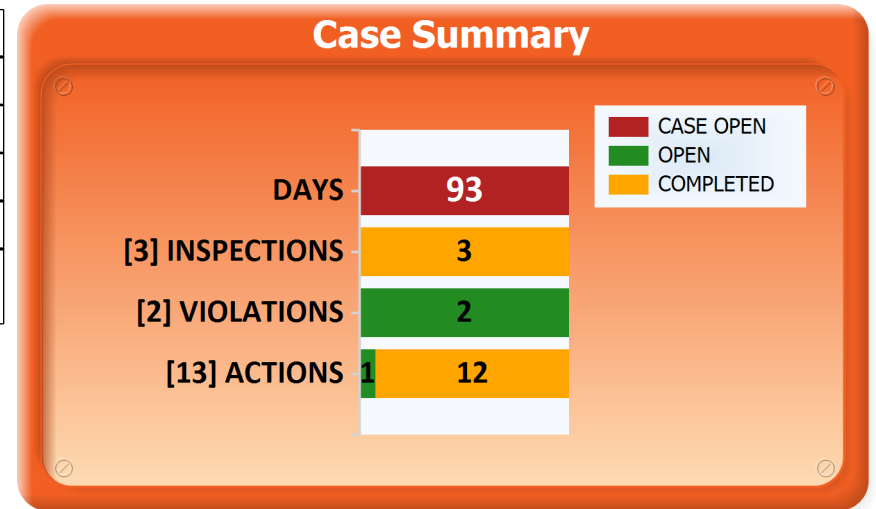


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0150

Description: WORK WITHOUT PERMITS/DANGEROUS STRUCTURE		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 2/5/2026	Closed:	Last Action: 5/14/2026	Flw Up: 4/10/2026
Site Address: 1715 SW 3RD ST OCALA, FL 34471			
Site APN: 2262-002-007		Officer: JENNIPHER L BULLER	
Details: When sending any further notices or Orders to Ms. Acosta she also requested we also send it to her email address at: acost2571@gmail.com			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ACOSTA KATHERINE	1803 E MCBERRY ST TAMPA, FL 33610-4962			
RESPONDENT 1	ACOSTA KATHERINE	1803 E MCBERRY ST TAMPA, FL 33610-4962			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0150

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:			\$171.47	\$0.00						
TOTALS:			\$171.47	\$0.00						

Violations

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/5/2026				Building in a state of disrepair and is unsecured due to partial demolition without permits. Obtain all required permits needed to meet the current Florida Building Code and National Electric Code. Complete all inspections for closure of the required permits.
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	2/6/2026				Work without permit. Complete renovation and partial demolition without permit(s). Obtain required permit(s) for all unpermitted work and complete all inspections for closure of permit(s).

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
CE26-0150

INITIAL	JLB	2/6/2026	2/6/2026	NON COMPLIANT	<p>On 02/05/2026, while in the area I observed a residence that appeared partially demolished. Truss repair/replacement had taken place and exterior walls opened and the interior was gutted. The building was not secured. Photos attached. Information forwarded to Building Inspector/Project Manager Greg McClellan for a Stop Work notice to be posted. Due to the life safety violations a request for A Notice of Violation and Public Hearing was made. Follow up scheduled.</p>
HEARING INSPECTION	JLB	3/9/2026	3/9/2026	COMPLETED	<p>I conducted a hearing inspection. I found no permits on file and the property remained the same. Photo attached. Proceed to hearing to obtain an order to bring the property into compliance.</p>
COMPLIANCE	JLB	4/10/2026	4/10/2026	COMPLETED	<p>MASSEY INSPECTION I conducted a compliance inspection per Final Administrative Order. I found the required permit (BLD26-0747) has been applied for, but has not been issued and is in review. Prosecution costs unpaid. Affidavit of non-compliant completed.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JENNIPHER L BULLER	2/6/2026	2/12/2026	Contact made with property owner's husband Carlos Griva 813-770-6118. He provided his wife's (Katherine Acosta) phone number 813-999-5807 and I spoke to her as well. Violations explained at length.
ADMIN POSTING	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE26-0150

CERTIFIED MAIL	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH MAILED 9489 0090 0027 6696 9850 16 ACOSTA KATHERINE 1803 E MCBERRY ST TAMPA, FL. 33610-04962
PREPARE NOTICE	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH Compliance date: 03/09/2026 Hearing date: 03/12/2026
OFFICER POSTING	JENNIPHER L BULLER	2/16/2026	2/16/2026	NOVPH READY FOR POSTING Posted.

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>2/27/2026</p>	<p>3/5/2026</p>	<p>Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to:</p> <p>1.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 9th, 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, April 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or</p> <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, April 9th, 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, April 10th, 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 (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$171.47 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE26-0150

HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026	3/16/2026	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	3/16/2026	3/16/2026	FOF 91 7199 9991 7039 7931 6010 ACOSTSA, KATHERINE 1803 E MCBERRY ST TAMPA, FL 33610-4962
OFFICER POSTING	JENNIPHER L BULLER	3/17/2026	3/17/2026	FOF Posted.
MEETING	JENNIPHER L BULLER	4/2/2026	4/2/2026	Meeting with property owner, Ms. Acosta and her design professional in the lobby. They are working on getting the required permits. I provided the property owner with a copy of the Final Administrative Order and went over the dates of compliance and non-compliance hearing date with her.
EMAIL	YVETTE J GRILLO	4/2/2026	4/2/2026	When sending any further notices or Orders to Ms. Acosta she also requested we also send it to her email address at: acost2571@gmail.com
CONTACT	JENNIPHER L BULLER	4/9/2026	4/9/2026	Phone call from property owner, Katherine Acosta 813-999-5807 wanting an update on the permit status. Permit remains in review with corrections needed.
MASSEY	YVETTE J GRILLO	5/14/2026		

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

THE CITY OF OCALA

Petitioner,

vs.

**ACOSTA, KATHERINE
1803 E MCBERRY ST
TAMPA, FL 33610-4962**

Respondents

CASE NO: CE26-0150



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/24/2026 04:15:31 PM

FILE #: 2026036603 OR BK 8861 PGS 35-36

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; March 12th, 2026, 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), **ACOSTA, KATHERINE, 1803 E MCBERRY ST, TAMPA, FL 33610-4962**, owner(s) in charge of the property described as: **1715 SW 3RD ST, OCALA, FL | 2262-002-007, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 6th, 2026, and March 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **ACOSTA, KATHERINE**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, , **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS**, 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) 82-182 and 122-51 and order to:

1.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 9th, 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, April 10th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) 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, April 9th, 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, April 10th, 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 (c) shall apply.

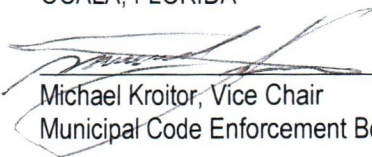
(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated.

2.) Pay the cost of prosecution of \$171.47 by April 9th, 2026.

- 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 13 day of March 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board




THIS IS TO CERTIFY THAT THE FOREGOING IS 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: **ACOSTA, KATHERINE, 1803 E MCBERRY ST, TAMPA, FL 33610-4962**, this 13 day of March 2026.


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 MAY 14TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE26-0150

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/18/2026 post the Final Administrative Order to the property, located at 1715 SW 3RD ST, OCALA.
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: 03/18/2026

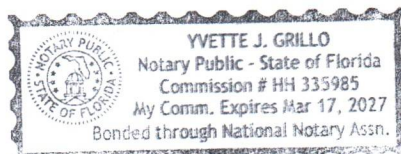
Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/18/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

Yvette Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/17/2026 12:29 PM



CODE ENFORCEMENT
29-8309
 REMOVE THIS WITHOUT APPROVAL
 THE CITY CODE ENFORCEMENT DIVISION

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

THE CITY OF OCALA
 Petitioner,

CASE NO: CE26-0150

vs.

ACOSTA, KATHERINE
1803 E MCBERRY ST
TAMPA, FL 33610-4962
 Respondents

FINAL ADMINISTRATIVE ORDER

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I. FINDINGS OF FACT:

- A. The Respondent(s), **ACOSTA, KATHERINE, 1803 E MCBERRY ST, TAMPA, FL 33610-4962**, owner(s) in charge of the property described as: **1715 SW 3RD ST, OCALA, FL | 2262-002-007, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
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City of Ocala
 Code Enforcement Division
 3/17/2026 12:29 PM

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

CASE NO: CE26-0150

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

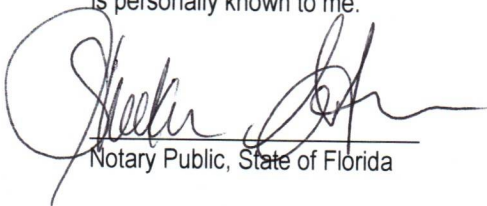
FURTHER, AFFIANT SAYETH NAUGHT.

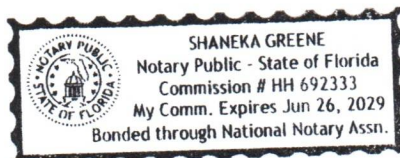
Dated: 03/17/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0150

ACOSTA, KATHERINE
1803 E MCBERRY ST
TAMPA, FL 33610-4962
Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on March 12th, 2026 the Municipal Code Enforcement Code 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, April 9th, 2026.**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have not been taken:
Abatement of violations as Ordered; **Section(s) 82-182 and 122-51**
4. Prosecution costs of \$171.47 remain unpaid. These costs will result in a lien.

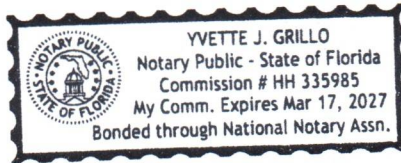
FURTHER AFFIANT SAYETH NOT.

Dated this 10th day of April 2026

Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 10th day of April 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 10th day of April 2026.

Yvette Grillo, Secretary
Municipal Code Board
Ocala, Florida



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

CE 10 EN 26-0150

JACKSONVILLE RPDC 320

4 APR 2026 PM 3 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 000.74⁰
 02 7W
 0008039548 APR 03 2026

4/2/2026

2225 REAL ESTATE LLC
 2225 SE 3RD AVE
 OCALA, FL. 34471-5117

9327010610306011

34471 34471 2187
 34471 34471 2187

NTXTF 326 DE 1 0004/08/26
 NIXIE 326 DE 1 0004/08/26

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 34471218701 *2724-00605-04-31

