

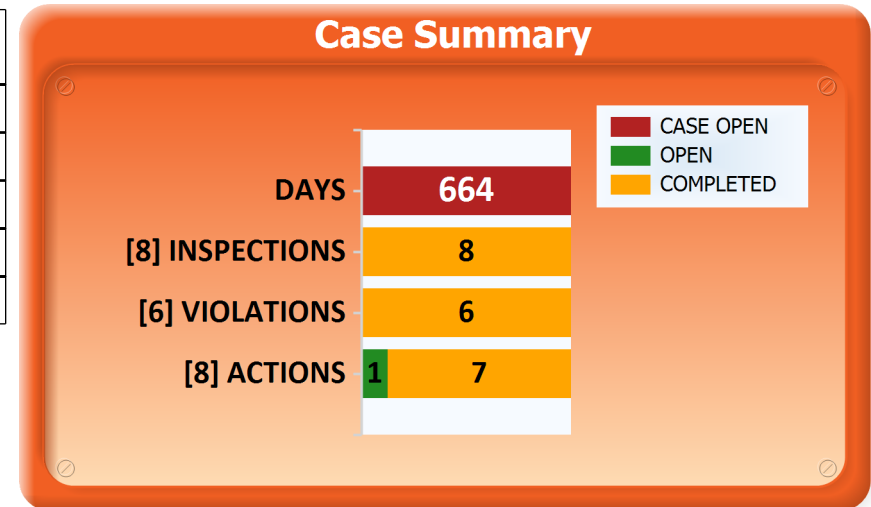


# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9698**

Description: VACANT UNSECURE AND OVERGROWN PROPERTY / REPEAT VIOLATOR			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 6/14/2023	Closed:	Last Action: 4/10/2025	Flw Up: 3/20/2025
Site Address: 1933 NW 4TH ST OCALA, FL 344756030			
Site APN: 22672-000-00		Officer: HECTOR D REYES	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/20/2025	3/20/2025	NOTICE OF NON-COMP HEARING
CERTIFIED MAIL	SHANEKA GREENE	3/20/2025	3/20/2025	NOTICE OF NON-COMP HEARING 91 7199 9991 7039 7680 8990 SMITH RICHARD L 1933 NW 4TH ST OCALA FL 34475-6030
CLEAN-UP	SHANEKA GREENE	12/12/2024	12/12/2024	SENT REQUEST FOR BID
EMAIL	JENNIPHER L BULLER	3/20/2025	3/20/2025	Email to HoMan Contracting, LLC.
MASSEY	SHANEKA GREENE	4/10/2025		MASSEY FOR LIEN MCPA Value: \$45,403 Hard Costs: \$7,365.23 Fines: \$456,000.00 - Assess at \$22,800.00 (5%) Total Lien Requested: \$30,165.23

OFFICER POSTING	JENNIPHER L BULLER	3/20/2025	3/20/2025	Notice of Non-Compliance Hearing for Subsequent Order Imposing Fine(s).
POSTING; FAO	HD	9/20/2023	9/20/2023	ON 9/20/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; NOH	HD	7/18/2023	8/9/2023	POST NOH. ON 8/9/2023 I POSTED THE NOH AT THE PROPERTY AS IT WAS NOT PROPERLY SERVICED BY USPS, SEE TRACKING INFO ATTACHED. AFFIDAVIT OF POSTING SENT TO ADMIN, SEE PHOTOS ATTACHED. PROPERTY REMAINS NONCOMPLIANCE AND UNSECURE.

CONTACTS

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	0	\$195.23	\$0.00						
Total Paid for CASE FEES:			\$195.23	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$720.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$6,350.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$7,070.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	532	\$133,000.00	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	646	\$323,000.00	\$0.00						
Total Paid for DAILY FINES:			\$456,000.00	\$0.00						



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TOTALS: \$463,365.23 \$0.00

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	RDH	10/29/2024	10/29/2024	NON COMPLIANT		Pre-demo inspection
CODE BOARD INSPECT	HECTOR DELVALLE REYES	9/12/2023	9/12/2023	COMPLETE		On 9/12/2023 I inspected the property and observed all violations remain noncompliance and property is unsecure. See photos attached and moving forward to hearing.
CODE CASE REVIEW	HECTOR DELVALLE REYES	7/18/2023	7/18/2023	COMPLETE		Sept code board review. On 7/18/2023 I inspected the property and observed all violations remain noncompliance and the property is unsecure. Case was review and approved for hearing on 9/14/2023. See photos attached and NOH sent to admin and code board inspection scheduled.
COMPLIANCE	HECTOR DELVALLE REYES	10/6/2023	10/6/2023	COMPLETE		On 10/6/2023 I inspected the property and observed all violations remain noncompliance and property unsecure. See photos attached and affidavit of posting sent to admin.
COMPLIANCE	JLB	3/20/2025	3/20/2025	NON COMPLIANT		<b>COMPLIANCE INSPECTION FOR DEMO PERMIT #DEMO25-0013</b>  I conducted a compliance inspection after permit DEMO25-0013 was finaled on 03/19/2025. I found overgrowth and underbrush remained. Photos attached. Email sent to contractor, Ho-Man Contracting. LLC. (email attached) Property not in compliance concerning 34-95.  On 03/21/2025, additional inspection conducted. Property has been cut and cleaned. All violations have now been abated. Involuntary compliance. Daily fines and fess remain unpaid. Affidavit of non-compliance.

FOLLOW-UP	HECTOR DELVALLE REYES	7/13/2023	7/13/2023	COMPLETE		On 7/13/2023 I inspected the property and observed all violations remain noncompliance and property unsecure. See photos attached and case scheduled for NOH review.
FOLLOW-UP	HECTOR DELVALLE REYES	4/25/2024	4/25/2024	COMPLETE		6 month follow up. On 4/25/2024 I conducted a six-month follow-up inspection and observed all violations remain noncompliance and the property is in the DEMO list with a status of "ready for bid". See photos attached.
INITIAL	HECTOR DELVALLE REYES	6/14/2023	6/14/2023	COMPLETE		On 6/14/2023 I drove by this property and observed it is overgrown and unsecure. The front, yard and backyard are overgrown, a front window is open, and a back door is also open and property unsecure and dangerous. This is a repeat violator for 34-91 and 34-95 under case 2022_7541 and all violations under this case remain noncompliance except 34-91 and 3495 that were abated by the City contactor on 8/2022. See photos attached and CLTO sent to admin and follow up inspection scheduled. No new property owner information found and unable to make contact.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						(a) Whenever it shall come to the attention of the director of electric utilities or the building official that electrical wiring, conduits or fixtures in any structure which is being supplied with electrical energy by a utility, is found in an unsafe or dangerous condition to either persons or property, or that such wiring, conduits or fixtures for any reason constitutes a fire menace, the building official shall notify the owner or occupant of such structure, or the person against whom the bill for such electrical energy is made, of such unsafe and



		6/14/2023	3/21/2025		<p>dangerous condition. If such condition is not corrected within three days from the giving of such notice, the utility shall forthwith discontinue the furnishing of such electrical energy to such structure until such dangerous condition is corrected to the satisfaction of the building official under provisions of applicable ordinances.</p> <p>(b) If, in the opinion of both the director of electric utilities and the building official, the electrical wiring, conduits, connections or fixtures in any structure are in such dangerous condition as to render the further supplying of electrical energy to be used through such wiring, conduits, connections and fixtures a serious menace to either persons or property or a serious fire hazard, the building official may immediately discontinue the supplying of electrical energy to such structure without any prior notice. In such event, he shall notify the owner occupant of such structure, or the person against whom the charge for such service is made, of the reason for such discontinuance as soon as possible, and such service of electrical energy to such structure shall be discontinued until such electrical wiring shall have been repaired or the dangerous condition thereof corrected to the satisfaction of the director of electric utilities or the building official.</p> <p>(c) If service of electrical energy is discontinued under the provisions of this article, the usual cutoff and installation cha</p>
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Case Number

**2023\_9698**

DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS		6/14/2023	3/21/2025		Property unsecure, open front window and backyard door open. Window and door need to be closed and s	(a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor. (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. (Ord. No. 5023, Â§ 20, 2-19-02; Ord. No. 2010-13, Â§ 16, 12-1-09)
DEFINITION		6/14/2023	3/21/2025			All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings: (1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic. (2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or inoperable condition such that the means of egress could be rendered unsafe in case of fire or panic. (3) The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement

						<p>established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (6) For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used. (7) The building, structure or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse. (8) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other</p>
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DEFINITIONS		6/14/2023	3/21/2025		<p>The following words, terms and phrases, when used in this article, shall have the meanings as described to them in this section, except where the context clearly indicates a different meaning: Sanitary nuisance means the commission of an act by any person or the keeping, maintaining, propagation, existence or permission of anything by any person by which the health or lives of individuals may be threatened or impaired, or by which or through which, directly or indirectly, disease may be caused. Weeds means vegetative growth including but not limited to, kudzu, poison ivy, jimsonweed, burdock, ragweed, thistle, cocklebur, dandelion, plants of obnoxious odors or other similar unsightly vegetative growths. This term shall not include cultivated flowers, fruits and vegetables and gardens. Yard trimmings means leaves, brush, grass clippings, pruned shrub and tree debris, discarded Christmas trees, nursery and greenhouse vegetative residuals, and vegetative matter resulting from landscaping development and maintenance other than mining, agricultural and silvicultural operations. (Code 1961, Â§ 13-3; Code 1985, Â§ 12-1; Ord. No. 2016-13, Â§ 1, 1-5-16) Cross referenceâ€” Definitions generally, Â§ 1-2.</p>
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# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9698**

STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION.		6/14/2023	3/21/2025		<p>The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article: (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired. (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated. (3) In any case where the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the building code, standard fire prevention code or other laws and ordinances of the city, exceeds 50 percent of the assessed value of the dangerous structure, it shall be demolished. The owner of a dangerous building shall be given the option, whenever possible, of either demolishing such structure or repairing it so that it will no longer exist in violation of the terms of this article. (4) In all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished. (Ord. No. 5023, Â§ 22, 2-19-02; Ord. No. 2010-13, Â§ 17, 12-1-09)</p>
					<p>(a) It shall be unlawful, and a nuisance, for any owner or occupant of property located within the city to allow: (1) Weeds and undergrowth thereon to reach a height of over 12 inches, if that property is located within 300 feet of an occupied building. The distance is measured from the property line of the violation parcel to the occupied building. (2) Yard trimmings to be piled on sidewalks, roadways, gutters, water meters or near utility poles/guide wires. Yard trimmings properly left out for pick-up by the city are exempt. However, yard trimmings</p>



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**2023\_9698**

WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		6/14/2023	3/21/2025		Overgrown vacant property that needs to be cut and clean.	may not be blown into the streets, sidewalks, or stormwater conveyance systems. (3) Dead trees to exist. A finding by a registered forester or certified arborist shall constitute prima-facie evidence that a tree is in danger of falling upon adjacent lots or public streets due to the death of the tree. Tree stumps greater than 12 inches in height above ground level shall not be permitted or maintained on any premises for more than 14 days after the tree has been cut. (4) Unsightly or unsanitary items such as furniture, appliances, trash, trash cans or other items principally designed for indoor use to be left outside in yards. Trash cans placed near a building or structure are exempted. (5) Graffiti to remain on a building or structure for a continuous period of more than 72 hours. (6) Tree debris or falling tree limbs to remain on the ground on any premises for more than 14 days. Exceptions include: a. Cut wood which is neatly stacked in lengths not to exceed three feet and which is stored in a side or rear yard; b. Property zoned A-1 (Agriculture); and c. Composting activities which comply with state law. (b) The health officer shall notify the persons responsible for the violations in this section and take the necessary action to bring all violations into compliance. (Code 1961, Â§Â§ 13 -9.1, 13-13; Code 1985, Â§ 12-5; Ord. No. 2016-13, Â§ 2, 1-5-16)
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Jun 14, 2023 at 6:59:47 AM







City of Ocala  
Code Enforcement Division  
3/21/2025 11:03 AM



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

**THE CITY OF OCALA**

**CASE NO: 2023\_9698**

Petitioner,

VS.

**SMITH RICHARD L  
1933 NW 4TH ST  
OCALA FL 34475-6030**

\_\_\_\_\_  
Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on September 14, 2023, 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), **SMITH RICHARD L**, owner(s) in charge of the property described as: **22672-000-00 | 1933 NW 4TH ST, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

**B.** That on and between June 14, 2023 and September 14, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183 - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184 - Standards for ordering repair, vacation or demolition.

**II. CONCLUSION OF LAW:**

**A.** The Respondent(s), **SMITH RICHARD L**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183 - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184 - Standards for ordering repair, vacation or demolition, in that the Respondent(s) has 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): 82-181, 82-182, 82-183, 82-184 and as a Repeat Violator for 34-91, 34-95, per Chapter 162.04 of the Florida Statute and section(s) and Order to:

1.) (a) Apply for and obtain any required permits needed to bring all violations into compliance by 4:00pm on Thursday, October 5th, 2023. 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, October 6th, 2023, 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, October 5th, 2023. 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, October 6th, 2023, 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 bring all violations into compliance that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 5th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, October 6th, 2023, subsection (d) shall apply.

(d) 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 violations 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 to any other fines until this violation has been abated.

2.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, October 5th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, October 6th, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$500.00 per day that shall run starting from the date the initial violation was observed on June 14th, 2023, 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.) Pay the cost of prosecution of \$195.23 by Thursday, October 5th, 2023.

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 14 day of September 2023

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:  
SMITH RICHARD L, 1933 NW 4TH ST, OCALA FL 34475-6030, this 14 day of September 2023.



Lisa Singleton, Code Enforcement Specialist  
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 OCTOBER 12, 2023, 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 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.