

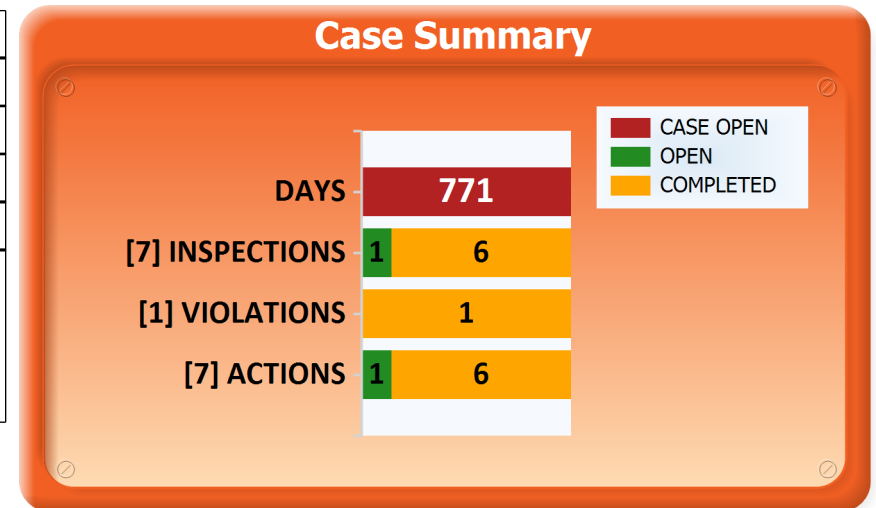


Case Details

City of Ocala

Case Number
2023_9794

Description: OVERGROWN LOT **REPEAT VIOLATOR**			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/5/2023	Closed:	Last Action: 8/14/2025	Flw Up: 8/15/2025
Site Address: 1707 NW 18TH AVE OCALA, FL 344754935			
Site APN: 2195-125-000		Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 6508 5890 DANIELS RALPH III DANIELS CRISTINA M 1707 NW 18TH AVE OCALA, FL 34475-4935			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
MASSEY	YVETTE J GRILLO	8/14/2025		MASSEY FOR FILING OF LIEN MCPA Value: \$ 5,655.00 Hard Costs: \$ 195.23 Fines: \$ 363,500.00 - Assess at \$3,635.00 (1%) Total Lien Requested: \$3,830.23
POSTING; NOH	HD	8/3/2023	8/4/2023	NOH SPECIAL MAGISTRATE REVIEW. ON 8/4/2023 I POSTED THE NOH AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED.
POSTING; FAO	HD	10/2/2023	10/2/2023	ON 10/2/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
MASSEY	YVETTE J GRILLO	10/25/2023	10/25/2023	1ST MASSEY
ADMIN POSTING	YVETTE J GRILLO	7/2/2025	7/2/2025	NOTICE NON COMP HEARING



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CERTIFIED MAIL	YVETTE J GRILLO	7/2/2025	7/2/2025	NOTICE NON COMP HEARING 91 7199 9991 7039 7680 9348 DANIELS, RALPH III DANIELS, CRISTINA M. 1707 NW 18TH AVE OCALA, FL 34475-4935
OFFICER POSTING	JENNIPHER L BULLER	7/2/2025	7/2/2025	Notice of Non-Compliance Hearing posted upon the property. Photos attached.

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	1	\$195.23							
Total Paid for CASE PROSECUTION COSTS:			\$195.23							
\$500 FINE PER DAY	001-359-000-000-06-35960	727	\$363,500.00	\$0.00						
Total Paid for DAILY FINES:			\$363,500.00	\$0.00						
TOTALS:			\$363,695.23	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	8/15/2025				Collection sign after non-compliance hearing.
INITIAL	HECTOR DELVALLE REYES	7/6/2023	7/6/2023	COMPLETE		On 7/6/2023 I inspected the property and observed an overgrown vacant lot. This is a repeat violator for 34-95 under case 2019_2465 and was demo and clean up by city contractor on 3/18/2022. See photos attached and CLTO sent to admin and follow up inspection scheduled, Unable to find new contact info or phone number for the property owners, no contact.



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CASE WORK	HECTOR DELVALLE REYES	7/20/2023	7/20/2023	COMPLETE		Check on violations progress. On 7/20/2023 I inspected the property and observed the violation remain noncompliance. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	8/3/2023	8/3/2023	COMPLETE		On 8/3/2023 I inspected the property and observed all violations remain noncompliance. See photos attached and NOH sent to admin and waiting for approval to post. Special magistrate inspection scheduled.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	9/26/2023	9/25/2023	COMPLETE		On 9/26/2023 I inspected the property and observed the violation remains noncompliance. See photos attached.
COMPLIANCE	HECTOR DELVALLE REYES	10/20/2023	10/20/2023	COMPLETE		On 10/20/2023 I conducted a compliance inspection and observed all violations remain noncompliance, no permits applied for and prosecution fees no paid. Affidavit of noncompliance sent to admin. See photos attached.
CASE REVIEW	JLB	7/1/2025	7/2/2025	NON COMPLIANT		Case Review for accurate case status, fines, and abatement needed. Once updated, you can reassign to a code officer if necessary. On 07/01/2025, I conducted a case review to include an on-site inspection. I found that the property was currently in compliance. Photos attached. Unknown when property was brought into compliance as the last inspection was on 10/20/2023. Daily fines and prosecution costs unpaid. Final Administrative Order was not recorded. Affidavit of non-compliance completed.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		7/6/2023	7/1/2025		Vacant overgrown lot the needs to be cut and clean.	
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ATTACHMENTS




ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/6/2023		CLTO9794.PDF	1	
	7/6/2023		REC FAO 2019_2465.PDF	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/3/2023		NOH9794.PDF	1	
	9/26/2023		PROP FOF 9794.PDF	1	
	10/2/2023		10-2-2023 010.JPG	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	10/2/2023		AOP OFF NOH 9794.PDF	1	
	7/6/2023		MCPA9794.PDF	1	
	7/20/2023		7-20-2023 013.JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/20/2023		7-20-2023 014.JPG	1	
	8/3/2023		8-3-2023 018.JPG	1	
	10/3/2023		AOP OFF FAO 9794.PDF	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	10/23/2023		AFF NON COMP 9794.PDF	1	
	7/6/2023		7-6-2023 084.JPG	1	
	7/6/2023		DEED9794.PDF	1	



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ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/3/2023		8-3-2023 020.JPG	1	
	8/4/2023		8-4-2023 024.JPG	1	
	9/25/2023		9-25-2023 017.JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	9/28/2023		UNREC FOF 9794.PDF	1	
	10/20/2023		10-20-2023 002.JPG	1	
	11/15/2023		FAO 10.25.23.PDF	1	



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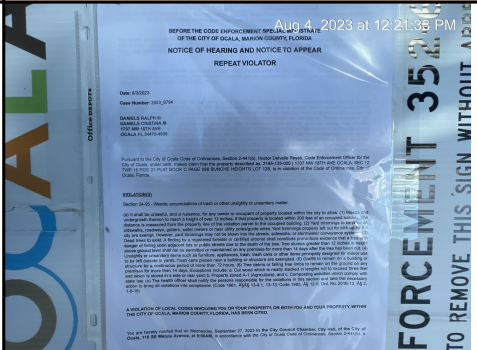


ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	7/6/2023		7-6-2023 082.JPG	1	
	7/6/2023		7-6-2023 083.JPG	1	
	8/3/2023		8-3-2023 019.JPG	1	



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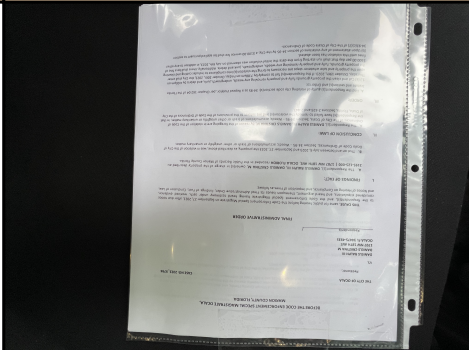


ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	8/4/2023		8-4-2023 023.JPG	1	
	8/15/2023		NOH 9794 (RET).PDF	1	
	9/25/2023		9-25-2023 016.JPG	1	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
	10/2/2023		10-2-2023 009.JPG	1	
	10/20/2023		10-20-2023 001.JPG	1	
	10/23/2023		RET FOF 9794.PDF	1	






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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	7/2/2025	YVETTE J GRILLO	NOTICE OF NON COMP HEARING 2023_9794.pdf	0	
DOC	7/2/2025	YVETTE J GRILLO	AOP ADMIN NOTICE NON COMP HEARING_9794.pdf	0	
DOC	7/2/2025	YVETTE J GRILLO	AOP OFF NOTICE NON COMP HEARING_9794.pdf	0	



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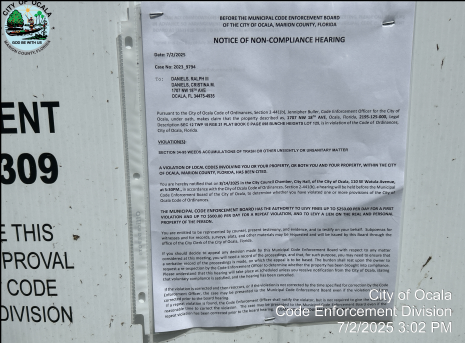

ATTACHMENTS					
ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	7/2/2025	YVETTE J GRILLO	AFF NON COMPL_9794.pdf	0	
DOC	7/14/2025	YVETTE J GRILLO	REC FOF_9794.pdf	0	
DOC	7/15/2025	YVETTE J GRILLO	RET MAIL AFF NON COMP_9794.pdf	0	



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ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	7/15/2025	YVETTE J GRILLO	RET CERT NOTICE NON COMP HEARING_9794.pdf	0	
PHOTO	7/2/2025	JENNIPHER L BULLER	07-02-2025 9794 (1).JPG	0	 <p>City of Ocala Code Enforcement Division 7/2/2025 3:02 PM</p>
PHOTO	7/2/2025	JENNIPHER L BULLER	07-02-2025 9794 (2).JPG	0	 <p>City of Ocala Code Enforcement Division 7/2/2025 3:02 PM</p>




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PHOTO	7/2/2025	JENNIPHER L BULLER	07-01-2025 9794 (1).JPG	0	
PHOTO	7/2/2025	JENNIPHER L BULLER	07-01-2025 9794 (2).JPG	0	