

CASE DETAILS

Case Number: 2022_8711	Code Enforcement Division 201 SE 3rd St., 2nd Floor Ocala, FL 34471
Location: 2150 NW MARTIN L KING AVE 21416-000-00	
Owner:	
Case Type: Gen Nuisance	
Assigned To: Hector Delvalle Reyes	
Case Status:	
Date of Hearing: 2023-11-29T08:00:00.000Z	
Case Origin:	

VIOLATION(S)

Observation Date	Violation Type	Status	Ordinance Description	Compliance Date
10/18/2022	Section 122-51 - Building permit required	Non-Compliant	No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16 (2); Code 1985, Â§ 7-661)	

VIOLATION(S)

Observation Date	Violation Type	Status	Ordinance Description	Compliance Date
10/19/2022	Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.	Non-Compliant	<p>(a) Conformance with approved plan. Upon the site plan being approved and a building permit being issued, the development shall be built substantially in accordance with the site plan and the plans and specifications.</p> <p>(b) Changes to approved plan. If the owner or the owner's agent, or successors, desire to make any changes to an approved site plan, such proposed changes shall first be submitted to the building official.</p> <p>(1) If the building official deems that there is substantial change or deviation from that which is shown on the approved site plan that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the site plan review committee.</p> <p>(2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making handwritten corrections to the original plan. Handwritten corrections must be signed and dated by the owner or the owner's agent and a representative of the city.</p> <p>(c) Certification of compliance. After completion of the improvements in accordance with the approved site plan and specifications, but prior to the issuance of any certificate of occupancy or final approval relating to the site, a registered engineer or other professional authorized by Florida Statutes to make such certification shall verify that the actual construction is in compliance with and functions in the manner of the approved site plan.</p> <p>(1) If the construction is in substantial compliance with the approved site plan, a registered engineer or other professional authorized by Florida Statutes to make such certification shall submit a signed and sealed certification, as follows, to the building official:</p> <p>PROFESSIONAL'S CERTIFICATION: I, _____, do hereby certify that I have made a final review of the construction of _____ site development located at _____ and the actual construction is in substantial compliance with and functions in the manner of the approved site plan.</p> <p>_____ Signature</p> <p>_____ Name (Please Type), Date</p> <p>(AFFIX SEAL) Florida Registration No. _____</p> <p>(2) If the construction is not in substantial compliance with the approved site plan, the construction shall either be corrected to make it conform with the approved site plan and then be certified by a registered engineer or other professional authorized by Florida Statutes to make such certification, or a new site plan may be resubmitted for review by the site plan review committee.</p> <p>(3) All as-builts submitted to the city subsequent to the date of aerial photography of that local area in which the project is located must be drawn to a scale of one inch equals 100 feet, with two-foot contours, and verified with spot elevations. These as-builts must conform to the standards set forth by</p>	

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Initial	10/18/2022	Completed	<p>On 10/18/2022 I met with Duane Schmidt at the property and conducted an inspection and observed to large piles of asphalt that was removed from the back of the property. We spoke to an employee Mr. Anthony Stucco and she stated they are removing the old asphalt because it was cracked and with pot holes and will be replacing it. We advised him they need permits. Mr. Anthony gave me the phone number to the property owner Mr. Franco Stracuzzi 352-572-0938 and a voice message left for a call back. CLTO sent to admin and follow up inspection scheduled. Satisfaction of mortgage letter sent attached.</p>	Hector Delvalle Reyes
Follow-up	11/13/2023	Completed	<p>On 11/13/2023 I inspected the property and observed it remains noncompliance and no permits applied for as of this morning. See photos attached. I made contact with the property owner Mr. Franco at 352-572-0938 and he stated the engineering contractor that he hire is still working on all necessary reports for the application but it is taking longer than expected, I reminded him about the 11/29/2023 hearing.</p>	Hector Delvalle Reyes

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Reinspection	7/27/2023	Completed	<p>On 7/27/2023 I inspected the property and met with the property owner Mr. Franco Stracuzzi 352-572-0938 and he stated that he received the drawings and plans for review on Tuesday and will be approving them today and Paolo Mastroserio PE will be applying for the permit as soon as the plans and drawing are updated. See photos of the diagram attached. I called Paolo and he confirm he will be applying for the permit as soon as possible but requested until the end of September to complete the engineering report required. this will be the last extension. See photos attached.</p>	Hector Delvalle Reyes
Case Review	5/18/2023	Completed	<p>Check on permit progress. On 5/18/2023 I spoke to Mr. Franco Stracuzzi at 352-572-0938 and he advised he is meeting with the engineer on Friday and he should have a better idea on when he will be applying for the permit.,</p>	Hector Delvalle Reyes

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Posting; NOH	3/21/2023	Completed	<p>Post NOH if not serviced. On 3/21/2023 I verified in the USPS web site the notice to appear letter was not serviced/received by the property owners. I posted the notice to appear letter at the property and affidavit of posting sent to admin. See tracking info and photos attached. I spoke to the property owner Mr. Stracuzzi at 352-572-0938 and advised him of the hearing date and he stated they are still waiting for the engineering report and plans to apply for the permit.</p>	Hector Delvalle Reyes
Case Work	4/11/2023	Completed	<p>On 4/11/2023 I met with the property owner Mr. Franco Stracuzzi on site and he stated he hired an architect and engineering company to apply for the permit but they have a two month back up on the paperwork, plans and reports and he is asking for a two month extension and it was granted. Case removed from the 4/13/2023 hearing and email sent to admin to remove from the docket. Reinspection scheduled for 6/7/2023.</p>	Hector Delvalle Reyes

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Case Work	3/1/2023	Completed	Check in violations progress. On 3/1/2023 I checked TRAKIT and no permits applied for the asphalt removal and resurface. I called the property owner Mr. Stracuzzi at 352-572-0938 and he advised he is waiting for an engineering report and plan to apply for the permit. See permit info attached.	Hector Delvalle Reyes
Case Work	11/15/2022	Completed	On 11/15/2022 I spoke to the property Owner Mr. Franco Stracuzzi and he advised they are waiting for plans and other paperwork needed for the permit as requested by the permit department and he requested an extension until 1/31 and it was granted.	Hector Delvalle Reyes
Reinspection	10/27/2023	Completed	On 10/26/2023 I inspected the property and observed the violations remain noncompliance and no permits applied for as of this morning. I called the property owner Mr. Franco at 352-572-0938 and left a voice message and I also call the engineer Mr. Paolo at 352-572-3051 and also left a voice message. NOVPH posted at the property and affidavit of posting sent to admin. Special magistrate inspection scheduled.	Hector Delvalle Reyes

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Case Review	6/29/2023	Completed	Check on violations and permit progress. On 6/29/2023 I inspected the property and observed all violations remain noncompliance and No permit in TRAKIT. I called the property owner Mr. Franco at 352-572-0938 and he stated that Paolo Mastroserio, PE (352) 572-3051 submitted plans for the site plan yesterday and will be dropping off other required paperwork in the next few weeks, Extension granted.	Hector Delvalle Reyes
Case Work	6/7/2023	Completed	On 6/7/2023 I met with the property owner Mr. Franco Stracuzzi 352-572-0938 at the property and he stated the engineering team he hired for the reports and drawing for the permits is taking longer to prepare the report and he needs more time. I granted a last extension and explained to Mr. Stracuzzi this will be the last one. See photos attached.	Hector Delvalle Reyes
Case Work	8/24/2023	Completed	On 8/24/2023 I met with the property owner Mr. Franco, and he stated they are only waiting for the engineering report to submit the application.	Hector Delvalle Reyes

INSPECTION(S)

Inspection Type	Date Completed	Status	Notes	Inspected By
Case Work	9/28/2023	Completed	On 9/28/2023 I spoke to Paolo Mastroserio at 352-572-305 the engineer hired to apply for the permit and he stated a preliminary application was submitted but corrections were needed and he just sent it to the property owner Mr., Franco for his review and approval and once he approves it he will be applying for the permit. Last extension granted until 10/26.	Hector Delvalle Reyes
Special Magistrate Inspection	11/28/2023	Completed	On 11/28/2023 I conducted a special magistrate inspection and observed the violations remain noncompliance and no permit applied for as of this morning per TRAKIT. I spoke to the engineer Paolo Mastroserio at 352-572-3051 and with the property owner Mr. Franco at 352-572-0938 and reminded both of the hearing tomorrow morning. See photos attached.	Hector Delvalle Reyes
Follow-up	1/31/2023	Completed	On 1/31/2023 I called the property owner Mr. Franco Stracuzzi at 352-572-0938 and he stated he is waiting for the engineering report to submit the application for the permit. I advised Mr. Franco that the case will be moving forward to a hearing on 4/13/2023. See photos attached and NOH sent to admin and code board inspection scheduled. No permit applied for per TRAKIT system.	Hector Delvalle Reyes

Jun 7, 2023 at 7:40:01 AM



Jan 31, 2023 at 10:14:32 AM



Jan 31, 2023 at 10:14:47 AM





Jun 29, 2023 at 1:58:00 PM



Jun 7, 2023 at 7:35:22 AM

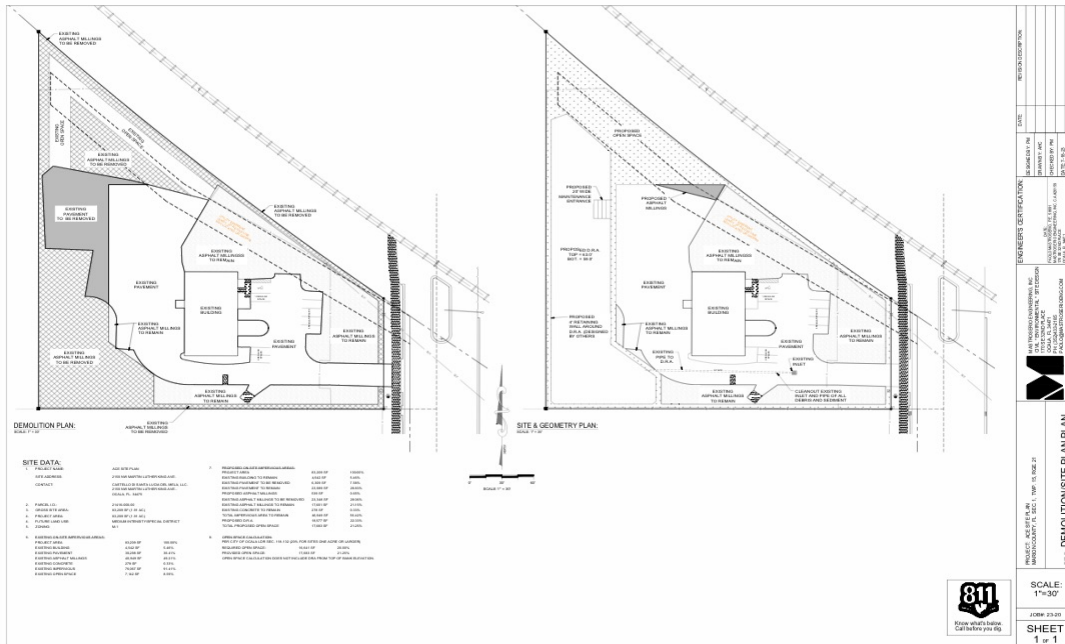
Jan 31, 2023 at 10:14:39 AM



Jul 27, 2023 at 7:31:48 AM



Mar 21, 2023 at 12:57:08 PM





Oct 18, 2022 at 11:04:21 AM



Oct 18, 2022 at 11:04:30 AM





Oct 18, 2022 at 11:04:23 AM



Jun 29, 2023 at 1:58:05 PM



Jul 27, 2023 at 7:31:52 AM







Nov 28, 2023 at 11:09:30 AM
2150 NW Martin Luther King Jr Ave
Ocala FL 34475
United States



Jan 31, 2023 at 10:14:30 AM



Mar 21, 2023 at 12:57:05 PM

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA
NOTICE OF HEARING AND NOTICE TO APPEAR**

Date: 1/31/2023
Case Number: 2022_8711

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475
STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Hector Delvalle Reyes, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as: 21416-000-00 | 2150 NW MARTIN L KING AVE OCALA, SEC 01 TWP 18 R02 21 COM 25 FT W & 240.18 FT N FROM SE COR FOR POB TH W 350 FT TH N 405.37 FT TO THE SWLY ROW LINE PT BEING ON A CURVE CONCAVE NELY HAVING A RADIUS OF 3480.89 FT BEING 60 FT FROM THE RADIAL TO CURVE TH SELY ALONG CURVE A CHORD BEARING & DISTANCE OF S 48-47 E 450.04 FT TH S 52-30-40 E 14.51 FT TH S 100 FT TO THE POB EXC MKLJR AVE ROW TAKING BEING MORE PARTICULARLY BESSC; COM AT THE SE COR OF SEC 1 TH N 00-00-00 E 240.18 FT TH N 90-00-00 W 25 FT TO THE POB TH CONT N 90-00-00 W 24.78 FT TH N 00-03-31 E 118.94 FT TO A PT ON THE SWLY ROW LINE OF CSX RR TH SELY ALONG ROW 31.08 FT TO A PT 25 FT W OF THE AFOREMENTIONED E LINE OF SEC 1 TH S 00-00-00 E 100 FT TO THE POB. is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S)

- Section 122-51 - Building permit required.
No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, A§ 22-16(C); Code 1985, A§ 7-661)
- Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of shall be built substantially in accordance with the site plan and the plans and specifications.
(a) Conformance with approved plan. Upon the site plan being approved and a building permit being issued, the development shall be built substantially in accordance with the site plan and the plans and specifications.
(b) Changes to approved plan. If the owner, or the owner's agent, or successors, desire to make any changes to an approved site plan, each proposed change shall first be submitted to the building official. If the building official deems that there is a substantial change or deviation from that which is shown on the approved site plan that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the site plan review committee.
(c) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making

Jun 29, 2023 at 1:58:03 PM



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

NOTICE OF HEARING AND NOTICE TO APPEAR

Date: 1/31/2023

Case Number: 2022_8711

**CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475**

**STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471**

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Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. .

(a) Conformance with approved plan. Upon the site plan being approved and a building permit being issued, the development shall be built substantially in accordance with the site plan and the plans and specifications.

(b) Changes to approved plan. If the owner or the owner's agent, or successors, desire to make any changes to an approved site plan, such proposed changes shall first be submitted to the building official.

(1) If the building official deems that there is substantial change or deviation from that which is shown on the approved site plan that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the site plan review committee.

(2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making

handwritten corrections to the original plan. Handwritten corrections must be signed and dated by the owner or the owner's agent and a representative of the city.

(c) Certification of compliance. After completion of the improvements in accordance with the approved site plan and specifications, but prior to the issuance of any certificate of occupancy or final approval relating to the site, a registered engineer or other professional authorized by Florida Statutes to make such certification shall verify that the actual construction is in compliance with and functions in the manner of the approved site plan.

(1) If the construction is in substantial compliance with the approved site plan, a registered engineer or other professional authorized by Florida Statutes to make such certification shall submit a signed and sealed certification, as follows, to the building official:

PROFESSIONAL'S
CERTIFICATION:

I, _____, do hereby certify that I have made a final review of the construction of _____ site development located at _____ and the actual construction is in substantial compliance with and functions in the manner of the approved site plan.

Signature

Name (Please Type), Date

(AFFIX SEAL)

Florida Registration No. _____

(2) If the construction is not in substantial compliance with the approved site plan, the construction shall either be corrected to make it conform with the approved site plan and then be certified by a registered engineer or other professional authorized by Florida Statutes to make such certification, or a new site plan may be resubmitted for review by the site plan review committee.

(3) All as-builts submitted to the city subsequent to the date of aerial photography of that local area in which the project is located must be drawn to a scale of one inch equals 100 feet, with two-foot contours, and verified with spot elevations. These as-builts must conform to the standards set forth by section 21-HH-6, Florida Administrative Code, pursuant to F.S. § 472.027.

(4) The city will accept an as-built certification from a registered surveyor who has the authority to submit the certification as defined by the Florida Statutes.

(d) Maintenance of improvements. After completion of the improvements in accordance with the approved site plan and subsequent issuance of the certificate of occupancy, all improvements shall be perpetually maintained by the owner, successor or heirs, as shown on the site plan.

(Code 1985, § 7-1044; Ord. No. 2275, § 77, 5-5-92; Ord. No. 2731, § 1, 5-27-97; Ord. No. 2019-37, § 5, 4-16-19)

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on Thursday, April 13, 2023 in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the MUNICIPAL CODE ENFORCEMENT BOARD of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that

this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled. If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 Special Magistrate even if the repeat violation has been corrected prior to the board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 31st day of January 2023

Yiovanni Santiago

Yiovanni Santiago, Secretary
Municipal Code Enforcement Board

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2022_8711

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471
Respondent

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


STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Hector Delvalle Reyes, Environmental Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on October 27th, 2023, post the **Notice of Violation and Public Hearing** in the above styled cause of this action, located at **2150 NW MARTIN L KING AVE | 21416-000-00**, 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 October 27th, 2023


Hector Delvalle Reyes,
Environmental Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this October 27th, 2023, Hector Delvalle Reyes, Environmental Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

10/27/2023

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

Case Number: 2022_8711

Property: 2150 NW MARTIN L KING AVE | 21416-000-00 Ocala, Florida

Compliance required Date: 11/10/2023

Public Hearing Date: 11/29/2023

Dear property owner, or agent.

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

Section(s):

Section 122-51 - Building permit required.

Asphalt removed from the back of the property without a permit. Contact the City of Ocala permit department at 352-629-8421 to apply for a permit or for any questions related to the permit.

Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

Changes made to the property nonconformance with the site plan and permit is needed for the change or repair.

This correspondence will serve as official notification that the above stated violation(s) must be corrected by **11/10/2023**. **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 as follows:

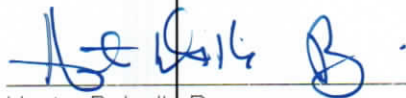
On **11/29/2023** in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **9:00 A.M.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board/ Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

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.

Signed this October 27th, 2023



Hector Delvalle Reyes
Environmental Enforcement Officer



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

10/27/2023

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

Case Number: 2022_8711

Property: 2150 NW MARTIN L KING AVE | 21416-000-00 Ocala, Florida

Compliance required Date: 11/10/2023

Public Hearing Date: 11/29/2023

Dear property owner, or agent.

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

Section(s):

Section 122-51 - Building permit required.

Asphalt removed from the back of the property without a permit. Contact the City of Ocala permit department at 352-629-8421 to apply for a permit or for any questions related to the permit.

Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

Changes made to the property nonconformance with the site plan and permit is needed for the change or repair.

This correspondence will serve as official notification that the above stated violation(s) must be corrected by **11/10/2023**. **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 as follows:

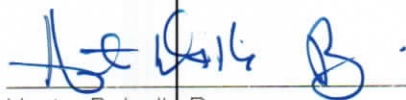
On **11/29/2023** in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **9:00 A.M.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board/ Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

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.

Signed this October 27th, 2023



Hector Delvalle Reyes
Environmental Enforcement Officer

Tracking Number:

Remove X

9171999991703965280370

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 11:42 am on November 9, 2023 in OCALA, FL 34471.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

OCALA, FL 34471

November 9, 2023, 11:42 am

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)

Tracking Number:

Remove X

9171999991703965280332

Copy

Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item was delivered to an individual at the address at 4:03 pm on November 9, 2023 in OCALA, FL 34475.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Delivered

Delivered, Left with Individual

OCALA, FL 34475

November 9, 2023, 4:03 pm

[See All Tracking History](#)

Feedback

[What Do USPS Tracking Statuses Mean? \(https://faq.usps.com/s/article/Where-is-my-package\)](https://faq.usps.com/s/article/Where-is-my-package)

Text & Email Updates



Return Receipt Electronic



USPS Tracking Plus[®]



Product Information



See Less ^

Track Another Package

Enter tracking or barcode numbers

Need More Help?

Contact USPS Tracking support for further assistance.

[FAQs](#)



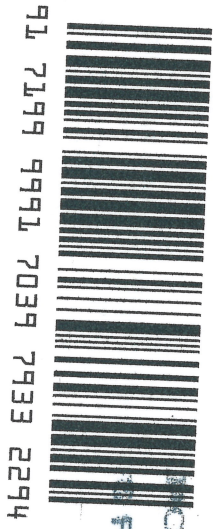
CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

BEFORE THE MUNICIPAL COMMISSION
OF THE CITY OF OCALA, FLORIDA
NOTICE OF HEARING AND

Date: 1/31/2023
Case Number: 2022_8711

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471



CERTIFIED MAIL

OCALA, FL 34471
FEB 2023 PM 1



US POSTAGE
MPTNEY BOWES
ZIP 34471 \$006.85
02 4W
0000373291 FEB 08 2023

Pursuant to the City of Ocala Code of Ordinances, Section 2
City of Ocala, under oath, makes claim that the property desc
SEC 01 TWP 15 RGE 21 COM 25 FT W & 240.18 FT N FF
SWLY ROW LINE PT BEING ON A CURVE CONCAVE NEI
RADIAL TO CURVE TH SELY ALONG CURVE A CHORD B
14.51 FT TH S 100 FT TO THE POB EXC MKL JR AVE RO
SE COR OF SEC 1 TH N 00-00-00 E 240.18 FT TH N 90-0
N 00-03-31 E 118.94 FT TO A PT ON THE SWLY ROW LIN
OF THE AFOREMENTIONED E LINE OF SEC 1 TH S C
Ordinances, City of Ocala, Florida.

VIOLATION(S)

Section 122-51 - Building permit required.
No building or other structure shall be erected, moved, ad
building official. The building official shall not issue any per
applicable city regulations. (Code 1961, A§ 22-16(2); Code

Section 122-219 - Conformance with approved plan; cha
improvements. .

- (a) Conformance with approved plan. Upon the site plan shall be built substantially in accordance with the site plan
- (b) Changes to approved plan. If the owner or the owner site plan, such proposed changes shall first be submitted
 - (1) If the building official deems that there is substantial c that will affect concurrency, the owner or the owner's a committee.
 - (2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making

322 FEB 1 0021/01/23
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
RC: 34471218701 +1438-03196-08-43

20228711



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 06/30/2020 08:16:01 AM
 FILE #: 2020066199 OR BK 7217 PG 149
 REC FEES: \$10.00 INDEX FEES: \$0.00
 DDS: \$0 MDS: \$0 INT: \$0

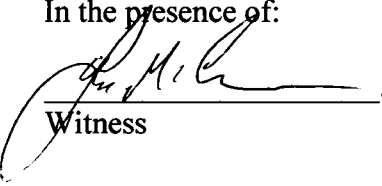
This document prepared by and return to
 Catherine M. Stracuzzi
 5499 SE 38th St.
 Ocala, Florida 34480

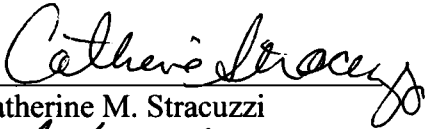
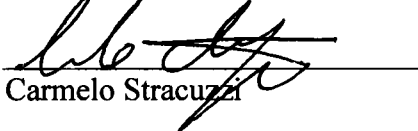
SATISFACTION OF MORTGAGE

Carmelo Stracuzzi and Catherine M. Stracuzzi, trustees Stracuzzi Family Declaration of Trust Dated November 20, 2003 do hereby certify and declare that the owner and holder of that certain mortgage bearing the date of 7/16/2013 executed by Castello Di Santa Lucia Del Mela, LLC of 2510 NW Martin Luther King Jr. Ave, Ocala Florida 34475 (The "Mortgagor") to secure payment of the principal sum of \$260,000.00 dollars and interest, and recorded at the Office of the Clerk of the Court of Marion, Florida on November 12, 2013, that formerly encumbered the real property at 2150 NW Martin Luther King Jr Ave, Ocala, Florida in the County of Marion, and recorded BK 05955 PGS 1772-1775 of the Public Records of Marion County has been **FULLY SATISFIED AND DISCHARGED.**

In Witness Whereof, the Morgagee has duly fixed his/her signature under hand and seal on the 20 of June, 2020.

Signed, Sealed, and Delivered
 In the presence of:

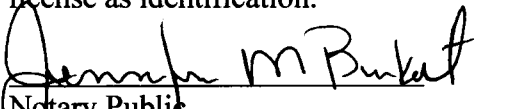
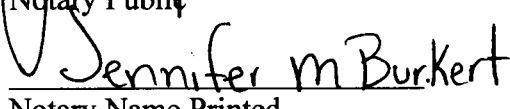

 Witness


 Catherine M. Stracuzzi

 Carmelo Stracuzzi

Notary Acknowledgement

State of Florida
 County of Marion

The foregoing instrument was acknowledge before me this 20 day of June, 2020 by Carmelo Stracuzzi and Catherine M. Stracuzzi, who is personally known to me or has produced drivers license as identification.


 Notary Public

 Notary Name Printed



Jennifer M. Burkert
 State of Florida
 My Commission Expires 04/05/2023
 Commission No. GG 302749

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

THE CITY OF OCALA

CASE NO: 2022_8711

Petitioner,

VS.

**CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on November 29, 2023, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, owner(s) in charge of the property described as: **21416-000-00 | 2150 NW MARTIN L KING AVE, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between October 18, 2022 and November 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51 - Building permit required, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements..

II. CONCLUSION OF LAW:

A. The Respondent(s), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 122-51 - Building permit required, Section 122-219 -Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements., 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): 122-51, 122-219and Order to:

- 1.) (a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday January 25th, 2024. Once the permits are obtained, all work shall be inspected and permit finalized within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (b) shall apply; or
- (b.) Failure to comply in the times allowed for compliance 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.) Pay the cost of prosecution of \$342.32 by January 25th, 2024.

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 _____ day of November 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

Thomas J. Dobbins
Code Enforcement Special Magistrate

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: CASTELLO DI SANTA LUCIA DEL MELA LLC, 2150 NW MARTIN L KING AVE, Ocala FL 34475, STRACUZZI FRANCO (REGISTERED AGENT) 2001 SE 10TH CT Ocala FL 34471 this _____ day of November 2023.

Yiovanni Santiago, Code Enforcement Specialist
Code Enforcement Special Magistrate

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 31, 2024, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

Main Menu ▼	Search Tax Roll ▼	Support ▼
-------------	-------------------	-----------

Tax Roll Property Summary							Help
Account Number		R21416-000-00		Type	REAL ESTATE	Request Future E-Bill	
Address		2150 NW MARTIN L KING AVE OCALA		Status			
Sec/Twn/Rng		1 15 21		Subdivision	9985		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2007	R	2007 R21416-000-00	PAID	03/2008	2,942.74	Tax Bill	
2008	R	2008 R21416-000-00	PAID	04/2009	3,156.68	Tax Bill	
2009	R	2009 R21416-000-00	PAID	05/2010	2,988.33	Tax Bill	
2010	R	2010 R21416-000-00	PAID	11/2010	2,633.68	Tax Bill	
2011	R	2011 R21416-000-00	PAID	01/2012	2,585.87	Tax Bill	
2012	R	2012 R21416-000-00	PAID	01/2013	2,505.45	Tax Bill	
2013	R	2013 R21416-000-00	PAID	11/2013	2,460.07	Tax Bill	
2014	R	2014 R21416-000-00	PAID	11/2014	3,577.42	Tax Bill	
2015	R	2015 R21416-000-00	PAID	11/2015	4,032.34	Tax Bill	
2016	R	2016 R21416-000-00	PAID	11/2016	3,918.25	Tax Bill	
2017	R	2017 R21416-000-00	PAID	11/2017	3,860.06	Tax Bill	
2018	R	2018 R21416-000-00	PAID	11/2018	3,943.50	Tax Bill	
2019	R	2019 R21416-000-00	PAID	11/2019	4,247.59	Tax Bill	
2020	R	2020 R21416-000-00	PAID	11/2020	4,284.10	Tax Bill	
2021	R	2021 R21416-000-00	PAID	11/2021	4,727.54	Tax Bill	

CURRENT ACCOUNT DETAILS

Account Number	2021	R21416-000-00	Tax Bill
-----------------------	------	---------------	--------------------------

Property Description				Owner Information		
SEC 01 TWP 15 RGE 21 COM 25 FT W & 240.18 FT N FROM SE COR FOR P OB TH W 350 FT TH N 405.37 FT TO THE SWLY ROW LINE PT BEING ON A CURVE CONCAVE NELY HAVING A RAD IUS OF 3460.99 FT BEING 60 FT FR				CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN L KING AVE OCALA FL 34475		
Current Values and Exemptions				Taxes and Fees Levied		
ASSESSMENT		251,604		TAXES		4,569.02
TAXABLE		251,604		SP. ASMT		355.50
NOV 30 2021	DEC 31 2021	JAN 31 2022	FEB 28 2022	MAR 31 2022	PastDue Apr 1	
4,727.54	4,776.78	4,826.03	4,875.27	4,924.52	5,072.26	
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
11/29/2021	998 2021 3031341.0001		Pmt Posted	\$196.98-	\$.00	\$4,727.54

Links of Interest

[LINK TO PROPERTY APPRAISER WEB](#)



Jimmy H. Cowan, Jr., CFA
 Marion County Property Appraiser

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

2023 Property Record Card

21416-000-00

[GOOGLE Street View](#)

Prime Key: 546674

[Beta MAP IT+](#)

Current as of 10/18/2022

Property Information

M.S.T.U.

PC: 48

Acres: 2.12

CASTELLO DI SANTA LUCIA DEL
 MELA LLC
 2150 NW MARTIN L KING AVE
 Ocala FL 34475

Taxes / Assessments:

Map ID: 161

Millage: 1001 - Ocala

Situs: 2150 NW MARTIN L KING AVE
 Ocala

Current Values NOT Available

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$138,520	\$153,304	\$9,229	\$272,116	\$272,116	\$0	\$272,116
2021	\$55,408	\$138,203	\$9,229	\$251,604	\$251,604	\$0	\$251,604
2020	\$55,408	\$125,469	\$9,334	\$244,065	\$244,065	\$0	\$244,065

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5895/1903	07/2013	41 CORP	4 V-APPRAISERS OPINION	Q	I	\$260,000
4347/0075	02/2006	43 R-O-W	0	U	I	\$100
2902/0865	01/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$28,000
2902/0855	01/2001	08 CORRECTIVE	0	U	V	\$100
2902/0853	01/2001	08 CORRECTIVE	0	U	V	\$100

Property Description

SEC 01 TWP 15 RGE 21
 COM 25 FT W & 240.18 FT N FROM SE COR FOR POB TH W 350 FT
 TH N 405.37 FT TO THE SWLY ROW LINE PT BEING ON A CURVE
 CONCAVE NELY HAVING A RADIUS OF 3460.99 FT BEING 60 FT FROM
 THE RADIAL TO CURVE TH SELY ALONG CURVE A CHORD BEARING &
 DISTANCE OF S 48-47 E 450.04 FT TH S 52-30-40 E 14.51 FT TH
 S 100 FT TO THE POB
 EXC MKL JR AVE ROW TAKING BEING MORE PARTICULARLY DESC:
 COM AT THE SE COR OF SEC 1 TH N 00-00-00 E 240.18 FT TH
 N 90-00-00 W 25 FT TO THE POB TH CONT N 90-00-00 W 24.76 FT
 TH N 00-03-31 E 118.94 FT TO A PT ON THE SWLY ROW LINE OF
 CSX RR TH SELY ALONG ROW 31.08 FT TO A PT 25 FT W OF THE
 AFOREMENTIONED E LINE OF SEC 1 TH S 00-00-00 E 100 FT TO

THE POB

[Land Data - Warning: Verify Zoning](#)

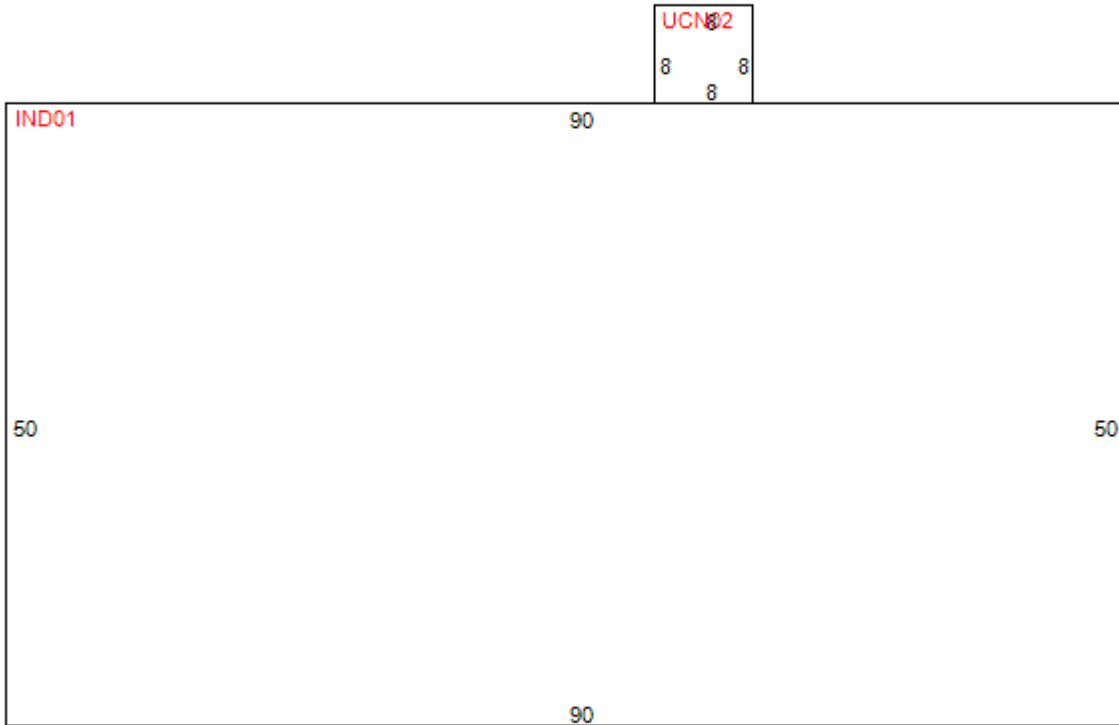
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	4800	350.0	242.0	M1	92,347.00	SF							

Neighborhood 9985 - COMM-NW 27TH AVE TO HWY 326
Mkt: 2 70

[Traverse](#)

Building 1 of 1

IND01=U50R90D50L90.U50R60
UCN02=U8L8D8R8.



[Building Characteristics](#)

Structure 1 - WH STL FR
 Effective Age 3 - 10-14 YRS
 Condition 0
 Quality Grade 400 - FAIR
 Inspected on 3/23/2021 by 117

Year Built 2002
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 280

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	14.0	1.00	2002	0	4,500	F17 OFFICE	38 %	N	Y
						F48 WAREHOUSE/DISTRIBUTE	62 %	N	N
2	8.0	1.00	2004	0		64 UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	1,210.00	LF	20	1977	4	0.0	0.0
144 PAVING ASPHALT	9,769.00	SF	5	1982	3	0.0	0.0
159 PAV CONCRETE	150.00	SF	20	1982	5	0.0	0.0
159 PAV CONCRETE	215.00	SF	20	1982	3	0.0	0.0

Appraiser Notes

ACE CONSTRUCTION SOLUTIONS
(NO DBA POSTED)

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
OC00836	6/1/2002	12/1/2002	BLDG
OC14107	3/1/1982	7/1/1982	ADD OFFICE



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

10/19/2022

CASE NO: **2022_8711**

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

RE: 21416-000-00 | 2150 NW MARTIN L KING AVE OCALA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations, along with their corresponding photograph(s).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by **11/16/2022**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Special Magistrate for a hearing.

You may contact me at **(352) 425-9491**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Hector Delvalle Reyes
Code Enforcement Officer

Section 122-51 - Building permit required.

Brief Description: Asphalt removed from the back of the property without a permit. Contact the City of Ocala permit department at 352-629-8421 to apply for a permit or for any questions related to the permit.



Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements.

18.50 rec
1820.00 dec

Record And Return To:
1st Quality Title LLC
3227 SE Maricamp Road
Suite 101
Ocala, FL 34471
File No. 13-0766



Corporate Warranty Deed

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 07/18/2013 03:20:38 PM

FILE #: 2013073671 OR BK 05895 PGS 1903-1904

REC 18.50 DEED DS 1,820.00 *ck*

This Indenture, made , July 16, 2013 A.D.

Between

Salser Construction, Inc. f/k/a Salser Utility Services, Inc. whose post office address is: 8545 SE County Road 25, Belleview, FL 34420 a corporation existing under the laws of the State of Florida, Grantor and **Castello Di Santa Lucia Del Mela, LLC** whose post office address is: 2150 NW Martin Luther King Jr. Avenue, Ocala, FL 34475, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to wit:

BEGINNING AT A POINT WEST 25.00 FEET AND NORTH 240.18 FEET FROM THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF A 50.00 FOOT COUNTY ROAD, AND 25.00 FEET FROM AND AT RIGHT ANGLES TO THE EAST BOUNDARY OF SAID SECTION, THENCE WEST 350.00 FEET, THENCE NORTH 405.37 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3460.99 FEET AND BEING 60.00 FEET FROM THE RADIAL TO SAID CURVE, THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY CURVE A CHORD BEARING AND DISTANCE OF S. 48 DEGREES 47 MINUTES E. 450.04 FEET TO THE POINT OF TANGENCY OF SAID RIGHT OF WAY LINE CURVE, THENCE S.52 DEGREES 30 MINUTES 40 SECONDS E.. ALONG SAID RIGHT OF WAY LINE 14.51 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID COUNTY ROAD, SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE EAST BOUNDARY OF SAID SECTION, THENCE SOUTH ALONG SAID RIGHT OF WAY LINE 100.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: THAT PORTION DESCRIBED AS PARCEL 5, OF ORIGINAL COMPLAINT AND THE AMENDMENT THERETO FILE IN CASE NO. 85-365-CA-D, FOR EMINENT DOMAIN AND ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 1278, PAGE 400, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION CONVEYED FOR RIGHT OF WAY TO THE CITY OF OCALA, BY WARRANTY DEED RECORDED IN OR. BOOK 4347, PAGE 75, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING WITHIN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF SAID SECTION 1, THENCE N 00 DEGREES 00 MINUTES 00 SECONDS E, ALONG THE EAST LINE OF SAID SECTION ONE, 240.18 FEET; THENCE N.90 DEGREES 00 MINUTES 00 SECONDS W, 25.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N. 90 DEGREES 00 MINUTES 00 SECONDS W 24.76 FEET; THENCE N.00 DEGREES 03 MINUTES 31 SECONDS E, 118.94 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD (120 FEET IN WIDTH), THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY, 31.08 FEET, TO A POINT 25.00 FEET WEST OF THE AFOREMENTIONED EAST LINE OF SECTION 1, THENCE S 00 DEGREES 00 MINUTES 00 SECONDS E, 100.00 FEET TO THE POINT OF BEGINNING.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Parcel Identification Number: 21416-000-00

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Salser Construction, Inc. f/k/a Salser Utility Services, Inc.

By: [Signature]
Floyd S. Salser, III
Its: President

Signed and Sealed in Our Presence:

+ [Signature]
Witness Print Name: Christopher S. Wieckens

[Signature]
Witness Print Name: D. L. Phillips

(Corporate Seal)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 16th day of July, 2013, by Floyd S. Salser, III, the President of Salser Construction, Inc. f/k/a Salser Utility Services, Inc. A corporation existing under the laws of the State of Florida, on behalf of the corporation. He/She is personally known to me or has produced Drivers License as identification.

[Signature] (Seal)
Notary Public
Notary Printed Name: _____

My Commission Expires _____
D. L. PHILLIPS
MY COMMISSION # EE 128304
EXPIRES: October 25, 2015
Bonds Thru Budget Notary Services



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

THE CITY OF OCALA

CASE NO: 2022_8711

Petitioner,

VS.

**CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on November 29, 2023, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, owner(s) in charge of the property described as: **21416-000-00 | 2150 NW MARTIN L KING AVE, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between October 18, 2022 and November 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51 - Building permit required, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements..

II. CONCLUSION OF LAW:

A. The Respondent(s), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 122-51 - Building permit required, Section 122-219 -Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements., 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): 122-51, 122-219and Order to:

- 1.) (a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday January 25th, 2024. Once the permits are obtained, all work shall be inspected and permit finalized within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (b) shall apply; or
- (b.) Failure to comply in the times allowed for compliance 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.) Pay the cost of prosecution of \$342.32 by January 25th, 2024.

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 _____ day of November 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

Thomas J. Dobbins
Code Enforcement Special Magistrate

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: CASTELLO DI SANTA LUCIA DEL MELA LLC, 2150 NW MARTIN L KING AVE, Ocala FL 34475, STRACUZZI FRANCO (REGISTERED AGENT) 2001 SE 10TH CT Ocala FL 34471 this _____ day of November 2023.

Yiovanni Santiago, Code Enforcement Specialist
Code Enforcement Special Magistrate

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 31, 2024, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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.



CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

91 7199 9991 7039 7933 2287



CERTIFIED MAIL



US POSTAGE
ZIP 34471
02 4W
0000373291 FEB 08 2023
\$006.85

BEFORE THE MUNICIPAL CODE
OF THE CITY OF OCALA, MA
NOTICE OF HEARING AND

Mon 8/1/23

Date: 1/31/2023

Case Number: 2022_8711

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

Pursuant to the City of Ocala Code of Ordinances, Section 2-4 City of Ocala, under oath, makes claim that the property descri SEC 01 TWP 15 RGE 21 COM 25 FT W & 240.18 FT N FRC SWLY ROW LINE PT BEING ON A CURVE CONCAVE NELY RADIAL TO CURVE TH SELY ALONG CURVE A CHORD BE 14.51 FT TH S 100 FT TO THE POB EXC MKL JR AVE ROV SE COR OF SEC 1 TH N 00-00-00 E 240.18 FT TH N 90-00- N 00-03-31 E 118.94 FT TO A PT ON THE SWLY ROW LINE OF THE AFOREMENTIONED E LINE OF SEC 1 TH S 00 Ordinances, City of Ocala, Florida.

VIOLATION(S)

Section 122-51 - Building permit required.

No building or other structure shall be erected, moved, added or altered without the approval of the building official. The building official shall not issue any permit for such structure until the applicant has obtained all applicable city regulations. (Code 1961, A§ 22-16(2); Code 1

Section 122-219 - Conformance with approved plan; change of use or other improvements. .

(a) Conformance with approved plan. Upon the site plan being approved, the building official shall be built substantially in accordance with the site plan and the building official shall not issue any permit for such structure until the applicant has obtained all applicable city regulations. (Code 1961, A§ 22-16(2); Code 1

(b) Changes to approved plan. If the owner or the owner's agent submits a site plan, such proposed changes shall first be submitted to the building official for review. (1) If the building official deems that there is substantial change that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the building official committee.

(2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making

MIXIE 322 FEB 1 2023
RETURNED TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 34471218701 *1438-00432-08-44

ML
2/10/23

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

THE CITY OF OCALA

CASE NO: 2022_8711

Petitioner,

VS.

CASTELLO DI SANTA LUCIA DEL MELA LLC

Respondents _____/

AFFIDAVIT OF CASE PROSECUTION COSTS

FSS. 162.07(2)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Hector Delvalle Reyes, 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.

1. Code Enforcement Special Magistrate HEARING:

	Cost	# of hour(s)	Total:
Attorney Fees:	\$250.00	0.1	\$25.00

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	
Inspection(s):	\$12.50	15	\$187.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	
Clerical:	\$22.00	2	\$44.00

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

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	
Fee(s):	\$18.75	2		\$9.25	2 \$56.00

5. Copies of Related Document(s)

	Cost	# of page(s)
Copies:	\$1.00	

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified 4	
Postage:	\$0.55	2	\$7.18		\$29.82

Total Costs: \$342.32

PAYMENT IN FULL IS DUE UPON RECEIPT. MAKE CHECKS PAYABLE TO CITY OF OCALA.

FURTHER. AFFIANT SAYETH NOT. Dated This: 11/28/2023

**STATE OF FLORIDA
COUNTY OF MARION**

Hector Delvalle Reyes
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 11/28/2023 by Hector Delvalle Reyes who is personally before me, and who did take an oath.

Secretary and Notary Public, State of Florida

Tracking Number:

Remove X

9171999991703979332294

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Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item is out for delivery on March 8, 2023 at 6:10 am in OCALA, FL 34478.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Feedback

Out for Delivery

● Out for Delivery

OCALA, FL 34478

March 8, 2023, 6:10 am

Arrived at Post Office

● OCALA, FL 34478

March 8, 2023, 5:32 am

● [See All Tracking History](#)

Text & Email Updates



Return Receipt Electronic



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Product Information



See Less 

Track Another Package

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs

Tracking Number:

Remove X

9171999991703979332287

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Add to Informed Delivery (<https://informedelivery.usps.com/>)

Latest Update

Your item is out for delivery on March 8, 2023 at 6:10 am in OCALA, FL 34478.

Get More Out of USPS Tracking:

USPS Tracking Plus[®]

Feedback

Out for Delivery

● Out for Delivery

OCALA, FL 34478

March 8, 2023, 6:10 am

Arrived at Post Office

● OCALA, FL 34478

March 8, 2023, 5:32 am

● [See All Tracking History](#)

Text & Email Updates



Return Receipt Electronic



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Product Information



See Less ^

Track Another Package

Need More Help?

Contact USPS Tracking support for further assistance.

FAQs



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Detail by Entity Name

Florida Limited Liability Company
CASTELLO DI SANTA LUCIA DEL MELA, LLC

Filing Information

Document Number	L13000097255
FEI/EIN Number	46-3152804
Date Filed	07/09/2013
Effective Date	07/10/2013
State	FL
Status	ACTIVE

Principal Address

2150 NW MARTIN LUTHER KING JR. AVE.
OCALA, FL 34475

Mailing Address

2150 NW MARTIN LUTHER KING JR. AVE.
OCALA, FL 34475

Registered Agent Name & Address

STRACUZZI, FRANCO
2001 SE 10TH CT.
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGRM

STRACUZZI, FRANCO
2001 SE 10TH CT.
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2020	03/06/2020
2021	01/13/2021
2022	02/07/2022

Document Images

02/07/2022 -- ANNUAL REPORT	View image in PDF format
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04/25/2014 -- ANNUAL REPORT	View image in PDF format
07/09/2013 -- Florida Limited Liability	View image in PDF format

Hector DelValle Reyes

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Monday, June 12, 2023 4:18 PM
To: Duane Schmidt; Greg McClellan; Hector DelValle Reyes
Cc: f.stracuzzi@aceconstructionsolutions.com
Subject: RE: Ace Code Enforcement Letter

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Sounds good. See you then.

Paolo Mastroserio, PE



170 SE 32ND PLACE

OCALA, FL 34471

PH: (352) 433-2185

CELL: (352) 572-3051

paolo@mastroserioeng.com

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From: Duane Schmidt <dschmidt@Ocalafl.org>
Sent: Monday, June 12, 2023 4:12 PM
To: Paolo Mastroserio <Paolo@mastroserioeng.com>; Greg McClellan <gmcclellan@Ocalafl.org>; Hector DelValle Reyes <HReyes@Ocalafl.org>
Cc: f.stracuzzi@aceconstructionsolutions.com
Subject: Re: Ace Code Enforcement Letter

Let's do 1:30

Get [Outlook for iOS](#)

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Monday, June 12, 2023 4:11:11 PM
To: Duane Schmidt <dschmidt@Ocalaf1.org>; Greg McClellan <gmcclellan@Ocalaf1.org>; Hector DelValle Reyes <HReyes@Ocalaf1.org>
Cc: f.stracuzzi@aceconstructionsolutions.com <f.stracuzzi@aceconstructionsolutions.com>
Subject: RE: Ace Code Enforcement Letter

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DJ
I can do anytime from noon to 2pm or 4 pm and after.
Let me know

Paolo Mastroserio, PE



170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
CELL: (352) 572-3051
paolo@mastroserioeng.com

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From: Duane Schmidt <dschmidt@Ocalaf1.org>
Sent: Monday, June 12, 2023 4:01 PM
To: Paolo Mastroserio <Paolo@mastroserioeng.com>; Greg McClellan <gmcclellan@Ocalaf1.org>; Hector DelValle Reyes <HReyes@Ocalaf1.org>
Cc: f.stracuzzi@aceconstructionsolutions.com
Subject: RE: Ace Code Enforcement Letter

I won't be here Thursday or Friday I will be out of town does Wednesday afternoon work?

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Monday, June 12, 2023 3:58 PM
To: Greg McClellan <gmcclellan@Ocalaf1.org>; Duane Schmidt <dschmidt@Ocalaf1.org>; Hector DelValle Reyes <HReyes@Ocalaf1.org>
Cc: f.stracuzzi@aceconstructionsolutions.com
Subject: RE: Ace Code Enforcement Letter

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Thanks Greg

DJ and Hector

I would like to meet onsite to go over some remedies to get Franco out of this code enforcement issue.

I have some ideas but would like to run them by you in the field.

Let me know when you can meet, Thursday or Friday of this week are wide open for me.

Thanks

Paul

Paolo Mastroserio, PE



170 SE 32ND PLACE

OCALA, FL 34471

PH: (352) 433-2185

CELL: (352) 572-3051

paolo@mastroserioeng.com

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From: Greg McClellan <gmcclellan@Ocalafl.org>

Sent: Monday, June 12, 2023 3:55 PM

To: Paolo Mastroserio <Paolo@mastroserioeng.com>; Duane Schmidt <dschmidt@Ocalafl.org>; Hector DelValle Reyes <HReyes@Ocalafl.org>

Cc: f.stracuzzi@aceconstructionsolutions.com

Subject: RE: Ace Code Enforcement Letter

Paulo,

I have added DJ and Hector to this email.

DJ and Hector,

I think this email was more directed at you guys, if you need my help with anything please feel free to reach out to me. If this is a meeting, you need me to attend for building related issues feel free to send me an invite.

Thank you,

Greg McClellan

Senior Building/Permit Inspector

City of Ocala

201 SE 3rd Street (2nd floor)

Ocala, Florida 34471

352-629-8421 (p)

gmcclellan@ocalafl.org

The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.

From: Paolo Mastroserio <Paolo@mastroserioeng.com>
Sent: Monday, June 12, 2023 11:32 AM
To: Greg McClellan <gmcclellan@ocalafl.org>
Cc: f.stracuzzi@aceconstructionsolutions.com
Subject: FW: Ace Code Enforcement Letter

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Greg
I hope you are doing well.
I have been trying to help out Frank with his site and code enforcement issue. – see below
Can we schedule an onsite meeting to go over our options??
Please let us know
Thanks
Paul

Paolo Mastroserio, PE



170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
CELL: (352) 572-3051
paolo@mastroserioeng.com

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From: Franco Stracuzzi <f.stracuzzi@aceconstructionsolutions.com>
Sent: Monday, June 12, 2023 10:53 AM
To: Paolo Mastroserio <Paolo@mastroserioeng.com>
Subject: Ace Code Enforcement Letter



GROWTH MANAGEMENT
CODE ENFORCEMENT
201 SE 3RD STREET (2ND FLOOR)

10/19/2022

CASTELLO DI SANTA LUCIA DEL MELA LLC
2150 NW MARTIN L KING AVE
OCALA FL 34475

STRACUZZI, FRANCO (REGISTERED AGENT)
2001 SE 10TH CT.
OCALA, FL 34471

RE: 21416-000-00 | 2150 NW MARTIN L KING AVE OCALA

Dear Property Owner:

Franco Stracuzzi
President:
Ace Construction Solutions, Inc.
Cell:352.572.0938