

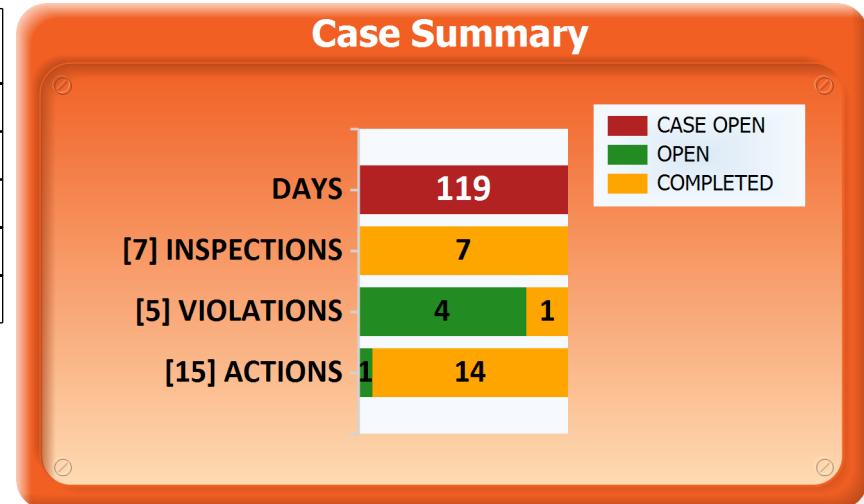


Case Details - No Attachments

City of Ocala

Case Number
CE25-1040

Description: PROPERTY OVERGROWN/UNSECURE HOME/ HOMELESS ACTIVITY		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/30/2025	Closed:	Last Action: 1/28/2026	Follow Up: 12/26/2025
Site Address: 924 NW 1ST ST OCALA, FL 34475			
Site APN: 2844-029-009		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	LATAVIA SMITH	986 NW 1ST ST ,			
OWNER	MDARQ INVESTMENTS INC	10198 PRESERVE CT IJAMSVILLE, MD 21754-8506			
RESPONDENT 1	MDARQ INVESTMENTS INC	10198 PRESERVE CT IJAMSVILLE, MD 21754-8506			
RESPONDENT 2	DUARTE PARDO, MARIA D	6009 S ORANGE AVE ORLANDO, FL 32809			

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						



Case Details - No Attachments

City of Ocala

Case Number

CE25-1040

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
Total Paid for CASE FEES: \$290.08 \$0.00										
TOTALS: \$290.08 \$0.00										
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 82-181. - DEFINITION.	ROBERT MOORE	10/1/2025								
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	ROBERT MOORE	10/1/2025						STRUCTURE IS UNSECURED AND REPORTEDLY BEING FREQUENTED BY HOMELESS. MISSING DOORS AND NO TYPES OF SECURITY PRESENT POSE A DANGER AND ARE UNSAFE. PROPERTY NEEDS TO BE ADEQUATELY SECURED AND MAINTAINED		
SECTION 122-51 BUILDING PERMIT REQUIRED	ROBERT MOORE	10/1/2025						OBVIOUS AND APPARENT RENOVATION WORK REQUIRES CITY ISSUED BUILDING PERMIT. PAST PERMITS HAVE EITHER EXPIRED OR WERE NEVER ISSUED. OBTAIN RELATED PERMITS TO ENSURE WORK IS DONE SAFELY/PROPERLY AND INSPECTED BY THE CITY BUILDING DIVISION		
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	ROBERT MOORE	10/1/2025	10/17/2025					FENCING ON PROPERTY IS IN DISREPAIR AND NEEDS TO BE EITHER REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE FRONT FENCE REMOVED		



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City of Ocala

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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	10/1/2025				PROPERTY IS SEVERLY OVERGROWN AND UNMAINTAINED. TRASH AND DEBRIS ARE STREWN ABOUT THE ENTIRE PROPERTY. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	10/1/2025	10/1/2025	NON COMPLIANT		See also 2024_11686, now closed concerning work without permits for full renovation (photos attached). Additional violations cited- unsecured structure, overgrowth, work without permit and dilapidated fence.



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City of Ocala

Case Number

CE25-1040

INITIAL	RSM	10/1/2025	10/1/2025	NON COMPLIANT	<p>On 10-1-25, I responded to the property in regard to a citizen complaint of overgrowth and homeless activity. Upon arrival, I noted the property to be unsecured. The structure was in a state of disrepair with signs of past exterior & interior renovation being performed. There was no front door and the interior could be seen from the roadway. Research revealed that there was work underway in the past, however according to the complainant, she had not seen any activity in several months. There had been several related permits related to the work, however they had all expired or had never even been issued. The property was severely overgrown and there was trash and debris scattered about the area. I spoke to the complainant via phone and she advised that there had routinely been homeless individuals entering/exiting the property. There was also a fence consumed with overgrowth in the front which appeared to be in state of disrepair. I located contact information from a previous permit and spoke via phone with a representative from SV CONTRACTING AND SERVICES LLC (CBC). She advised me that to the best of her knowledge they were no longer associated with the property and had discontinued working with the owners. I attempted to contact the owners and left a detailed message as to the condition of the property and inquired as to what their intentions were. Based on the circumstances and the potentially unsafe conditions present, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were uploaded to the case and follow-up was scheduled accordingly.</p>
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Case Details - No Attachments

City of Ocala

Case Number

CE25-1040

CASE WORK	RSM	10/6/2025	10/6/2025	NON COMPLIANT		On 10-6-25, I posted the NOVPH to the property. I completed the associated affidavit of posting which was submitted to Admin. Photos attached and follow-up scheduled.
FOLLOW UP	RSM	10/17/2025	10/17/2025	NON COMPLIANT		On 10-17-25, I responded to the property per a request from the property owner to check compliance. Upon arrival, I observed the fence to have been removed, abating that violation. There still remained an excessive amount of debris present even though the grass had been cut. There had been a shed in the rear yard that had been demolished (unpermitted). There had also been a new front door installed (unpermitted). The home did now appear secure, however the previous renovation efforts/work that had been conducted on the interior were done so without any issued permit and it was unsure if this was done properly and to building code standards. In speaking with the owner on the previous day, they advised that they had spoken with permitting and were waiting for the RENO permit to be issued. Based on these circumstances, the case will most likely still proceed to a hearing. I called and left a message for the owner advising of same.
FOLLOW UP	RSM	10/24/2025	10/24/2025	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 10-24-25, I checked the property in regard to the compliance date on the issued/posted Notice of Violation & Public Hearing. On this day, I noted the property remained littered with debris. I checked the city's permit database and noted no permit activity in regard to any renovation efforts. I had left a previous message with the property rep. advising of the issues and the associated hearing that was pending. Photos attached and hearing inspection scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-1040

HEARING INSPECTION	RSM	10/27/2025	10/27/2025	IN COMPLIANCE		On 10-27-25, I noted the property remained littered with debris. I checked the city's permit database and noted no permit activity in regard to any renovation efforts. I had left a previous message with the property rep. advising of the issues and the associated hearing that was pending. Photos attached
CASE WORK	RSM	11/3/2025	11/3/2025	NON COMPLIANT		On 11-3-25, I posted the Final Administrative Order to the property. I completed an affidavit of posting which was submitted to Admin. Photos added and follow-up scheduled.
COMPLIANCE	RSM	12/26/2025	12/26/2025	NON COMPLIANT		MASSEY INSPECTION On 12-26-25, I conducted a compliance inspection relating to the previously issued order. On this day the noted the violations remained and the costs of prosecution remained unpaid. I completed an affidavit of non-compliance which was submitted to Admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	SHANEKA GREENE	9/30/2025	9/30/2025	LATAVIA CALLED STATED THAT PROPERTY IS OVERGROWN HOME IS UNSECURE AND HOMELESS PEOPLE ARE LIVING IN THE SHED.
CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	spoke with previous contractor (SV CONTRACTING AND SERVICES LLC (CBC)-407-962-5281) ADVISED THEY WERE NOT WORKING ANY LONGER WITH THE OWNER
CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	LEFT DETAILED MESSAGE FOR OWNER (MRS. REYNA DUARTE-321-240-7833) ADVISING OF VIOLATIONS AND NEED FOR ACTION
CONTACT	ROBERT MOORE	10/1/2025	10/1/2025	SPOKE WITH COMPLAINANT (SMITH) OBTAINED DETAILS OF INCREASING HOMELESS ACTIVITY



Case Details - No Attachments

City of Ocala

Case Number

CE25-1040

PREPARE NOTICE	SHANEKA GREENE	10/2/2025	10/3/2025	N O V P H COMP DATE 10/24/2025 PLEASE AND THANK YOU
ADMIN POSTING	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH MAILED 94 89 0090 0027 6697 0059 35 MDARQ INVESTMENTS INC 10198 PRESERVE CT IJAMSVILLE MD 21754-8506 9489 0090 0027 6697 0059 42 MDARQ INVESTMENTS INC DUARTE PADRO MARIA D (RA) 6009 S ORANGE AVE UNIT 3021A ORLANDO FL 32809
OFFICER POSTING	ROBERT MOORE	10/6/2025	10/6/2025	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	ROBERT MOORE	10/16/2025	10/16/2025	spoke via phone with owner (Pablo Gutierrez-407-668-1323) who requested a compliance inspection - inspection scheduled
CONTACT	ROBERT MOORE	10/17/2025	10/17/2025	called and left message for owner - advising of non compliance and potential hearing due to unpermitted work being performed
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182, and 122-51and 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, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 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.



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City of Ocala

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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/22/2025	<p>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.</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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, 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, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, subsection (b) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 25th, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the Respondent(s) obtain a demolition permit and do not completed 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.</p> <p>(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 addition to any other fines until this violation has been abated.</p>
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Case Details - No Attachments

City of Ocala

Case Number

CE25-1040

				<p>3.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted renovation by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, 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.</p> <p>4.) Pay the cost of prosecution of \$290.08 by December 25th, 2025.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025	10/30/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	FOF 91 7199 9991 7039 7682 5546 MDARQ INVESTMENTS INC 10198 PRESERVE CT IJAMSVILLE MD 21754-8506 91 7199 9991 7039 7936 9450 MDARQ INVESTMENTS INC DUARTE PADRO MARIA D (RA) 6009 S ORANGE AVE UNIT 3021A ORLANDO FL 32809
OFFICER POSTING	ROBERT MOORE	11/3/2025	11/3/2025	FOF POSTED FAO TO PROPERTY
MASSEY	YVETTE J GRILLO	1/28/2026		

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

THE CITY OF OCALA

Petitioner,

VS.

MDARQ INVESTMENTS INC
10198 PRESERVE CT
IJAMSVILLE, MD 21754-8506

Respondents

/

CASE NO: CE25-1040



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 11/06/2025 03:12:49 PM
FILE #: 2025148471 OR BK 8755 PGS 949-951
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **MDARQ INVESTMENTS INC**, owner(s) in charge of the property described as **2844-029-009 / 924 NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 1st, 2025, and October 27th, 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 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MDARQ INVESTMENTS INC**, 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 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED**, 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(s): 34-95, 82-182, and 122-51 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, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, 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, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, subsection (b) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 25th, 2025.. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the Respondent(s) obtain a demolition permit and do not completed 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 addition any other fines until this violation has been abated.

3.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted renovation by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, 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.

4.) Pay the cost of prosecution of \$290.08 by December 25th, 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 31st day of October 2025.

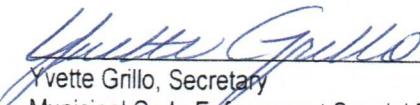
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: **MDARQ INVESTMENTS INC, 10198 PRESERVE CT, IJAMSVILLE, MD 21754-8506 AND MDARQ INVESTMENTS INC, DUARTE PADRO, MARIA D. (REGISTERED AGENT), 6009 S ORANGE AVE, UNIT 3021A, ORLANDO FL 32809**, this 31 day of October 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 28TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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

CASE NO: CE25-1040

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

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Robert Moore, 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 Final Administrative Order to the property, located at 924 NW 1ST 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: 11/03/2025



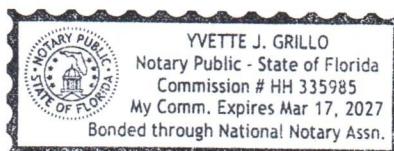
Environmental Inspector

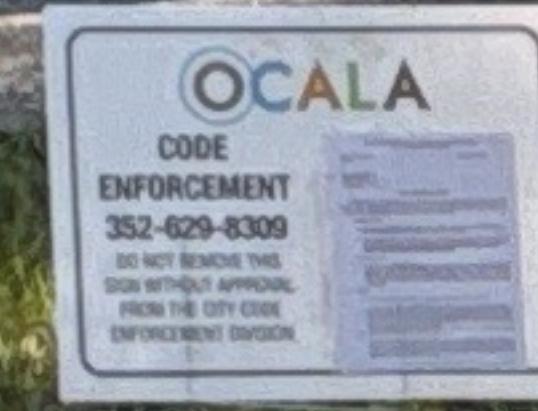
STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





Nov 3, 2025 at 4:15:11 PM
City of Ocala
Environmental Enforcement



OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

CASE NO: CE25-1040

THE CITY OF OCALA
Petitioner,

MDARQ INVESTMENTS INC
10198 PRESERVE CT
IJAMSVILLE, MD 21754-8506
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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:

- The Respondent(s), MDARQ INVESTMENTS INC, owner(s) in charge of the property described as 2844-029-009 / 924 NW 1st ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- That on and between October 1st, 2025, and October 27th, 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 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.

II. CONCLUSION OF LAW:

- The Respondent(s), MDARQ INVESTMENTS INC, 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 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, 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:

- Find the Respondent(s) guilty of violating city code section(s) 34-95, 82-182, and 122-51 and order to:
 - (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 2:00am on Friday, December 26th, 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 the 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.
 - (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, 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, December 26th, 2025, or if the permits issued are not inspected and fined by the 9th day after the permits issuance, subsection (b) shall apply; or

Page 1 of 3

Nov 3, 2025 at 4:15:18 PM
City of Ocala
Environmental Enforcement

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

CASE NO: CE25-1040

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 10/31/2025 post the Final Administrative Order 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.

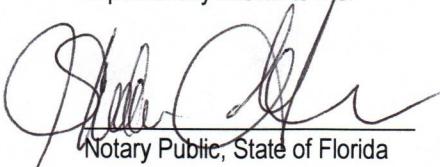
FURTHER, AFFIANT SAYETH NAUGHT.

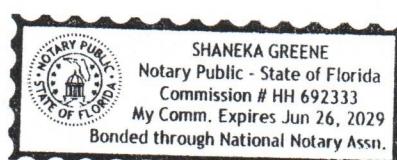
Dated: 10/31/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1040

MDARQ INVESTMENTS INC
10198 PRESERVE CT
IJAMSVILLE, MD 21754-8506

Respondents.

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector, for the City of Ocala, who being duly sworn, deposes and says:

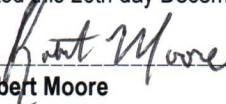
1. That on 10/29/2025 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 12/25/2025.
3. That a re-inspection was performed on 12/26/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have not been taken:

Abatement of violations as ordered; section(s) 34-95,82-182, and 122-51

5. The prosecution costs of \$290.08 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

Dated this 26th day December 2025,

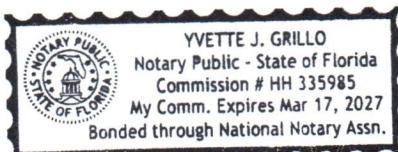


Robert Moore
Environmental Inspector
City of Ocala

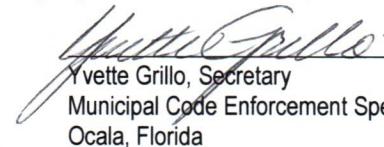
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 26th day December 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 26th day December 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida