

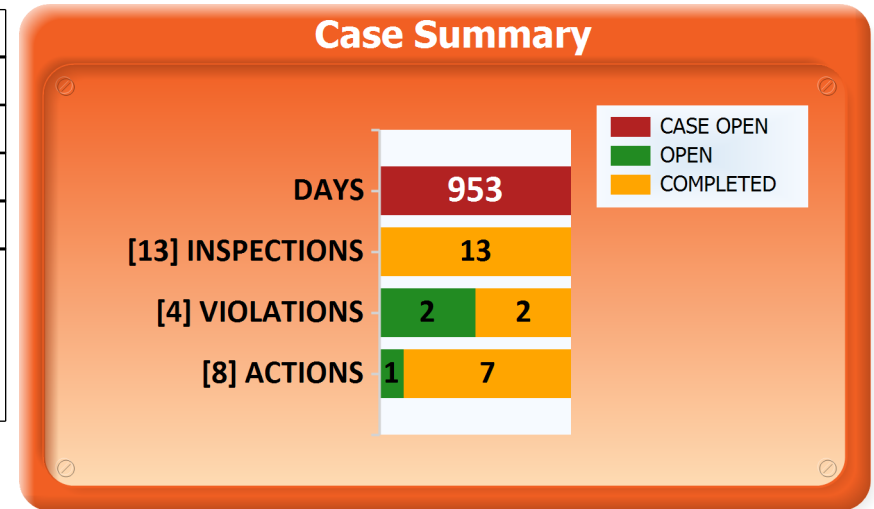


Case Details - No Attachments

City of Ocala

Case Number
2023_9073

Description: ROOF AND UNSECURED			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 1/4/2023	Closed:	Last Action: 8/14/2025	Flw Up: 7/17/2025
Site Address: 1500 NW 20TH CT OCALA, FL 344754961			
Site APN: 2196-005-003		Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 6527 2061			
BRIGHT LEONARD 1500 NW 20TH CT OCALA, FL 34475-4961			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	YVETTE J GRILLO	7/17/2025	7/17/2025	NOTICE NON-COMP HEARING
CERTIFIED MAIL	YVETTE J GRILLO	7/17/2025	7/17/2025	NOTICE NON COMP HEARING 91 7199 9991 7039 7680 9218 BRIGHT, LEONARD 1500 NW 20TH CT OCALA, FL 34475-4961
CLEAN-UP	SHANEKA GREENE	3/21/2025	3/21/2025	SENT OUT FOR BID
MASSEY	YVETTE J GRILLO	8/14/2025		Massey for filing of Sub Lien MCPA Value: \$ 8,288.00 Hard Costs: \$ 31,068.35 Fines: \$10,000.00 - Assess at \$ 1,000.00 (10%) Total Lien Requested: \$ 32,068.35

NOTICE OF NON COMPLIANCE HEARING.	HD	10/3/2023	10/3/2023	ON 10/3/2023 I POSTED THE NOTICE OF NONCOMPLIANCE HEARING AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; FAO	HD	8/17/2023	8/17/2023	ON 8/17/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED, PROPERTY REMAINS NONCOMPLIANCE AND UNSECURE.
POSTING; NOH	HD	5/16/2023	7/6/2023	POST NOH IF NOT SERVICED. ON 7/6/2023 I POSTED THE NOTICE OF HEARING AT THE PROPERTY BECAUSE IT WAS NOT SERVICED BY THE USPS. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN. PROPERTY REMAINS NONCOMPLIANCE, SEE PHOTOS AND TRACKING INFO ATTACHED.
POSTING; NOH	HD	2/7/2023	3/21/2023	POST NOH IF NOT POSTED. ON 3/21/2023 I POSTED THE NOTICE OF HEARING AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	GORDON JOYCE : 28696	1500 NW 20TH CT OCALA, FL 34475-4961			
OWNER	BRIGHT LEONARD	1500 NW 20TH CT OCALA, FL 34475-4961			

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	\$233.35	\$0.00						
Total Paid for CASE FEES:			\$233.35	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$1,000.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$29,835.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$30,835.00	\$0.00						



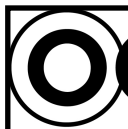
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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$250 FINE PER DAY	001-359-000-000-06-35960	0	\$10,000.00	\$0.00						
Total Paid for DAILY FINES:			\$10,000.00	\$0.00						
TOTALS:			\$41,068.35	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	HECTOR DELVALLE REYES	4/19/2023	4/19/2023	COMPLETE		Check on violations progress. On 4/19/2023 I inspected the property and observed all violations remain noncompliance and no permit applied for. Now there is a tent in the carport of the property. I called Mrs. Edwards at 352-682-3918 and left a voice message requesting a call back. See photos attached.
CASE REVIEW	HECTOR DELVALLE REYES	6/14/2023	6/9/2023	COMPLETE		Check on violations progress. On 6/9/2023 I inspected the property and observed is now unsecure/dangerous, and the roof damage remains, and no permits applied for. See photos attached.



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CASE WORK	HECTOR DELVALLE REYES	3/24/2023	3/24/2023	COMPLETE		On 3/24/2023 I received a call from Bertha Edwards 352-682-3918, ex-wife of the property owner wanting to meet with me at the property. I responded to the property and met with Mrs. Edwards, and she stated Mr. Bright is in prison and he contacted her and their son to try and bring the property into compliance. I went over the violations and what they need to do to bring the property into compliance. An extension was granted until May 16 and case removed from the 4/13/2023 hearing and docket. Email sent to admin for removal. Mrs. Edwards was able to secure the property and now only the roof violation remain non compliance. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	3/14/2023	3/14/2023	COMPLETE		Check violations progress. On 3/14/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for the roof repair or replacement. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	8/28/2023	8/28/2023	COMPLETE		On 8/28/2023 I received an email from admin advising the 8/30/2023 hearing was cancelled, and cases will be rescheduled.
CASE WORK	JLB	1/15/2025	1/15/2025	NON COMPLIANT		Updated photos added to case prior to proceeding with demolition. The property remained non-compliant and the residence in an unsecured and unsafe condition. A squatter was in the carport with a fire a blaze in a homemade grill. I advised the adult male that the residence was scheduled for demolition. He said he was aware. Proceed with demolition.
COMPLIANCE	JLB	7/8/2025	7/8/2025	NON COMPLIANT		COMPLIANCE INSPECTION FOR DEMO PERMIT # DEMO25-0051



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COMPLIANCE	JLB	7/8/2025	7/8/2025	NON COMPLIANT		I conducted a compliance inspection after city vendor permit DEMO25-0051 had been finalized on 07/03/2025. I observed that the structure had been removed; however, overgrowth and unbrushed vegetation remained on the property. Photos attached. Email sent to contractor (see 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.
COMPLIANCE	HECTOR DELVALLE REYES	9/25/2023	9/25/2023	COMPLETE		On 9/20/2023 I received an email from admin advising this case needs to be rescheduled to the 10/25/2023. Case rescheduled and waiting from admin to post the notice of noncompliance hearing letter.
FOLLOW UP	JLB	7/17/2025	7/17/2025	NON COMPLIANT		I conducted a follow up inspection after city vendor went back to cut and clean the property. I observed the property to be in compliance (involuntary). Photos attached. Affidavit of non-compliance. Fines and fees remain unpaid.
FOLLOW-UP	HECTOR DELVALLE REYES	2/7/2023	2/7/2023	COMPLETE		On 2/7/2023 I inspected the property and observed all violations remain noncompliance. See photos attached and NOH sent to admin and code board inspection scheduled. No contact with property owner.
INITIAL	HECTOR DELVALLE REYES	1/6/2023	1/6/2023	COMPLETE		On 1/6/2023 I inspected the property and observed visible damage to the roof, fascia and soffits. Property is unsecure, a door is open on the side of the property and broken window. See photos attached and follow up inspection scheduled. Satisfaction of mortgage letter attached. Unable to make contact or find new information for the property owner.



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SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	7/21/2023	7/21/2023	COMPLETE		On 7/21/2023 I inspected the property and observed all violations remain noncompliance and the property is unsecure. See photos attached.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
		1/6/2023				(a) Whenever it shall come to the attention of the director of electric utilities or the building official that electrical wiring, conduits or fixtures in any structure which is being supplied with electrical energy by a utility, is found in an unsafe or dangerous condition to either persons or property, or that such wiring, conduits or fixtures for any reason constitutes a fire menace, the building official shall notify the owner or occupant of such structure, or the person against whom the bill for such electrical energy is made, of such unsafe and dangerous condition. If such condition is not corrected within three days from the giving of such notice, the utility shall forthwith discontinue the furnishing of such electrical energy to such structure until such dangerous condition is corrected to the satisfaction of the building official under provisions of applicable ordinances. (b) If, in the opinion of both the director of electric utilities and the building official, the electrical wiring, conduits, connections or fixtures in any structure are in such dangerous condition as to render the further supplying of electrical energy to be used through such wiring, conduits, connections and fixtures a serious menace to either persons or property or a serious fire hazard, the building official may immediately discontinue the supplying of electrical energy to such structure without any prior notice. In such event, he shall notify the owner occupant of such structure, or the person



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						<p>against whom the charge for such service is made, of the reason for such discontinuance as soon as possible, and such service of electrical energy to such structure shall be discontinued until such electrical wiring shall have been repaired or the dangerous condition thereof corrected to the satisfaction of the director of electric utilities or the building official.</p> <p>(c) If service of electrical energy is discontinued under the provisions of this article, the usual cutoff and installation cha</p>
DEFINITION		1/6/2023	7/17/2025			<p>All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings: (1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic. (2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or inoperable condition such that the means of egress could be rendered unsafe in case of fire or panic. (3) The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of</p>



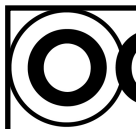
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						resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (6) For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used. (7) The building, structure or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse. (8) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.		1/6/2023			Visible roof damage that needs to be repair or replace and a door open on the side if the property m	



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STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION.		1/6/2023	7/17/2025			<p>The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article: (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired. (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated. (3) In any case where the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the building code, standard fire prevention code or other laws and ordinances of the city, exceeds 50 percent of the assessed value of the dangerous structure, it shall be demolished. The owner of a dangerous building shall be given the option, whenever possible, of either demolishing such structure or repairing it so that it will no longer exist in violation of the terms of this article. (4) In all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished. (Ord. No. 5023, Â§ 22, 2-19-02; Ord. No. 2010-13, Â§ 17, 12-1-09)</p>
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