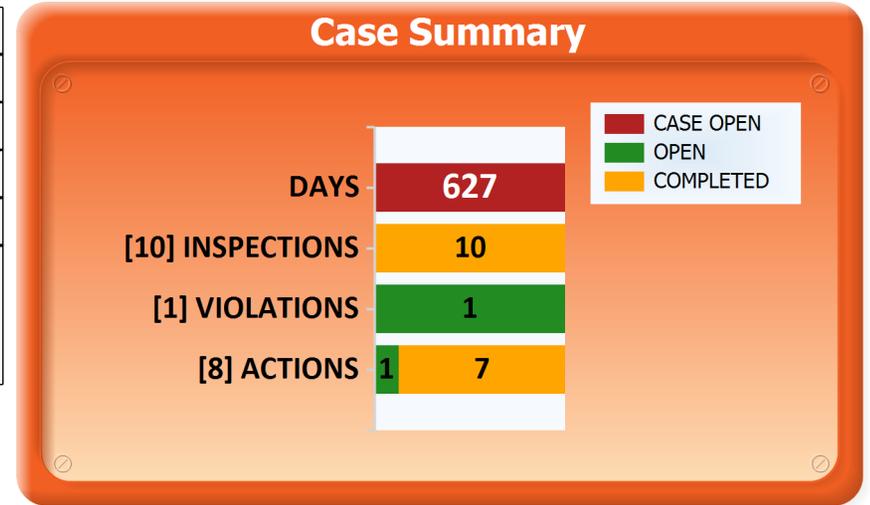


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11159**

Description: STANDARD HOUSING		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 6/17/2024	Closed:	Last Action: 3/12/2026	Flw Up: 2/11/2026
Site Address: 1628 SW 2ND ST OCALA, FL 344711479			
Site APN: 22571-000-00		Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 7683 7334 SAMUEL, BERTHENIA 1628 SW 2ND ST OCALA, FL 34471-1479			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

#### 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	\$195.23							
Total Paid for CASE PROSECUTION COSTS:			\$195.23							
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	\$5,154.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$660.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$5,814.00	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11159**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$100 FINE PER DAY	001-359-000-000-06-35960	455	\$45,500.00	\$0.00						
Total Paid for DAILY FINES:			\$45,500.00	\$0.00						
<b>TOTALS:</b>			<b>\$51,609.23</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
STANDARD HOUSING CODE ADOPTED		6/18/2024			See Standard Housing checklist. All windows and doors boarded up. Damaged/decayed roof, soffit, and	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)

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JENNIPHER BULLER	6/18/2024	6/18/2024	COMPLETE		On 06/18/2024, while in the area I observed a residence to be in deteriorated state. All of the windows were boarded up, the stairs to and the front porch itself. The roof and all components observed thereof are damaged and or decayed. The residence appeared vacant and according to city utilities has not been active since 10/30/2009.
FOLLOW-UP	JENNIPHER BULLER	6/25/2024	6/27/2024	COMPLETE		On 06/27/2024, courtesy letter and standard housing checklist mailed to property owner of record.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11159**

FOLLOW-UP	JENNIPHER BULLER	7/25/2024	7/25/2024	COMPLETE	<p>On 07/25/2024, I conducted a follow up inspection. I observed Standard Housing violations remained. No active permits on file for parcel concerning repairs or demolition. Notice of Violation and Public hearing completed and posted upon the property. Photos attached. Affidavit completed. Follow up scheduled.</p> <p>Inspection of exterior performed by Senior Building Inspector, Greg McClellan on 07/18/2024. Photos attached.</p>
FOLLOW-UP	JENNIPHER BULLER	8/15/2024	8/15/2024	COMPLETE	<p>On 08/15/2024, I conducted a follow up inspection. I checked the city database and found no permits on file for required repairs. Scheduled for hearing. Updated photos attached.</p>
CODE BOARD INSPECT	JENNIPHER BULLER	9/10/2024	9/10/2024	COMPLETE	<p>On 09/10/2024, I conducted a follow up inspection prior to Code Board hearing. I observed all violations remained. Photos attached. No permits on file. Proceed to hearing to obtain an order.</p>
FOLLOW-UP	JENNIPHER BULLER	9/19/2024	9/19/2024	COMPLETE	<p>On 09/18/2024, I posted the Final Administrative Order upon the property. Photos attached. Affidavit of posting completed.</p>
COMPLIANCE	JLB	11/8/2024	11/8/2024	NON COMPLIANT	<p><b>MASSEY INSPECTION</b></p> <p>I conducted a compliance inspection per Final Administrative Order. I observed the property remained non-complaint for Section 82-151 Standard Housing Code Adopted. Photos attached. Affidavit of non-compliance completed. Prosecution costs unpaid.</p> <p>I conducted a compliance inspection per Final Administrative Order. I observed the property remained non-complaint for Section 82-151 Standard Housing Code Adopted. Photos attached. No permits on file. Affidavit of non-compliance completed. Prosecution costs \$195.23 unpaid.</p>
CASE REVIEW	JLB	3/11/2025	3/11/2025	NON COMPLIANT	<p>UPDATED PICTURES FOR DEMO</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11159**

CASE REVIEW	JLB	3/11/2025	3/11/2025	NON COMPLIANT	Property non-compliant. 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	2/11/2026	2/13/2026	NON COMPLIANT	COMPLIANCE FOR DEMO PERMIT# DEMO26-0005 On 02/09/2026, while in the property had been brought into compliance (involuntarily). Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PHONE CALL(S)	JB	9/16/2024	9/16/2024	ON 09/16/2024, I RECEIVED A PHONE CALL FROM DWAN THOMAS 352-433-8457, A RELATIVE OF THE PROPERTY OWNER (DECEASED, GREAT-GRANDMOTHER). PLANNING ON TAKING POSSESSION OF PROPERTY AND DEMOLISHING RESIDENCE.
MASSEY	YVETTE J GRILLO	11/14/2024	11/14/2024	
CLEAN-UP	SHANEKA GREENE	11/7/2025	11/7/2025	SENT FOR BID CONTRACT UPLOADED NTP SENT TO CONTRACTOR
CONTACT	JENNIPHER L BULLER	2/11/2026	2/11/2026	Phone call from Jimmy 689-308-6217 is grandson of the property. Wants to payments on lien eventually.
ADMIN POSTING	SHANEKA GREENE	3/2/2026	3/2/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/2/2026	3/2/2026	NON-COMP HEARING NOTICE MAILED 9489 0090 0027 6696 9841 49 SAMUEL BERTHENIA 1628 SW 2ND ST OCALA FL 34471-1479
OFFICER POSTING	JENNIPHER L BULLER	3/3/2026	3/3/2026	NON-COMP HEARING NOTICE READY FOR POSTING

# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11159**

OFFICER POSTING	JENNIPHER L BULLER	3/3/2026	3/3/2026	Posted upon the property.
MASSEY	YVETTE J GRILLO	3/12/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA

CASE NO: 2024\_11159

Petitioner,

VS.

**SAMUEL, BERTHENIA  
1628 SW 2ND ST  
OCALA, FL 34471-1479**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 09/20/2024 11:26:16 AM  
FILE #: 2024125282 OR BK 8427 PGS 1635-1637  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

Respondents

---

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on September 12, 2024, 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), **SAMUEL, BERTHENIA**, owner(s) in charge of the property described as: **22571-000-00 | 1628 SW 2ND ST, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.
  
- B.** That on and between June 18, 2024 and September 12, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-151 - Standard Housing Code adopted.

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **SAMUEL, BERTHENIA**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, 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): 82-151 and Order to;
  - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, November 7th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, 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, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, 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 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(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 and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$195.23 by November 7th, 2024.

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 18<sup>th</sup> day of September 2024

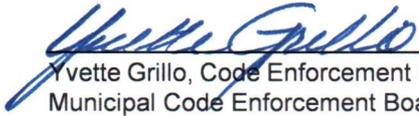
MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Michael Gartner, 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: **SAMUEL, BERTHENIA, 1628 SW 2ND ST, OCALA, FL 34471-1479**, this 18<sup>th</sup> day of September 2024.

  
\_\_\_\_\_  
Yvette Grillo, 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 NOVEMBER 14<sup>TH</sup>, 2024, AT 5:30 PM, 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.**

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

CITY OF OCALA  
Petitioner,

Vs.

CASE NO: 2024\_11159

SAMUEL BERTHENIA  
1628 SW 2<sup>ND</sup> ST  
OCALA, FL 34471-1479  
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 12<sup>th</sup>, 2024 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, November 7<sup>th</sup>, 2024.**
3. The City has brought the property located in the city limits into compliance on; February 6<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) 82-151**
5. Daily fines for **455 days** of non-compliance with Section(s) 82-151 @ \$100/ day total **\$45,500.**
6. Prosecution costs \$195.23 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

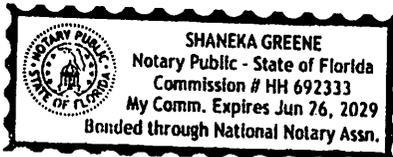
Dated this 13<sup>th</sup> day of February 2026

*Jennifer Buller*  
Jennifer Buller  
Code Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 13<sup>th</sup> day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

*Shaneka Greene*  
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 13<sup>th</sup> day of February 2026.

*Shaneka Greene*  
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: 3/2/2026

Case No: 2024\_11159

To: **SAMUEL, BERTHENIA**  
**1628 SW 2<sup>ND</sup> ST**  
**OCALA, FL. 34471-1479**

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, 1628 SW 2<sup>ND</sup> ST, Ocala, Florida, 22571-000-00 Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 112 RHEINAUERS AD MARTI CITY BLK 93 LOT 9**, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

**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 **3/12/2026 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 2<sup>nd</sup> day of March 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: 2024\_11159

**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 <sup>3</sup>03/04/2026 post the Notice of Non-Compliance Hearing to the property, located at 1628 SW 2ND ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

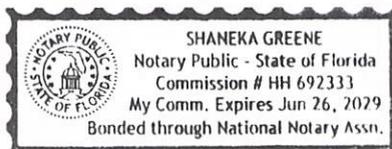
FURTHER, AFFIANT SAYETH NAUGHT.

<sup>3</sup>  
Dated: 03/04/2026  
Jennifer Buller  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
3/3/2026 11:40 AM



MENT  
3309  
VE THIS  
APPROVAL  
Y CODE  
DIVISION

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: 3/2/2026

Case No: 2024\_11159

To: **SAMUEL, BERTHENIA**  
1628 SW 2<sup>ND</sup> ST  
OCALA, FL. 34471-1479

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, **1628 SW 2<sup>ND</sup> ST**, Ocala, Florida, **22571-000-00** Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 112 RHEINAUERS AD MARTI CITY BLK 93 LOT 9**, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

**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 **3/12/2026** 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.

City of Ocala  
Code Enforcement Division  
3/3/2026 11:39 AM

Office DEPOTA

**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: 2024\_11159**

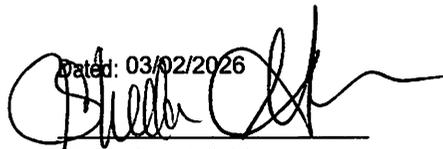
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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 03/02/2026 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.

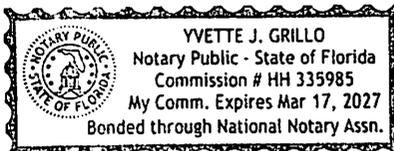
**FURTHER, AFFIANT SAYETH NAUGHT.**

dated: 03/02/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/02/2026 by Yvette Grillo Code Specialist, 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

*AFF Man Comp-11159*

Vs.

**SAMUEL BERTHENIA**  
**1628 SW 2<sup>ND</sup> ST**  
**OCALA, FL 34471-1479**  
Respondents /

VAC

3447181479 00

FIRST-CLASS



US POSTAGE™ PITNEY BOWES



ZIP 34471 \$ 000.74<sup>0</sup>  
02 7W  
0008039548 FEB 18 2026

*Vacant*

NIXIE

326

CE 1

7202/26/26



City of Ocala  
Code Enforcement Division  
2/9/2026 11:22 AM



06/18/2024 08:15  
City of Ocala  
Code Enforcement Division

Ho.Man Contracting, LLC  
 PO Box 249  
 Anthony, FL 32617-0249  
 Office: 352-390-8020  
 Fax: 352-509-3150

**INVOICE**  
2770

<b>Bill To</b>
City of Ocala's Growth Management Dept. 201 SE 3rd Street 2nd Floor Ocala, FL34471

Date	2/6/2026
P.O. No.	

Terms

Quantity	Description	U/M	Rate	Amount
1	1628 SW 2nd St, Ocala GRM/260188 Demolition of SFR as outlined in contract		5,154.00	5,154.00
	Case# <del>2024</del> -11159			
	Vendor# 3460			
	Contract# 260188			
	Acct# 103-016-711-524-52-46020			

OK TO PAY  
  
 5706

<b>Total Amount Due</b>	\$5,154.00
-------------------------	------------