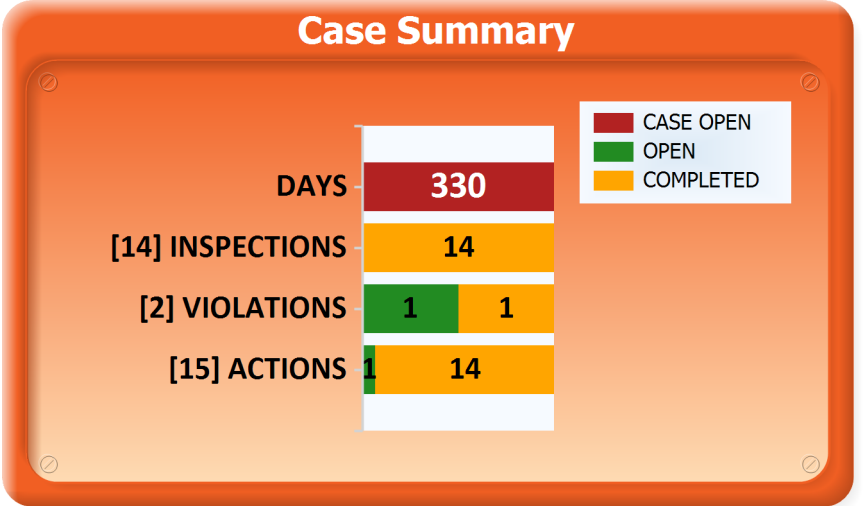


Description: JUNK/DEBRIS			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 5/13/2024	Closed:	Last Action: 5/8/2025	Flw Up: 4/4/2025
Site Address: 1665 SW 3RD ST OCALA, FL 331617466			
Site APN: 2262-001-023		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH
ADMIN POSTING	YVETTE J GRILLO	12/18/2024	12/18/2024	NOVPH
ADMIN POSTING	YVETTE J GRILLO	3/7/2025	3/7/2025	NOTICE NON COMPL HEARING
CERTIFIED MAIL	SHANEKA GREENE	10/30/2024	10/30/2024	NOVPH MAILED (2) 91 7199 9991 7039 7938 0073 PRIME VESTORS INC 1521 NE 110TH ST MIAMI FL 33161-7466 91 7199 9991 7039 7938 0080 PUJOL RICARDO J (REGISTERED AGENT) 14130 N MIAMI AVE MIAMI FL 33173



OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11002

CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	NOVPH 91 7199 9991 7039 7937 4607 PRIME VESTORS INC 1521 NE 110TH ST MIAMI, FL 33161-7466 91 7199 9991 7039 7937 4591 PUJOL, RICARDO (REGISTERED AGENT) 14130 N MIAMI AVE MIAMI, FL 33173
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2025	2/17/2025	FOF 91 7199 9991 7039 7682 3245 PRIME VESTORS INC 1521 NE 110TH ST MIAMI, FL 33161-7466 91 7199 9991 7039 7680 7504 RICARDO PUJOL (RA) 14130 N MIAMI AVE MIAMI, FL 33173
CERTIFIED MAIL	YVETTE J GRILLO	3/7/2025	3/7/2025	NOTICE OF NON-COMP HARING 91 7199 9991 7039 7680 7122 PRIME VESTORS INC 1521 NE 110TH ST MIAMI, FL 33161-7466
CONTACT	JENNIPHER L BULLER	2/11/2025	2/11/2025	Phone call from family member 352-433-6215. Referred to Permitting.
HEARING CODE BOARD	YVETTE J GRILLO	2/13/2025	2/14/2025	NEW BUSINESS ORDER COMPLETED
MASSEY	YVETTE J GRILLO	5/8/2025		
OFFICER POSTING	DEREK MASSEO	12/18/2024	12/18/2024	CORRECTED NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	2/18/2025	2/18/2025	FAO Posted on property see photos.
OFFICER POSTING	JEFFREY GUILBAULT	3/7/2025	3/7/2025	Notice of non comp hearing posted on property.

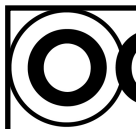
REGULAR MAIL	SHANEKA GREENE	7/24/2024	7/24/2024	7/24/2024 12:53:00 PM AMENDED CLTO MAILED OUT X3
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/12/2025	2/12/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$394.80 by April 3rd, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			
OWNER2	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			MICHAEL@OSRETEAM.COM

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	5	\$35.90	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	13	\$162.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$1.65	\$0.00						
Total Paid for CASE FEES:			\$394.80	\$0.00						
TOTALS:			\$394.80	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE REVIEW	DMA	12/18/2024	12/18/2024	NON COMPLIANT	NOVPH UPDATED/POSTED		Updated NOVPH posted on the uncorrected residence with the listed violations remaining. No contact with property owner.			
CASE WORK	ASM	9/18/2024	9/18/2024	COMPLETE			This case will be rescheduled to the November code board hearing.			
COMPLIANCE	ASM	9/17/2024	9/17/2024	COMPLETE			On September 17, 2024 I conducted a compliance inspection and observed no progress to the residence. Violations still remain. View attachments. Follow up scheduled.			
COMPLIANCE	ASM	7/24/2024	7/24/2024	COMPLETE			On July 24, 2024, I conducted a follow up inspection and observed the yellow tent cover to remain on the front porch. I observed junk/debris that consisted of a washing machine, coolers, dressers, shopping cart and several trash cans on the side of the residence. A courtesy letter was sent to the property owners and registered owner. View attachments. Follow up scheduled.			

COMPLIANCE	DMA	11/26/2024	11/26/2024	NON COMPLIANT		NON COMPLIANT - VIOLATIONS NOT CORRECTED. DOWNED TREE ON HOME WAS REMOVED FROM THE HOUSE BUT THE TREE DEBRIS IS ON THE PROPERTY AND THE ROOF IS DAMAGED IN UNREPAIRED CONDITION.
COMPLIANCE	JGB	4/4/2025	4/4/2025	NON COMPLIANT		MASSEY INSPECTION AFF OF NON COMP COMPLETED, VERIFIED THAT THE JUNK AND DEBRIS HAS BEEN REMOVED, PERMIT IS STILL IN ISSUED STATUS WITH WORK NOT COMPLETE, THE PROSECUTION COST HAVE NOT BEEN PAID.
FOLLOW UP	DMA	10/28/2024	10/29/2024	NON COMPLIANT		overgrowth, junk/debris Listed violations continue to remain with the addition of a large fallen tree on the home. NOVPH posted.
FOLLOW UP	JGB	1/17/2025	1/17/2025	NON COMPLIANT	COMPLIANCE DATE	In compliance? Continue to 02/13/2025 hearing? Verified that the permit for the roof has been issued, however the work has not been completed. Debris are still scattered throughout the property. see photos.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11002

FOLLOW-UP	ASM	6/26/2024	6/26/2024	COMPLETE	<p>On June 26, 2024 I conducted follow up and observed no progress on the violations. I observed junk/debris on the side of the residence consisting of: pallets, washing machine, coolers.</p> <p>I observed a plethora of junk/debris has remained in the yellow covering on the porch consisting of: dressers, kitchen appliances, buckets, shopping cart. I observed trash to be scattered in the front yard.</p> <p>Due to the tenant (Gabriel) not being the property owner, a courtesy letter was sent to the property owner and the tenant.</p> <p>I attempted to contact the tenant via phone, however their phone is disconnected at this time.</p> <p>View attachments.</p> <p>Follow up scheduled.</p>
FOLLOW-UP	ASM	8/21/2024	8/21/2024	COMPLETE	<p>On August 21, 2024, I conducted follow up to the residence and observed the following violations remain:</p> <p>Yellow tarp covering the porch, appliances being stored on the side of the residence, pallets on the side of the residence and overgrowth.</p> <p>A Notice of Violation Public Hearing was posted to the property.</p> <p>View attachments. Follow up scheduled.</p> <p>No contact has been made with the property owner at this time.</p>

FOLLOW-UP	ASM	6/12/2024	6/12/2024	COMPLETE		<p>On June 12, 2024 I conducted follow up and observed minor progression for the junk/debris on the property.</p> <p>At this time, it appears the residents have placed a yellow cover on the front porch in an attempt to enclose it. I observed some junk/debris and misc items have now been placed inside the "enclosed" porch.</p> <p>I observed a washing machine in the rear of the residence as well.</p> <p>I attempted to contact Gabriel (resident) via text and informed him that a two week follow up will be conducted. I informed Gabriel the yellow porch covering needs to be removed and progression with the remaining junk/debris will need to be observed.</p> <p>View attachments. Follow up scheduled.</p>
HEARING INSPECTION	DMA	12/9/2024	12/9/2024	NON COMPLIANT		The violations listed still remain uncorrected.
HEARING INSPECTION	JGB	2/11/2025	2/11/2025	NON COMPLIANT		I confirmed the permit has been issued for the roof damage. However all of the unsightly matter is still out front. Please see photo.
INITIAL	ASM	5/13/2024	5/13/2024	COMPLETE		<p>On May 8, 2024 I was in the area and observed junk/debris present on the property. I made contact with the property owner in person who requested a follow up date of 06/12/24.</p> <p>Tenant's (Gabriel) phone number-352-484-4518.</p> <p>View attachments. Follow up scheduled.</p>

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	5/13/2024	4/4/2025			I verified today at 1128 that all junk and debris have been removed from the property.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DEREK MASSEO	11/26/2024			SE corner of house damaged from fallen tree. roof/soffit damage.	



05/08/2024 12:15

1665 SW Third St

Ocala FL 34471

United States

City of Ocala

Code Enforcement Division



City of Ocala
Code Enforcement Division
04/04/2025 11:24:42

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

THE CITY OF OCALA

CASE NO: 2024_11002

Petitioner,

VS.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 02/20/2025 03:57:05 PM

FILE #: 2025023469 OR BK 8541 PGS 1399-1400

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0.00 MDS: \$0.00 INT: \$0.00

**PRIME VESTORS INC
1521 NE 110TH ST
MIAMI, FL 33161-7466**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 13th, 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. FINDINGS OF FACT:

- A. The Respondent(s), **PRIME VESTORS INC**, owner(s) in charge of the property described as: **1665 SW 3RD ST | 2262-001-023, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 13th, 2024, and December 9th, 2024, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **PRIME VESTORS INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have 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): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.


(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$394.80 by April 3rd, 2025.

- 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 13th day of February 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board



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

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **PRIME VESTORS INC, 1521 NE 110TH ST, MIAMI, FL 33161-7466 AND PUJOL, RICARDO, (Registered Agent) 14130 N. MIAMI AVE, MIAMI, FL 33173**, this 13th day of February 2025.


Yvette Grillo, Secretary
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 MARCH 13TH, 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 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 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.