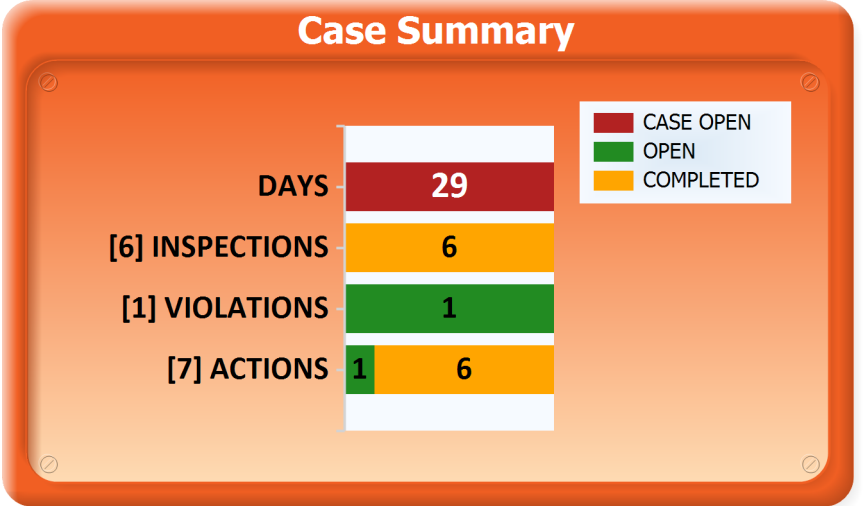


Description: OVERGROWN PROPERTY			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/14/2024	Closed: 11/12/2024	Last Action: 5/8/2025	Flw Up: 5/6/2025
Site Address: 1332 NW 9TH AVE OCALA, FL 334632001			
Site APN: 25692-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/3/2025	3/3/2025	
CERTIFIED MAIL	SHANEKA GREENE	3/3/2025	3/3/2025	NOVPH MAILED 91 7199 9991 7039 7680 8570 BIEN AIME RITHA 425 BROWARD AVE GREENACRES FL 33463
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	3/4/2025	3/4/2025	NOVPH READY FOR POSTING NOVPH posted in CROW at 0939.
PREPARE NOTICE	SHANEKA GREENE	3/4/2025	3/3/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	10/15/2024	10/15/2024	10/15/2024 8:04:00 AM CLTO MAILED OUT

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead/dangerous trees, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, dead/dangerous trees and unsightly or unsanitary items. Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$262.66 by June 5th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BIEN AIME RITHA	425 BROWARD AVE GREENACRES , FL 33463			
RESPONDENT 1	BIEN AIME RITHA	425 BROWARD AVE GREENACRES, FL 33463			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$262.66	\$0.00						
TOTALS:			\$262.66	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	DMA	1/2/2025	1/2/2025	NON COMPLIANT			Property still remains in an unchanged state. No contact with property owner at this time. Will provide one last extension before NOVPH is created.			
CASE WORK	JGB	3/3/2025	3/3/2025	NON COMPLIANT			At 0932 i verified that the fallen trees have not been cleaned up. See photos. NOVPH sent to admin.			
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT			No changes. The fallen trees have not been removed from the property.			
FOLLOW UP	DMA	11/12/2024	11/12/2024	NON COMPLIANT			Fallen tree/overgrowth still remains. Allowing extension as this is a large project.			
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT			At 0835 i verified that some of the down tree has been removed from the property. However some of the downed tree was left behind. Please see photos.			

INITIAL	DMA	10/15/2024	10/14/2024	NON COMPLIANT	On 10/14/2024 I responded to the subject location in reference to a complaint of "Growth of weeds on the lot next to 1342 NW 9th Ave has caused unsafe trees to fall". Upon arrival, I observed multiple trees/limbs downed and an overgrowth of weeds within 300 feet of an occupied building. I completed a CLTO for the property owner.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		10/14/2024			Please ensure that you clean up any fallen trees and remove overgrown weeds as specified in the ordi	

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

THE CITY OF OCALA

CASE NO: 2024_11733

Petitioner,

VS.

BIEN AIME, RITHA

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, 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:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	6	\$75.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

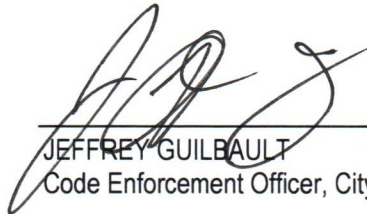
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$262.66


FURTHER. AFFIANT SAYETH NOT. Dated This:
4/28/2025

**STATE OF FLORIDA
COUNTY OF MARION**

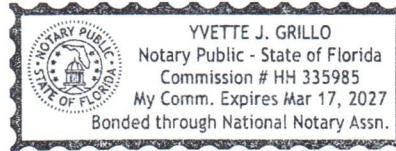


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 28 Apr
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

25692-000-00

[GOOGLE Street View](#)

Prime Key: 619787

[MAP IT+](#)

[Property Information](#)

BIEN AIME RITHA
425 BROWARD AVE
GREENACRES FL 33463-2001

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .47

Situs: Situs: 1332 NW 9TH AVE OCALA

[Current Value](#)

Land Just Value	\$18,900		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$18,900	Impact	
Total Assessed Value	\$7,906	Ex Codes:	(\$10,994)
Exemptions	\$0		
Total Taxable	\$7,906		
School Taxable	\$18,900		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$18,900	\$0	\$0	\$18,900	\$7,906	\$0	\$7,906
2023	\$18,900	\$0	\$0	\$18,900	\$7,187	\$0	\$7,187
2022	\$12,960	\$0	\$0	\$12,960	\$6,534	\$0	\$6,534

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7516/1775	07/2021	94 ROAD AB	0	U	V	\$100
4299/1704	12/2005	61 FJDGMNT	0	U	V	\$100
4254/0881	11/2005	61 FJDGMNT	0	U	V	\$100
3837/0492	10/2004	34 TAX	2 V-SALES VERIFICATION	U	V	\$4,000
1362/0497	07/1986	07 WARRANTY	0	Q	I	\$12,500
1360/1404	07/1986	61 FJDGMNT	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK D PAGE 081

BROWARDS ADD TO OCALA
BLK C LOTS 5.8 &
ELY 1/2 OF ALL THAT CERTAIN 12 FT WIDE ALLEY RUNNING N & S IN BLK C
LYING WLY OF THE ABOVE DESC PROPERTY

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		100.0	200.0	R1A	100.00	FF	175.0000	1.00	1.07	1.00		18,725	18,725
0001		100.0	6.0	R1A	100.00	FF	175.0000	1.00	0.01	1.00		175	175
Neighborhood 4494 - BETHUNE/WESTWOOD/BROWARD												Total Land - Class \$18,900	
Mkt: 8 70												Total Land - Just \$18,900	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)

HOUSE IS BOARDED UP

[Planning and Building](#)

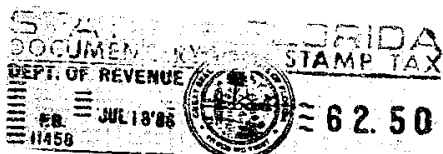
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC00916	6/1/1996	-	DEMO

[Cost Summary](#)

Buildings R.C.N.	\$0	12/19/1996				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$18,900	2/7/2024				
Total Just Value	\$18,900	.				

S. & R
1. INDEX
67.50 DS



BK1362 P60497

This instrument was prepared by:



Brian D. Lambert
SAVAGE, KRIM, SIMONS,
FULLER & ACKERMAN, P.A.
121 N.W. Third Street
OCALA, FLORIDA 32670

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 7th day of July 1986, Between

S. Stanley Malever and Brent R. Malever

of the County of Marion, State of Florida, grantor*, and
John C. Doctor,
Gyrlie Hill and James Hill as joint tenants with right of survivorship

whose post office address is 1332 N.W. 9th Avenue, Ocala

of the County of Marion, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten and no/100-----

Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lots 5 & 8, Block C, BROWARD'S ADDITION TO CITY OF OCALA,
FLORIDA, as shown in Plat Book "D", Page 81, Public Records of
Marion County, Florida.

The above described real property is not the homestead of either or
both of the Grantors.

The Grantee hereby assumes and agrees to pay all 1986 ad valorem taxes
assessed against the above described real property.

The Grantee further acknowledges that the above described real property
is being conveyed to them AS IS and waives any warranties, either express
or implied, or other claims or causes of action that they may have in
reference to the above described real property.

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

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof,

Signed, sealed and delivered in our presence:

Nancy E. Hensley
Denise S. Clark
Nancy E. Hensley
Denise S. Clark

S. Stanley Malever

Brent R. Malever

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

S. Stanley Malever and Brent R. Malever

to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that
they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of July
1986.

My commission expires:

Brian D. Lambert
Notary Public

State of Florida at Large

Notary Public, State of Florida at Large
My Commission Expires Nov. 17, 1989

RECORDED AND RECORD
MARION COUNTY, FL
JUL 12 1986
6-040494



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

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

10/14/2024

CASE NO: 2024_11733

BIEN AIME RITHA
425 BROWARD AVE
GREENACRES FL 33463-2001

RE: 25692-000-00 | 1332 NW 9TH 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 **11/11/2024**. 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) 456-8820**. 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,

Derek Maseo
Code Enforcement Officer

Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

Brief Description: Please ensure that you clean up any fallen trees and remove overgrown weeds as specified in the ordinance description provided.



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

CASE NO: 2024_11733

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/04/2025 post the Notice of Violation & Public Hearing in the above styled cause of this action, located at 1332 NW 9TH AVE Ocala, Florida, upon which the violations are alleged to exist, at City Hall Lobby, City of Ocala, 110 SE Watula Avenue, Ocala, Florida.
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.

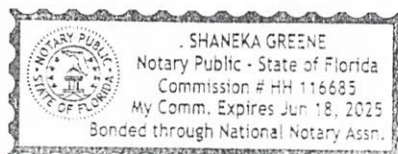
Dated: 03/04/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/04/2025 by Shaneka Greene Code Enforcement Specialist, 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

BIEN AIME RITHA
425 BROWARD AVE
GREENACRES, FL. 33463

Respondent(s) _____ /

Location of Violation: 1332 NW 9TH AVE|25692-000-00

Case Number: 2024_11733

Officer Assigned: Jeff Guilbault

Required Compliance Date: 05/06/2025

Public Hearing Date & Time: 05/08/2025 17:30

Violation(s) and How to Abate:

WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Please ensure that you clean up any fallen trees and remove overgrown weeds as specified in the ordinance description provided. It shall be unlawful, and a nuisance, for any owner or occupant of property located within the city to allow: 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.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **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 on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

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.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571



10/14/2024 12:29
City of Ocala
Code Enforcement Division



10/14/2024 12:30
City of Ocala
Code Enforcement Division



10/14/2024 12:31
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
05/06/2025 08:33:33



City of Ocala
Code Enforcement Division
05/06/2025 08:33:26



City of Ocala
Code Enforcement Division
05/06/2025 08:33:53



City of Ocala
Code Enforcement Division
05/06/2025 08:34:06