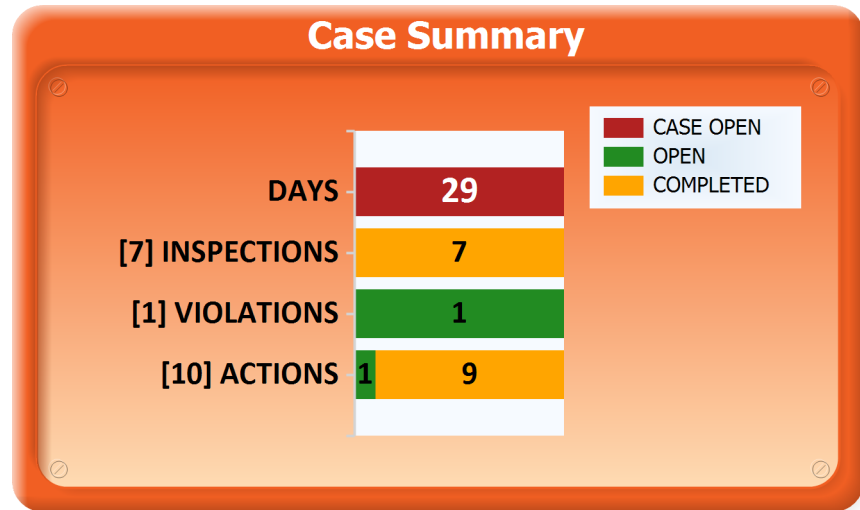


Description: OVERGROWN PROPERTY			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/14/2024	Closed: 11/12/2024	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 1332 NW 9TH AVE OCALA, FL 334632001			
Site APN: 25692-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/3/2025	3/3/2025	
CERTIFIED MAIL	SHANEKA GREENE	3/3/2025	3/3/2025	NOVPH MAILED 91 7199 9991 7039 7680 8570 BIEN AIME RITHA 425 BROWARD AVE GREENACRES FL 33463
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7139 BIEN AIME RITHA 425 BROWARD AVE GREENACRES, FL 33463
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		

OFFICER POSTING	JEFFREY GUILBAULT	5/13/2025	5/13/2025	FAO POSTED AT 0826.
OFFICER POSTING	JEFFREY GUILBAULT	3/4/2025	3/4/2025	NOVPH READY FOR POSTING NOVPH posted in CROW at 0939.
PREPARE NOTICE	SHANEKA GREENE	3/4/2025	3/3/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	10/15/2024	10/15/2024	10/15/2024 8:04:00 AM CLTO MAILED OUT
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead/dangerous trees, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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, dead/dangerous trees and unsightly or unsanitary items. Additionally, there shall be a fine of \$100.00 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.) Pay the cost of prosecution of \$262.66 by June 5th, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BIEN AIME RITHA	425 BROWARD AVE GREENACRES , FL 33463			
RESPONDENT 1	BIEN AIME RITHA	425 BROWARD AVE GREENACRES, FL 33463			

Case Details - No Attachments

City of Ocala

Case Number
2024_11733

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$262.66	\$0.00						
TOTALS:			\$262.66	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	DMA	1/2/2025	1/2/2025	NON COMPLIANT		Property still remains in an unchanged state. No contact with property owner at this time. Will provide one last extension before NOVPH is created.
CASE WORK	JGB	3/3/2025	3/3/2025	NON COMPLIANT		At 0932 i verified that the fallen trees have not been cleaned up. See photos. NOVPH sent to admin.
COMPLIANCE	JGB	6/9/2025	6/9/2025	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection and verified that the lot has not been cut and cleaned see photos.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		No changes. The fallen trees have not been removed from the property.

FOLLOW UP	DMA	11/12/2024	11/12/2024	NON COMPLIANT		Fallen tree/overgrowth still remains. Allowing extension as this is a large project.
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		At 0835 i verified that some of the down tree has been removed from the property. However some of the downed tree was left behind. Please see photos.
INITIAL	DMA	10/15/2024	10/14/2024	NON COMPLIANT		On 10/14/2024 I responded to the subject location in reference to a complaint of "Growth of weeds on the lot next to 1342 NW 9th Ave has caused unsafe trees to fall". Upon arrival, I observed multiple trees/limbs downed and an overgrowth of weeds within 300 feet of an occupied building. I completed a CLTO for the property owner.

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		10/14/2024			Please ensure that you clean up any fallen trees and remove overgrown weeds as specified in the ordi	

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

THE CITY OF OCALA

Petitioner,

vs.

**BIEN AIME RITHA
425 BROWARD AVE
GREENACRES, FL 33463**

Respondents /

CASE NO: 2024_11733



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 05/19/2025 03:08:10 PM

FILE #: 2025066533 OR BK 8614 PGS 1628-1629

REC FEES: \$18.50 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; May 8th, 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), **BIEN AIME RITHA, 425 BROWARD AVE, GREENACRES, FL 33463**, owner(s) in charge of the property described as: **1332 NW 9TH AVE | 25692-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 21st, 2024, and May 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), **BIEN AIME RITHA**, 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.

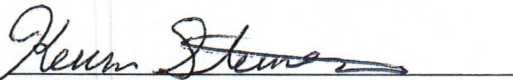
III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead/dangerous trees and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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, dead/dangerous trees and unsightly or unsanitary items. Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.
 - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$262.66 by June 5th, 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 8th day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem
Municipal Code Enforcement Board



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: **BIEN AIME RITHA, 425 BROWARD AVE, GREENACRES, FL 33463**, this 8th day of May 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 JUNE 12TH, 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
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CITY OF OCALA

Petitioner,

vs.

CASE NO: 2024_11733

**BIEN AIME RITHA
425 BROWARD AVE
GREENACRES, FL 33463**

Respondents /

AFFIDAVIT OF POSTING

Section 2-446 (b) 2(b)

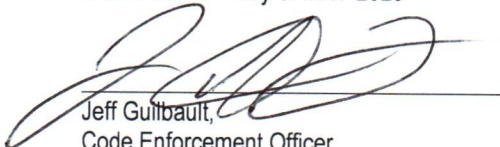
**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

I did on 13TH DAY OF MAY 2025, post the Final Administrative Order in the above styled cause of this action, located, 25692-000-00 | 1332 NW 9TH AVE, Ocala, Florida, upon which the violations are alleged to exist. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

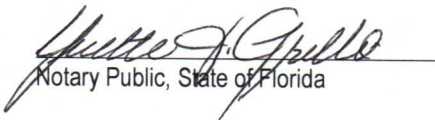
FURTHER, AFFIANT SAYETH NAUGHT.

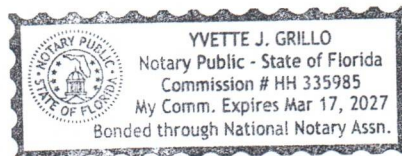
Dated this 13TH day of MAY 2025


Jeff Guilbault,
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this 13TH day of MAY 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: 2024_11733

BIEN AIME RITHA
425 BROWARD AVE
GREENACRES. FL 33463

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on **MAY 8th, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its 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, JUNE 5th, 2025**.
3. That a re-inspection was performed on; **JUNE 9th, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken
Abatement of violation as Ordered; Section(s) 34-95
5. The prosecution costs **\$262.66 unpaid**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 9TH day of JUNE 2025



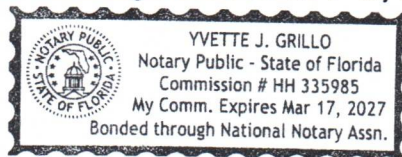
Jeff Guilbault
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION


The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of JUNE 2025 by Jeff Guilbault 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 respondent, on this 9TH day of JUNE 2025



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
05/13/2025 08:27:15



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

CASE NO: 2024_11733

THE CITY OF OCALA
Petitioner,
vs.
BIEN AIME RITHA
425 BROWARD AVE
GREENACRES, FL 33463
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on: May 8th, 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), BIEN AIME RITHA, 425 BROWARD AVE, GREENACRES, FL 33463, owner(s) in charge of the property described as: 1332 NW 9th AVE | 25892-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida

B. That on and between May 21st, 2024, and May 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), BIEN AIME RITHA, 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 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead/dangerous trees, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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, dead/dangerous trees and unsightly or unsanitary items. Additionally, there shall be a fine of \$100.00 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 34-621(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$262.66 by June 5th, 2025.

Page 1 of 2

City of Ocala
Code Enforcement Division
05/13/2025 08:27:11



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF- 11733

VS.

BIEN AIME RITHA
425 BROWARD AVE
GREENACRES, FL 33463

Respondents _____



91 7199 9991 7039 7680 7139

JACKSONVILLE RPDC 320
15 MAY 2025PM 1 L

FIRST-CLASS



US POSTAGE
MARTINEY BOWES

ZIP 34471 \$008.16⁰
02 TW
0008039548 MAY 14 2025

Belmont
KV
h-p.v's

NIXIE 331 DE 1 0005/21/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 34471218701 *1639-02733-15-31

33446873002185

NSN



City of Ocala
Code Enforcement Division
06/09/2025 10:26:10