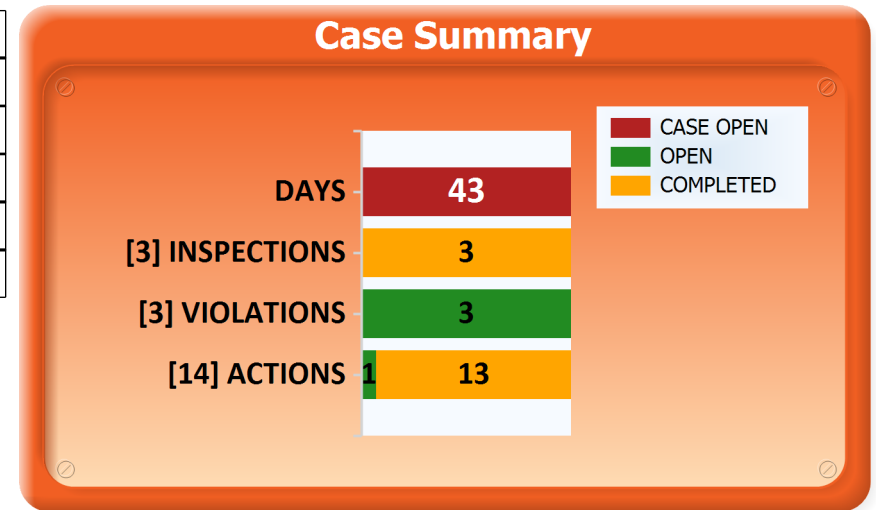


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0157

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/9/2026	Closed:	Last Action: 3/25/2026	Flw Up: 3/23/2026
Site Address: 1043 NE 28TH ST OCALA, FL 34479			
Site APN: 24861-000-00		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TIM GUINN	1061 NE 28TH ST OCALA, FL	(352)239-0165		
OWNER	VOSS MICHAEL J	1043 NE 28TH ST OCALA, FL 34470-3772			
REPRESENT	MIKE VOSS (SON OF OWNER)	116 BOWERS AVE BATTLE CREEK, MI 49014-6002	(269)275-3700		REDWINGS.MIKE52@GMAIL.COM
RESPONDENT 1	VOSS MICHAEL J EST	1043 NE 28TH ST OCALA, FL 34470			
TENANT	ANDREA (HOLLIE BERRIE) ?	1043 NE 28TH ST OCALA, FL	(352)553-5778		

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	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE26-0157

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:				\$205.97	\$0.00					
TOTALS:				\$205.97	\$0.00					

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	2/10/2026				The property has a derelict vehicle (blue four door) parked in the front yard. The vehicle needs to be removed from the property or brought up to working condition with valid tags.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	2/11/2026				The property has electrical work that has been done without the proper permits. The property needs to be complete all permits with all inspections finalized.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/12/2026				The property has an electrical panel that has been disconnected by the Ocala electric utility due to the unsafe condition and changes to without the proper permits and work not in line with the National Electrical code and Florida building standards. The owner needs to apply and complete the permits required for the electrical work and any work done prior.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
-----------------	-----------	----------------	----------------	--------	---------	-------

INITIAL	SKN	2/10/2026	2/10/2026	NON COMPLIANT		I responded to the location and spoke to the complainant who stated the owner passed away and the caretaker has remained in the house. He further stated there is a renter that controls a room in the house and she has remained after the owner died also. The complainant also stated the renter has been running a generator for many days and it is very loud. I went to the property and knocked with no response. I did observe some building issues to the residence and a derelict vehicle parked in the front yard. View attachments, follow up scheduled.
FOLLOW UP	SKN	3/11/2026	3/11/2026	COMPLETED		I followed up and left a VM with the son of the decedent. The property is still the same condition as during the initial inspection.
HEARING INSPECTION	SKN	3/23/2026	3/23/2026	COMPLETED		I completed my hearing inspection and the property continues to have the violations from the initial inspection.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	2/9/2026	2/9/2026	COMPL ADVISED PROPERTY OWNER DECEASED AND HOME IS BEING OCCUPIED BY A TENANT AND SHE NO LONGER HAS POWER IN THE HOME AND RUNNING HER ELECTRIC WITH A GENERATOR THAT IS PLACED ON THE FRONT PORCH. THE COMPLAINANT CAN HEAR THE GENERATOR INSODE HIS HOME WITH THE WINDOWS CLOSED AND WANTS TO KNOW IF IT'S ILLEGAL TO NOT HAVE POWER IN THE HOME TO LIVE THERE. SHE HAS LIVED IN THE HOME FOR APPROX 5 YEARS BUT NOW THAT THE PROPERTY OWNER IS DECEASED, SHE IS NOT PAYING ANY RENT AND HAS NO POWER RUNNING TO THE HOME.



Case Details - No Attachments

City of Ocala

Case Number

CE26-0157

CONTACT	STEPHEN KNIGHT	2/10/2026	2/10/2026	I was contacted by the renter (Andrea 352-553-5778) who stated the other tenant closed off the breaker box area and she has no access to it. She further stated he then cut off her power to her apartment.
CONTACT	YVETTE J GRILLO	2/10/2026	2/10/2026	Received a phone call from a female with a caller ID of "Hollie Berrie" stating she resides in the home, and another person lives in the other half of the home which controls the circuit breaker panel and has turned the power off on her side of the home and that is why she is using a generator to power her side. He refuses to allow her on his side to turn her power back on through the panel box. Gave her Inspector Knight's cell number and advised her to call him to share this information. Called to city utilities and spoke with Brian Clark X8303 and he stated the deceased property owner's son "Dan" had been in to advise he was having issues with possible squatters in his father's home. Brian stated someone is paying the electric bill and appears per the son's comments that Mr. Michael Voss had passed away in November 2025. Last payment on account was made on 2/2/2026. Female caller states she has lived in the home for last 6 years, but a male subj has taken over the other half of the house.
CONTACT	STEPHEN KNIGHT	2/13/2026	2/13/2026	I was contacted mike vose who is the son and stated he is working with attorneys and they are working through the process.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0157

CONTACT	YVETTE J GRILLO	2/13/2026	2/13/2026	MIKE VOSS SON OF DECEASED PROPERTY OWNER CALLED AND STATED HE HAD HEARD THERE WAS AN ISSUE WITH HIS FATHER'S PROPERTY AND WANTED TO SPEAK WITH THE INSPECTOR TO SHARE AND GET SOME INFORMATION. HE STATED HE WOULD LIKE TO BE INCLUDED IN FUTURE MAILINGS SO HE IS AWARE OF WHAT IS HAPPENING WITH THE PROPERTY. HE IS IN THE PROCESS OF PROBATE PROCEEDINGS THAT MAY TAKE SOME TIME AS THERE WAS NO WILL. MIKE VOSS 116 BOWERS AVE BATTLE CREEK, MI 49014-6002 (269)275-3700 EMAIL: REDWINGS.MIKE52@GMAIL.COM
PREPARE NOTICE	SHANEKA GREENE	2/16/2026	2/17/2026	CLTO VOSS MICHAEL J 1043 NE 28TH ST OCALA, FL 34470-3772 NOVPH
ADMIN POSTING	SHANEKA GREENE	2/17/2026	2/17/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/17/2026	2/17/2026	NOVPH MAILED 9489 0090 0027 6696 9850 47 VOSS MICHAEL J EST 1043 NE 28TH ST OCALA, FL. 34470-3772
CONTACT	STEPHEN KNIGHT	2/19/2026	2/19/2026	Mr. Vose jr contacted me and stated he was in contact with an attorney and they were working through the process regarding his Fathers property. Mr Vose did state he read on a facebook page where one of the current tenant's of the house made some comments regarding the death of his father and possible fault. I explained to him we would make the proper notifications.
OFFICER POSTING	STEPHEN KNIGHT	2/19/2026	2/19/2026	NOVPH READY FOR POSTING



Case Details - No Attachments

City of Ocala

Case Number

CE26-0157

OFFICER POSTING	STEPHEN KNIGHT	2/19/2026	2/19/2026	NOVPH has been posted.
CONTACT	STEPHEN KNIGHT	3/11/2026	3/11/2026	I left a VM with the son of the decedent.
CONTACT	STEPHEN KNIGHT	3/11/2026	3/11/2026	I spoke with Mike Vose Jr. and he stated he is still in the process of getting the decedent's property in probate.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	Find the Respondent(s) guilty of violating city code section(s): 34-122, 82-182, and 122-51 and order to: 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies. 2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. 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, May 1st, 2026, 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, April 30th, 2026. 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, May 1st, 2026, 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 meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 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 violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$150.00 per day thereafter that shall run in additional any other fines until this violation has been abated. 3.) Pay the cost of prosecution of \$205.97 by April 30th, 2026. Non-compliance (Massey) hearing: 05/27/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

24861-000-00

[GOOGLE Street View](#)

Prime Key: 611638

[MAP IT+](#)

Current as of 2/11/2026

[Property Information](#)

VOSS MICHAEL J EST
1043 NE 28TH ST
OCALA FL 34470-3772

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .60

Situs: 1043 NE 28TH ST OCALA

[2025 Certified Value](#)

Land Just Value	\$52,272		
Buildings	\$89,499		
Miscellaneous	\$1,631		
Total Just Value	\$143,402	Impact	
Total Assessed Value	\$65,612	Ex Codes:	(\$77,790)
Exemptions	(\$40,612)		
Total Taxable	\$25,000		
School Taxable	\$40,612		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$52,272	\$89,499	\$1,631	\$143,402	\$65,612	\$40,612	\$25,000
2024	\$32,670	\$90,001	\$1,721	\$124,392	\$63,763	\$38,763	\$25,000
2023	\$32,670	\$78,615	\$1,810	\$113,095	\$61,906	\$36,906	\$25,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	11/2025	71 DTH CER	0	U	I	\$100
4137/0372	08/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4089/1451	07/2005	61 FJDGMNT	0	U	I	\$100
1112/0505	05/1982	07 WARRANTY	0	Q	I	\$20,000
1098/1090	02/1982	71 DTH CER	0	U	I	\$100
0933/0059	10/1978	07 WARRANTY	0	U	I	\$100
0819/0060	07/1977	02 DEED NC	0	U	I	\$10,000

[Property Description](#)

SEC 05 TWP 15 RGE 22
W 150 FT OF E 300 FT OF S 200 FT OF

SW 1/4 OF NE 1/4 EX S 25 FT FOR RD

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	0100	150.0	175.0	B2	26,136.00	SF							
Neighborhood 9917													
Mkt: 2 70													

Traverse

Building 1 of 1

RES01=R14D7R39U17L21U16L16U2L16D28.R1

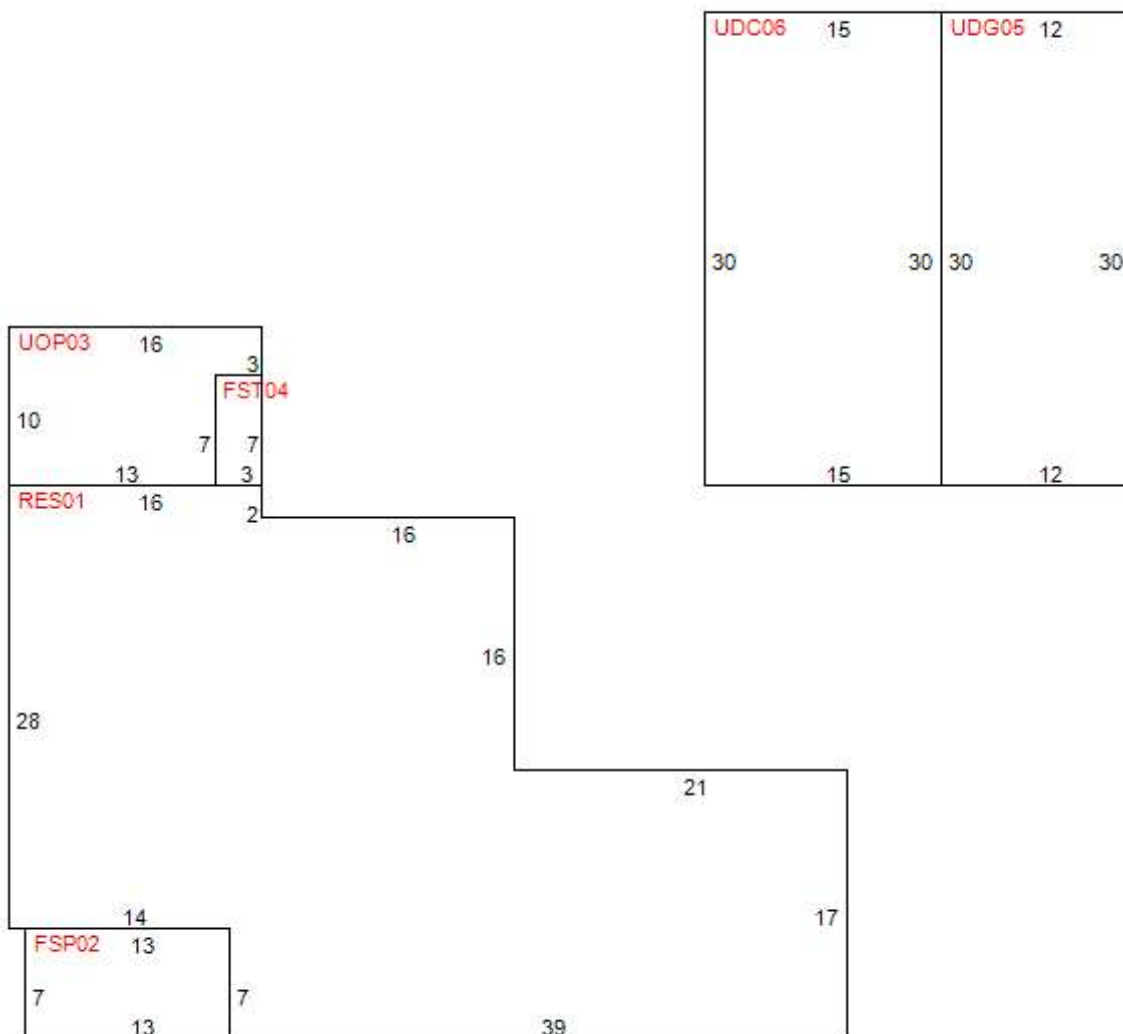
FSP02=D7R13U7L13.U28L1

UOP03=U10R16D3L3D7L13.R13

FST04=R3U7L3D7.R46

UDG05=R12U30L12D30.

UDC06=L15U30R15D30.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1948
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	8/16/2021 by 218	Architecture 0 - STANDARD SFR
		Base Perimeter 176

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127 - MASONITE		1.00	1948	N	0 %	0 %	1,347	1,347
FSP 0201 - NO EXTERIOR		1.00	1948	N	0 %	0 %	91	91
UOP 0301 - NO EXTERIOR		1.00	1948	N	0 %	0 %	139	139
FST 0426 - SIDING-NO SHTG		1.00	1948	N	0 %	0 %	21	21
UDG 0526 - SIDING-NO SHTG		1.00	1948	N	0 %	0 %	360	360
UDC 0601 - NO EXTERIOR		1.00	1998	N	0 %	0 %	450	450

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 1	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
112 FENCE WIRE/BD	450.00	LF	10	1980	3	0.0	0.0
112 FENCE WIRE/BD	150.00	LF	10	1998	5	0.0	0.0
ADU UTILITY-ALUM	120.00	SF	40	1998	1	12.0	10.0
DCK DECK-WOOD	448.00	SF	40	1998	1	0.0	0.0
UOP PORCH-OPEN-UNF	40.00	SF	40	1998	1	5.0	8.0
159 PAV CONCRETE	27.00	SF	20	1998	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01105	7/1/1990	8/1/1990	BLDG01= ROOF

DATE: 08/12/2005 02:41:16 PM

FILE #: 2005143098 OR BK 04137 PGS 0372-0375

QUIT-CLAIM DEED

RECORDING FEES 35.50

DEED DOC TAX 0.70

THIS QUIT-CLAIM DEED, EXECUTED THIS 1 **DAY OF**
August, 2005, A.D. 2005, by Cynthia May Voss, a single woman, Grantor,
whose post office address is 1043 NE 28th St., Ocala, FL 34470, and Michael J. Voss, a
single man, Grantee, whose post office address is 1043 NE 28th St., Ocala, Florida 34470
to Michael J. Voss, Grantee, whose post office address is 1043 NE 28th St., Ocala, Florida
34470.

WITNESSETH, That the said Grantor, for and in consideration of the sum of
\$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged,
and other good and valuable consideration does hereby remise, release and quit-claim
unto the said Grantee forever, all the right, title, interest, claim and demand which the
said Grantor has in and to the following described lot, piece or parcel of land, situate,
lying and being in the County of Marion, State of Florida, as more fully described to wit:

The West 150 feet of the East 300 feet of the South 200 feet of the S.W. 114 of
the N.E. 114 of Section 5, Township 15 South, Range 22 East, Except the South 25 Feet
for Road Right of Way; Section 5, Township 15 South, Range 27 East, Marion County,
Florida.

Recorded in Plat Book O, Page 11121505 of Public Records of Marion County,
Florida. Parcel No. 24861-000-00

Subject to restrictions of records and taxes

**THIS CONVEYANCE IS MADE PURSUANT TO FINAL JUDGMENT OF
DISSOLUTION OF MARRIAGE, ISSUED BY HONORABLE JUDGE
RAYMOND T. MCNEAL, CIRCUIT JUDGE ON JUNE 28, 2005, CASE NO. 04-
3624- DR-FC AND FOR MARION COUNTY, FLORIDA.**

To have and hold the same together with all and singular appurtenances thereunto
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity
and claim whatsoever of the said Grantors, either in law or equity to the only proper use,
benefit and behoof of the said Grantee forever

This Instrument prepared by:

MAGDA LANZA-HUBER
Attorney at Law
1107 E. Silver Spring Blvd., Suite 2
Ocala, FL 34470

Return Title to:

MAGDA LANZA-HUBER
Attorney at Law
1107 E. Silver Spring Blvd., Suite 2
Ocala, FL 34470

**This Quit-Claim Deed is prepared by attorney, without benefit of Public
Records, or Title Search.**

The Attorney does not WARRANT clear, good, or marketable title.

IN WITNESS WHEREOF, The grantor has signed and sealed these presents the day and year first above written.

Dated this 11 day of August, 2005.

Signed, sealed and delivered in presence of:

Debra L. Blanco
Witness's Signature

Michael J. Voss
Michael J. Voss, grantor

Debra L. Blanco
Printed Name

Christy Forte
Witness's Name

Christy Forte
Printed Name

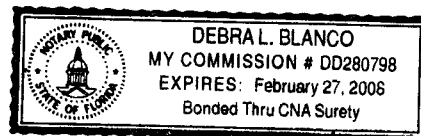
STATE OF FLORIDA
COUNTY OF MARION

SWORN TO AND ACKNOWLEDGED before me this 11 day of August 2005, 2005, by, Michael J. Voss, who is personally known to me or who has produced FLDL, as identification and who did take an oath.

Print: Debra L. Blanco

Signature: Debra L. Blanco
Notary Public, State of Florida
Commission Expires: 02-27-08

[Seal]



IN WITNESS WHEREOF, The Grantor has signed and sealed these presents the day and year first above written.

Dated this 25th day of July, 2005.

Signed, sealed and delivered in presence of:

Todd Hopson
Witness's Signature

Cynthia M. Voss
Cynthia M. Voss, Grantor

TODD HOPSON
Printed Name

Nell P. Hammond
Witness's Name

NELL P. HAMMOND
Printed Name

STATE OF FLORIDA
COUNTY OF MARION

SWORN TO AND ACKNOWLEDGED before me this 25 day of July, 2005, by, Cynthia M. Voss who is personally known to me or who has produced _____, as identification and who did take an oath.

Print: NELL P. HAMMOND

Signature: Nell P. Hammond
Notary Public, State of Florida
Commission Expires: _____

[Seal]





City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

02/18/2026

VOSS MICHAEL J EST
1043 NE 28TH ST
OCALA, FL. 34470-3772

Respondent(s) _____ /

Location of Violation: 1043 NE 28TH ST|24861-000-00

Case Number: CE26-0157

Inspector Assigned: Stephen Knight

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. The property has an electrical panel that has been disconnected by the Ocala electric utility due to the unsafe condition and changes to without the proper permits and work not in line with the National Electrical code and Florida building standards. The owner needs to apply and complete the permits required for the electrical work and any work done prior.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

The property has a derelict vehicle parked in the front yard. The vehicle needs to be removed from the property or brought up to working condition with valid tags.

SECTION 122-51 BUILDING PERMIT REQUIRED

The property has electrical work that has been done without the proper permits. The property needs to be complete all permits with all inspections finalized.

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 inspector 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:

Stephen Knight Code Inspector
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE26-0157

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 02/19/2026 post the Notice of Violation & Public Hearing to the property, located at 1043 NE 28TH 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.

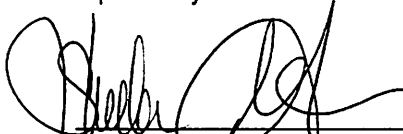
Dated: 02/19/2026



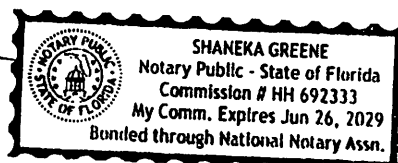
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/19/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
2/19/2026 9:00 AM



OCALA

**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

02/18/2026

VOSS MICHAEL J EST
1043 NE 28TH ST
OCALA, FL 34470-3772

Respondent(s) _____

Location of Violation: 1043 NE 28TH ST(24861-000-00)

Case Number: CE26-0157

Inspector Assigned: Stephen Knight

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
The property has an electrical panel that has been disconnected by the Ocala electric utility due to the unsafe condition and changes to without the proper permits and work not in line with the National Electrical code and Florida building standards. The owner needs to apply and complete the permits required for the electrical work and any work done prior.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

The property has a derelict vehicle parked in the front yard. The vehicle needs to be removed from the property or brought up to working condition with valid tags.

SECTION 122-51 BUILDING PERMIT REQUIRED

The property has electrical work that has been done without the proper permits. The property needs to be complete all permits with all inspections finalized.

City of Ocala
Code Enforcement Division
2/19/2026 9:00 AM

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

CASE NO: CE26-0157

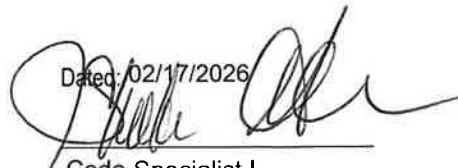
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

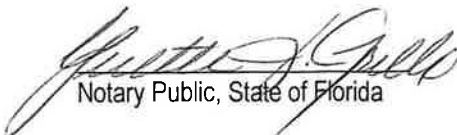
1. I did on 02/17/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

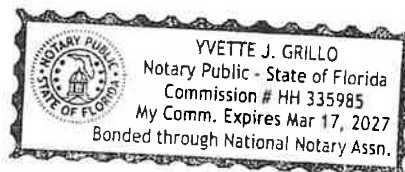
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/17/2026 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
3/23/2026 8:29 AM



City of Ocala
Code Enforcement Division
3/23/2026 8:29 AM

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

CASE NO: CE26-0157

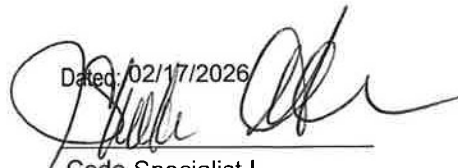
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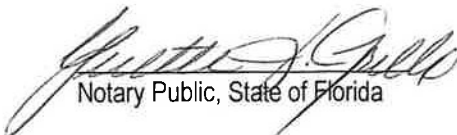
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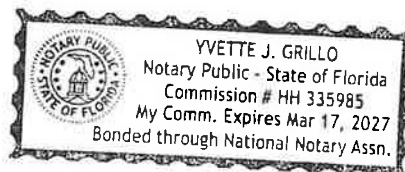
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Dated: 02/17/2026

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**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/17/2026 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 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

H 04PHCE26-0157

VOSS MICHAEL J EST
1043 NE 28TH ST
OCALA, FL. 34470-3772

POSTAL SERVICE® CERTIFIED MAIL



9489 0090 0027 6696 9850 47

JACKSONVILLE RPDC 320

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Pitney Bowes

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES

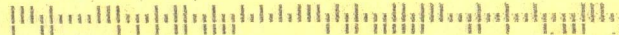


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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *3024-00657-19-41



34470-37723872

From: [Nicholas L. Galvan](#)
To: [Veronica Martinez](#); [Elemtrdiv](#); [Leanne Heinkel](#); [Brian K. Clark](#); [Elecadmingrp](#); [CLStaff](#); [Melissa Blizzard](#)
Cc: [Systemcontrol](#); [Clint Smith](#); [Code Enforcement](#); [Beau J. Spears](#); [Renee Kennedy](#)
Subject: Re: 1043 NE 28th Street
Date: Tuesday, February 17, 2026 3:25:33 PM
Attachments: [image001.png](#)
[Outlook-3azzexlw.png](#)
[Outlook-https_ci.png](#)

Understood, I have entered a stop and scheduled water turn off for 2/18.

I have added notes to not start services unless reviewed by leadership.

Nicholas Galvan
City of Ocala
Utility Billing Supervisor
201 SE 3rd St Ocala FL 34471
Email: ngalvan@ocalafl.gov
Phone: 352-629-2489



From: Veronica Martinez <VMartinez@ocalafl.gov>
Sent: Tuesday, February 17, 2026 3:20 PM
To: Elemtrdiv <Elemtrdiv@ocalafl.gov>; Leanne Heinkel <LHeinkel@ocalafl.gov>; Brian K. Clark <bklark@ocalafl.gov>; Nicholas L. Galvan <NGalvan@ocalafl.gov>; Elecadmingrp <Elecadmingrp@ocalafl.gov>; CLStaff <CLstaff@Ocalafl.org>; Melissa Blizzard <MBlizzard@Ocalafl.gov>
Cc: Systemcontrol <Syscontrol@ocalafl.gov>; Clint Smith <CSmith@ocalafl.gov>; Code Enforcement <CodeEnforcement@ocalafl.gov>; Beau J. Spears <BSpears@ocalafl.gov>; Renee Kennedy <RKennedy@Ocalafl.gov>
Subject: Re: 1043 NE 28th Street

UB,

Please process a stop on this account and make sure water is also turned off.

Sincerely,

Veronica Martinez
Customer Service Manager
City of Ocala Municipal Services
201 SE 3rd St
Ocala, FL 34471
Direct: (352) 629-8246
Cell: (352) 598-3714



From: Elemtrdiv <Elemtrdiv@ocalafl.gov>

Sent: Tuesday, February 17, 2026 3:13 PM

To: Leanne Heinkel <LHeinkel@ocalafl.gov>; Brian K. Clark <bkclark@ocalafl.gov>; Nicholas L. Galvan <NGalvan@ocalafl.gov>; Veronica Martinez <VMartinez@ocalafl.gov>; Elecadmingrp <Elecadmingrp@ocalafl.gov>

Cc: Systemcontrol <Syscontrol@ocalafl.gov>; Clint Smith <CSmith@ocalafl.gov>; Code Enforcement <CodeEnforcement@ocalafl.gov>; Beau J. Spears <BSpears@ocalafl.gov>; Renee Kennedy <RKennedy@Ocalafl.gov>

Subject: 1043 NE 28th Street

Good afternoon, Veronica.

We have removed the meter and disconnected service at the pole for location 526918. Brian Clark contacted us after receiving a report that a generator was being used to supply power to part of the residence. According to the information shared with my technician on site, the home appears to be divided by a wall: one portion previously occupied by Michael Voss, and the other by an individual who states they have lived at the location for approximately six years.

She also reported that after Mr. Voss passed away sometime between September and October of last year, his friend took over the residence and shut off the breakers supplying her portion of the home. Since we have confirmed that Mr. Voss is deceased, can we proceed with moving the account to vacant status? One of the occupants has been repeatedly contacting our customer service office asking what is required to have service restored.

Additionally, I came across a Facebook post this morning that raises some safety concerns. Based on the content, I recommend that if we need to return to this location for any reason, we do so with police assistance. I can share the post if needed.

Carla F Romero

AMI Information Analyst I, AMI Division

1805 NE 30TH Ave Bldg 400

Ocala FL 34470

Ph 352-351-6644

cromero@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent

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From: [Elemtrdiv](#)
To: [Leanne Heinkel](#); [Brian K. Clark](#); [Nicholas L. Galvan](#); [Veronica Martinez](#); [Elecadmingrp](#)
Cc: [Systemcontrol](#); [Clint Smith](#); [Code Enforcement](#); [Beau J. Spears](#); [Renee Kennedy](#)
Subject: 1043 NE 28th Street
Date: Tuesday, February 17, 2026 3:13:56 PM
Attachments: [image001.png](#)

Good afternoon, Veronica.

We have removed the meter and disconnected service at the pole for location 526918. Brian Clark contacted us after receiving a report that a generator was being used to supply power to part of the residence. According to the information shared with my technician on site, the home appears to be divided by a wall: one portion previously occupied by Michael Voss, and the other by an individual who states they have lived at the location for approximately six years.

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Carla F Romero

AMI Information Analyst I, AMI Division

1805 NE 30TH Ave Bldg 400

Ocala FL 34470

Ph 352-351-6644

cromero@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent

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and
future
expecta
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From: [Brian K. Clark](#)
To: [Yvette Grillo](#)
Subject: 1043 NE 28TH ST
Date: Wednesday, February 11, 2026 12:17:38 PM
Attachments: [image.png](#)
[Outlook-ah1ch4g.png](#)

Yvette,

So I had the meter go out there to make sure nothing was connected to our meter can. And after further investigation into the work not being permitted, they pulled the meter. Here are the notes from the service order.

Service Order Inquiry bkclark City of Ocala 2/11/2026

File Edit Tools Insert Help

OK Print

Service Order SORD00003597064 **Project**

Request ELMD-E INVEST **Electric Service Investigation**

Description

Reason Code

Requested Date 2/11/2026 **Scheduled Date** 2/11/2026

Requested Time 8:42:18 AM **Scheduled Time** 12:00:00 AM

☐ Customer Requested Date

Status Completed

Origin Internal **Priority**

User ID cromero

☒ Printed **Printed Date** 2/11/2026 **Printed By** cromero

Difficulty Factor 1

Location 526918 **1043 NE 28TH ST OCALA FL USA 34470-3772** ☐ No Location

Customer 171740 **Michael J Voss** **1043 NE 28TH ST OCALA FL USA 34470-3772**

Enhanced Note bkclark City of Ocala 2/11/2026

File Edit Tools Help

SORD00003597064 2/11/2026 11:37:31 AM **Category Filter** Show All **Show All**

Nikki Myers 2/11/2026 11:37 AM

PER 312/313. Meter reading 62503. This house is split in to 2 halves. Apparently done with no permits. I removed the meter and pole cut until someone applies for power with a good lease AND a inspection is done due to many changes with no permits

Attach **Delete**

Brian Clark
Call Center Supervisor - CSO
Address: 201 SE 3rd St., Ocala, FL 34471
Phone: 352-629-2489
customerservice@ocalafl.gov



The City of Ocala provides fiscally responsible services consistent with the community's current and future expectations.



City of Ocala
Code Enforcement Division
3/23/2026 8:29 AM



City of Ocala
Code Enforcement Division
3/23/2026 8:29 AM



City of Ocala
Code Enforcement Division
2/10/2026 9:12 AM



City of Ocala
Code Enforcement Division
2/10/2026 9:10 AM



City of Ocala
Code Enforcement Division
2/10/2026 9:11 AM



City of Ocala
Code Enforcement Division
2/10/2026 9:12 AM