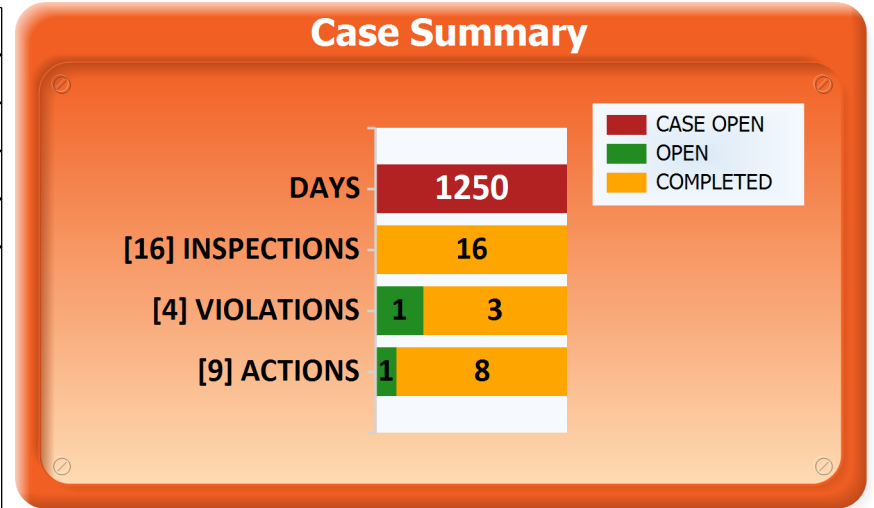


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

Description: FIRE DAMAGE, DANGEROUS STRUCTURE		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 1/6/2023	Closed:	Last Action: 6/11/2026	Flw Up: 4/17/2026
Site Address: 1744 NW 4TH ST OCALA, FL 344756035			
Site APN: 2260-106-011		Officer: HECTOR D REYES	
Details: 91 7199 9991 7039 7933 8319  THORPE JAMES EST C/O ELIJAH MACK 1744 NW 4th ST OCALA, FL 34475-6035  91 7199 9991 7039 8326  ELIJAH MACK 3232 PLUM ST JACKSONVILLE FL 32205			



**ADDITIONAL SITES** **LINKED CASES**

**CONTACTS**

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	THORPE JAMES EST : 157695	TALLAHASSEE FL 32308-0922 ,			
OWNER	THORPE JAMES EST C/O ELIJAH MA	C/O ELIJAH MACK , NW 4THST			

**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	\$322.09							

Total Paid for CASE PROSECUTION COSTS: \$322.09

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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	\$740.70	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$8,900.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$9,640.70	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	910	\$91,000.00	\$0.00						
Total Paid for DAILY FINES:			\$91,000.00	\$0.00						
<b>TOTALS:</b>			<b>\$101,062.79</b>	<b>\$0.00</b>						

## Violations

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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<p>STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION.</p>		<p>1/6/2023</p>	<p>4/17/2026</p>			<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>
						<p>(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</p>

		1/6/2023				<p>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.</p> <p>(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 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>
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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

<p>DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS</p>		<p>1/6/2023</p>	<p>4/17/2026</p>		<p>Fire damage and property tagged as dangerous structure. Please contact the City of Ocala permit depa</p>	<p>(a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor. (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. (Ord. No. 5023, Â§ 20, 2-19-02; Ord. No. 2010-13, Â§ 16, 12-1-09)</p>
<p>DEFINITION</p>		<p>1/6/2023</p>	<p>4/17/2026</p>			<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</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

						<p>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 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</p>
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	HECTOR DELVALLE REYES	1/6/2023	1/6/2023	COMPLETE		<p>On 1/6/2023 I inspected the property per a request by Chief Brian Cribbs OFD and observed extensive fire damage and a dangerous unsecure structure. See photos attached and follow up inspection scheduled. Deed tile for bank attached. business card left at mailbox. I spoke to the neighbors and they stated the property owner is in the area and they will give him my business card. I will give them 30 days to make contact before I send the case to a hearing. Email sent to MC probate department requesting information.</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

CASE WORK	HECTOR DELVALLE REYES	1/10/2023	1/10/2023	COMPLETE	On 1/10/2023 I received an email reply from MC probate advising no case for this property owner. CLTO sent to admin. See email attached. I drove to the property and met with Mr. Elijah Mack he is the caretaker of the estate and lived at the property until the date of the fire. He stated his siblings that are part of the estate are trying to get information from the insurance company to file a claim. I gave him my business card, he doesn't own a phone.
FOLLOW-UP	HECTOR DELVALLE REYES	2/8/2023	2/8/2023	COMPLETE	On 2/8/2023 I inspected the property and observed all violations remain noncompliance and the property remains unsecure, and no permits applied for per TRAK IT permit info. No call back from the care giver of the property estate. See photos and permit info attached and NOH sent to admin and special magistrate inspection scheduled.
CASE WORK	HECTOR DELVALLE REYES	3/15/2023	3/15/2023	COMPLETE	Check on violations and permit progress. On 3/15/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for. See photos and permit info attached. No contact from the property owners or representative and no new contact information or phone number.
CASE WORK	HECTOR DELVALLE REYES	4/14/2023	4/14/2023	COMPLETE	On 4/14/2023 this case was rescheduled from the 4/26 hearing to 7/13 because it was not properly serviced. New NOH sent to admin and email sent to admin requesting case be removed from the 4/26 hearing.
CASE WORK	HECTOR DELVALLE REYES	4/18/2023	4/18/2023	COMPLETE	On 4/18/2023 I was at admin when the property owner Mr. Elijah Mack at 352-843-4682 called. I was able to speak to him and asked him to keep in contact with me and advised him about the hearing on 7/13. I also sent him a text with my contact info. Mr. Mack moved to Jacksonville and his new address is 3232 Plum St, Jacksonville, FL 32205.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

CASE REVIEW	HECTOR DELVALLE REYES	5/17/2023	5/17/2023	COMPLETE	Check on violations and permit progress. On 5/17/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for as of this morning. I called the property owner representative Mr. Elijah Mack at 352-843-4682 and left a voice message requesting a call back. See photos attached.
CASE WORK	HECTOR DELVALLE REYES	7/20/2023	7/19/2023	COMPLETE	Check on violations progress. On 7/19/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for per TRAKIT. I called the property owner estate rep Mr. Elijah Mack and the phone number is now disconnected and unable to make contact. See photos attached and case moving forward to hearing.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	8/24/2023	8/24/2023	COMPLETE	On 8/24/2023 I inspected the property and observed all violations remain noncompliance and no permits applied for as of this morning. No contact with property owners. Proceed to hearing.
CASE WORK	HECTOR DELVALLE REYES	8/28/2023	8/28/2023	COMPLETE	On 8/28/2023 I received an email from admin advising the magistrate hearing was cancelled and case rescheduled for 9/25/2023. Amended NOH sent to admin.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	9/25/2023	9/25/2023	COMPLETE	On 9/25/2023 I inspected the property and observed all violations remain noncompliance and unable to make contact with property owner representative. 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.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

CASE WORK	HECTOR DELVALLE REYES	9/24/2024	9/24/2024	COMPLETE		On 9/24/2024 I inspected this property per a request by admin because of a complaint by a neighbor. The property remains noncompliance, overgrown and a dangerous structure. See photos attached and property needs to be added to the DEMO list.
CASE REVIEW	JLB	12/13/2024	12/13/2024	NON COMPLIANT		I conducted a case review/site inspection, since property was on the demolition list. I found no active permits to bring the structure into compliance. At location the property remained overgrown. The residence and accessory structure remained dilapidated and unsecured. Photos attached. Proceed with demolition.
CASE WORK	JLB	10/1/2025	10/1/2025	NON COMPLIANT		Updated photos added to case prior to sending to procurement for demolition bid. Property remains non-compliant.
COMPLIANCE	JLB	4/17/2026	4/17/2026	COMPLETED		COMPLIANCE FOR DEMO PERMIT #DEMO26-0014 I conducted a compliance inspection after the contracted city vendor demolished the residence. I observed the property had been brought into compliance. Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9096**

POSTING; NOH	HD	4/14/2023	6/13/2023	ON 6/13/2023 I CHECKED THE USPS SITE AND THE REVISED NOH FROM 4/14/2023 WAS NOT MAIL AND NO TRACKING INFORMATION AVAILABLE. ON 6/14/2023 NOH RESCHEDULED, AND LETTER RESENT TO ADMIN. I POSTED THE NOH AT THE PROPERTY. SEE PHOTOS ATTACHED AND SPECIAL MAGISTRATE INSPECTION SCHEDULED. I CALLED THE PROPERTY OWNER ESTATE REPRESENTATIVE MR. ELIJAH MACK AT 352-843-4682 AND LEFT A VOICE MESSAGE REQUESTING A CALL BACK. ALL VIOLATIONS REMAIN NONCOMPLIANCE AND REMAINS UNSECURE AND DANGEROUS STRUCTURE BECAUSE OF THE FIRE DAMAGE AND NO PERMITS APPLIED FOR AS OF THIS MORNING.
MAGISTRATE REVIEW	HD	6/14/2023	6/15/2023	CASE ALREADY REVIEWED AND NOH SENT ON 6/14/2023 AND POSTED.
POST; NOH	HD	8/28/2023	9/14/2023	POST NOH IF NOT SERVICED. ON 9/14/2023 I INSPECTED THE PROPERTY AND OBSERVED ALL VIOLATIONS REMAIN NONCOMPLIANCE AND UNABLE TO CONTACT THE PROPERTY CARETAKER MR. MACK AS HIS PHONE NUMBER IS DISCONNECTED. I POSTED THE NOTICE OF HEARING 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.
CLEAN-UP	SHANEKA GREENE	11/7/2025	11/7/2025	SENT FOR BID
CLEAN-UP	SHANEKA GREENE	1/27/2026	1/27/2026	NTP SENT TO CONTRACTOR
CERTIFIED MAIL	SHANEKA GREENE	5/18/2026	5/18/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6696 9957 56 THORPE JAMES EST C/O ELIJAH MACK 1744 NW 4TH ST OCALA FL 34475-6035
FIELD POSTING	JENNIPHER L BULLER	5/19/2026	5/19/2026	NOTICE NON COMP HEARING READY FOR POSTING Posted.

<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/11/2026</p>		<p><b>MASSEY FOR LIEN</b></p> <p><b>PROPERTY VALUE: \$86,379.00</b>  <b>HARD COSTS: \$10,062.79</b>  <b>TOTAL FINES: \$46,800.00 REDUCED TO = \$30,000.00</b>  <b>\$30,000.00 + \$10,062.79= TOTAL LIEN: \$40,062.79</b></p> <p>Staff evaluated this case using the City’s proportionality guidelines, including the property value, violation severity, compliance behavior, total accrued fine, and fine-to-value ratio. The accrued fine of \$91,000.00 slightly exceeds the property’s assessed value of \$86,379.00, triggering staff review under the SOP.</p> <p>This case involved a major dangerous structure violation presenting significant health and safety concerns that ultimately required demolition of the residence by the City. The property remained in non-compliance for approximately 910 days, demonstrating an extensive period of unresolved hazardous conditions and prolonged disregard for compliance requirements.</p> <p>The dangerous nature of the structure, extraordinary duration of non-compliance, and necessity of City demolition support a substantial penalty. Unlike minor nuisance cases, the violations in this matter directly implicated public safety and required significant enforcement action by the City.</p> <p>However, although a substantial penalty is warranted, the total accrued fine exceeds the property value and raises proportionality and practical collectability concerns. Accordingly, staff recommends reducing the fine to \$30,000.00, which reflects the severe nature of the violations, lengthy non-compliance period, and City intervention, while maintaining a reasonable and defensible relationship to the property value and overall circumstances of the case.</p>
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA,  
MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: 2023\_9096

Petitioner,

VS.

THORPE JAMES EST  
C/O ELIJAH MACK  
1744 NW 4TH ST  
OCALA FL 34475-6035  
Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/23/2026 03:21:35 PM  
FILE #: 2026051562 OR BK 8888 PGS 1748-1750  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on September 27, 2023, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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), **THORPE JAMES EST C/O ELIJAH MACK**, owner(s) in charge of the property described as: **2260-106-011 | 1744 NW 4TH ST, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between January 6, 2023 and September 27, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183 - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184 - Standards for ordering repair, vacation or demolition.

II. CONCLUSION OF LAW:

A. The Respondent(s), **THORPE JAMES EST C/O ELIJAH MACK**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183 - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184 - Standards for ordering repair, vacation or demolition, 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): 82-181, 82-182, 82-183, 82-184 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 19th, 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 20th, 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, October 19th, 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, October 20th, 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 bring all violations into compliance that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 19th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, October 20th, 2023, subsection (d) shall apply.  
(d) Failure to comply with any subsection of this section 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 in addition to any other fines until this violation has been abated.

2.) Pay the cost of prosecution of \$322.09 by October 19th, 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 27<sup>th</sup> day of September 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA



Thomas J. Dobbins  
Code Enforcement Special Magistrate



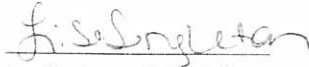
THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY



DEPUTY CITY CLERK

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: THORPE JAMES EST, C/O ELIJAH MACK, 1744 NW 4TH ST, OCALA FL 34475-6035, AND ELIJAH MACK, 3232 PLUM ST, JACKSONVILLE FL 32205, this 27 day of September 2023.



Lisa Singleton, Code Enforcement Specialist  
Code Enforcement Special Magistrate

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON OCTOBER 25, 2023, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INTIAL 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.**

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

CITY OF OCALA  
Petitioner,

CASE NO: 2023\_9096

Vs.

THORPE JAMES EST  
C/O ELIJAH MACK  
1744 NW 4<sup>TH</sup> ST  
OCALA FL 3475-6035  
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on September 27<sup>th</sup>, 2023, the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, October 19<sup>th</sup>, 2023.**
3. The City of Ocala has brought property located in the city limits into compliance on; **April 17<sup>th</sup>, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:  
**Abatement of violations as Ordered; Section(s) 82-181, 82-182, 82-183, and 82-184**
5. Daily fines for **910 days** of non-compliance with **Section(s) 82-181, 82-182, 82-183, and 82-184** (@ \$100.00/day) total **\$91,000.**
6. Prosecution costs \$322.09 unpaid. These costs will result in a lien.

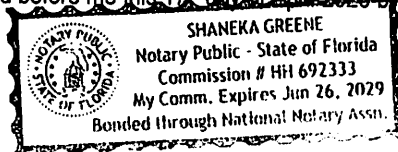
FURTHER AFFIANT SAYETH NOT.

Dated this 17<sup>th</sup> day of April 2026

Jennifer Buller  
Code Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 17<sup>th</sup> day of April 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

  
Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 17<sup>th</sup> day of April 2026.

Shaneka Greene, Secretary  
Municipal Code Enforcement Special Magistrate  
Ocala, Florida

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026

Case No: 2023\_9096

To: THORPE JAMES EST  
C/O ELIJAH MACK  
1744 NW 4<sup>TH</sup> ST  
OCALA, FL. 34475-6035

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, 1744 NW 4<sup>TH</sup> ST, Ocala, Florida, 2260-106-011 Legal Description SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 053 WEST END OCALA BLK 106 LOT 11.13 is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

SECTION 82-181	DANGEROUS BUILDING DEFINITIONS
SECTION 82-182	DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS
SECTION 82-183	Unsafe electrical conditions, authority to discontinue electrical service.
SECTION 82-184	STANDARDS OR ORDERING REPAIR, VACATION OR DEMOLITION

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on 6/11/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

**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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 18<sup>th</sup> day of May 2026

*Shaneka Greene*

Shaneka Greene  
Secretary, Municipal Code Enforcement Board

CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471

CASE NO: 2023\_9096

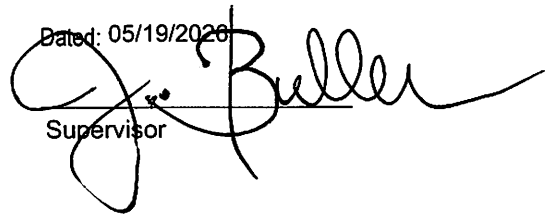
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

STATE OF FLORIDA  
COUNTY OF MARION

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


1. I did on 05/19/2026 post the Notice of Non-Compliance Hearing to the property, located at 1744 NW 4TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

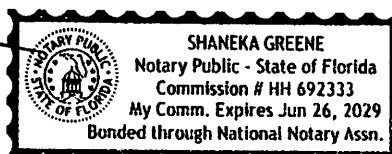
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/19/2026  
  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 05/19/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





OCALA  
CODE ENFORCEMENT  
352.429-3209

City of Ocala  
Code Enforcement Division  
5/19/2026 12:04 PM



**CODE ENFORCEMENT**  
**29-8309**  
 REMOVE THIS WITHOUT APPROVAL THE CITY CODE ENFORCEMENT DIVISION

**OCALA**

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
 OF THE CITY OF OCALA, MARION COUNTY, FLORIDA

**NOTICE OF NON-COMPLIANCE HEARING  
 FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026

Case No: 2023\_9096

To: **THORPE JAMES EST**  
**C/O ELIJAH MACK**  
**1744 NW 4<sup>TH</sup> ST**  
**OCALA, FL. 34475-6035**

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City of Ocala  
 Code Enforcement Division  
 5/19/2026 12:04 PM

CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471

CASE NO: 2023\_9096

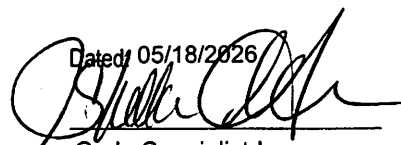
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 05/18/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

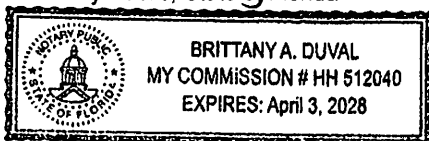
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/18/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 05/18/2026 by Brittany Duval, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
 201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
 OCALA, FLORIDA 34471

*Non comp Hearing 2023-9096*

UNITED STATES  
 POSTAL SERVICE

**CERTIFIED MAIL**



9489 0090 0027 6696 9957 56

FIRST CLASS  
 Label 890-PB, Oct. 2015  
 Pitney Bowes



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
 02 7W  
 0008039548 MAY 20 2026



Case No: 2023\_9096

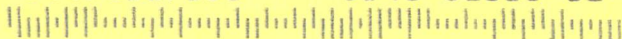
To: THORPE JAMES EST  
 C/O ELIJAH MACK  
 1744 NW 4<sup>TH</sup> ST  
 OCALA, FL. 34475-6035

344756035 CO  
 34471>2172

NIXIE 326 CE 1 7205/28/26

RETURN TO SENDER  
 VACANT  
 UNABLE TO FORWARD

BC: 34471217299 \*0548-01889-21-40





Reyes Homes & Construction, LLC.  
 3350 Janis Rd  
 Cape Coral, FL 33993

# Invoice


Date	Invoice #
4/5/2026	475

*Batch# 7454*  
*Ord.# 340446*

<b>Bill To</b>
City of Ocala. Attention: Procurement & Contracting Department, 110 SE Watula Avenue, Third Floor Ocala, Florida 34471

<b>P.O. No.</b>
DEMO FOR 1744 NW 4TH ST

Description	Amount
1. Termination of water and sewer connections at the property line (city meter/sewer laterals) prior to beginning demolition work.	8,900.00
2. Demolition and removal of a structure, overgrowth, structural debris, structure contents, improvements, and any junk on the property listed above.	
3. Underbrush, overgrowth, and all debris must be removed from the property. All trees, except for those that are dead, shall remain.	
4. Property shall be graded to final grade, using a box blade.	
5. The ground where the buildings are removed will be leveled, and if on a grade, sodded.	
6. Any fuel tanks found must be pumped, disconnected, crushed, and backfilled or pumped and completely removed from the property according to Chapter 62-761 of the Florida Administrative Code.	
7. Public sidewalks and driveway aprons must remain intact. Any damage to sidewalks or driveway aprons by the Contractor will be repaired at the Contractor's expense.	
8. Any septic tanks will be pumped, crushed and back-filled, according to City requirements, Florida Building and Plumbing codes, and the Marion County Health Department.	
9. Any water wells will be capped according to City requirements and Florida Building and Plumbing codes.	
10. All items will be removed from the property and properly disposed. NO items will be buried.	
<i>Case# 2023-9096</i>	
<i>Contact# 260186</i>	
<i>Vendor# 8758</i>	
<i>Acct# 103-016-711-524-52-46020</i>	
<b>Total</b>	\$8,900.00

OK TO PAY  
  
 5706



City of Ocala  
Code Enforcement Division  
4/17/2026 12:11 PM



City of Ocala  
Code Enforcement Division  
10/1/2025 1:18 PM

Feb 8, 2023 at 8:31:59 AM

