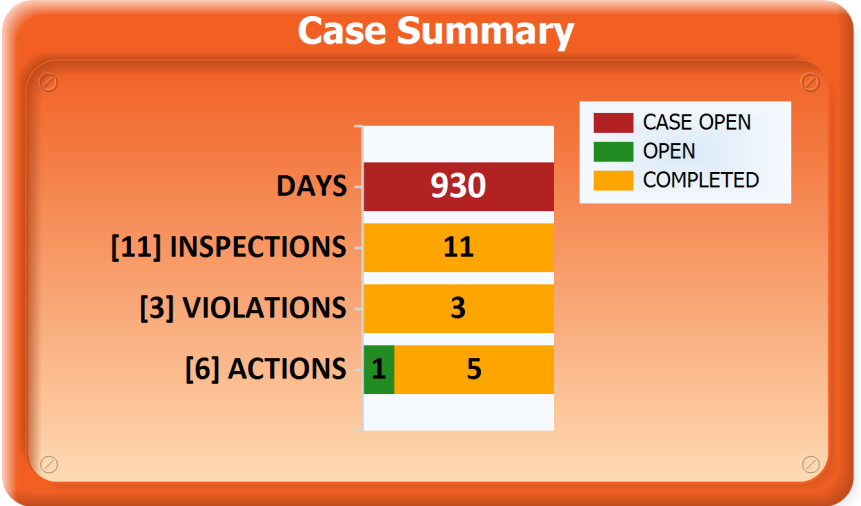


Description: TARP IN THE ROOF AND UNSIGHTLY OVERGROWTH			Status: NON COMP HEARING		
Type: BUILDING REGULATIONS			Subtype: STANDARD HOUSING		
Opened: 9/21/2022	Closed:		Last Action: 4/10/2025		Flw Up: 3/12/2025
Site Address: 1509 NW 20TH AVE OCALA, FL 344754970					
Site APN: 2196-003-016			Officer: HECTOR D REYES		
Details: 91 7199 9991 7039 7683 0885 NOH WILLIAMS RUBY J EST					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFIED MAIL	SHANEKA GREENE	3/13/2025	3/13/2025	NOTICE OF NON-COMP HEARING 91 7199 9991 7039 7680 8808 WILLIAMS RUBY J EST 1509 NW 20TH AVE OCALA FL 34475-4970
CLEAN-UP	SHANEKA GREENE	10/29/2024	10/29/2024	SENT OUT FOR BID
MASSEY	SHANEKA GREENE	4/10/2025		LIEN MCPA Value: \$64,192 Hard Costs: \$14,591.40 Fines: \$115,200.00 - Assess at \$11,520.00 (10%) Total Lien Requested: \$26,111.40
OFFICER POSTING	JENNIPHER L BULLER	3/13/2025	3/13/2025	Notice of Non-Compliance Hearing for Subsequent Order Imposing Fine(s).



OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8580

POSTING; FAO	HD	1/27/2023	1/27/2023	ON 1/27/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; NOH	HD	10/20/2022	12/15/2022	POST NOH IF NOT SERVICED. ON 12/15/2022 I POSTED THE NOH AT THE PROPERTY, AFTER VERIFYING IN THE USPS SITE THAT IT WAS NOT SERVICED/RECEIVED, SEE TRACKING INFO ATTACHED. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	WILLIAMS RUBY J EST : 29148	OCALA FL 34475-4970 ,			
OWNER	WILLIAMS RUBY J EST	1509 NW 20TH AVE OCALA, FL 34475-4970			

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	\$176.40	\$0.00						
Total Paid for CASE FEES:			\$176.40	\$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	\$680.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$13,635.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$14,315.00	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	768	\$76,800.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$50 FINE PER DAY	001-359-000-000-06-35960	768	\$38,400.00	\$0.00						
Total Paid for DAILY FINES:				\$115,200.00	\$0.00					
TOTALS:				\$129,791.40	\$0.00					

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	HECTOR DELVALLE REYES	9/22/2022	9/21/2022	COMPLETE		Waiting for probate information. On 9/21/2022 at 5pm I received an email reply from MC probate department advising there is no probate or new information related to the property owner. CLTO and standard housing list sent to admin. See probate info email attached.
CASE WORK	JLB	10/28/2024	10/28/2024	NON COMPLIANT		Updated photos attached at request of Admin. Pending demo. Property remained non-compliant. Proceed with demo.
CODE BOARD INSPECT	HECTOR DELVALLE REYES	1/10/2023	1/10/2023	COMPLETE		On 1/10/2023 I inspected the property and observed all violations remain noncompliance. See photos attached, no contact or call back from the property owner.
COMPLIANCE	HECTOR DELVALLE REYES	2/3/2023	2/3/2023	COMPLETE		On 2/3/2023 I inspected the property and observed the property was cut and clean and violations 34-91 and 34-95 are in compliance but tarps still in the roof and no permits applied for. See photos attached and affidavit of partial compliance sent to admin. TRAKIT permit info attached.
COMPLIANCE	JLB	3/12/2025	3/12/2025	NON COMPLIANT		COMPLIANCE INSPECTION FOR DEMO PERMIT #DEMO24-0053



Case Details - No Attachments

City of Ocala

Case Number
2022_8580

COMPLIANCE	JLB	3/12/2025	3/12/2025	NON COMPLIANT		I conducted a compliance inspection after permit DEMO24-0053 had been finalized on 03/07/2025. I observed the violations have been abated. Photos attached. Involuntary compliance. Daily fines and prosecution costs unpaid. Affidavit of non-compliance completed.
FOLLOW-UP	HECTOR DELVALLE REYES	8/9/2023	8/9/2023	COMPLETE		6 MO FOLLOW UP. On 8/9/2023 I inspected the property and observed tarps still in the roof and no permits applied for the repairs as of this morning, violation 82-151 remains noncompliance. 34-95 violation remains in compliance. See photos attached and 6 month inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	10/20/2022	10/20/2022	COMPLETE		On 10/20/2022 I inspected the property and observed all violations remain noncompliance. See photos attached and NOH sent to admin and code board inspection scheduled. Still no contact with property owner.
FOLLOW-UP	JENNIPHER BULLER	10/12/2023	10/12/2023	COMPLETE		F/U Do we move forward with DEMO? (Not yet. Possible foreclosure candidate property for Community Redevelopment-Dale 10/11/2023). On 10/12/2023, updated photo attached.
FOLLOW-UP	JENNIPHER BULLER	7/8/2024	7/9/2024	COMPLETE		PRELIM INSP On 07/08/2024, updated photos attached. Proceed with demolition.
FOLLOW-UP	HECTOR DELVALLE REYES	2/14/2024	2/14/2024	COMPLETE		6 months inspection. On 2/14/2024 I inspected the property and observed the roof violations remain noncompliance and the tarp remains in the roof. The fence is now in disrepair and there are open unsecure windows and boarded up window. See photos attached.

INITIAL	HECTOR DELVALLE REYES	9/21/2022	9/21/2022	COMPLETE		On 9/20/2022 I drove by this property and observed a tarp on the roof and visible roof damage. Also there is an unsightly brush with weeds and vines growing up the fence that needs to be prune or trim. See photos attached and follow up inspection scheduled. Satisfaction of mortgage letter attached and email sent to MC probate department requesting information. Waiting for reply to send CLTO to admin.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

2022_8580

DEFINITIONS		9/21/2022	3/12/2025			<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>
STANDARD HOUSING CODE ADOPTED		9/21/2022	3/12/2025		Tarps on the roof and visible roof damage. Remove the tarp and repair or replace the roof. Contact t	<p>There is hereby adopted by reference the Standard Housing Code, 1994 edition, as recommended by the Southern Building Code Congress, International, Inc. One copy of such code shall be maintained in the office of the building official for public inspection. (Code 1961, 8-86.1; Code 1985, Â§ 7-351; Ord. No. 2060, Â§ 9, 1-3-89; Ord. No. 2753, Â§ 7, 8-19-97)</p>



Case Details - No Attachments

City of Ocala

Case Number

2022_8580

WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		9/21/2022	3/12/2025	Unsightly brush and weeds that needs to be prune/trim and weeds pulled and clean up.	(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 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,
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						Â§ 2, 1-5-16)
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Oct 20, 2022 at 8:32:14 AM





City of Ocala
Code Enforcement Division
3/13/2025 2:57 PM

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



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/24/2023 01:47:02 PM

FILE #: 2023023104 OR BK 7989 PGS 44-46

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

CASE NO: 2022_8580

THE CITY OF OCALA

Petitioner,

VS.

**WILLIAMS RUBY J EST
1509 NW 20TH AVE
OCALA FL 34475-4970**

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on January 12, 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), **WILLIAMS RUBY J EST**, owner(s) in charge of the property described as: **2196-003-016 | 1509 NW 20TH AVE, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between September 21, 2022 and January 12, 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 82-151 - Standard Housing Code adopted.

II. CONCLUSION OF LAW:

A. The Respondent(s), **WILLIAMS RUBY J EST**, 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 82-151 - Standard Housing Code adopted, 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): 34-91, 34-95, 82-151 and Order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, February 2nd, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, February 3rd, 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 \$50.00 per day thereafter that shall run 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.

2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code, and the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, February 2nd, 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, February 3rd, 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, February 2nd, 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, February 3rd, 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 meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, February 2nd, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, February 3rd, 2023, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item 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 \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

3.) Pay the cost of prosecution of \$176.40 by February 2nd, 2023.

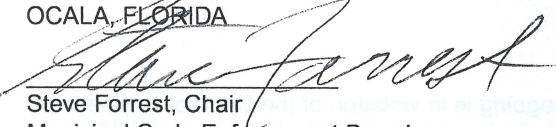
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 12 day of January 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: **WILLIAMS RUBY J EST, 1509 NW 20TH AVE, Ocala FL 34475-4970**, this 12 day of January 2023.



Yiovanni Santiago, Code Enforcement Specialist
Municipal Code Enforcement Board

IMPORTANT NOTICE:

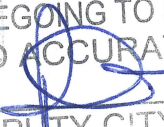
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON FEBRUARY 9, 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.



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK