progress. On 3/1/2023 I checked TRAKIT and no permits applied for the asphalt removal and resurface. I called the property owner Mr. Stracuzzi at 352-572-0938 and he advised he is waiting for an engineering report and plan to apply for the permit. See permit info attached.
CASE WORK	HECTOR DELVALLE REYES	11/15/2022	11/15/2022	NON COMPLIANT	On 11/15/2022 I spoke to the property Owner Mr. Franco Stracuzzi and he advised they are waiting for plans and other paperwork needed for the permit as requested by the permit department and he requested an extension until 1/31 and it was granted.
COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT	ORD GRANTING EXTENSION COMPLIANCE DATE RE-INSPECTION



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COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT	On 12-6-24, I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with plan remaining under review. Photos were taken/uploaded to the report and an Affidavit of Non-Compliance was completed and submitted to Admin.
COMPLIANCE	HECTOR DELVALLE REYES	8/23/2024	8/23/2024	NON COMPLIANT	MASSEY REINSPECTION FOR ORD GRANT EXT FROM 5/29/24. On 8/23/2024 I inspected the property and observed the violations remain noncompliance, but a site permit was applied for and SPL24-45521 and remains under review and so far, they have met all necessary requirements and appointments/meetings per timeline implemented by the city. This will be a long process for the approval of the permit and an extension will be necessary. I will be meeting with code enforcement manager to let the magistrate know and ask for a 3-month extension at a time until the permit is approved. See photos attached, the hole that was dug up is for soil example requested by the city. Affidavit of noncompliance sent to admin for the permit requirement until approval only as prosecution cost was paid. I met with the property owner Mr. Franco 352-572-0938, and he stated soil samples were collected, and info was submitted to the city in a report.

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COMPLIANCE	HECTOR DELVALLE REYES	5/24/2024	5/24/2024	NON COMPLIANT	<p>On 5/24/2024 I inspected the property and observed the violations remain noncompliance, but a site permit was applied for and SPL24-45521 and remains under review and so far, they have met all necessary requirements and appointments/meetings per timeline implemented by the city. This will be a long process for the approval of the permit and an extension will be necessary. I will be meeting with code enforcement manager to let the magistrate know and ask for a 3-month extension at a time until the permit is approved. See photos attached, the hole that was dug up is for soil example requested by the city. Affidavit of noncompliance sent to admin for the permit requirement until approval only as prosecution cost was paid. I met with the property owner Mr. Franco 352-572-0938 and he stated soil samples were collected and info will be submitted to the city in a report.</p>
COMPLIANCE	HECTOR DELVALLE REYES	1/26/2024	1/26/2024	NON COMPLIANT	<p>On 1/26/2024 I inspected the property and observed the violations remain noncompliance, the prosecution fees of 342.32 were paid on 1/9/2024. See photos attached and affidavit of noncompliance for the violations only sent to admin. I spoke to the property owner Mr. Franco and reminded him of the hearing date.</p>
COMPLIANCE	HDR	3/7/2025	3/7/2025	NON COMPLIANT	<p>MASSEY INSPECTION</p> <p>On 3/7/2025 I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with plan remaining under review. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Contact made with property owner Mr. Franco and reminded him of the hearing date and time.</p>



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COMPLIANCE	HDR	6/6/2025	6/6/2025	NON COMPLIANT		On 3/7/2025 I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with permit SPL24-45521- remaining under review as some corrections are needed and meetings with city stormwater and planning department are in process to approve the permit. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Contact made with property owner Mr. Franco and reminded him of the hearing date and time.
FOLLOW-UP	HECTOR DELVALLE REYES	11/13/2023	11/13/2023	NON COMPLIANT		On 11/13/2023 I inspected the property and observed it remains noncompliance and no permits applied for as of this morning. See photos attached. I made contact with the property owner Mr. Franco at 352-572-0938 and he stated the engineering contractor that he hire is still working on all necessary reports for the application but it is taking longer than expected, I reminded him about the 11/29/2023 hearing.
FOLLOW-UP	HECTOR DELVALLE REYES	1/31/2023	1/31/2023	NON COMPLIANT		On 1/31/2023 I called the property owner Mr. Franco Stracuzzi at 352-572-0938 and he stated he is waiting for the engineering report to submit the application for the permit. I advised Mr. Franco that the case will be moving forward to a hearing on 4/13/2023. See photos attached and NOH sent to admin and code board inspection scheduled. No permit applied for per TRAKIT system.
INITIAL	HECTOR DELVALLE REYES	3/5/2024	3/5/2024	NON COMPLIANT		On 3/5/2024 I posted the order granting extension of time at the property. See photos attached.



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INITIAL	HECTOR DELVALLE REYES	10/18/2022	10/18/2022	NON COMPLIANT		On 10/18/2022 I met with Duane Schmidt at the property and conducted an inspection and observed to large piles of asphalt that was removed from the back of the property. We spoke to an employee Mr. Anthony Stucco and she stated they are removing the old asphalt because it was cracked and with pot holes and will be replacing it. We advised him they need permits. Mr. Anthony gave me the phone number to the property owner Mr. Franco Stracuzzi 352-572-0938 and a voice message left for a call back. CLTO sent to admin and follow up inspection scheduled. Satisfaction of mortgage letter sent attached.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	11/28/2023	11/28/2023	NON COMPLIANT		On 11/28/2023 I conducted a special magistrate inspection and observed the violations remain noncompliance and no permit applied for as of this morning per TRAKIT. I spoke to the engineer Paolo Mastroserio at 352-572-3051 and with the property owner Mr. Franco at 352-572-0938 and reminded both of the hearing tomorrow morning. See photos attached.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						(a) Conformance with approved plan. Upon the site plan being approved and a building permit being issued, the development shall be built substantially in accordance with the site plan and the plans and specifications. (b) Changes to approved plan. If the owner or the owner's agent, or successors, desire to make any changes to an approved site plan, such proposed changes shall first be submitted to the building official. (1) If the building official deems that there is substantial change or deviation from that which is

		10/19/2022		Changes made to the property nonconformance with the site plan and permit is needed for the change o	<p>shown on the approved site plan that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the site plan review committee.</p> <p>(2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making handwritten corrections to the original plan. Handwritten corrections must be signed and dated by the owner or the owner's agent and a representative of the city.</p> <p>(c) Certification of compliance. After completion of the improvements in accordance with the approved site plan and specifications, but prior to the issuance of any certificate of occupancy or final approval relating to the site, a registered engineer or other professional authorized by Florida Statutes to make such certification shall verify that the actual construction is in compliance with and functions in the manner of the approved site plan.</p> <p>(1) If the construction is in substantial compliance with the approved site plan, a registered engineer or other professional authorized by Florida Statutes to make such certification shall submit a signed and sealed certification, as follows, to the building official: PROFESSIONAL'S CERTIFICATION:</p>
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BUILDING PERMIT REQUIRED		10/18/2022			Asphalt removed from the back of the property without a permit. Contact the City of Ocala permit dep	No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661)
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