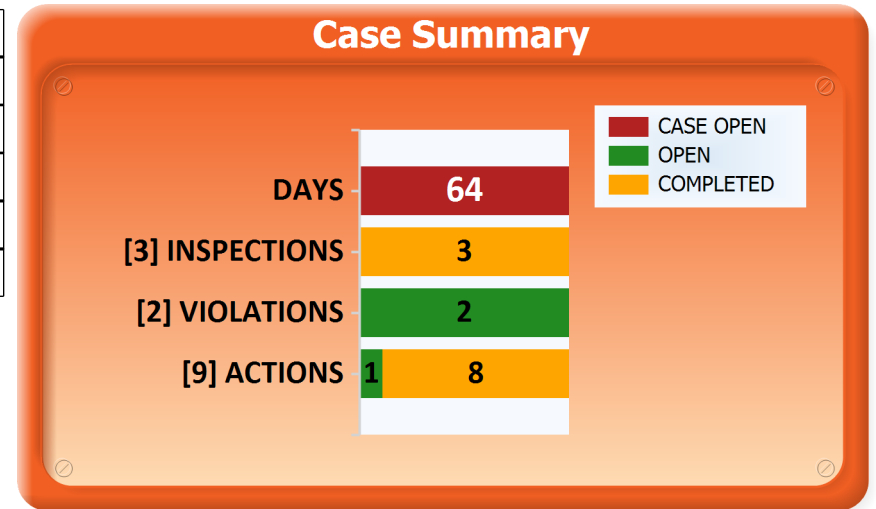


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1291

Description:		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 12/22/2025	Closed:	Last Action: 2/25/2026	Flw Up: 2/16/2026
Site Address: 2367 SW 4TH ST OCALA, FL 34471			
Site APN: 2260-194-028		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	CHARLES ANTHONY	2367 SW 4TH ST OCALA, FL	(352)470-1363		
OWNER	YOUNG EARL	2230 NW 1ST AVE OCALA, FL 34475-9136			
RESPONDENT 1	YOUNG EARL YOUNG GENISE	2230 NW 1ST AVE OCALA , FL 34475-9136			
TENANT	CHARLES ANTHONY	2367 SW 4TH ST OCALA, FL	(352)470-1363		

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	\$17.72	\$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	3	\$37.50	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1291

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$205.97	\$0.00						
TOTALS:			\$205.97	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	OSIAS FERREIRA	1/13/2026			REPEAT VIOLATOR	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order. Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms. Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary. Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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INITIAL	OSF	12/23/2025	12/23/2025	NON COMPLIANT	<p>On 12/23/2025 I received this complaint for issues with the heating of the property. This property owner has had issues with the city before in regards to the same section codes, that would make them if the violation exist a repeat violator. At this time no one is home they have requested an inspection for after 3:30pm.</p> <p>I met with the tenant at the house after 3:30pm and he walked me through the house and all the violations. At this time I could see multiple issues starting with leaks, cracks and the property not maintained properly. The sink in the kitchen is leaking water and the faucet is not operational as it should, with what appears to be a lot of black mold. The shower has been reinvented and the plumbing is exposed and it goes all the way outside with a pvc pipe. There is a water heater right next to the washing machine outside. The toilet is not secured and it moves completely out of place. The house has an old system of heating integrated on the construction of the house, it appears like a chimney. The tenant has claimed that the owner does not want to fix any of the issues at this property at the time. There is clean running water, electricity and the kitchen appliances work. I will send a NOVPH to the property owners for them to fix the issues.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1291

CASE WORK	OSF	1/13/2026	1/13/2026	NON COMPLIANT	<p>On 1/13/2026 I worked on the case and refer this case to the hearing. The property owners will need to fix these issues before the hearing to avoid fines.</p> <p>Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order. Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms. Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary. Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.</p>
HEARING INSPECTION	OSF	2/16/2026	2/16/2026	NON COMPLIANT	<p>On 2/16/2026 I did a hearing inspection for the case, I spoke with the tenant and he told me nothing much has changed. The property owner fixed the kitchen faucet and installed a small heating unit in the living room. Everything else needs to be fixed still the bathroom, the cabinets, and there are leaks outside by the water heater.</p> <p>The case will move into the hearing.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	12/22/2025	12/22/2025	COMPL ADVISED ON NO HEAT IN THE UNIT AND OTHER ISSUES THAT THE LANDLORD REFUSES TO REPAIR. COMPL ADVISED HE WORKS AND WILL NOT BE HOME UNTIL 3:30PM.
CONTACT	OSIAS FERREIRA	12/23/2025	12/23/2025	I have send text messages to the complainant to scheduled an inspection after 3:30pm, no answer so far. 352-470-1363

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1291

CONTACT	OSIAS FERREIRA	12/23/2025	12/23/2025	At a later time Mr. Charles Anthony contacted me to confirm our appointment at 3:30pm.
ADMIN POSTING	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0116 84 YOUNG EARL YOUNG GENISE 2230 NW 1ST AVE OCALA, FL. 34475-9136
PREPARE NOTICE	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
OFFICER POSTING	OSIAS FERREIRA	1/15/2026	1/15/2026	NOVPH READY FOR POSTING Posted at the property NOVPH
CONTACT	OSIAS FERREIRA	1/27/2026	1/27/2026	I received a call from 352-208-9174 Young, he wanted to know more about the case.
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 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 82-151 was discovered to exist, being December 23rd, 2025, and continuing every day thereafter until all violations of section 82-151 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, March 26th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/13/2026	2/20/2026	<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, March 26th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this item in the times allowed for compliance being, by 7:00 am on Friday, March 27th, 2026 the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, 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.</p> <p>2.) Pay the cost of prosecution of \$205.97 by March 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/29/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	2/25/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-1291

Petitioner,

VS.

YOUNG, EARL
YOUNG, GENISE

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

Cost	# of hour(s)	Total:
Attorney Fees:		

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	3	\$37.50

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	6	\$132.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s): \$18.75	1			\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	Total:
Postage:		\$17.72	2	\$17.72

7. Administrative Fee(s):

Cost	Total:
Fee(s):	

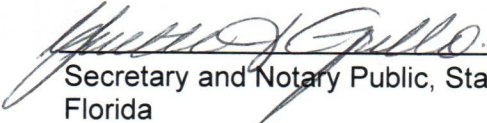
Total Costs: \$205.97

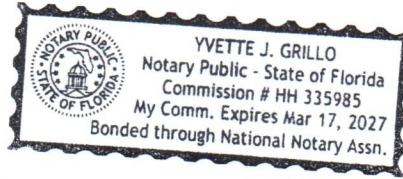
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/18/2026

STATE OF FLORIDA
COUNTY OF MARION


OSIAS FERREIRA
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 18 Feb
by OSIAS FERREIRA who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



OS

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 27th day of June, 2012, by first party Saint City Church of God, Inc. whose address is 7375 N. Augusta Drive, Miami Lakes, Florida to second party Earl Young & Genise Young whose address 2230 N.W. 1ST Ave. Ocala, Florida 34475

RECORD AND RETURN TO

WITNESSETH, That the said first party, for good consideration and for the sum of a gift paid to the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said first party forever, all the right, title, interest and claim which the said second has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Marion, State of Florida, to wit:

Section 13 TWP 15 RGE 21 PLAT BOOK A PAGE 054 WEST END OCALA BLK 194 LOT 28.30

Parcel R2260-194-028

2367 S.W. 4th Street & 2369 S.W. 4th Street

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Handwritten signatures: Barbara Washington (Witness), Larey Wilson (Witness), Helen Jenkins (First Party), Earl Young & Genise Young (Second Party)

STATE OF } Florida
COUNTY OF } Marion

On June 27, 2012 before me, Mary J. Washington, personally appeared Helen & James R. Jenkins, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Handwritten signature of Mary J. Washington

[Seal]

Affiant: Known Unknown

ID Produced:

Handwritten address: Lynn & Daniel, P.O. Box 1263, Ocala, FL 34478





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

01/15/2026

REPEAT VIOLATOR

YOUNG EARL
YOUNG GENISE
2230 NW 1ST AVE
OCALA, FL. 34475-9136

Respondent(s) _____

Location of Violation: 2367 SW 4TH ST|2260-194-028

Case Number: CE25-1291

Inspector Assigned: Osias Ferreira

Required Compliance Date: 02/16/2026

Public Hearing Date & Time: 02/25/2026 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order. Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms. Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary. Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Osius Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

CASE NUMBER: CE25-1291

DATE: 12/23/2025

ADDRESS 2367 SW 4TH ST

PARCEL ID: 2260-194-028

*A mark or check next to a code section indicates a violation of such.

■	302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
	302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
	302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
	302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
■	302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
	302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
	302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
	302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
	302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
	303.1 – Windows	Every habitable room must have at least 1 window or skylight.
	303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
	303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
	303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
	303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.
305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.
306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7’ ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner’s responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

CODE ENFORCEMENT INSPECTOR:

Osias Ferreira

Digitally signed by Osias Ferreira

Date: 2025/23/12 3:30 PM

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

CASE NO: CE25-1291

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/15/2026 post the Notice of Violation & Public Hearing to the property, located at 2367 SW 4TH ST.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

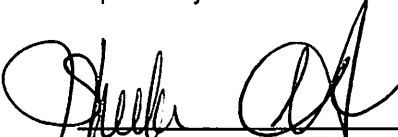
FURTHER, AFFIANT SAYETH NAUGHT.

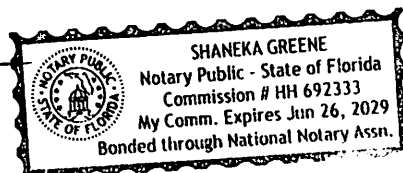
Dated: 01/15/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/15/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





GOD BE WITH US

MARION COUNTY, FLORIDA



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 NE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

01/15/2026

REPEAT VIOLATOR

YOUNG EARL
YOUNG GENISE
1230 NW 1ST AVE
OCALA, FL 34475-9136

Respondent(s)

Location of Violation: 2367 SW 4TH ST/2260-194-028

Case Number: CE2-4291

Inspector Assigned: Cissia Ferreira

Required Compliance Date: 02/16/2026

Public Hearing Date & Time: 02/25/2026 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order. Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms. Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary. Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

City of Ocala
Code Enforcement Division
1/15/2026 3:30 PM

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

CASE NO: CE25-1291

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/14/2026 post the Notice of Violation & Public Hearing 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.

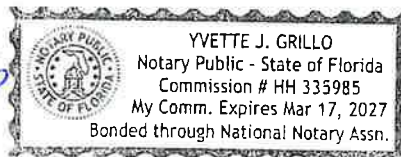
Dated: 01/14/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/14/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



UNITED STATES POSTAL SERVICE® CERTIFIED MAIL®



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

MapH-1291

JACKSONVILLE RPDC 320



16 JUN 2026 PM 11 L



US POSTAGE ^{PAID} PITNEY BOWES
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REPEAT VIOLATION

YOUNG EARL
YOUNG GENISE
2230 NW 1ST AVE
OCALA, FL 34475

3447545185502

NIAIE 320 DE 1 0002/07/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299 *1639-81757-16-34



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

THE CITY OF OCALA

CASE NO: 2022_7785

Petitioner,

VS.

**YOUNG EARL
YOUNG GENISE
2230 NW 1ST AVE
OCALA FL 34475-9136**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/15/2022 02:14:50 PM
FILE #: 2022134788 OR BK 7880 PGS 157-159
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on August 11, 2022, 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), **YOUNG EARL, AND YOUNG GENISE**, owner(s) in charge of the property described as: **2260-194-028 | 2367 SW 4TH ST OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between May 13, 2022 and August 11, 2022 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-151 - Standard Housing Code adopted.

II. CONCLUSION OF LAW:

A. The Respondent(s), **YOUNG EARL, AND YOUNG GENISE**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 82-151 - Standard Housing Code adopted, in that the Respondent(s) have failed to remedy the violation(s) and are 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): 82-151 and Order to;

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code, and the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, September 1st, 2022. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, September 2nd, 2022, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) 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, September 1st, 2022. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, September 2nd, 2022 or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, September 1st, 2022. If the Respondent(s) fail to comply by 7:00am on Friday, September 2nd, 2022, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

2.) Pay the cost of prosecution of \$166.95 by September 1st, 2022.

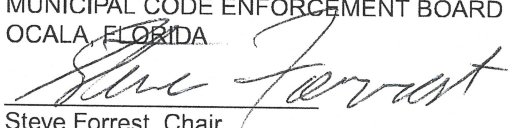
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 11 day of August 2022

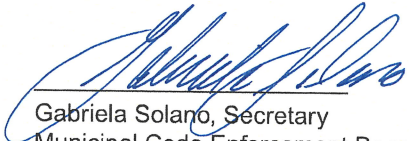
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Steve Forrest, Chair

Municipal Code Enforcement Board

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: **YOUNG EARL, YOUNG GENISE, 2230 NW 1ST AVE, OCALA FL 34475-9136**, this 11 day of August 2022.


Gabriela Solano, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

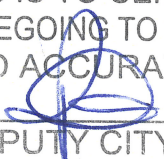
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON SEPTEMBER 8, 2022, AT 5:30PM, 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 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

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: 2022_7785

YOUNG EARL
YOUNG GENISE
2230 NW 1ST AVE
OCALA FL 34475-9136
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on 08/11/2022 the Municipal Code Enforcement Board 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 09/02/2022.
3. That a re-inspection was performed on 09/02/2022.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violations as ordered; Section(s) 82-151

5. The prosecution costs of \$166.95 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

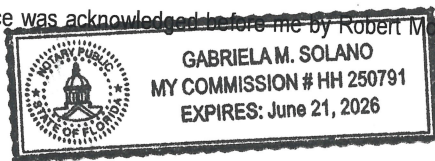
Dated this 2nd day September 2022

Robert Moore
Robert Moore
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 2nd day September 2022, who is personally known to me, and who did take an oath.

Gabriela M. Solano
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 2nd day September 2022.

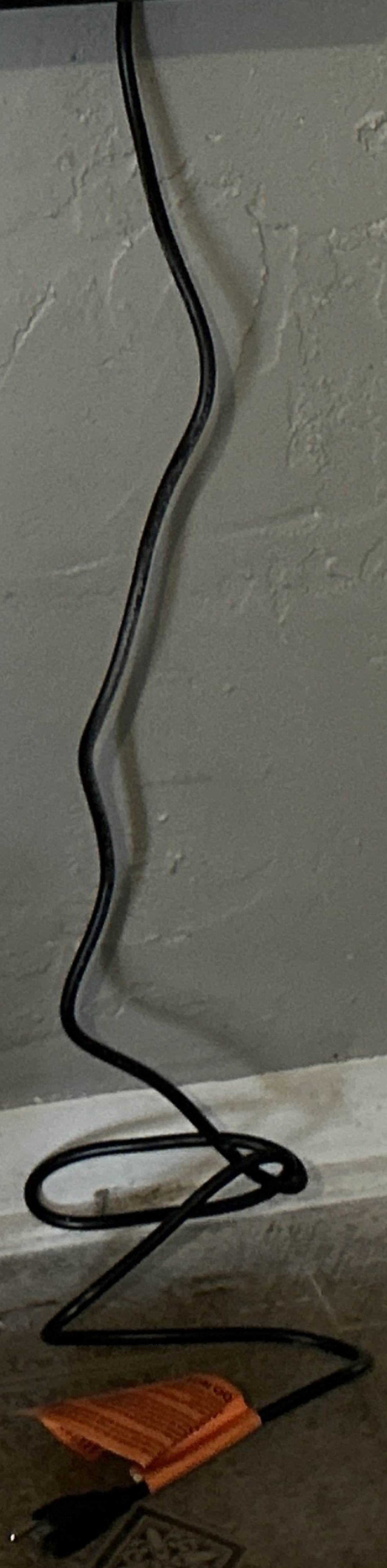
Gabriela M. Solano
Gabriela Solano, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
12/23/2025 9:40 AM



City of Ocala
Code Enforcement Division
2/16/2026 3:48 PM



City of Ocala
Code Enforcement Division
2/16/2026 3:45 PM



City of Ocala
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2/16/2026 3:46 PM



City of Ocala
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2/16/2026 3:46 PM



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