



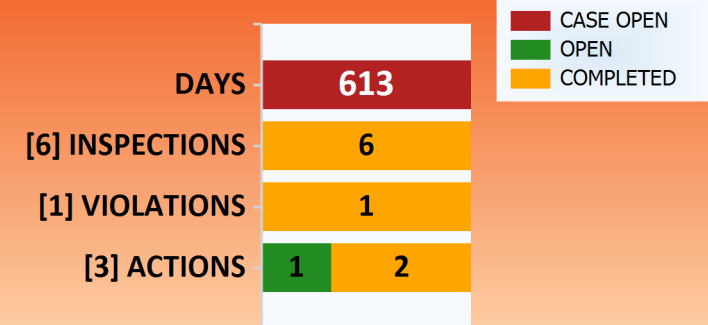
# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9927**

Description: WORK WITHOUT PERMIT		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 8/4/2023	Closed:	Last Action: 4/10/2025	Flw Up: 2/13/2025
Site Address: 4205 NE 7TH ST OCALA, FL 344715445			
Site APN: 2721-002-000		Officer: DALE HOLLINGSWORTH	
<p>Details: 91 7199 9991 7039 7936 5902 BROWNFOX LLC 1740 SE 18TH ST UNIT 901 OCALA FL 34471-5445</p> <p>91 7199 9991 7039 7936 5919 BROWNFOX LLC C/O CINDY'S FLORIDA LLC (R/A) 8051 N TAMiami TRAIL SUITE E6 SARASOTA, FL 34243</p>			

## Case Summary



### ADDITIONAL SITES

### LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JENNIPHER L BULLER	2/24/2025	2/24/2025	Neil Brown came to the office concerning daily fines. Petition requested. email to: neilbrown@dlfoxproperties.com
POSTING; FAO	GSA	9/21/2023	9/21/2023	ON 9-21-23 I ARRIVED AT THE LOCATION OF 4205 NE 7TH ST. I POSTED THE FINAL ADMINISTRATIVE ORDER TO THE PROPERTY. PHOTOS TAKEN AND ATTACHED TO THE CASE.
REQUEST FOR PETITION	YVETTE J GRILLO	4/10/2025		

CONTACTS										
NAME TYPE	NAME	ADDRESS		PHONE		FAX		EMAIL		
CONTACT	BROWNFOX LLC : 38012	1740 SE 18TH ST UNIT 901 OCALA, FL 34471-5445						BROWNFOXRES@GMAIL.COM		
OWNER	BROWNFOX LLC	1740 SE 18TH ST UNIT 901 OCALA, FL 34471-5445						BROWNFOXRES@GMAIL.COM		

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	\$173.90	\$173.90	10/9/23	PAYMENT #33507		PAYSTAND CARD	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$173.90	\$173.90						
\$100 FINE PER DAY	001-359-000-000-06-35960	27	\$2,700.00	\$0.00						
Total Paid for DAILY FINES:			\$2,700.00	\$0.00						
TOTALS:			\$2,873.90	\$173.90						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	JLB	2/13/2025	2/13/2025	NON COMPLIANT		While conducting an audit of open code cases I came across this case with the status of "Hearing." I found the required permit per Code Board order was issued with a compliance date of 10/05/2023. Permit BLD23-2415 was issued on 11/01/2023, 27 days after the compliance date. Daily fines remain. Affidavit of non-compliance completed and case status changed to non-compliant.
CASE WORK	SMS	9/1/2023	9/1/2023	COMPLETE		On 09/01/2023, I have posted the Notice Of Hearing onto the property. Affidavit of Posting sent to Admin, See attached pictures and document.



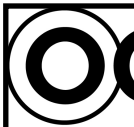
# Case Details - No Attachments

City of Ocala

Case Number

**2023\_9927**

CODE BOARD INSPECT	GREGORY S ANDERSON	9/12/2023	9/12/2023	COMPLETE		On 9-12-23 I arrived at the location of 4205 NE 7th St for a Code Board inspection. I found the garage to be complete to include the garage door being installed. I checked the permit database but did not find any permits for the property. Photo taken and attached to the case.
COMPLIANCE	GREGORY S ANDERSON	10/9/2023	10/9/2023	COMPLETE		On 10-9-23 I arrived at the location of 4205 NE 7th St for a Compliance inspection. I found a permit BLD23-2415 which was applied for today and is in review. Also, Cost of Prosecution has been paid. Photo taken and attached to the case. Affidavit of Partial Compliance completed printed and given to admin.
FOLLOW-UP	GREGORY S ANDERSON	8/21/2023	8/21/2023	COMPLETE		On 8-21-23 I arrived at the location of 4205 NE 7th St for a follow up inspection. I found the garage to have been repaired. I checked the permit database to find no permit. I also checked DBPR for the contractor that worked on the residence and found no license attached to the person. Jodi Eason with Permitting checked Trakit had no information on the contractor being licensed in the city as well. I called Neil Brown via phone 352-209-5917. I explained that he would need to apply for a permit even though the work was done. Photos taken and attached to the case. Notice of Hearing sent to admin.



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**2023\_9927**

INITIAL	GREGORY S ANDERSON	8/4/2023	8/4/2023	COMPLETE	<p>On 8-4-23 I arrived at the location as I saw work being done on a damaged garage. It appeared as if the garage had been hit by vehicle. I checked the permit database and found permit for the work. I then made contact with Roberto with Roberto Lujan Construction 352-348-5990. I informed him that there was no permit. He then stopped work loaded back up and left. I then took photos of the garage area and attached them to the case. A little while later I received a call from Neil Brown 352-209-5917 the owner of the property. He asked why I told his guys to quit working on the dangerous garage area. I informed him that at no time did I tell them to stop work. I then informed him that I can't force anyone to stop. After that I then told him he would need to apply for a permit through the building department. Courtesy letter sent to admin.</p>
---------	-----------------------	----------	----------	----------	---

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		8/4/2023	11/1/2023		No building or other structure shall be erected, moved, added to or structurally altered without a p	





CITY OF OCALA  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET, 2<sup>ND</sup> FLOOR, OCALA, FL 34471  
352-629-8309

## REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES / LIENS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of the City of Ocala code section 1-9, and Florida Statutes pertaining to perjury, which is a felony punishable by up to 15 years imprisonment.

**INSTRUCTIONS:** Please review and complete all pages of this form. Be specific when writing your statement. Return this form to the Code Enforcement Specialists. The Petition will then be presented in a hearing. If you have any questions, please call the Code Enforcement Specialists at 352-629-8309.

Case Number(s): 2023\_9927

Property Owner's Name: Brownfox, LLC

Property Address: 4205 NE 7th Street, Ocala, Florida 34470

Phone Number(s): (352) 209-5917

Email: neilbrown@dlfoxproperties.com

This section to be completed by City Staff:

- |   |                    |                                 |
|---|--------------------|---------------------------------|
| 1. Hard Cost(s) remaining in case:                                | \$ <u>0</u>        |                                 |
| 2. Fine(s) remaining in case:                                     | \$ <u>2,700.00</u> |                                 |
| 3. Costs already paid(circle whether towards hard costs or fine): | \$ <u>173.90</u>   | ( <u>Hard Costs</u> /Fine/Both) |
| 4. Staff recommendation (Reduced Fine(s) + Hard Cost(s)):         | \$ <u>2,700.00</u> |                                 |


**IF YOU DO NOT OWN THE PROPERTY COVERED BY THIS PETITION, YOU MUST INCLUDE A NOTARIZED LETTER OF AUTHORIZATION FROM THE REGISTERED PROPERTY OWNER TO ESTABLISH STANDING IN THE CASE.**

**YOU MAY ATTEND THE HEARING. HOWEVER, YOU ARE NOT REQUIRED TO ATTEND, OR ADDRESS THE SPECIAL MAGISTRATE IN-PERSON, CONCERNING THIS REQUEST FOR REHEARING. MAKE CERTAIN THIS FORM AND STATEMENTS SET FORTH YOUR POSITION. IT IS YOUR RESPONSIBILITY TO FOLLOW-UP ON THIS REQUEST BY CONTACTING THE CODE ENFORCEMENT DIVISION AFTER THE HEARING.**

I, Neil Brown, hereby submit this Petition to request a reduction in the total amount of penalty imposed, and in support of this request offer the following statement:  
We should not be charged for non-compliance because the time-line for permitting was largely out of our control.

We were told to code enforcement board that we should apply for an "emergency permit" given the circumstance,  
but the building dept. told us that there was no such thing and that we needed to get engineering and submit plans  
for review before we could get a permit. We expedited the process as quickly as we could. We are being punished  
for taking too long, but the delay was not of our doing. Therefore, we should not have to pay any fine other than  
what we have already paid.

**Attach additional pages if required to completely state your request.**



Signature of Owner or Representative

February, 25, 2025

Date

## **IMPORTANT: NOTICE OF HEARING**

**NOTICE IS HEREBY GIVEN THAT A HEARING REGARDING YOUR "REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES/ LIENS" WILL BE HELD AS FOLLOWS:**

**BEFORE THE:**

☐

SPECIAL MAGISTRATE - 9:00am (0900)

☒

CODE ENFORCEMENT BOARD - 5:30pm (1730)

**DATE OF HEARING:**

04/10/2025

**LOCATION OF HEARING:**

CITY OF OCALA COUNCIL CHAMBER, CITY HALL  
110 SE WATULA AVENUE OCALA, FL 34471

\*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 BOARD OR SPECIAL MAGISTRATE, WHICH COULD BE ADVERSE TO YOUR INTEREST.

## **HAND DELIVERY – SERVICE OF PROCESS**

By delivering to the within named person to be served a true copy of this writ with the date and hour of service endorsed thereon by me, and at the same time I delivered to the within named petitioner a copy of this Request for Reduction or Waiver of Code Enforcement Fines/ Liens.



Signature, Person Served

2/25/25 4:24pm  
Date, Time

Delivered by:

N/A  
Signature, Title

**STATE OF FLORIDA**

**COUNTY OF MARION**

**PERSONALLY** appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Neil Carey Brown, who first being duly sworn, acknowledged before me that the information contained herein is true and correct, he/she is/is not personally known to me and has produced a Florida driver's license as identification and did did not take an oath.

Date: 2/25/2025

  
Notary Public

My Commission Expires: 03/09/2027



\_\_\_\_\_**FOR CODE ENFORCEMENT BOARD/ SPECIAL MAGISTRATE USE BELOW THIS LINE**\_\_\_\_\_

**ORDER:**

☐ **THE REQUEST FOR A REDUCTION OF FINES IS GRANTED PROVIDED THE SUM OF \$\_\_\_\_\_ IS PAID ON OR BEFORE \_\_\_\_\_, IN WHICH CASE THE FINES SHALL BE REDUCED ACCORDINGLY TO THE SAME AMOUNT.**

**\*\*\*FAILURE TO PAY THE REDUCED AMOUNT IN FULL BY THE PAYMENT DUE DATE SHALL RESULT IN THE FINE/ LIEN DEFAULTING TO/REMAINING AS THE ORIGINAL AMOUNT OWED, MINUS ANY PAYMENTS MADE TOWARDS THAT AMOUNT PRIOR TO THE PAYMENT DUE DATE**

☐ **THE REQUEST FOR A REDUCTION OF THE FINES IS DENIED.**

**DONE AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

\_\_\_\_\_  
Michael Gartner, Chair  
Michael Kraiton, Vice Chair  
Municipal Code Enforcement Board



# Plan Review - Workflow Routing Slip

Report Generated: **04/07/2025 07:51 AM**

Review Type: **Commercial Building Permit**

Number of Files: **5**

Project Name: **BLD23-2415**

Workflow: **BLD23-2415 - Ocala Building - 10/9/2023 2:05:10 PM**

Total Review Comments:

Total Review Cycle: **1**

Days Calculated as: **Calendar Days**

Time Elapsed: **22 days 18 hrs**

Time with Jurisdiction: **15 days 21 hrs**

Time with Applicant: **6 days 20.5 hrs**

Completed Submission (Prescreen):

Completed Plan Review: **22 days 18 hrs**

TASK	TASK STATUS	REVIEW STATUS	CYCLE	ASSIGNED	ACCEPTED	COMPLETED	GROUP	USER	SUB TOTAL
Applicant Upload Task	Completed		0	10/09/2023 02:05 PM	10/09/2023 03:37 PM	10/16/2023 10:41 AM	Applicant	APPLICANT BROWNFOX LLC	6 days 20.5 hrs
Prescreen Review Task	Completed		0	10/16/2023 10:41 AM	10/17/2023 12:20 PM	10/17/2023 12:21 PM	Plan Review Coordinator	Jodi Eason	1 day 1.5 hrs
Assign Reviewers Task	Completed		0	10/17/2023 12:21 PM	10/17/2023 12:21 PM	10/17/2023 12:21 PM	Plan Review Coordinator	Jodi Eason	0 days 0 hrs
Structural Department Review cycle #1	Completed	Approved	1	10/17/2023 12:21 PM	10/25/2023 10:24 AM	10/25/2023 10:26 AM	Structural	Anthony Bryan	7 days 22 hrs
Review Complete Task	Completed		1	10/25/2023 10:26 AM	11/01/2023 07:50 AM	11/01/2023 07:50 AM	Plan Review Coordinator	Jodi Eason	6 days 21.5 hrs
Batch Stamp Task	Completed		1	11/01/2023 07:50 AM	11/01/2023 07:52 AM	11/01/2023 07:52 AM	Plan Review Coordinator	Jodi Eason	0 days 0 hrs

**Total Completion Time: 22 days 18 hrs**





Aug 4, 2023 at 8:34:01 AM  
4205 NE Seventh St  
Ocala FL 34470  
United States





Aug 21, 2023 at 2:17:28 PM  
4205 NE Seventh St  
Ocala FL 34470  
United States





Sep 12, 2023 at 8:47:15 AM  
4205 NE Seventh St  
Ocala FL 34470  
United States





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

**THE CITY OF OCALA**

**CASE NO: 2023\_9927**

Petitioner,

VS.

**BROWNFOX LLC  
1740 SE 18TH ST UNIT 901  
OCALA FL 34471-5445**

Respondents

/

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on September 14, 2023, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

**A.** The Respondent(s), **BROWNFOX LLC**, owner(s) in charge of the property described as: **2721-002-000 | 4205 NE 7TH ST, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

**B.** That on and between August 4, 2023 and September 14, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51 - Building permit required.

**II. CONCLUSION OF LAW:**

**A.** The Respondent(s), **BROWNFOX LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 122-51 -Building permit required, in that the Respondent(s) have failed to remedy the violation(s) and are 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 and Order to:

1.) (a) Apply for and obtain any required permits needed to bring all violations into compliance by 4:00pm on Thursday, October 5th, 2023. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 6th, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (b) shall apply.

(b) Failure to comply with any subsection of this item in the times allowed for compliance there shall be a fine of \$100.00 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 \$173.90 by Thursday, October 5th, 2023.

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

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

**DONE AND ORDERED:** this 14 day of September 2023

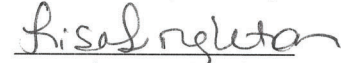
MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Steve Forrest, Chair  
Municipal Code Enforcement Board

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to:  
BROWNFOX LLC, 1740 SE 18TH ST, UNIT 901, OCALA, FL 34471-5445, BROWNFOX LLC, C/O CINDY'S FLORIDA LLC (R/A), 8051 N  
TAMIAMI TRAIL, SUITE E6, SARASOTA, FL 34243, this 14 day of September 2023.



Lisa Singleton, Code Enforcement Specialist  
Municipal Code Enforcement Board

#### IMPORTANT NOTICE:

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON OCTOBER 12, 2023, AT 5:30PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.**

**IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.**

**IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.**

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



CITY OF OCALA  
MUNICIPAL CODE ENFORCEMENT BOARD  
CODE ENFORCEMENT SPECIAL MAGISTRATE

## APPEARANCE REQUEST FORM

DATE: 9/14/23 CASE NUMBER(S): 2023-9927

NAME: Neil Brown PHONE: \_\_\_\_\_

MAILING ADDRESS: 1740 SE 18th Street #901, Ocala, FL 34471

EMAIL ADDRESS: \_\_\_\_\_

☐ PROPERTY OWNER

☒ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT

8



CITY OF OCALA  
MUNICIPAL CODE ENFORCEMENT BOARD  
CODE ENFORCEMENT SPECIAL MAGISTRATE

## APPEARANCE REQUEST FORM

DATE: 10/12/23 CASE NUMBER(S): 2023-9927  
NAME: Neil Brown Brown Fox LLC PHONE: \_\_\_\_\_  
MAILING ADDRESS: 1740 SE 18th Street #901 34471  
EMAIL ADDRESS: \_\_\_\_\_

☐ PROPERTY OWNER

☒ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT