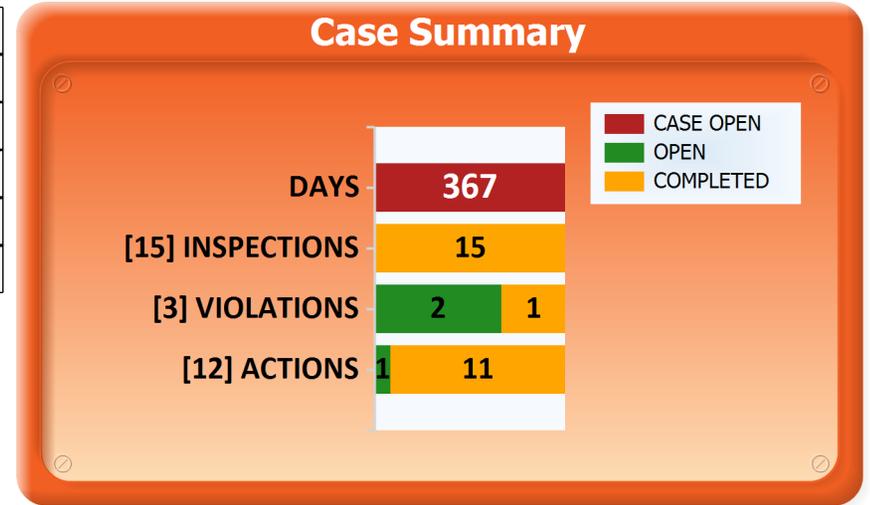


OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

Description: WORK WITHOUT PERMIT		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 5/6/2024	Closed:	Last Action: 5/8/2025	Flw Up: 5/5/2025
Site Address: 1651 SW 3RD ST OCALA, FL 330236656			
Site APN: 2262-001-019		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	YVETTE J GRILLO	1/30/2025	1/30/2025	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	1/30/2025	1/30/2025	NOVPH 91 7199 9991 7039 7683 5583 B & O INVESTMENTS CORPORATION INC J & B CAPITAL CORPORATION INC YESICA M. BAENA (RA) 7028 SW 40TH ST MIRAMAR, FL 33023-6656
CERTIFIED MAIL	YVETTE J GRILLO	3/21/2025	3/21/2025	FOF 91 7199 9991 7039 7683 5941 B & O FAMILY INVESTMENTS CORPORATION INC J & B FAMILY CAPITAL CORPORATION INC YESICA M. BAENA 7028 SW 40TH ST MIRAMAR, FL 33023-6656

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

CONTACT	JENNIPHER L BULLER	3/5/2025	3/5/2025	Phone call from 786-325-0328 Juan investor in property.
HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	5/8/2025		
OFFICER POSTING	JENNIPHER L BULLER	1/29/2025	1/29/2025	Notice of Violation and Public Hearing.
OFFICER POSTING	JENNIPHER L BULLER	3/21/2025	3/21/2025	
PHONE CALL(S)	JB	8/15/2024	8/15/2024	ON 08/15/2024, I RETURNED A PHONE CALL TO DIER 407-953-1630 CONTRACTOR FOR PROJECT. HE WAS INQUIRING ABOUT REVOKING THE PERMITS DUE TO NO PAYMENT. I EXPLAINED TO HIM HE WOULD NEED TO TALK TO PERMITTING. PERMITS REMAIN ACTIVE.
PHONE CALL(S)	JB	6/25/2024	6/25/2024	ON 06/25/2024, I RETURNED A PHONE CALL TO DIER 407-953-1630 CONTRACTOR FOR PROJECT. WORKING ON REMAINING PERMITS.
PHONE CALL(S)	JB	5/20/2024	5/20/2024	ON 05/20/2024, I RECEIVED A VOICE MESSAGE FROM THE PROPERTY OWNER, JUAN 239-989-7555. NO VOICEMAIL SET UP.
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-443, and 122-51 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for a previously commenced remodel of the residence by 4:00pm on Thursday, May 1st, 2025. 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, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.</p> <p>(b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by issuance of a Certificate of Occupancy, so long as permits are active pursuant to subsection (a). If no permits have been issued</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/4/2025	3/4/2025	<p>pursuant to subsection (a), subsection (b) shall also be deemed non-compliant for work that should otherwise be running concurrent to subsection (a). If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) (a) Remove any unsightly or unsanitary items by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include fully and properly removing any unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</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>3.) Affix the required and assigned address numbers to the structure by 4:00pm on Friday, May 1st, 2025, in a conspicuous place above, on or at the side of the building or structure, or to a permanent fixture located in the front yard of the property on which the structure is located. The numbers required shall be not less than three inches in height, shall be of a color that contrasts with the color of the part of the building or structure or other fixture to which the number is affixed, and shall be located in a position to be easily discernible from the street fronting the building or structure. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include affixing the required address</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

numbers in accordance with section 82-443. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

4.) Pay the cost of prosecution of \$391.29 by May 1st, 2025.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	B & O FAMILY INVESTMENTS CORPO	J&B FAMILY CAPITAL CORPORATION , SW 40T HST			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	14	\$175.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$391.29 \$0.00

TOTALS: \$391.29 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

COMPLIANCE	JLB	5/5/2025	5/5/2025	NON COMPLIANT	I conducted a compliance inspection prior to the 05/10/2025 non-compliance hearing. I found that permit BLD24-1430 for doors and window replacement expires 10/20/2025. BLD25-0683 for interior renovation was applied for on 03/18/2025 and remains in review. At the location I observed the yard had been cut and cleaned (34-95 voluntary compliance). Building numbers are sprayed painted on a board temporarily covering one of the front windows. This does not meet the requirements of SECTION 82-443 DISPLAY OF BUILDING NUMBERS (affix the number in a conspicuous place above, on or at the side of the building or structure, or to a permanent fixture located in the front yard of the property on which the building or structure is located). Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed.
FOLLOW UP	JLB	1/6/2025	1/6/2025	NON COMPLIANT	BLD24-1375, BLD24-1430, & BLD24-1431 status I conducted a follow up inspection. I observed that work has commenced. Photos attached. Last permit expires 06/11/2025. Follow up scheduled after that date.
FOLLOW UP	JLB	1/28/2025	1/28/2025	NON COMPLIANT	Post "Stop Work" notice. I received information from Permitting via building inspector that additional work has been conducted without a permit. Upon arrival, I observed there was no front door. From there I was able to observe the interior had been taken down to studs (no framing) and possibly newly installed electric (wires) hanging. Unsightly matter (trash/debris) in yard. No building numbers displayed. "Stop Work" notice posted upon the property. Photos attached.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

FOLLOW UP	JLB	2/19/2025	2/19/2025	NON COMPLIANT	I conducted a follow up inspection concerning the status of permits already issued and required permits for interior renovation yet to be applied for/issued. I found the following permits were finalized: BLD24-1431 (stucco) & BLD24-1375 (re-roof) both on 12/13/20224. BLD24-1430 (windows and doors) expired 12/21/2024 without a final inspection. No permits on file for interior renovation. Photos attached. Code Board hearing scheduled for 03/13/2025.
FOLLOW-UP	JENNIPHER BULLER	5/30/2024	5/30/2024	COMPLETE	On 05/30/2024, I received a phone call from the contractor, Maritza 305-399-0303 hired by the property owner to pull permits for all items. Working to get license with city, Case removed from 06/13/2024 agenda and follow up scheduled,
FOLLOW-UP	JENNIPHER BULLER	5/9/2024	5/9/2024	COMPLETE	On 05/09/2024, I posted the Notice of Violation and Public Hearing upon the property. Photos attached. Affidavit of posting and notice submitted to Board secretary of mailing. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/13/2024	8/13/2024	COMPLETE	On 08/13/2024, I called SL CONSTRUCTION (407) 920-1540 BLD24-1375, BLD24-1430, & BLD24-1431 for status on renovation since building is unsecured. To call back with additional information on renovation.
FOLLOW-UP	JENNIPHER BULLER	6/21/2024	6/24/2024	COMPLETE	On 06/24/2024, I conducted a follow up inspection concerning required permits. I checked the city database and found BLD24-1375 had been issued for the re-roof on 06/16/2024, due to expire 12/13/2024. BLD24-1430 was applied for on 06/17/2024 for windows and exterior doors (permit not issued). BLD24-1431 was applied for on 06/17/2024 for stucco (permit not issued). Follow up scheduled concerning the permits that have been applied for, but not issued.



Case Details - No Attachments

City of Ocala

Case Number
2024_10950

FOLLOW-UP	JENNIPHER BULLER	7/22/2024	6/26/2024	COMPLETE	On 06/26/2024, I received a phone call from the property owner, property owner, Juantoro 239-989-7555. He was calling to confirm if all required permits have been issued. I check the city database and found all permits listed in previous notes were issued 06/24/2024. Follow up scheduled for date after permits expire.
FOLLOW-UP	JENNIPHER BULLER	9/13/2024	9/13/2024	COMPLETE	On 09/13/2024, I checked the status of permits BLD24-1375, BLD24-1430, & BLD24-1431. All remain issued. Photo attached to show current state of property. Follow up scheduled after permits expire 12/21/2024.
FOLLOW-UP	JENNIPHER BULLER	8/21/2024	8/23/2024	COMPLETE	On 08/23/2024, I conducted a follow up inspection. Front yard only has been cut. Side and rear yards remained overgrown. No additional progress at location. Photos attached. Permits at "issued" status. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/6/2024	8/6/2024	COMPLETE	On 08/06/2024, I conducted a follow up inspection. I observed the property remained in the same state, no additional work completed and residence is not secured. Yard overgrown. Photos attached. I emailed Permitting concerning status of the permits, since they remain "active." See previous notes. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	7/8/2024	7/9/2024	COMPLETE	On 07/08/2024 I received a phone call from Dier 407-953-1630 contractor for project is pulling out of project due to lack of payment by the property owner. Permits on hold? Status of permits: BLD24-1375, BLD24-1430, & BLD24-1431. All permits remain at issue status. No activity at location. Photo attached. Follow up scheduled.
HEARING INSPECTION	JLB	3/11/2025	3/11/2025	NON COMPLIANT	Status of any permits and condition of yard. Proceed to hearing as scheduled?

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

HEARING INSPECTION	JLB	3/11/2025	3/11/2025	NON COMPLIANT		I conducted a re-inspection prior to the Code Board hearing. At the location I found the residence is boarded up and trash/debris remained in yard. No building numbers displayed and no additional permits for interior renovation. Permit BLD24-1430 for doors and windows has been extended until 06/05/2025. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JENNIPHER BULLER	5/7/2024	5/8/2024	COMPLETE		On 05/06/2024, while in the area I observed observed the a roof striped of any shingles (underlayment showing). The exterior door and windows had recently been replaced. I checked the city database and found no permits on file for the work. Overgrowth upon the property especially on the East side. No contact with anyone at the location. I placed a "Stop Work" notice on the front door. Photos attached. Notice of Violation and Public Hearing completed.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		5/6/2024				Full interior demolition for renovation without a permit. Obtain required permits and complete final inspection(s).
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		5/6/2024	5/5/2025			Unsightly matter (trash and debris) in yard. Clean yard, remove all unsightly matter.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10950

SECTION 82-443 DISPLAY OF BUILDING NUMBERS	JENNIPHER L BULLER	1/29/2025				Building numbers not displayed. Building numbers shall be affixed in a conspicuous place above, on or at the side of the building or structure, or to a permanent fixture located in the front yard of the property on which the building or structure is located.
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**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: 2024_10950

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/27/2025 03:23:32 PM
FILE #: 2025040417 OR BK 8570 PGS 277-279
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

vs.

**B & O FAMILY INVESTMENTS CORPORATION INC
J & B FAMILY CAPITAL CORPORATION INC
YESICA M. BAENA
7028 SW 40TH ST
MIRAMAR, FL 33023-6656**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 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), **B & O FAMILY INVESTMENTS CORPORATION INC, J & B FAMILY CAPITAL CORPORATION INC AND YESICA M. BAENA**, owner(s) in charge of the property described as: **1651 SW 3RD ST 2262-001-019, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 7th, 2024, and March 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-443 DISPLAY OF BUILDING NUMBERS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **B & O FAMILY INVESTMENTS CORPORATION INC, J & B FAMILY CAPITAL CORPORATION INC AND YESICA M. BAENA**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-443 DISPLAY OF BUILDING NUMBERS**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-443, and 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for a previously commenced remodel of the residence by 4:00pm on Thursday, May 1st, 2025. 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, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.

(b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by issuance of a Certificate of Occupancy, so long as permits are active pursuant to subsection (a). If no permits have been issued pursuant to subsection (a), subsection (b) shall also be

deemed non-compliant for work that should otherwise be running concurrent to subsection (a). If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, subsection (c) shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) (a) Remove any unsightly or unsanitary items by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include fully and properly removing any unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

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

3.) Affix the required and assigned address numbers to the structure by 4:00pm on Friday, May 1st, 2025, in a conspicuous place above, on or at the side of the building or structure, or to a permanent fixture located in the front yard of the property on which the structure is located. The numbers required shall be not less than three inches in height, shall be of a color that contrasts with the color of the part of the building or structure or other fixture to which the number is affixed, and shall be located in a position to be easily discernible from the street fronting the building or structure. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include affixing the required address numbers in accordance with section 82-443. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

4.) Pay the cost of prosecution of \$391.29 by May 1st, 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 13th day of March 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, 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: **B & O FAMILY INVESTMENTS CORPORATION INC, J & B FAMILY CAPITAL CORPORATION INC, YESICA M. BAENA, 7028 SW 40TH ST, MIRAMAR, FL 33023-6656**, this 7th day of March 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

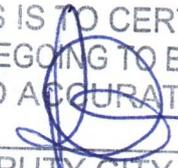
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT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

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

CASE NO: 2024_10950

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 21st March 2025, post the **Final Administrative Order** in the above styled cause of this action, located at **1651 SW 3rd ST**, Ocala, Florida, upon which the violations are alleged to exist.
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 this 21st day of March 2025



Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 21st day of March 2025, Jennipher Buller, Code Enforcement Supervisor, 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_10950

B & O FAMILY INVESTMENTS CORPORATION INC
J & B FAMILY CAPITAL CORPORATION INC
YESICA M. BAENA
MIRAMAR, FL 33023-6656

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 March 13th, 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, May 1st, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:
Abatement of violations as Ordered; Sections 34-95
4. Prosecution costs of \$391.26 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 5th day of May 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 5th day of May 2025 by Jennipher Buller who is personally known to me, and who did take an oath.



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 5th day of May 2025.

Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



OCALA
CODE ENFORCEMENT
352-429-8309
STOP ALL WORK

City of Ocala
Code Enforcement Division
3/21/2025 4:15 PM



CONTACT CITY OF OCALA BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS: 352-629-8421
CONTACT CITY OF OCALA CODE ENFORCEMENT DIVISION: 352-629-8309

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

CASE NO: 2024_10950

THE CITY OF OCALA

Petitioner,

vs.

B & O FAMILY INVESTMENTS CORPORATION INC
J & B FAMILY CAPITAL CORPORATION INC
YESICA M. BAENA
7028 SW 40TH ST
MIRAMAR, FL 33023-6656

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on, March 13th, 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), B & O FAMILY INVESTMENTS CORPORATION INC, J & B FAMILY CAPITAL CORPORATION INC AND YESICA M. BAENA, owner(s) in charge of the property described as: 1651 SW 3RD ST 2262-001-019, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between May 7th, 2024, and March 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-443 DISPLAY OF BUILDING NUMBERS.

II. CONCLUSION OF LAW:

- A. The Respondent(s), B & O FAMILY INVESTMENTS CORPORATION INC, J & B FAMILY CAPITAL CORPORATION INC AND YESICA M. BAENA, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-443 DISPLAY OF BUILDING NUMBERS, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-443, and 122-51 and order to:
 - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for a previously commenced remodel of the residence by 4:00pm on Thursday, May 1st, 2025. 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, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.
 - (b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by issuance of a Certificate of Occupancy. Subsection (b) shall also be pursuant to subsection (a). If no permits have been issued, the Respondent(s) shall also be

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