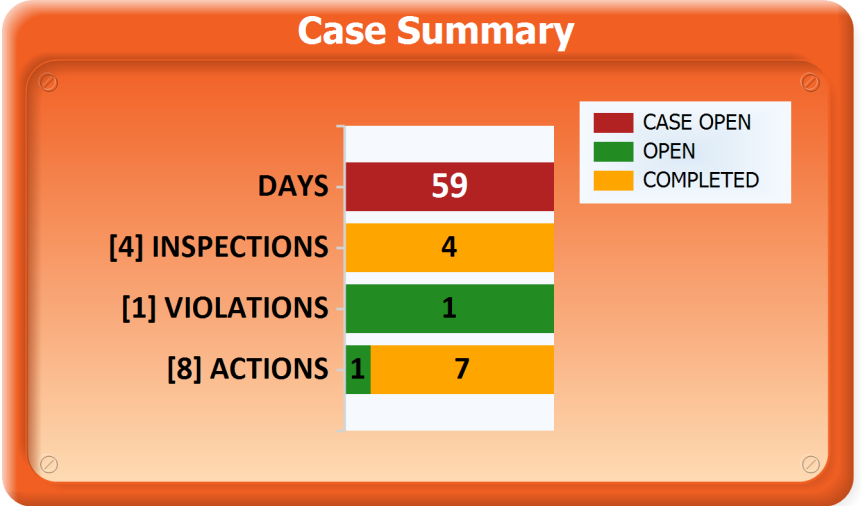


Description: REPEAT VIOLATOR- Overgrowth			Status: NON COMP HEARING		
Type: GENERAL VIOLATION			Subtype: OVERGROWTH		
Opened: 8/11/2025	Closed:		Last Action: 10/9/2025		Flw Up: 10/3/2025
Site Address: 328 SW MARTIN L KING AVE OCALA, FL 34471					
Site APN: 2262-004-003			Officer: JENNIPHER L BULLER		
Details:					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFIED MAIL	SHANEKA GREENE	8/13/2025	8/13/2025	<div>NOVPH MAILED (3)</div> <div>91 7199 9991 7039 7684 0921</div> <div>HOME DREAM VENTURES LLC</div> <div>PO BOX 1965</div> <div>MATTHEWS, NC. 28106-1965</div> <div>91 7199 9991 7039 7684 0938</div> <div>HOME DREAM VENTURES LLC</div> <div>6758 E NIGHTINGALE STAR CIRCLE</div> <div>SCOTTSDALE, AZ. 85266</div> <div>91 7199 9991 7039 7684 0945</div> <div>SPIEGEL & UTRERA P.A (REGISTERED AGENT)</div> <div>1840 SW 22ND ST 4TH FLOOR</div> <div>MIAMI, FL. 33145</div>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0883

CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	FOF 91 7199 9991 7039 7682 0657 HOME DREAM VENTURES LLC PO BOX 1965 MATTHEWS, NC. 28106-1965 91 7199 9991 7039 7682 0640 HOME DREAM VENTURES LLC 6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ. 85266
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025	9/11/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/9/2025		
OFFICER POSTING	JENNIPHER L BULLER	8/13/2025	8/13/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
OFFICER POSTING	JENNIPHER L BULLER	9/15/2025	9/15/2025	FOF READY TO POST Final Administrative Order posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/13/2025	Repeat Violator Compliance date: Immediate Hearing date : 09/10/2025

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/3/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 11th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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.) Pay the cost of prosecution of \$184.91 by October 2nd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			
RESPONDENT 1	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	HOME DREAM VENTURES LLC	6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ 85266			
RESPONDENT 3	SPIEGEL & UTRERA, P.A.	(REGISTERED AGENT) MIAMI, FL 33145			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	4	\$88.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$184.91	\$0.00						
TOTALS:			\$184.91	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JLB	10/3/2025	10/3/2025	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection per Final Administrative Order. I observed the property had been cut, however the property was not free of tree debris. Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed. Proceed to non-compliance hearing.
FOLLOW UP	JLB	9/25/2025	9/29/2025	NON COMPLIANT		While in the area, I observed the property had been cut, but not cleaned. Tree debris remained upon the property. Photo attached.

HEARING INSPECTION	JLB	9/8/2025	9/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JLB	8/11/2025	8/11/2025	NON COMPLIANT		Repeat violator. Overgrowth observed upon the property. Cut and clean the property.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	8/11/2025			REPEAT VIOLATOR	Repeat violator. Overgrowth upon the property. Cut and clean the property.

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0883

vs.

**HOME DREAM VENTURES LLC
PO BOX 1965
MATTHEWS, NC 28106-1965**

**HOME DREAM VENTURES LLC
6758 E. NIGHTINGALE STAR CIRCLE
SCOTTSDALE, AZ 85266**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/18/2025 01:14:10 PM
FILE #: 2025125388 OR BK 8715 PGS 1597-1599
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 Board on; September 10th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), **HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS, NC 28106-1965, HOME DREAM VENTURES LLC, 6758 E. NIGHTINGALE STAR CIRCLE, SCOTTSDALE, AZ 85266**, owner(s) in charge of the property described as: **328 SW MARTIN L. KING AVE | 2262-004-003, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 11th, 2025, and September 8th, 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**.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **HOME DREAM VENTURES LLC**, 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**, 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 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 11th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.

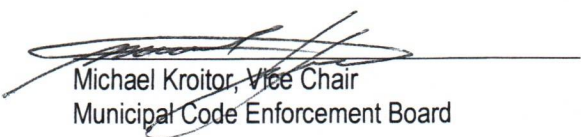
(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$184.91 by October 2nd, 2025.

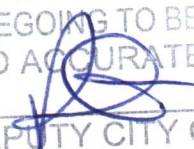
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 10th day of September 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOLLOWING 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: HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS, NC 28106-1965, HOME DREAM VENTURES LLC, 6758 E. NIGHTINGALE STAR CIRCLE, SCOTTSDALE, AZ 85266, SPIEGEL & UTERA P.A., (Registered Agent) 1840 SW 22ND ST, 4TH FLOOR, MIAMI, FL 33145, this 10th day of September 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

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 BOARD IS TO BE HELD ON OCTOBER 9TH, 2025, AT 5:30 PM, 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 BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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 BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD 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 INITIAL 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 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0883

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 09/15/2025 post the Final Administrative Order to the property, located at 328 SW MARTIN L KING AVE, 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: 09/15/2025

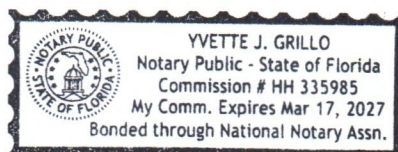
Jennifer Buller
Supervisor

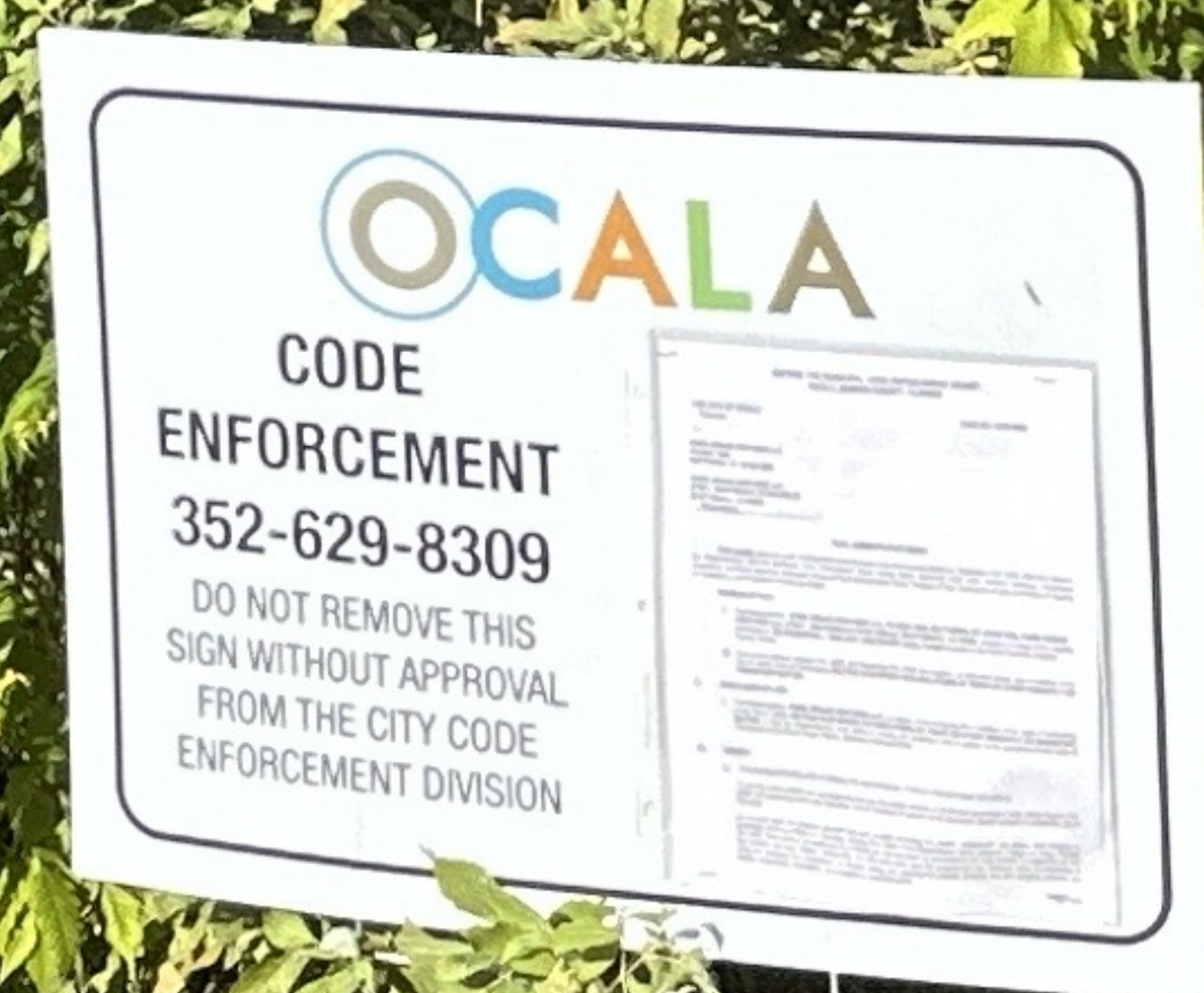
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
9/15/2025 9:28 AM



City of Ocala
Code Enforcement Division
9/15/2025 9:29 AM

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

CASE NO: CE25-0883

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 09/12/2025 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.

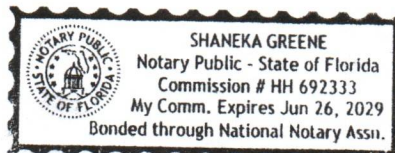
Dated: 09/12/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/12/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





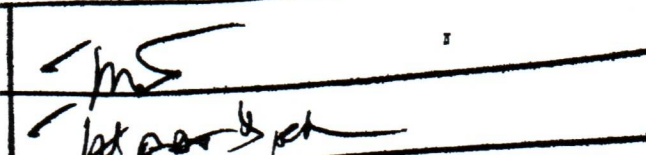
Date Produced: 09/22/2025

CITY OF OCALA CITY CLERK'S OFFICE:

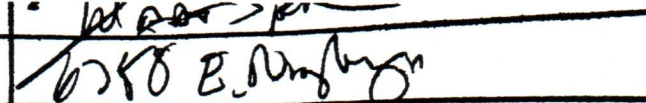
The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7682 0640. Our records indicate that this item was delivered on 09/20/2025 at 10:25 a.m. in SCOTTSDALE, AZ 85266. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section

A handwritten signature in black ink, appearing to be "MS" followed by a flourish, written on a line. Below it, another line contains a handwritten signature that appears to be "let [unclear] [unclear]".

Address of Recipient :

A handwritten address in black ink, starting with "6750 E. [unclear]" followed by a line and then "6750 E. [unclear]".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412FOF 0883

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0883

HOME DREAM VENTURES LLC
PO BOX 965
MATTHEWS, NC 28106-1965

HOME DREAM VENTURES LLC
6758 E NIGHTINGALE STAR CIRCLE
SCOTTSDALE, AZ 85266

Respondents /

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:

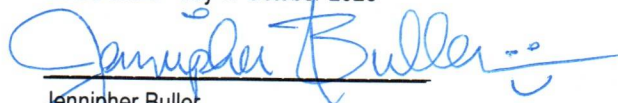
1. That on September 10th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, October 2nd, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95 as a repeat violator

4. Prosecution costs of \$184.91 remain unpaid. These costs will result in a lien.

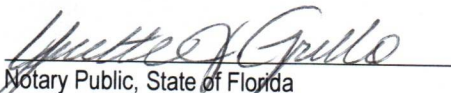
FURTHER AFFIANT SAYETH NOT.

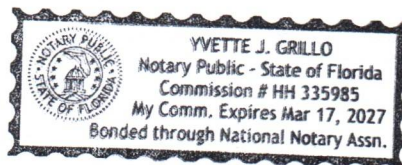
Dated this 3rd day of October 2025


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 3rd 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 3rd day of October 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
10/3/2025 9:08 AM



City of Ocala
Code Enforcement Division
10/3/2025 9:09 AM