

Case Number CE25-0455

City of Ocala

Description: Status: HEARING Type: BUILDING REGULATIONS Subtype: BUILDING PERMIT REQUIRED Opened: 5/27/2025 | Closed: Last Action: 9/10/2025 Fllw Up: 9/9/2025 Site Address: 813 SW 3RD ST OCALA, FL 34471 Officer: OSIAS FERREIRA Site APN: 2848-004-002 Details:



ADDITIONAL SITES

LINKED CASES

		CHR	ONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH MAILED 91 7199 9991 7039 7683 9857 TARAFA CARLOS REV TRUST TARAFA CARLOS TR 3353 NW 47TH CT OCALA, FL. 34482-8321
COMPLAINT RECEIVED	YVETTE J GRILLO	5/27/2025	5/27/2025	
CONTACT	OSIAS FERREIRA	6/25/2025	6/25/2025	I called Carlos Tarafa the property owner at 352-425-5439. I was following up on progress and making sure they are not doing work inside the property. Carlos told me they are working on getting the plans and permits on getting this house fixed.

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City of Ocala

CONTACT	OSIAS FERREIRA	7/29/2025	7/29/2025	Phone call from the property owner Carlos he had questions about the posting of the NOVPH. I explained to him that is part of the process of code enforcement and they need to submit plans already for the permits since it has been a couple of months. He told me that they are still working to get the designs in order and hopefully in the next weeks will be submitted at the City.
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
OFFICER POSTING	OSIAS FERREIRA	7/28/2025	7/28/2025	NOVPH READY FOR POSTING Posted at the property. Affidavit on file and pictures attached.
PREPARE NOTICE	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/3/2025	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the complete renovation of the structure involving all trades and replacement of the roof by 4:00pm on Thursday, November 6th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, or if the permit(s) issued are not inspected and finaled by the 91st day after permit issuance, 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.) Pay the cost of prosecution of \$218.47 by November 6th, 2025.

		CONTACT	S		
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	SHEILA FRISBEE	OCALA ELECTRIC UTILITY ,	(352)629-6662		SFRISBIE@OCALAFL.GOV



Case Number CE25-0455

City of Ocala

		CONTACT	S		
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	TARAFA CARLOS REV TRUST TARAFA CARLOS TR	3353 NW 47TH CT OCALA , FL 34482-8321			

			FIN	ANCIAL INFOR	MATION					
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	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						
	Total Doid for CAG	CE EEEC.	ć340 47	ć0.00	•				·	

Total Paid for CASE FEES: \$218.47 \$0.00

> **TOTALS:** \$218.47 \$0.00

	INSPECTIONS								
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES			
FOLLOW UP	OSF	7/24/2025	7/24/2025	NON COMPLIANT		On 7/24/2025 I did a follow up on this case and research the records but I could not find any active permits or applications. The case will move into a hearing for incompliance.			

Case Number CE25-0455

City of Ocala

FOLLOW UP	OSF	6/25/2025	6/25/2025	NON COMPLIANT		On 6/25/2025 I called Carlos Tarafa the property owner at 352-425-5439. I was following up on progress and making sure they are not doing work inside the property. Carlos told me they are working on getting the plans and permits on getting this house fixed. At this time the property remains closed and red tag, no active work being done. Pictures attached.
HEARING INSPECTION	OSF	9/9/2025				
INITIAL	OSF	5/28/2025	5/28/2025	COMPLETED		notes from journeyman with Ocala electric: 312/313. I removed the meter. And will be turning it in. Send this to code. A lot of work is being done with no permits. Looks like a new metal roof on one side of the house Email attached On 5/28/2025 I received this complaint from the Ocala electric about work without permits. Upon arrival I spoke with the property owner who said he was already aware that he needed a permit and that Greg Maclellan had pass by and told him. Upon my investigation I observed that the property is going to need all the types of permits since its in ruins, it needs electrical, a/c, plumbing, structural and everything else. I spoke with the owner Carlos who told me he was the one doing all the work and he just recently bought the property in very bad shape. I follow up on this case, since they need to obtain permits and hire professionals.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	OSIAS FERREIRA	7/24/2025				Obtain building permits for all the work that took place.

From: <u>Elemtrdiv</u>
To: <u>Code Enforcement</u>

 Subject:
 813 SW 3rd St - work with no permits

 Date:
 Tuesday, May 27, 2025 11:18:26 AM

Good Morning,

Please see the notes below regarding the address above from our journeymen who visited the location today. I apologize that there were no pictures taken. If I can get pictures for you, I will forward them in another email. Please call if you have any questions or need any additional information.

Thanks.

312/313. I removed the meter. And will be turning it in. Send this to code. A lot of work is being done with no permits. Looks like a new metal roof on one side of the house.

Sheila J. Frisbie

AMI Information Analyst Ocala Electric Utility Ph#352-351-6662 Fax#352-351-6643

Email: sfrisbie@ocalafl.gov

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

THE CITY OF OCALA

CASE NO: CE25-0455

Petitioner,

VS.

TARAFA, CARLOS REV TRUST TARAFA, CARLOS TR

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 Enforcement Officer 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.

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1. Code Enfo	rcement Spe	cial Magistrate He	earing:		
	Cost	# of hour(s)			Total:
Attorney Fees:					
2. Inspector(s) Time:				
	Cost	# @ .5 hour(s)			Total:
Inspection(s)	\$12.50	4			\$50.00
3. Clerical &	Casework Ti	me:			
	Cost	# of hour(s)			Total:
Clerical:	\$22.00	6			\$132.00
4. Recording	Cost(s): (i.e	. Lien(s) / Lien rele	ease(s) / Satisfa	ction, etc.)	
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75
5. Copies of	Related Doc	ument(s):			
	Cost	# of page(s)			Total:
Clerical:					
6. Postage C	ost(s):				
	Cost	# of Regular	Cost	# of Certified	
Postage:			\$17.72	2	\$17.72
				7	****

Total Costs: \$218.47

FURTHER. AFFIANT SAYETH NOT. Dated This: 9/2/2025

STATE OF FLORIDA COUNTY OF MARION

OSTAS FERREIRA

Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by OSIAS FERREIRA who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

2848-004-002

GOOGLE Street View

Total Taxable

Property Information

TARAFA CARLOS REV TRUST TARAFA CARLOS TR 3353 NW 47TH CT OCALA FL 34482-8321

<u>Taxes / Assessments:</u>
Map ID: 179
<u>Millage:</u> 1001 - OCALA

Situs: 813 SW 3RD ST OCALA

M.S.T.U.

Acres: .19

PC: 01

2024 Certified Value

Land Just Value	\$7,982
Buildings	\$43,741
Miscellaneous	\$551
Total Just Value	\$52,274
Total Assessed Value	\$52,274
Exemptions	\$0

Ex Codes:

History of Assessed Values

\$52,274

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$7,982	\$43,741	\$551	\$52,274	\$52,274	\$0	\$52,274
2023	\$6,952	\$42,708	\$606	\$50,266	\$35,629	\$0	\$35,629
2022	\$6,438	\$39,892	\$606	\$46,936	\$32,390	\$0	\$32,390

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8575/1868	03/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$44,000
8393/0193	08/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$32,700
8393/0191	07/2024	08 CORRECTIVE	0	U	I	\$100
8374/1922	07/2024	05 QUIT CLAIM	0	U	I	\$100
8393/0189	10/2023	08 CORRECTIVE	0	U	I	\$100
8178/0905	10/2023	05 QUIT CLAIM	0	U	I	\$100
7549/0304	08/2021	61 FJDGMNT	0	U	I	\$100
<u>6811/1000</u>	07/2018	08 CORRECTIVE	0	U	I	\$100
6803/1919	07/2018	05 QUIT CLAIM	0	U	I	\$100
6526/0559	01/2017	05 QUIT CLAIM	0	U	I	\$100
5986/1140	01/2014	05 QUIT CLAIM	0	U	I	\$100
<u>5722/1286</u>	08/2012	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5507/0451	03/2011	08 CORRECTIVE	0	U	I	\$100
5488/1062	03/2011	05 QUIT CLAIM	0	U	I	\$100

5488/1063 11/2007 70 OTHER 0 U V \$100 0 V \$100 0531/0121 10/1972 07 WARRANTY U **Property Description** SEC 18 TWP 15 RGE 22 PLAT BOOK E PAGE 009 E G SMITH ADD W 50 FT OF LOT 4 Land Data - Warning: Verify Zoning Use **CUse Front** Depth Zoning Units Type Rate Loc Shp Phy **Class Value** Just Value 0100 50.00 FF 50.0 166.0 R2 Neighborhood 4527 Mkt: 8 70 **Traverse** Building 1 of 1 RES01=L27U58R27D58.L2 USP02=D6L22U6R22.L22 UCP03=L3U38L12D44R15U6. RES01 27 UCP03 12 58 58 38 44 3 USP02 22 6

Improvement Effective Age Condition Quality Grade Inspected on	1F - SF 8 - 35-3 3 300 - L0 4/18/20	39 YRS .OW		D				Obs Obs	Year B Physical Deterior olescence: Funct olescence: Locat ture 0 - STANDA Base Perin	t ional 0% t ional 0% ARD SFR
Type IDExterior Wa		Storie	s Year Built F	inished.	Attic Bs	mt Area	Bsmt Finish	Ground	Floor Area Tota	l Flr Are
RES 0128 - SF ALU		1.00		N		0 %	0 %		1,566	1,56
USP 0201 - NO EXT		1.00	-, -,	N		0 %	0 %		132	13
UCP 0301 - NO EXT Section: 1	ERIOR	1.00	1984	N		0 %	0 %		546	54
Roof Cover: 16 GAI Heat Meth 1: 06 CO Heat Meth 2: 00 Foundation: 3 PIER A/C: Y	NVECTION	MTL N	Floor Finish: 28 SOFTWD ON WOOD Wall Finish: 16 DRYWALL-PAINT Heat Fuel 1: 06 GAS Heat Fuel 2: 00 Fireplaces: 0			4 Fixture 3 Fixture	e Baths: 0 e Baths: 2 e Baths: 0	Dishwasher: N Garbage Disposal: N Garbage Compactor: N Intercom: N Vacuum: N		
,			<u>Mis</u>	scellaneou	us Impro	<u>vements</u>	<u> </u>			
					Tyne	Life	Year In	Grade	Length	Widt
Туре			Nl	br Units	Type					
Type 159 PAV CONCRETI 105 FENCE CHAIN			Ni	250.00 260.00	SF LF	20 20	1981 1981	3	0.0	0.

Planning and Building
** Permit Search **

Date Completed

Date Issued

7/1/1984

Permit Number

OC17808

Description ADD FCP

Prepared By and Return To:

Alan Sandler Near North Title Group LLC 1051 Winderly Place, Suite 303 Maitland, FL 32751

Order No.: FL2504210

Property Appraiser's Parcel I.D. (folio) Number:

R2848-004-002

WARRANTY DEED

THIS WARRANTY DEED dated this the 28th day of March, 2025, by Greater Equity LLC, a Florida limited liability company, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 952 International Pkwy., Lake Mary, FL 32746 (the "Grantor"), to Carlos Tarafa, Trustee of the Carlos Tarafa Revocable Trust, dated September 9, 2024, whose post office address is 3353 NW 47th Ct, Ocala, FL 34482 (the "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Marion, State of Florida, viz:

West Fifty feet of Lot 4, E.G. Smiths Addition to the City of Ocala, according to the map or plat thereof, as recorded in Plat Book E, Page(s) 9, of the Public Records of Marion County, Florida.

Grantor hereby avers that said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither the Grantor nor any members of the household of the Grantor reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to: 2024.

Signed, sealed and delivered in presence of:

Greater Equity LLC, a Florida limited liability company

Witness Signature

Printed Name of First Witness

Witness Signature

Address of First Witness

Witness Signature

Angle Munitary

Printed Name of Second Witness

Address of Second Witness

Address of Second Witness

Address of Second Witness

3275

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first

STATE OF FLORIDA

COUNTY OF Wase

The foregoing instrument was acknowledged before me by means of _____ Physical Presence or _____ Online Notarization on this 28th day of March, 2025 by Justice Soto, Manager, on behalf of the company.

Personally known _____ or Produced Identification ____ Type of Identification Produced

1/2 A

Notary Public Print Name:

My Commission Expires:





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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/28/2025

TARAFA CARLOS REV TRUST TARAFA CARLOS TR 3353 NW 47TH CT OCALA, FL. 34482-8321

despondent(s)	

Location of Violation: 813 SW 3RD ST|2848-004-002

Case Number: CE25-0455

Officer Assigned: Osias Ferreira

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED Obtain building permits for all the work that took place.

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 enforcement officer 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:

Osias Ferreira Code Enforcement Officer oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE25-0455

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA

COUNTY OF MARION			
	signed authority personally appeared ala, who after being duly sworn, depo		, for the Code Enforcement
1. I did on 07/28/20 813 SW 3RD ST	post the Notice of Violation & F	Public Hearing tothe prope	erty, located at
2. This Affidavit is pr	ovided pursuant to Section 2-446(b) 2	2(b), Code of Ordinances of the	e City of Ocala.
FURTHER, AFFIANT SAY	ETH NAUGHT.	Dated: 07/28/2025 Code Enforcement	
STATE OF FLORIDA MARION COUNTY			

SWORN TO (or affirmed) before me: 07/28/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE Notary Public - State of Florida Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

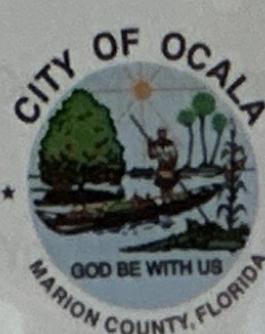






07/28/2025 15:47:38
City of Ocala
Code Enforcement Division





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

07/28/2025

TARAFA CARLOS REV TRUST TARAFA CARLOS TR 3353 NW 47TH CT OCALA, FL. 34482-8321

Respondent(s)

Location of Violation: 813 SW 3RD ST|2848-004-002

Case Number: CE25-0455

Officer Assigned: Osias Ferreira

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED
Obtain building permits for all the work that took place.

07/28/2025 15:47:32
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0455

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

STATE OF FLORIDA

COUNTY OF MARION	
BEFORE ME, the undersigned authority personally appeared,, for the Code Enforcement	ıt
Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:	
I did on 07/25/2025 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. Code Enforcement Specialist	
STATE OF FLORIDA MARION COUNTY	

SWORN TO (or affirmed) before me: 07/25/2025 by Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Notary Public, State of Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985

My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.



Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7683 9857. Our records indicate that this item was delivered on 08/20/2025 at 01:17 p.m. in OCALA, FL 34474. The scanned image of the recipient information is provided below.

Signature of Recipient:

0 1,10-4

Address of Recipient:

OCALA, FL 34482-8321

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.























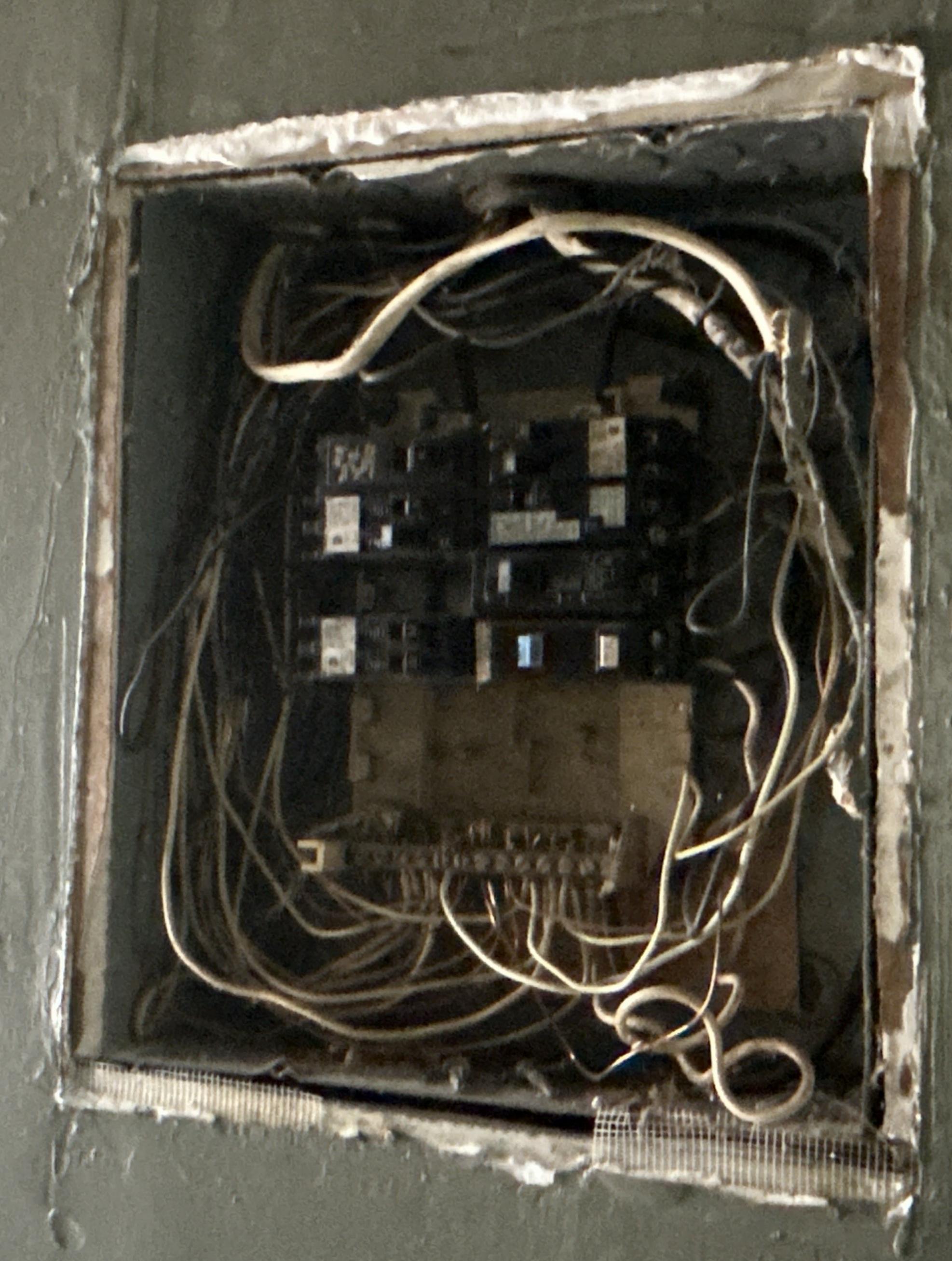






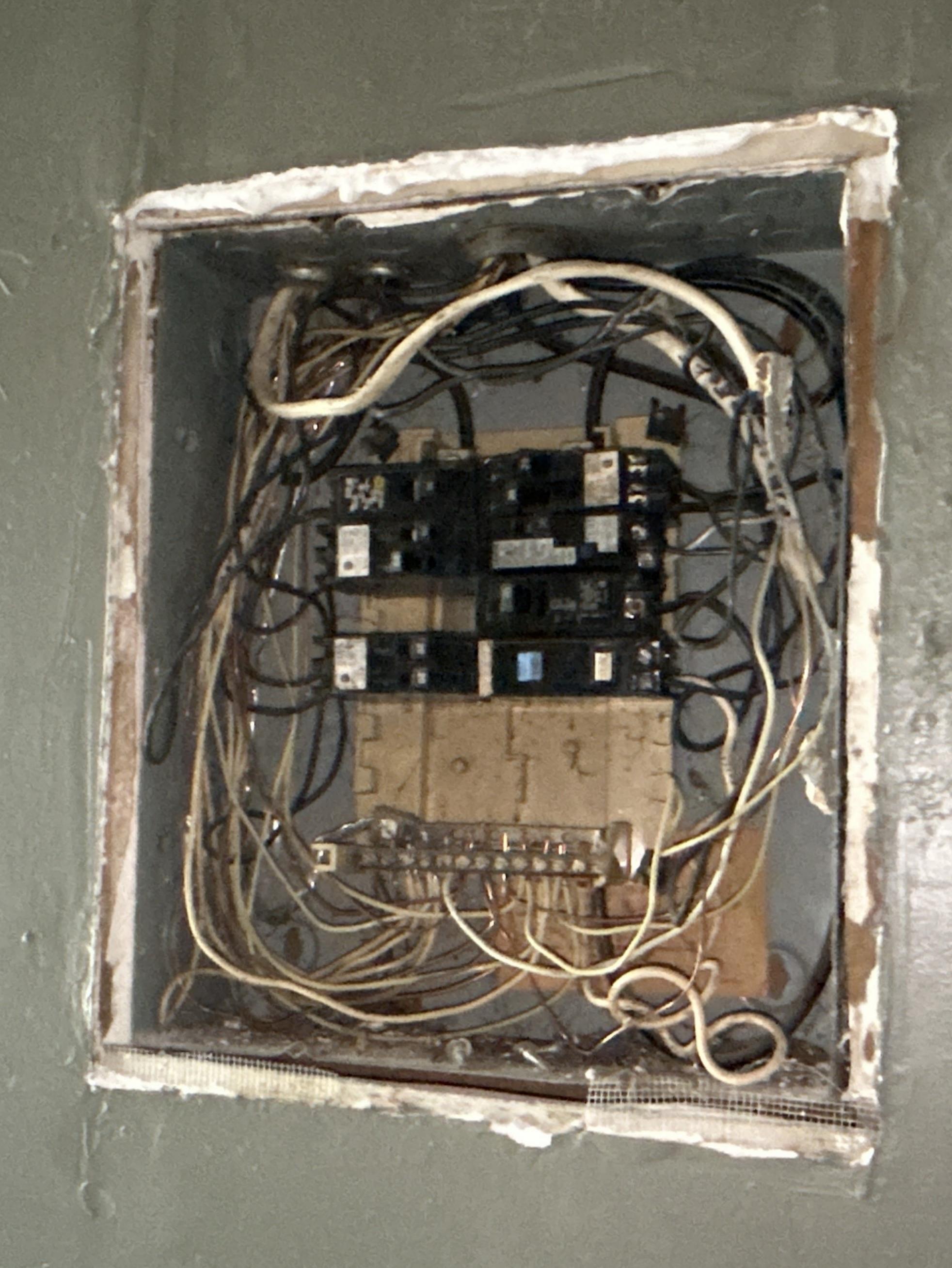






05/28/2025 15:02:26
City of Ocala
Code Enforcement Division





05/28/2025 15:02:30
City of Ocala
Code Enforcement Division







