

Case Number 2022_8711

City of Ocala

Description: REMOVED BROKEN ASPHALT Status: NON COMP HEARING Type: GENERAL VIOLATION Subtype: MISC ORDINANCE VIOLATION Opened: 10/17/2022 | Closed: Last Action: 9/10/2025 Fllw Up: 9/5/2025 Site Address: 2150 NW MARTIN L KING AVE OCALA, FL 344755004 Site APN: 21416-000-00 Officer: OSIAS FERREIRA Details: 91 7199 9991 7039 7933 2294

CASTELLO DI SANTA LUCIA DEL MELA LLC

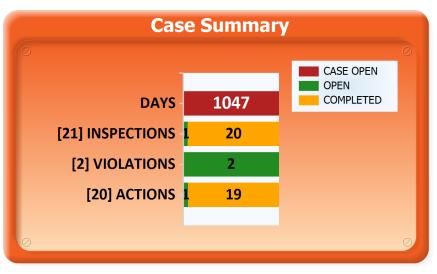
OCALA FL 34475

91 7199 9991 7039 7933 2287

2150 NW MARTIN L KING AVE

STRACUZZI FRANCO (REGISTERED AGENT)

2001 SE 10TH CT **OCALA FL 34471**



ADDITIONAL SITES

LINKED CASES

	CHRONOLOGY											
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES								
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	NOTICE NON COMP HEARING								
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	ORD GRANT EXT 91 7199 9991 7039 7937 4874 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475								

Case Number

2022_8711

CERTIFIED MAIL	YVETTE J GRILLO	3/18/2025	3/18/2025	ORD GRANT EXT 91 7199 9991 7039 7682 3177 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475 91 7199 9991 7039 7680 9010 FRANCO STRACUZZI 2001 SE 10TH CT OCALA, FL 34471
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2025	6/24/2025	ORDER GRANT EXT 91 7199 9991 7039 7680 9362 CASTELLO SI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475
				91 7199 9991 7039 7680 9393 FRANCO STRACUZZI (RA) 2001 SE 10TH CT OCALA, FL 34471
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	NOTICE NON COMP HEARING 1 7199 9991 7039 7680 7153 CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475 91 7199 9991 7039 7680 7146 FRANCO STRACUZZI 2001 SE 10TH CT OCALA, FL 34471
CONTACT	HECTOR D REYES	3/7/2025	3/7/2025	Contact made with property owner Mr. Franco 352-572-0938.
CONTACT	HECTOR D REYES	6/6/2025	6/6/2025	Contact made with property owner Mr. Franco 352-572-0938, see today's inspection for more info.
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Case Number 2022_8711

MASSEY	YVETTE J GRILLO	12/12/2024	12/13/2024	3RD MASSEY WAS GRANTED EXTENSION UNTIL 3/6/2025
MASSEY	YVETTE J GRILLO	3/13/2025	3/18/2025	4TH MASSEY
MASSEY	YVETTE J GRILLO	6/12/2025	6/24/2025	5TH MASSEY
MASSEY	YVETTE J GRILLO	9/10/2025		6TH MASSEY
OFFICER POSTING	HECTOR D REYES	12/19/2024	12/19/2024	Posted order granting extension of time.
OFFICER POSTING	HECTOR D REYES	3/21/2025	3/21/2025	On 3/21/2025 I posted the order granting extension at the property, see photos attached and affidavit of posting sent to admin.
OFFICER POSTING	HECTOR D REYES	6/24/2025	6/24/2025	ON 6/24/2025 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
OFFICER POSTING	OSIAS FERREIRA	7/10/2025	7/10/2025	NOTICE NON COMP HEARING Posted at the property
POSTING NOTICE	HD	7/10/2024	7/10/2024	ON 7/10/2024 I POSTED THE NOTICE OF NON-COMPLIANCE HEARING AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; FAO	HD	12/7/2023	12/7/2023	ON 12/7/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THIS PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED.
POSTING; NOH	HD	1/31/2023	3/21/2023	POST NOH IF NOT SERVICED. ON 3/21/2023 I VERIFIED IN THE USPS WEB SITE THE NOTICE TO APPEAR LETTER WAS NOT SERVICED/RECEIVED BY THE PROPERTY OWNERS. I POSTED THE NOTICE TO APPEAR LETTER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE TRACKING INFO AND PHOTOS ATTACHED. I SPOKE TO THE PROPERTY OWNER MR. STRACUZZI AT 352-572-0938 AND ADVISED HIM OF THE HEARING DATE AND HE STATED THEY ARE STILL WAITING FOR THE ENGINEERING REPORT AND PLANS TO APPLY FOR THE PERMIT.



Case Number 2022_8711

City of Ocala

POSTING; ORD GRANT EXT TIME	HD	9/18/2024	9/18/2024	ON 9/18/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY, SEE PHOTOS ATTACHED AND SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	6/11/2024	6/11/2024	ON 6/11/2024 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.

	CONTACTS											
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL							
CONTACT	CASTELLO DI SANTA LUCIA DEL ME	OCALA FL 34475 ,										
OWNER	CASTELLO DI SANTA LUCIA DEL ME	2150 NW MARTIN LUTHER KING JR OCALA, FL 34475-5004										

	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	\$342.32	\$342.32	1/9/24	PAYMENT #34327	2024	CHECK	CONV		
Total Pa	\$342.32										

TOTALS: \$342.32 \$342.32

INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES				
CASE REVIEW	HECTOR DELVALLE REYES	6/29/2023	6/29/2023	NON COMPLIANT		Check on violations and permit progress. On 6/29/2023 I inspected the property and observed all violations remain noncompliance and No permit in TRAKIT. I called the property owner Mr. Franco at 352-572-0938 and he stated that Paolo Mastroserio, PE (352) 572-3051 submitted plans for the site plan yesterday and will be dropping off other required paperwork in the next few weeks, Extension granted.				

Case Number

City of Ocala

2022_8711

CASE REVIEW	HECTOR DELVALLE REYES	5/18/2023	5/18/2023	NON COMPLIANT	Check on permit progress. On 5/18/2023 I spoke to Mr. Franco Stracuzzi at 352-572-0938 and he advised he is meeting with the engineer on Friday and he should have a better idea on when he will be applying for the permit.,
CASE WORK	HECTOR DELVALLE REYES	9/12/2024	9/12/2024	NON COMPLIANT	On 9/10/2024 I received an email from the engineer Paolo Mastroserio advising a site plan proposal for a DRA at this property to solve the drainage problem and bring the property into compliance. On 9/12/2024 he called me to advise he will not be able to make the hearing today, but the property owner will be there.
CASE WORK	HECTOR DELVALLE REYES	9/28/2023	9/28/2023	NON COMPLIANT	On 9/28/2023 I spoke to Paolo Mastroserio at 352-572-305 the engineer hired to apply for the permit and he stated a preliminary application was submitted but corrections were needed and he just sent it to the property owner Mr., Franco for his review and approval and once he approves it he will be applying for the permit. Last extension granted until 10/26.
CASE WORK	HECTOR DELVALLE REYES	8/24/2023	8/24/2023	NON COMPLIANT	On 8/24/2023 I met with the property owner Mr. Franco, and he stated they are only waiting for the engineering report to submit the application.
CASE WORK	HECTOR DELVALLE REYES	6/7/2023	6/7/2023	NON COMPLIANT	On 6/7/2023 I met with the property owner Mr. Franco Stracuzzi 352-572-0938 at the property and he stated the engineering team he hired for the reports and drawing for the permits is taking longer to prepare the report and he needs more time. I granted a last extension and explained to Mr. Stracuzzi this will be the last one. See photos attached.

Case Number 2022_8711

CASE WORK	HECTOR DELVALLE REYES	4/11/2023	4/11/2023	NON COMPLIANT	On 4/11/2023 I met with the property owner Mr. Franco Stracuzzi on site and he stated he hired an architect and engineering company to apply for the permit but they have a two month back up on the paperwork, plans and reports and he is asking for a two month extension and it was granted. Case removed from the 4/13/2023 hearing and email sent to admin to remove from the docket. Reinspection scheduled for 6/7/2023.
CASE WORK	HECTOR DELVALLE REYES	3/1/2023	3/1/2023	NON COMPLIANT	Check in violations progress. On 3/1/2023 I checked TRAKIT and no permits applied for the asphalt removal and resurface. I called the property owner Mr. Stracuzzi at 352-572-0938 and he advised he is waiting for an engineering report and plan to apply for the permit. See permit info attached.
CASE WORK	HECTOR DELVALLE REYES	11/15/2022	11/15/2022	NON COMPLIANT	On 11/15/2022 I spoke to the property Owner Mr. Franco Stracuzzi and he advised they are waiting for plans and other paperwork needed for the permit as requested by the permit department and he requested an extension until 1/31 and it was granted.
COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT	ORD GRANTING EXTENSION COMPLIANCE DATE RE- INSPECTION On 12-6-24, I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with plan remaining under review. Photos were taken/uploaded to the report and an Affidavit of Non-Compliance was completed and submitted to Admin.

Case Number

City of Ocala

2022_8711

COMPLIANCE	HECTOR DELVALLE REYES	8/23/2024	8/23/2024	NON COMPLIANT	MASSEY REINSPECTION FOR ORD GRANT EXT FROM 5/29/24. On 8/23/2024 I inspected the property and observed the violations remain noncompliance, but a site permit was applied for and SPL24-45521 and remains under review and so far, they have met all necessary requirements and appointments/meetings per timeline implemented by the city. This will be a long process for the approval of the permit and an extension will be necessary. I will be meeting with code enforcement manager to let the magistrate know and ask for a 3 -month extension at a time until the permit is approved. See photos attached, the hole that was dug up is for soil example requested by the city. Affidavit of noncompliance sent to admin for the permit requirement until approval only as prosecution cost was paid. I met with the property owner Mr. Franco 352-572-0938, and he stated soil samples were collected, and info was submitted to the city in a report.
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Case Number 2022_8711

COMPLIANCE	HECTOR DELVALLE REYES	5/24/2024	5/24/2024	NON COMPLIANT	On 5/24/2024 I inspected the property and observed the violations remain noncompliance, but a site permit was applied for and SPL24-45521 and remains under review and so far, they have met all necessary requirements and appointments/meetings per timeline implemented by the city. This will be a long process for the approval of the permit and an extension will be necessary. I will be meeting with code enforcement manager to let the magistrate know and ask for a 3 -month extension at a time until the permit is approved. See photos attached, the hole that was dug up is for soil example requested by the city. Affidavit of noncompliance sent to admin for the permit requirement until approval only as prosecution cost was paid. I met with the property owner Mr. Franco 352-572-0938 and he stated soil samples were collected and info will be submitted to the city in a report.
COMPLIANCE	HECTOR DELVALLE REYES	1/26/2024	1/26/2024	NON COMPLIANT	On 1/26/2024 I inspected the property and observed the violations remain noncompliance, the prosecution fees of 342.32 were paid on 1/9/2024. See photos attached and affidavit of noncompliance for the violations only sent to admin. I spoke to the property owner Mr. Franco and reminded him of the hearing date.
COMPLIANCE	HDR	3/7/2025	3/7/2025	NON COMPLIANT	MASSEY INSPECTION On 3/7/2025 I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with plan remaining under review. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Contact made with property owner Mr. Franco and reminded him of the hearing date and time.

Case Number 2022_8711

COMPLIANCE	HDR	6/6/2025	6/6/2025	NON COMPLIANT	On 3/7/2025 I conducted a compliance inspection relating to the approaching hearing date. On this day, I observed the violations to remain with permit SPL24-45521- remaining under review as some corrections are needed and meetings with city stormwater and planning department are in process to approve the permit. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Contact made with property owner Mr. Franco and reminded him of the hearing date and time.
COMPLIANCE	OSF	9/5/2025			MASSEY INSPECTION
FOLLOW-UP	HECTOR DELVALLE REYES	11/13/2023	11/13/2023	NON COMPLIANT	On 11/13/2023 I inspected the property and observed it remains noncompliance and no permits applied for as of this morning. See photos attached. I made contact with the property owner Mr. Franco at 352-572-0938 and he stated the engineering contractor that he hire is still working on all necessary reports for the application but it is taking longer than expected, I reminded him about the 11/29/2023 hearing.
FOLLOW-UP	HECTOR DELVALLE REYES	1/31/2023	1/31/2023	NON COMPLIANT	On 1/31/2023 I called the property owner Mr. Franco Stracuzzi at 352-572-0938 and he stated he is waiting for the engineering report to submit the application for the permit. I advised Mr. Franco that the case will be moving forward to a hearing on 4/13/2023. See photos attached and NOH sent to admin and code board inspection scheduled. No permit applied for per TRAKIT system.
INITIAL	HECTOR DELVALLE REYES	3/5/2024	3/5/2024	NON COMPLIANT	On 3/5/2024 I posted the order granting extension of time at the property. See photos attached.

Case Number

City of Ocala

2022_8711

INITIAL	HECTOR DELVALLE REYES	10/18/2022	10/18/2022	NON COMPLIANT		On 10/18/2022 I met with Duane Schmidt at the property and conducted an inspection and observed to large piles of asphalt that was removed from the back of the property. We spoke to an employee Mr. Anthony Stucco and she stated they are removing the old asphalt because it was cracked and with pot holes and will be replacing it. We advised him they need permits. Mr. Anthony gave me the phone number to the property owner Mr. Franco Stracuzzi 352-572-0938 and a voice message left for a call back. CLTO sent to admin and follow up inspection scheduled. Satisfaction of mortgage letter sent attached.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	11/28/2023	11/28/2023	NON COMPLIANT		On 11/28/2023 I conducted a special magistrate inspection and observed the violations remain noncompliance and no permit applied for as of this morning per TRAKIT. I spoke to the engineer Paolo Mastroserio at 352-572-3051 and with the property owner Mr. Franco at 352-572-0938 and reminded both of the hearing tomorrow morning. See photos attached.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
						 (a) Conformance with approved plan. Upon the site plan being approved and a building permit being issued, the development shall be built substantially in accordance with the site plan and the plans and specifications. (b) Changes to approved plan. If the owner or the owner's agent, or successors, desire to make any changes to an approved site plan, such proposed changes shall first be submitted to the building official. (1) If the building official deems that there is substantial change or deviation from that which is

Case Number

2022_8711

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	10/19/2022	shown on the approved site plan that will affect concurrency, the owner or the owner's agent must submit a new site plan for review by the site plan review committee. (2) If, after consultation with affected departments, the building official deems the changes to not be substantial, the changes will be allowed to be made without additional review. A record of the changes must be made part of the permanent record of the site. At the discretion of the building official, this can be accomplished by either submitting a revised site plan or making handwritten corrections to the original plan. C) Certification of compliance. After completion of the improvements in accordance with the approved site plan and specifications, but prior to the issuance of any certificate of occupancy or final approval relating to the site, a registered engineer or other professional authorized by Florida Statutes to make such certification shall verify that the actual construction is in compliance with and functions in the manner of the approved site plan. (1) If the construction is in substantial compliance with the approved site plan, a registered engineer or other professional authorized by Florida Statutes to make such certification shall submit a signed and sealed certification, as follows, to the building official:
		PROFESSIONAL'S CERTIFICATION:

Case Number

2022_8711

City	of	Ocal	a
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BUILDING PERMIT REQUIRED	10/18/2022		of the property without a permit	lhiilding official shall not issue any nermit excent in l
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA, MARION COUNTY, FLORIDA

	ASE NO: 202	2_8711
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Petitioner,

VS.

CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN L KING AVE OCALA FL 34475

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on November 29, 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), CASTELLO DI SANTA LUCIA DEL MELA LLC, owner(s) in charge of the property described as: 21416-000-00 | 2150 NW MARTIN L KING AVE, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.
- **B.** That on and between October 18, 2022 and November 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51 Building permit required, Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements..

II. CONCLUSION OF LAW:

A. The Respondent(s), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 122-51 - Building permit required, Section 122-219 -Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements., 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): 122-51, 122-219 and Order to:
- 1.) (a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday January 25th, 2024. Once the permits are obtained, all work shall be inspected and permit finaled within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (b) shall apply; or
- (b.) Failure to comply in the times allowed for compliance there shall be a fine of \$250.00 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 \$342.32 by January 25th, 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	_ day of November 2023
CODE ENFORCEMENT SPECIAL MAGISTI OCALA, FLORIDA	RATE
Thomas J. Dobbins Code Enforcement Special Magistrate	

CERTIFICATE OF SERVICE

	ect copy of the foregoing document has been furnished to Respondent(s) by mail to:
CASTELLO DI SANTA LUCIA DEL MELA LLC, 2150	NW MARTIN L KING AVE, OCALA FL 34475, STRACUZZI FRANCO (REGISTERED AGENT)
2001 SE 10TH CT OCALA FL 34471 this	day of November 2023.
	- ,
Yiovanni Santiago, Code Enforcement Specialist	
3,	
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 JANUARY 31, 2024, 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 STATUES, 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 BOARD OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA CASE NO: 2022 8711

Petitioner,

VS.

CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475

Respondents

ORDER GRANTING EXTENSION OF TIME NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 12th, 2025 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. PREVIOUS FINDINGS OF FACT: DATED FEBRUARY 28TH, 2024

- A. The Respondent(s), CASTELLO DI SANTA LUCIA DEL MELA LLC, owner(s) in charge of the property described as: 21416-000-00 | 2150 NW MARTIN L KING AVE, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.
- **B.** That on and between October 18, 2022 and November 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51 Building permit required, Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements..

II. PREVIOUS CONCLUSION OF LAW: DATED FEBRUARY 28TH, 2024

A. The Respondent(s), **CASTELLO DI SANTA LUCIA DEL MELA LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 122-51 - Building permit required, Section 122-219 -Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements., 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. PREVIOUS ORDER: DATED FEBRUARY 28TH, 2024

- A. Find the Respondent(s) guilty of violating city code section(s): 122-51, 122-219 and Order to:
- 1.) (a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday January 25th, 2024. Once the permits are obtained, all work shall be inspected and permit finaled within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (b) shall apply; or
- (b.) Failure to comply in the times allowed for compliance there shall be a fine of \$250.00 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 \$342.32 by January 25th, 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.

ORDER EFFECTIVE: MARCH 13TH, 2025 IV.

- A. Find the Respondent(s) guilty of violating city code section(s): 122-51, 122-219 and Order to:
 - 1.) (a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday September 4th, 2025. Once the permits are obtained, all work shall be inspected and permit finaled within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday September 5th, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection shall apply; or
 - (b.) Failure to comply in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter, that shall run in addition to any other fines until this violation has been abated.
 - 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 _____ day of June 2025

MUNICIPAL CODE ENFORCEMENT BOARD

OCALA, FLORIDA

Mike 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: CASTELLO DI SANTA LUCIA DEL MELA LLC, 2150 NW MARTIN L. KING AVE, OCALA, FL 34475, AND STRACUZZI FRANCO (REGISTERED AGENT) 2001 SE 10TH CT, OCALA, FL 34471 this _______ day of June 2025.

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 SEPTEMBER 11TH, 2025, 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 STATUES, 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 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 BOARD OF THE CITY OF OCALA, MARION COUNTY, FLORIDA

NOTICE OF NON-COMPLIANCE HEARING

Date: 7/9/2025

Case No: 2022_8711

TO: CASTELLO DI SANTA LUCIA DEL MELA LLC

2150 NW MARTIN LUTHER KING AVE

OCALA, FL 34475

FRANCO STRACUZZI 2001 SE 10TH CT OCALA, FL 34471

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Osias Ferreira, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, 2150 NW MARTIN LUTHER KING AVE, Ocala, Florida, 21416-000-00, Legal Description SEC 01 TWP 15 RGE 21 COM 25 FT W & 240.18 FT N FROM SE COR FOR POB TH W 350 FT TH N 405.37 FT TO THE SWLY ROW LINE PT BEING ON A CURVE CONCAVE NELY HAVING A RADIUS OF 3460.99 FT BEING 60 FT FROM THE RADIAL TO CURVE TH SELY ALONG CURVE A CHORD BEARING & DISTANCE OF S 48-47 E 450.04 FT TH S 52-30-40 E 14.51 FT TH S 100 FT TO THE POB EXC MKL JR AVE ROW TAKING BEING MORE PARTICULARLY DESC: COM AT THE SE COR OF SEC 1 TH N 00-00-00 E 240.18 FT TH N 90-00-00 W 25 FT TO THE POB TH CONT N 90-00-00 W 24.76 FT TH N 00-03-31 E 118.94 FT TO A PT ON THE SWLY ROW LINE OF CSX RR TH SELY ALONG ROW 31.08 FT TO A PT 25 FT W OF THE AFOREMENTIONED E LINE OF SEC 1 TH S 00-00-00 E 100 FT TO THE POB, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

SECTION 122-219 CONFORMANCE WITH APPROVED PLAN; CHANGES TO APPROVED PLAN; CERTIFICATION OF COMPLIANCE; MAINTENANCE OF IMPROVEMENTS

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 **9/10/2025** 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 9th day of July 2025

Yvette Grillo

Yvette Grillo Secretary, Municipal Code Enforcement Board

CITY OF OCALA **GROWTH MANAGEMENT DEPARTMENT** CODE ENFORCEMENT DIVISION

201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CIT	Υ	OF	OCALA
P	et	ition	ner

VS.

CASE NO: 2022 8711

CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING JR OCALA FL 34475-5004

FRANCO STRACUZZI (REGISTERED AGENT) 2001 SE 10TH CT **OCALA, FL 34471**

Respondent.	1
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AFFIDAVIT OF POSTING

Section 2-446 (b) 2(b)

STATE OF FLORIDA **COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Osias Ferreira, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

- 1. I did on 07/10/2025, post the Notice of Non-Compliance Hearing in the above styled cause of this action, located at
- 21416-000-00/ 2150 NW MARTIN LUTHER KING JR Ocala, Florida, upon which the violations are alleged to exist.

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 this 10th day of July 2025

Osias/Ferreira,

Code/Enforcement Officer

City of Ocala

STATE OF FLORIDA MARION COUNTY

SWORN TO (or affirmed) before me this 10th day of July 2025, Osias Ferreira, Code Enforcement Officer, City of Ocala,

who is personally known to me.

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.





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

NOTICE OF NON-COMPLIANCE HEARING

Date: 7/9/2025

Case No: 2022 8711

O: CASTELLO DI SANTA LUCIA DEL MELA LLC 2150 NW MARTIN LUTHER KING AVE OCALA, FL 34475

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City of Ocala

Code Enforcement Division

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

CASE NO: 2022_8711

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA COUNTY OF MARION		
BEFORE ME , the undersigned authority personally appeared, _ Division of the, City of Ocala, who after being duly sworn, deposes	s and states as lonows.	
I did on 07/09/2025 post the Notice of Violation & Pub 110 SE Watula Avenue Ocala, FL	olic Hearing to Ocala	City Hall, located at
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b)	o), Code of Ordinances o	f the City of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.	Dated: 07/09/2	2025 Sement Specialist
STATE OF FLORIDA		

MARION COUNTY

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE Notary Public - State of Florida Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.







