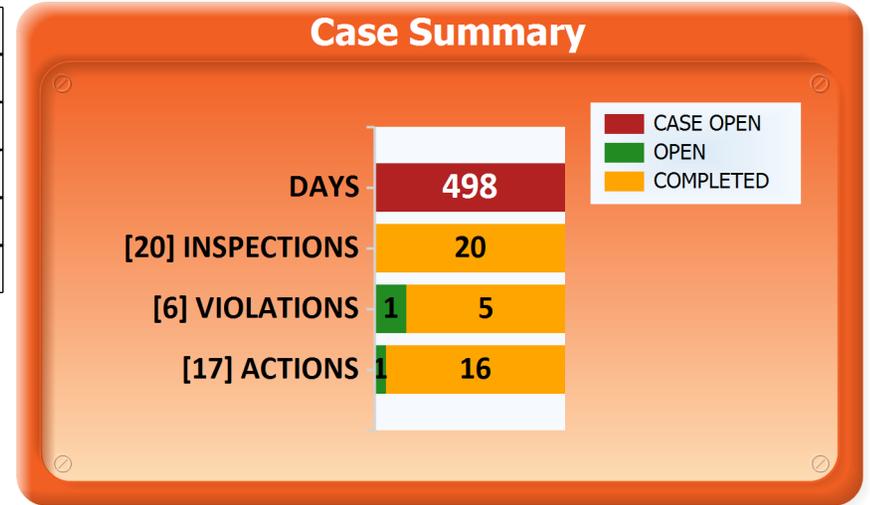


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

Description: Commercial Business in Residential Zone		Status: NON COMP HEARING	
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 11/7/2024	Closed:	Last Action: 3/25/2026	Flw Up: 3/10/2026
Site Address: 329 SE 36TH AVE OCALA, FL 34471			
Site APN: 2749-005-009		Officer: STEPHANI SMITH	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OTHER	INTERCAP LENDING INC	11781 SOUTH LONE PEAK PARKWAY STE 200 DRAPER, UT 84020			
OWNER	LEA TYLER R & LEA CAILEY MARIE	329 SE 36TH AVE OCALA, FL 34471			
REGISTERED AGENT	LEA, TYLER R	737 NORTH MAGNOLIA AVE OCALA, FL 34475			
RESPONDENT 1	LEA TYLER R (REGISTERED AGENT)	LEA CAILEY MARIE Ocala, FL 34471			
RESPONDENT 2	INTERCAP LENDING INC	11781 SOUTH LONE PEAK PARKWAY STE 200 DRAPER, UT 84020			
RESPONDENT 3	REGISTERED AGENT SOLUTIONS, INC.	1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324			

## FINANCIAL INFORMATION

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	17	\$212.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$400.91	\$0.00						
<b>TOTALS:</b>			<b>\$400.91</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	11/7/2024				<p>Please obtain permits for all scopes of work conducted at the property thus far (such as installation of window, installation of door, new asphalt driveway, extension of concrete block wall/barrier, etc). Remove the above ground pool. Contact the Permitting Department at (352)-629-8421 to obtain the necessary permits.</p> <p><b>**FOR NOVPH**</b> Please obtain permit(s) for the asphalt drive-way (BLD25-0143 listed as "Abandoned"). Along with this POL25-0042 for above-ground swimming pool has not been issued. Some scopes of work may require a permit. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	11/7/2024	3/10/2026			Please abide by the restrictions and regulations of the zoning designation for 329 SE 36th AVE (front portion is R-0 and rear portion is R-1). Only general offices are allowed in Residential zones with approval from the Planning and Zoning Department (such as an R-1 or R-O) (example being a general contractor office but not a storage for commercial vehicles, construction materials, constructing materials from the property, etc befitting of a B-5 or M-2 zone).
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	11/7/2024	3/10/2026			Please remove all construction related materials and debris from off the property in addition to other unsightly sources of matter such as barrels, tarps, etc.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	11/7/2024	1/13/2025			Please repair the section of fencing that is in a state of disrepair along SE 36th AVE.
SECTION 82-512 POOL BARRIER REQUIRED	STEPHANI SMITH	2/18/2025	3/10/2026			Every person in possession of land as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool shall at all times maintain a barrier completely around the pool or property as required by this division.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

SECTION 82-513 POOL BARRIER SPECIFICATIONS	STEPHANI SMITH	2/18/2025	3/10/2026			<p>Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening, whether within the barrier, below the barrier or between the barrier and any supporting member, shall have any opening permitting the passage of a sphere measuring six inches in diameter. All barriers shall be equipped with self-closing and self-latching or lockable gates.(2)If the barrier is placed around the perimeter of the property or not closer than five feet from any vertical wall of the pool, walls of a dwelling are permitted to serve in lieu of that portion of the barrier which would otherwise be located where the wall is constructed.(3)Barriers not covered by this division may be approved by the building official. An appeal of his decision may be made to the city council.</p>
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						<p>On 11/07/2024, I have received an e-mail from Admin about a complaint received from the Planning and Zoning Department about a property that was running a business out of a Residential Zone. I have then responded out to the listed location to inspect the property itself. From along SE 36th AVE, I have observed multiple scopes of work such as new asphalt, door installation, window installation, extension of a barrier wall, etc. In addition to this, I have observed an above ground pool. Along with this, I have spotted a chain-link fence in the state of disrepair along SE 36th AVE. Also from the R.O.W., I have observed piles of construction related materials. Before I have met with the Planning and Zoning Department, I have conducted further research and discovered that the only permit applied for was for</p>

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

INITIAL	SMS	11/8/2024	11/8/2024	NON COMPLIANT	<p>a sign (in which it was in the "Plans Correction" stage). There is no other permit(s) applied and/or issue for the scope of the work performed at the property. I have then met with Andy of the Planning and Zoning Department. He has explained further details of the property. From the information relayed to me, the scope of the business conducted at the property was moreso befitting of a B-5 or M-2 zoning designation and not the R-O designation that the property is listed as. A general contractor office could be run from out of the property (such as a general contractor's office being housed in a new build construction home). At the level of activity that has been observed thus far, the activities that the property has performed is not allowed at all (and would not be accepted even if they requested to rezone the property). I have then inspected the property from the rear, and I have observed a large pile of construction debris in addition to evident volume of higher traffic coming in and out of the property such as the dirt strewn across the public roadway. Due to the unpermitted work conducted at the property, I have requested a double fee for any related permits through the Permitting Department. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

FOLLOW UP	SMS	12/6/2024	12/6/2024	COMPLETED	<p>On 12/06/2024, I have re-inspected the property in reference to a Follow-Up inspection for multiple violations. I have conducted research in the Permitting module, and I have observed the following: BLD24-2809 FOR SIDING (FINALED ON 11/19/2024), BLD24-2810 FOR RE-ROOF (FINALED ON 12/03/2024), and BLD24-2811 FOR WINDOW CHANGEOUT (FINALED ON 11/19/2024). However, SGN24-0065 has not been issued with plans correction returned on 06/05/2024. In addition to this, no permit has been applied and/or issued for the new asphalt driveway. Along with this, some construction related debris remains on the property. View attachments. Set inspection to monitor progress. If no improvements are made, send to NOVPH.</p>
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	1/13/2025	1/13/2025	COMPLETED		<p>On 01/13/2025, I have responded out to the property in reference to a re-inspection for multiple violations found at the property. Three permits have been finalized; BLD24-2809 (SIDING) (FINALED 11/19/2024), BLD24-2810 (ROOFING) (FINALED 12/03/2024), and BLD24-2811 (WINDOW CHANGE-OUT)(FINALED 11/19/2024). However, SGN24-0065 remains in an unchanged state for the free-standing sign (APPLIED ON 05/22/2024. PLANS CORRECTION RETURNED (STRUCTURAL 05/31/2024 AND PLANNING ON 06/04/2024). The fencing along SE 36th AVE has been replaced (previously a chain-link in a state of disrepair). However, other violations still exist at the property such as the permitted usage of the R-1/R-O district, sources of unsightly matter (such as piles of construction debris, barrels, etc), extension of barrier wall, above ground pool, asphalt driveway, etc). Due to this, I have decided to proceed with the next step of drafting the NOVPH. The NOVPH has been directly posted onto the property with a signed copy provided to Admin for certified mailing. View attachments. Inspections scheduled.</p>
CASE WORK	SMS	2/4/2025	2/4/2025	COMPLETED		<p>On 02/04/2025, I have re-inspected the property in reference to a NOVPH inspection. In the CS Permitting module, I have observed the following: SGN25-005 (IN REVIEW AND APPLIED ON 01/28/2025)(FOR FREE-STANDING SIGN) and BLD25-0143 (IN REVIEW AND APPLIED ON 01/17/2025) (FOR ASPHALT DRIVEWAY). I have also inspected the property in person. Construction related debris is still located to the rear of the property in addition to above ground pool and extension to the barrier wall. View attachments.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	2/18/2025	2/18/2025	COMPLETED		<p>On 02/18/2025 at 09:00 A.M., I have attended a meeting with the Planning and Zoning Department, heads of Code Enforcement, in addition to administration (such as Director of Growth Management Jeff Schrum). We have discussed intradepartmental about the property itself and the ongoing issues with the property. Some of the issues include the permitted uses of the R-O/R-1 zoning designation, how their business is using residential roadways for commercial uses (such as materials being delivered to the rear)(122-257 subsection a), engineering possibly looking into the asphalt driveway impact, partial (not full) barrier of the above-ground pool, the signage they are and are not allowed to display at the property, etc. An additional meeting will be held with the property owners themselves. In the meantime, the case will be removed from the March docket to await the outcome of the next meeting (as of this time, scheduled for 02/20/2025) with the property owners and the Zoning department. The case is set for active with a regular inspection. Awaiting admin directive.</p>
CASE WORK	SMS	3/10/2025	3/10/2025	COMPLETED		<p>On 03/10/2025, I have responded out to the property in reference to a re-inspection. I have observed that SN25-0005 has been issued on 02/12/2025 with an expiration date of 08/11/2025. I have also observed that BLD25-0143 was applied for on 01/17/2025. However, it is still in the "Plans Correction" stage. Plans Correction has been sent back from the Planning and Zoning Department with the most recent note being from "Traffic" on 02/02/2025 with a "Conditional Approval". No permit applied for in reference to the pool as of this date. View attachments. Set inspection to monitor progress.</p>

CASE WORK	SMS	4/14/2025	4/14/2025	COMPLETED	<p>On 04/14/2025, I have re-inspected the property in reference to multiple issues. I have observed that SGN25-005 (issued on 02/12/2025 and expiration date of 08/11/2025) and BLD25_0143 (applied on 01/17/2025 and "Plans Corrections needed by "Planning" and "Conditional Approval" for "Traffic" with a Plans correction notation on 02/13/2025) are still active. I did not observe any additional permit(s) for item(s) such as the above-ground pool. I have also observed that miscellaneous materials are also being stored at the property (such as red gates and fencing materials). View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	5/14/2025	5/14/2025	COMPLETED	<p>On 05/14/2025, I have re-inspected the property in reference to building permits (for work that was done prior to application and issuance of these permits). I have observed via the CS Permitting module that SGN25-0005 has been issued on 02/12/2025 with an expiration date of 08/11/2025. For BLD25-0143 (DRIVEWAY), the permit was applied for on 01/17/2025, and plans correction was returned to the contractor on 02/13/2025. No new applications have been submitted. The above ground pool still remains at the property without an applied or issued permit. Unsightly matter (such as materials) also still remain at the property. View attachments. Set inspection to monitor progress in relation to permits.</p>

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED		<p>On 06/26/2025, I have re-inspected the property in reference to multiple violations on the property. I have observed that a majority of the junk and debris has been removed. The permit for the signage is still issued with an expiration date of 08/11/2025. As for the driveway, the permit was applied for on 01/17/2025, with the plan review sent back. There is no additional progress being made for the driveway (such as re-application or issuance of this permit). In addition to this, there is no permit applied and/or issued for the above ground pool. View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	7/28/2025	7/28/2025	NON COMPLIANT		<p>On 07/28/2025, I have re-inspected the property in reference to permit progress such as the driveway, the sign displayed at the property, and the above ground pool without a pool barrier. I have observed the following; BLD25-0143 (applied - 01/17/2025 plan review corrections on 02/05/2025 and 02/13/2025/ no issuance for driveway) and SGN25-0005 ISSUED 02/12/2025 AND EXPIRES 08/11/2025. I have then reached out to the contractor via e-mail in reference to these issues. Above ground pool still remains without a permit or pool barrier. View attachments. Set inspection for expiration of sign permit.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	8/12/2025	8/12/2025	NON COMPLIANT		<p>On 08/12/2025, I have re-inspected the property in reference to unpermitted and permitted work in addition to pool barrier requirements and junk/debris. At the time of inspection, it appears the property is clear of junk/debris. I have observed that BLD25-0143 for the drive-way remains in the same state, and the permit has not been issued. This was applied for on 01/17/2025 with plans correction dated back in 02/13/2025. As for SGN25-0005, the permit has expired on 08/11/2025 with no extension to the permit filed or a final inspection for this permit. As for the above ground pool, there is no permit applied and/or issued. There is also not a complete barrier around the pool or the property itself. View attachments. If sign permit is not re-issued and/or any additional applications are made for the necessary permits, consideration for a NOVPH will be made. View attachments. Set inspection for next week.</p>
CASE WORK	SMS	8/20/2025	8/20/2025	NON COMPLIANT		<p>On 08/20/2025, I have re-inspected the property in reference to multiple unpermitted items such as the driveway, above-ground pool (and lack of fencing around the pool enclosure), and the sign permit. I have observed the following; POL25-0042 applied on 08/18/2025 with an incomplete application, SGN25-0005 has been extended on 08/19/2025 till 11/17/2025, and BLD25-0143 (driveway) still remains in the same condition (applied on 01/17/2025 and plans correction returned on 02/13/2025). A majority of the junk and debris has been cleared off the property. It appears that wooden fencing is being erected near the above ground pool. View attachments. Another reminder e-mail has been sent to the permit representative in reference to these findings. Set inspection to monitor progress.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

CASE WORK	SMS	10/21/2025	10/21/2025	NON COMPLIANT	On 10/21/2025, I have re-inspected the property in reference to multiple permits associated with the property. For BLD25-0143 (driveway), plans corrections are still required for this permit. No new submittals and/or issuance of this permit. For POL25-0042 (above-ground pool), the permit was applied for on 08/18/2025 (permit in-review). As for SGN25-0005 has an expiration date of 11/17/2025. View attachments. Set inspection for this date.
CASE WORK	SMS	11/18/2025	11/18/2025	NON COMPLIANT	On 11/18/2025, I have re-inspected the property in reference to multiple violations. For the permits, POL25-0042 still remains in the plan review stage and has not been issued as of this date. As for BLD25-0143, this permit also still remains in the plans correction stage for the driveway. Finally, SGN25-005 was finalized on 11/18/2025 (but not reflected in the status bar). Along with this, the property is not fully enclosed nor is there a pool barrier for the above-ground pool. Lastly, there is some discarded items off to the side of the property. At the time of inspection, I did not see any company cars or trailers moving in or out from the property. If there is no improvements by next inspection, send to NOVPH due to lapse of time (of nearly a year) to have these items corrected. View attachments.

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

CASE WORK	SMS	12/8/2025	12/8/2025	NON COMPLIANT	On 12/08/2025, I have re-inspected the property in reference to multiple violations. I have observed that both POL25-0042 and BLD25-0143 has not been issued as of this date. Along with this, there is no complete fencing around the pool itself or the property. I have sent one final e-mail reminder to the contractors on-file for these permits. If there are no further improvements with this case by next inspection, send to next available hearing (this case has been open since November 2024). View attachments.
CASE WORK	SMS	12/18/2025	12/18/2025	NON COMPLIANT	On 12/18/2025 after administrative review, the decision has been made to move forward with a NOVPH (Notice of Violation and a Public Hearing). NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/8/2026	1/8/2026	NON COMPLIANT	On 01/08/2026, I have re-inspected the property in reference to the NOVPH compliance date. I have observed that the above ground pool still remains on the premises without an issued permit (POL25-0042 was applied for on 08/18/2025) with a note of an incomplete application from the Permitting Department. In addition to this, there is incomplete fencing around the property itself and the pool itself (set requirement to have it surrounding the property or the pool). Along with this, the application for the drive-way (BLD25-2981) is in review with an application date of 12/31/2025.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0055**

HEARING INSPECTION	SMS	1/27/2026	1/27/2026	NON COMPLIANT	<p>On 01/26/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that the junk and debris to the rear of the property has been removed. In addition to this, BLD25-2981 is approved with fees paid for the drive-way and POL25-0042 has been issued for the pool. All that remains is the barrier specifications for said pool and to ensure the permitted uses of the property. View related attachments.</p>
COMPLIANCE	SMS	2/27/2026	2/27/2026	COMPLETED	<p><b>MASSEY INSPECTION</b></p> <p>On 02/27/2026, I have re-inspected the property in reference to a compliance inspection. I have observed that an incomplete barrier still remains in regards to the pool. The prosecution costs of \$400.91 also remain unpaid. View attachments. Affidavit of Non-compliance completed and provided to Admin.</p>
CASE WORK	SMS	3/10/2026	3/10/2026	COMPLETED	<p>On 03/10/2026, I have received an e-mail notification from one of the property owners. The same day, I have spoken to the Building Official in reference to the circumstance of the above-ground pool, the provided pictures by the property owner, and the standards of the Building code and Unicode (which have their differences). After going through the details of what the municode reads and what Building looks for a pool barrier, they have informed me that as long as the pool ladder is not permanently affixed (and can be moved), the height of the above ground pool will serve in lieu of a pool barrier. I have informed Admin of the findings, and they also have looked into this. They have informed me that to meet these requirements, as long as it can be locked in a fold-up position or be removed, it meets the requirements. A new Affidavit of Non-Compliance has been drafted and submitted to Admin.</p>

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	11/8/2024	11/8/2024	(352) 645-2090- VM LEFT AT THIS NUMBER (DISPLAYED AT THE ADDRESS FOR CBC CONSTRUCTION GROUP). STATED MY NAME, REASON FOR THE CALL (COMPLAINT RECEIVED), AND WHAT I HAVE OBSERVED (SUCH AS WORK DONE WITHOUT A PERMIT AS AN EXAMPLE).
REGULAR MAIL	YVETTE J GRILLO	11/8/2024	11/8/2024	CLTO X3
ADMIN POSTING	SHANEKA GREENE	1/13/2025	1/13/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/13/2025	1/13/2025	NOVPH MAILED (2) 91 7199 9991 7039 7937 9558 LEA TYLER R LEA CAILEY MARIE 329 SE 36TH AVE OCALA FL 34471-3017  91 7199 9991 7039 7937 9541 LEA TYLER (REGISTERED AGENT) 737 NORTH MAGNOLIA AVE OCALA FL 34475
CONTACT	STEPHANI SMITH	7/28/2025	7/28/2025	E-MAIL SENT TO <a href="mailto:ashley@cbconstructiongroup.com">ashley@cbconstructiongroup.com</a> REFERENCING PERMITS AND OTHER PRESENT ISSUES AT THE PROPERTY. VIEW RELATED PDF ATTACHMENT.
EMAIL	STEPHANI SMITH	8/20/2025	8/20/2025	E-MAIL SENT TO PERMITTING REPRESENTATIVE FOR THE PROPERTY. VIEW RELATED PDF ATTACHMENT FOR FURTHER. <a href="mailto:permitting@cbconstructiongroup.com">permitting@cbconstructiongroup.com</a>
EMAIL	STEPHANI SMITH	12/8/2025	12/8/2025	REMINDER E-MAIL SENT TO <a href="mailto:permitting@cbconstructiongroup.com">permitting@cbconstructiongroup.com</a> & <a href="mailto:ashley@cbconstructiongroup.com">ashley@cbconstructiongroup.com</a> REFERENCE TO OPEN PERMITS THAT HAVE NOT BEEN ISSUED AND STATUS OF CASE. VIEW RELATED PDF ATTACHMENT.
ADMIN POSTING	SHANEKA GREENE	12/29/2025	12/29/2025	NOVPH

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

<p><b>CERTIFIED MAIL</b></p>	<p><b>SHANEKA GREENE</b></p>	<p><b>12/29/2025</b></p>	<p><b>12/29/2025</b></p>	<p><b>NOVPH MAILED</b>  <b>91 7199 9991 7039 7682 7779</b>  <b>LEA TYLER R</b>  <b>LEA CAILEY MARIE</b>  <b>329 SE 36TH AVE</b>  <b>OCALA, FL. 34471-3017</b></p>
<p><b>PREPARE NOTICE</b></p>	<p><b>SHANEKA GREENE</b></p>	<p><b>12/29/2025</b></p>	<p><b>12/29/2025</b></p>	<p><b>NOVPH X 3</b></p> <p><b>LEA TYLER R</b>  <b>LEA CAILEY MARIE</b>  <b>329 SE 36TH AVE</b>  <b>OCALA FL 34471-3017</b></p> <p><b>INTERCAP LENDING INC</b>  <b>11781 SOUTH LONE PEAK PARKWAY SUITE 200</b>  <b>DRAPER, UT 84020</b></p> <p><b>REGISTERED AGENT SOLUTIONS, INC. (REGISTERED AGENT)</b>  <b>1200 SOUTH PINE ISLAND ROAD</b>  <b>PLANTATION, FL 33324</b></p>
<p><b>OFFICER POSTING</b></p>	<p><b>STEPHANI SMITH</b></p>	<p><b>12/30/2025</b></p>	<p><b>12/30/2025</b></p>	<p><b>NOVPH READY FOR POSTING</b>  <b>NOVPH POSTED ONTO THE PROPERTY.</b></p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026	1/20/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 82-512, 82-513, and 122-312 and order to:</p> <p>1.) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain property fencing as required in City code sections 82-512 and 82-513; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00am on Friday, February 27th, 2026, there will be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until this violation has 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; repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of protective pool cover or demolish pool structure.</p> <p>2,) Cease use of the property for anything not permitted in the requirements of City of Ocala ordinance section 122-312,122-373, and 122-375 Permitted uses/Limitations on uses by 4:00 pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00 am on Friday, February 27th, 2026, there shall be a fine of \$100.00 per day there after that will run in addition to any other fines until the this violations has been abated.</p> <p>3.) Pay the cost of prosecution of \$400.91 by February 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 03/25/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	1/28/2026	1/29/2026	NEW BUSINESS

# Case Details - No Attachments

City of Ocala

Case Number  
**CE24-0055**

ADMIN POSTING	YVETTE J GRILLO	2/3/2026	2/3/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	2/3/2026	2/3/2026	FOF 91 7199 9991 7039 7936 9207 LEA, TYLER R. LEA, CAILEY MARIE 329 SE 36TH AVE OCALA, FL 34471-3017
OFFICER POSTING	STEPHANI SMITH	2/5/2026	2/6/2026	FOF FOF POSTED TO PROPERTY. AFF OF POSTING PROVIDED TO ADMIN.
MASSEY	YVETTE J GRILLO	3/25/2026		

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

**THE CITY OF OCALA**  
Petitioner,

**CASE NO: CE24-0055**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 02/12/2026 11:28:22 AM  
FILE #: 2026017875 OR BK 8828 PGS 93-94  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

vs.

**LEA, TYLER R.  
LEA, CAILEY MARIE  
329 SE 36<sup>TH</sup> AVE  
OCALA, FL 34471-3017**  
Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Special Magistrate on January 28th, 2026, 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), **LEA, TYLER R. AND LEA, CAILEY MARIE**, owner(s) in charge of the property described as **2749-005-009 / 329 SE 36<sup>TH</sup> AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between November 8th, 2024, and January 27<sup>th</sup>, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-312 PERMITTED USES R-1, SECTION 82-512 POOL BARRIER REQUIRED, SECTION 82-513 POOL BARRIER SPECIFICATIONS.**

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **LEA, TYLER R. AND LEA, CAILEY MARIE**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-312 PERMITTED USES R-1, SECTION 82-512 POOL BARRIER REQUIRED, SECTION 82-513 POOL BARRIER SPECIFICATIONS**, 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): 82-512, 82-513, and 122-312 and order to:

1.) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain property fencing as required in City code sections 82-512 and 82-513; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00am on Friday, February 27th, 2026, there will be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until this violation has 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; repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of protective pool cover or demolish pool structure.

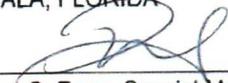
2.) Cease use of the property for anything not permitted in the requirements of City of Ocala ordinance section 122-312, 122-373, and 122-375 Permitted uses/Limitations on uses by 4:00 pm on Thursday, February 26th, 2026. If the respondent fails to comply by 7:00 am on Friday, February 27th, 2026, there shall be a fine of \$100.00 per day thereafter that will run in addition to any other fines until the this violations has been abated.

3.) Pay the cost of prosecution of \$400.91 by February 26th, 2026.

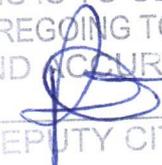
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 26<sup>2nd</sup> day of February 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

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



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

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: LEA, TYLER R. AND LEA, CAILEY MARIE, 329 SE 36<sup>TH</sup> AVE, OCALA, FL 34471-3017, this 2 day of February 2026.

  
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 MARCH 25TH, 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.**

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

CASE NO: CE24-0055

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

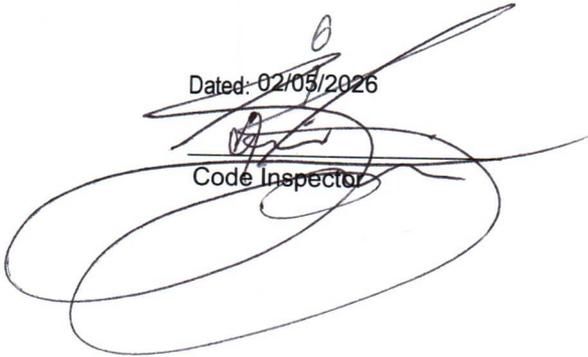
STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 02/05/2026 post the Final Administrative Order to the property, located at 329 SE 36TH AVE 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.

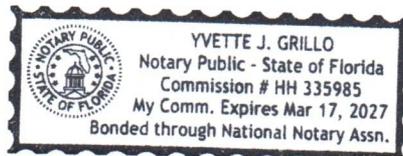
Dated: 02/05/2026

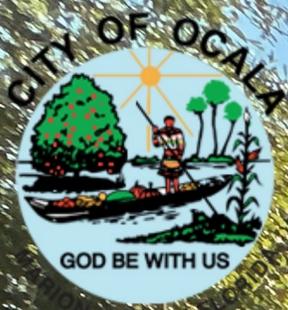
  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/05/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





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

**CBC**  
**CONSTRUCTION**  
**352-844-7819**

City of Ocala  
Code Enforcement Division  
2/6/26, 8:22 AM



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

CASE NO: CE24-0055

THE CITY OF OCALA  
Petitioner,

vs.

LEA, TYLER R.  
LEA, CAILEY MARIE  
329 SE 36<sup>TH</sup> AVE  
OCALA, FL 34471-3017  
Respondents

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City of Ocala  
Code Enforcement Division  
2/6/26, 8:22 AM

Office DEPOT

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

CASE NO: CE24-0055

**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 02/03/2026 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.

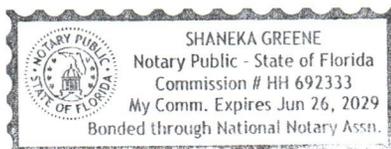
Dated: 02/03/2026

  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/03/2026 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**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

FOF-0055



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FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



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LEA, TYLER R.  
LEA, CAILEY MARIE  
329 SE 36<sup>TH</sup> AVE  
OCALA, FL 34471-3017

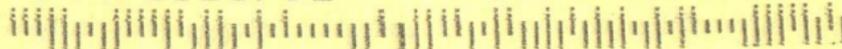
Respondents /

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RETURN TO SENDER  
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UNABLE TO FORWARD

BL: 344/1218/01 1539-01306-07-20



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

CITY OF OCALA

Petitioner

Vs.

LEA TYLER

LEA, CAILEY MARIE

329 SE 36<sup>TH</sup> AVE

OCALA, FL 34471-3017

Respondent. /

CASE NO: CE24-0055

AFFIDAVIT OF NON-COMPLIANCE

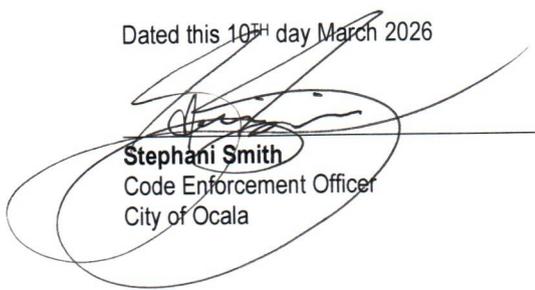
STATE OF FLORIDA  
COUNTY OF MARION

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

1. That on 01/26/2026, the Municipal 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 02/27/2026.
3. That a re-inspection was performed on 03/10/2026.
4. That the below listed corrective action(s) ordered by the Municipal Special Magistrate **have been** taken:  
**Abatement of violations as ordered; Section(s) 82-512 & 82-513 along with maintaining use of R-1 zones (122-312)**
5. The prosecution costs of \$400.91 remain unpaid.

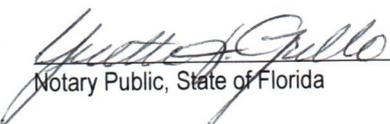
FURTHER, AFFIANT SAYETH NOT.

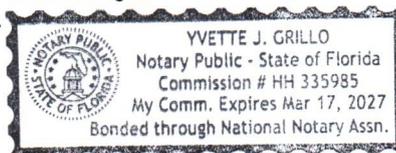
Dated this 10<sup>TH</sup> day March 2026

  
Stephani Smith  
Code Enforcement Officer  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 10 day of March 2026, 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 10 day of March 2026..

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida



City of Ocala  
Code Enforcement Division  
2/27/26, 10:40 AM



City of Ocala  
Code Enforcement Division  
2/27/26, 10:43 AM