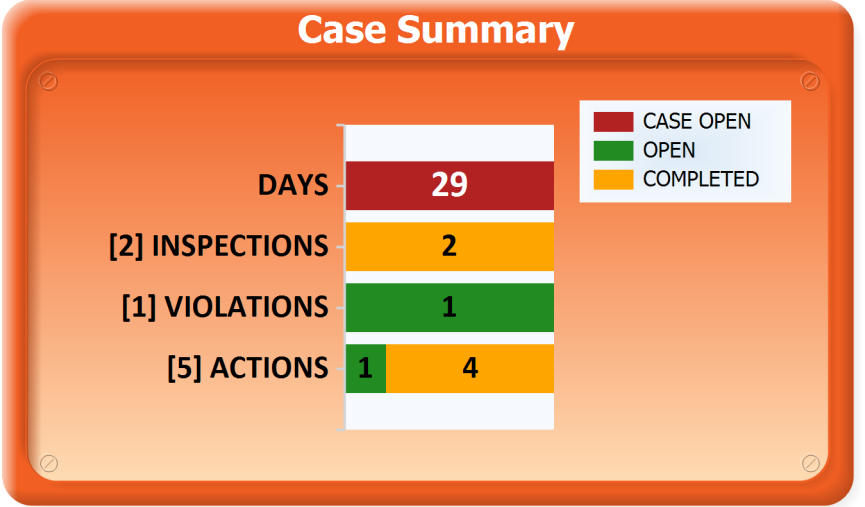


Description: REPEAT VIOLATOR- Overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/11/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/8/2025
Site Address: 328 SW MARTIN L KING AVE OCALA, FL 34471			
Site APN: 2262-004-003		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFIED MAIL	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH MAILED (3) 91 7199 9991 7039 7684 0921 HOME DREAM VENTURES LLC PO BOX 1965 MATTHEWS, NC. 28106-1965 91 7199 9991 7039 7684 0938 HOME DREAM VENTURES LLC 6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ. 85266 91 7199 9991 7039 7684 0945 SPIEGEL & UTRERA P.A (REGISTERED AGENT) 1840 SW 22ND ST 4TH FLOOR MIAMI, FL. 33145

HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	8/13/2025	8/13/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/13/2025	Repeat Violator Compliance date: Immediate Hearing date : 09/10/2025

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/3/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to: 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 11th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items. (c) 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 \$184.91 by October 2nd, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			
RESPONDENT 1	HOME DREAM VENTURES LLC	PO BOX 1965 MATTHEWS, NC 28106-1965			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	HOME DREAM VENTURES LLC	6758 E NIGHTINGALE STAR CIRCLE SCOTTSDALE, AZ 85266			
RESPONDENT 3	SPIEGEL & UTRERA, P.A.	(REGISTERED AGENT) MIAMI, FL 33145			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	4	\$88.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$184.91	\$0.00						
TOTALS:			\$184.91	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	JLB	9/8/2025	9/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JLB	8/11/2025	8/11/2025	NON COMPLIANT		Repeat violator. Overgrowth observed upon the property. Cut and clean the property.

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	JENNIPHER L BULLER	8/11/2025			REPEAT VIOLATOR	Repeat violator. Overgrowth upon the property. Cut and clean the property.
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0883

Petitioner,

VS.

HOME DREAM VENTURES LLC

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	2	\$25.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	4	\$88.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$53.16	6	\$53.16

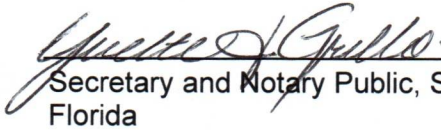
Total Costs: \$184.91

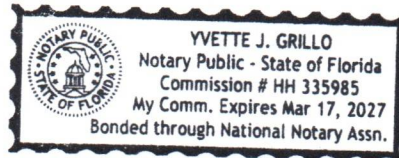
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

STATE OF FLORIDA
COUNTY OF MARION


JENNIPHER L BULLER
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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

THE CITY OF OCALA

CASE NO: 2024_10789

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/27/2024 01:22:29 PM
FILE #: 2024084198 OR BK 8359 PGS 86-88
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

VS.

**HOME DREAM VENTURES LLC
PO BOX 1965
MATTHEWS, NC 28106-1965**

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 13, 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), **HOME DREAM VENTURES LLC**, owner(s) in charge of the property described as: **2262-004-003 I 328 SW MARTIN L KING AVE, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between April 8, 2024 and June 13, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

II. CONCLUSION OF LAW:

A. The Respondent(s), **HOME DREAM VENTURES LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, 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): 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, July 4th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, July 5th, 2024, 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 \$182.73 by July 4th, 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 20th day of June 2024

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair Municipal
Code Enforcement Board

THIS IS TO CERTIFY THAT
REGARDING 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: HOME DREAM VENTURES LLC, PO BOX 1965, MATTHEWS, NC 28106-1965 AND SPIEGEL & UTERA, PA (REGISTERED AGENT), 1840 SW 22ND ST, 4TH FLOOR, MIAMI, FL 33145, this 20th day of June 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 JULY 11TH, 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.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2262-004-003

[GOOGLE Street View](#)

Prime Key: 1215404

[MAP IT+](#)

Current as of 8/11/2025

[Property Information](#)

HOME DREAM VENTURES LLC
PO BOX 1965
MATTHEWS NC 28106-1965

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .12

Situs: 328 SW MARTIN L KING AVE
OCALA

[2024 Certified Value](#)

Land Just Value	\$7,293		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$7,293	Impact	
Total Assessed Value	\$2,090	Ex Codes:	(\$5,203)
Exemptions	\$0		
Total Taxable	\$2,090		
School Taxable	\$7,293		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$7,293	\$0	\$0	\$7,293	\$2,090	\$0	\$2,090
2023	\$7,293	\$0	\$0	\$7,293	\$1,900	\$0	\$1,900
2022	\$3,861	\$0	\$0	\$3,861	\$1,727	\$0	\$1,727

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5700/0679	06/2012	05 QUIT CLAIM	0	U	I	\$100
5529/0351	06/2011	56 TRANSFER TO BANK	2 V-SALES VERIFICATION	U	I	\$37,000
DETH/REGS	08/2007	71 DTH CER	0	U	I	\$100
4681/0598	01/2007	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$8,000
4615/1150	11/2006	08 CORRECTIVE	0	U	I	\$100
4516/0481	07/2006	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$10,500
UNRE/INST	03/1974	60 CRT ORD	0	U	I	\$100
D327/0205	11/1954	07 WARRANTY	0	U	V	\$100
D312/0352	05/1953	02 DEED NC	0	U	V	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
ANDERSONS AD OCALA
LOT 3 &
N 13 1/3 FT OF LOT 4 &
S 13 1/3 FT OF LOT 2 &
E 2 FT OF N 33 1/3 FT OF LOT 7 &
E 2 FT OF S 33 1/3 FT OF LOT 6 BK 4 ALSO DESC AS FOLLOWS:
COM 66.66 FT N OF SE COR OF BLK 4 OF ANDERSONS ADD TO
OCALA PLAT REC IN A-75 TH N 66.66 FT TH W 90 FT TH S
66.66 FT TH E 90 FT TO POB.

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		66.0	82.0	R1AA	66.00	FF						

Neighborhood 4513
Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

ORDER OF ADMINISTRATION UNNECESSARY DATED MARCH 8, 1974,
NO. 6374 74-123 (COPY IS IN OUR UNRECORDED FILE)
ORDERED AND ADJUDGED THAT SAM ROBERTS IS THE SURVIVING
SPOUSE AND ONLY HEIR AT LAW AND IS ENTITLED TO ENTIRE
ESTATE

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

DATE: 07/06/2012 09:58:10 AM

FILE #: 2012065202 OR BK 05700 PGS 0679-0680

PREPARED BY:
 TYLER A. GOLD, ESQ.
 TYLER A. GOLD, P.A.
 ROYAL PALM I AT SOUTHPOINTE
 1000 SOUTH PINE ISLAND ROAD
 SUITE #310
 PLANTATION, FL 33324



REC 18.50

QUIT-CLAIM DEED

THIS INDENTURE made on this 15 day of June, 2012, between **SUNTRUST BANK**, "GRANTOR", whose mailing address is 303 Peachtree Street NE, Atlanta, GA 30308, and **HOME DREAM VENTURES, LLC**, whose mailing address is 10680 Mallard Marsh Drive, Osprey, FL 34229, "GRANTEE".

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever all of the right, title, interest, claim and demand which the said Grantor has in and to the following real properties:

SEE ATTACHED EXHIBIT A, WHICH IS MADE A PART HEREOF;

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal on this 15 day of June, 2012.

Witnesses:

Dawn Tuppance
Dawn Tuppance
 (printed name of witness)

Kristie Claffee
Kristie Claffee
 (printed name of witness)

SUNTRUST BANK

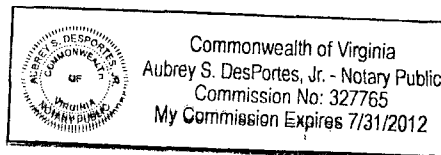
Sarah P. Berglund
 By: Sarah P. Berglund
 As Its: Vice President

STATE OF VIRGINIA

COUNTY/CITY OF Henrico SS:

This instrument was acknowledged before me by SARAH P. BERGLUND, as Vice President of SunTrust Bank, on this 15th day of June, 2012, who is personally known to me or who produced _____ as identification and who did take an oath.

Aubrey S. DesPortes, Jr.
 NOTARY PUBLIC, STATE OF VIRGINIA



Doc Stamps collected on instrument # 2012000142319, in Lee County, FL

page 1 of 2

EXHIBIT A

PARCEL 1:

LOT 6, BLOCK 36, UNIT 4, LEHIGH ACRES, SECTION 2, TOWNSHIP 45 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 26, PAGE 178, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

AKA: 3505 30th Street SW, Lehigh Acres, FL 33971

PARCEL 2:

LOTS 6 AND 7, BLOCK H, OF LA PUNTA PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

AKA: 406 Boca Grande Blvd, Punta Gorda, FL 33950

PARCEL 3:

LOTS 14 AND 15., BLOCK D, BROADWAY SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK D, PAGE 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

AKA: 1883 NE 129th Place, Sparr, FL 32192

PARCEL 4:

LOT 23, BLOCK 2319 OF THE 47th ADDITION TO PORT CHARLOTTE SUBDIVISION, AS RECORDED IN PLAT BOOK 19, PAGE 46, IN THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA.

AKA: XXX Langlais Drive, North Port, FL 34286

PARCEL 5:

COMMENCING SIXTY-SIX AND TWO-THIRDS ($66 \frac{2}{3}$) FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK FOUR (4) OF ANDERSON'S ADDITION TO OCALA, AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA IN PLAT BOOK "A" AT PAGE 75, AND RUN THENCE NORTH SIXTY-SIX AND TWO THIRDS ($66 \frac{2}{3}$) FEET, THENCE WEST NINETY (90) FEET, THENCE SOUTH SIXTY-SIX AND TWO-THIRDS ($66 \frac{2}{3}$) FEET, THENCE EAST NINETY (90) FEET TO THE POINT OF BEGINNING.

AKA: 328 Martin Luther King Jr. Ave, Ocala, FL 33474

page 2 of 2



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HOME DREAM VENTURES, LLC

Filing Information

Document Number	L08000004398
FEI/EIN Number	22-3974511
Date Filed	01/14/2008
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	02/19/2024

Principal Address

6758 E Nightingale Star Circle
Scottsdale, AZ 85266

Changed: 02/19/2024

Mailing Address

PO BOX 1965
MATTHEWS, NC 28106

Changed: 01/05/2010

Registered Agent Name & Address

SPIEGEL & UTRERA, P.A.
1840 SW 22ND ST.
4TH FLOOR
MIAMI, FL 33145

Name Changed: 02/19/2024

Authorized Person(s) Detail

Name & Address

Title MGR

DIRR, WADE
6758 E Nightingale Star Circle
Scottsdale, AZ 85266

Title S

DIRR, WADE
6758 E Nightingale Star Circle
Scottsdale, AZ 85266

Annual Reports

Report Year	Filed Date
2023	02/19/2024
2024	02/19/2024
2025	02/05/2025

Document Images

02/05/2025 -- ANNUAL REPORT	View image in PDF format
02/19/2024 -- REINSTATEMENT	View image in PDF format
03/17/2020 -- ANNUAL REPORT	View image in PDF format
04/12/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
03/18/2015 -- ANNUAL REPORT	View image in PDF format
01/08/2014 -- ANNUAL REPORT	View image in PDF format
01/08/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
02/18/2011 -- ANNUAL REPORT	View image in PDF format
01/05/2010 -- ANNUAL REPORT	View image in PDF format
07/09/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- Florida Limited Liability	View image in PDF format



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

REPEAT VIOLATOR

08/14/2025

HOME DREAM VENTURES LLC
PO BOX 1965
MATTHEWS, NC. 28106-1965

HOME DREAM VENTURES LLC
6758 E NIGHTINGALE STAR CIRCLE
SCOTTSDALE, AZ. 85266

SPIEGEL & UTRERA P.A (REGISTERED AGENT)
1840 SW 22ND ST 4TH FLOOR
MIAMI, FL. 33145

Respondent(s) _____ /

Location of Violation: 328 SW MARTIN L KING AVE|2262-004-003

Case Number: CE25-0883

Officer Assigned: Jennipher Buller

Required Compliance Date: 09/08/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

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

Repeat violator. Overgrowth upon the property. Cut and clean the property.

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 enforcement officer 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:

Jennipher Buller Supervisor
jbuller@ocalafl.gov
352-425-3451

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

CASE NO: CE25-0883

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 08/13/2025 post the Notice of Violation & Public Hearing to the property, located at 328 SW MARTIN L KING AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

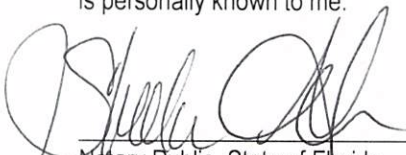
FURTHER, AFFIANT SAYETH NAUGHT.

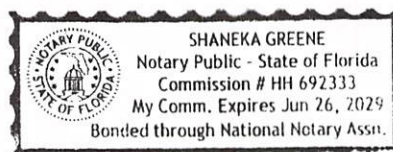
Dated: 08/13/2025


Code Enforcement Officer

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/14/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/13/2025 12:19 PM



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-8309
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APPROVAL
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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
REPEAT VIOLATOR

08/14/2025

HOME DREAM VENTURES LLC
PO BOX 1965
MATTHEWS, NC. 28106-1965

HOME DREAM VENTURES LLC
6758 E NIGHTINGALE STAR CIRCLE
SCOTTSDALE, AZ. 85266

SPIEGEL & UTRERA P.A (REGISTERED AGENT)
1840 SW 22ND ST 4TH FLOOR
MIAMI, FL. 33145

Respondent(s) _____ /

Location of Violation: 328 SW MARTIN L KING AVE|2262-004-003
Case Number: CE25-0883
Officer Assigned: Jennipher Buller
Required Compliance Date: 09/08/2025
Public Hearing Date & Time: 09/10/2025 17:30
Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Repeat violator. Overgrowth upon the property. Cut and clean the property.

City of Ocala
Code Enforcement Division
8/13/2025 12:19 PM

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

CASE NO: CE25-0883

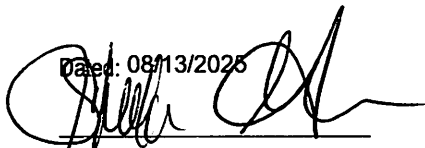
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/13/2025 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.

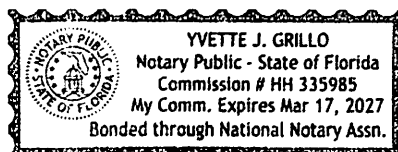
Dated: 08/13/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/13/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7684 0921. Our records indicate that this item was delivered on 08/22/2025 at 04:01 p.m. in MATTHEWS, NC 28105. The scanned image of the recipient information is provided below.

Signature of Recipient :

Shaila E. H. H.

Address of Recipient :

1965

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0883



Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7684 0938. Our records indicate that this item was delivered on 08/20/2025 at 10:05 a.m. in SCOTTSDALE, AZ 85266. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section
WA
WADO DICK

Address of Recipient :

6758 E. N16th Ave Scottsdale Az

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0883



Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7684 0945. Our records indicate that this item was delivered on 08/18/2025 at 03:32 p.m. in MIAMI, FL 33145. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be a stylized "R" or "J" followed by a horizontal line.

Address of Recipient :

A handwritten address in black ink, reading "1840 Coral Way" in a cursive style.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

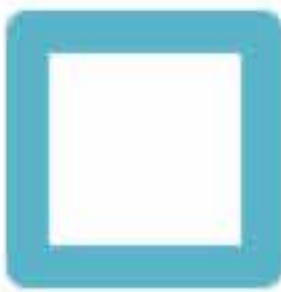
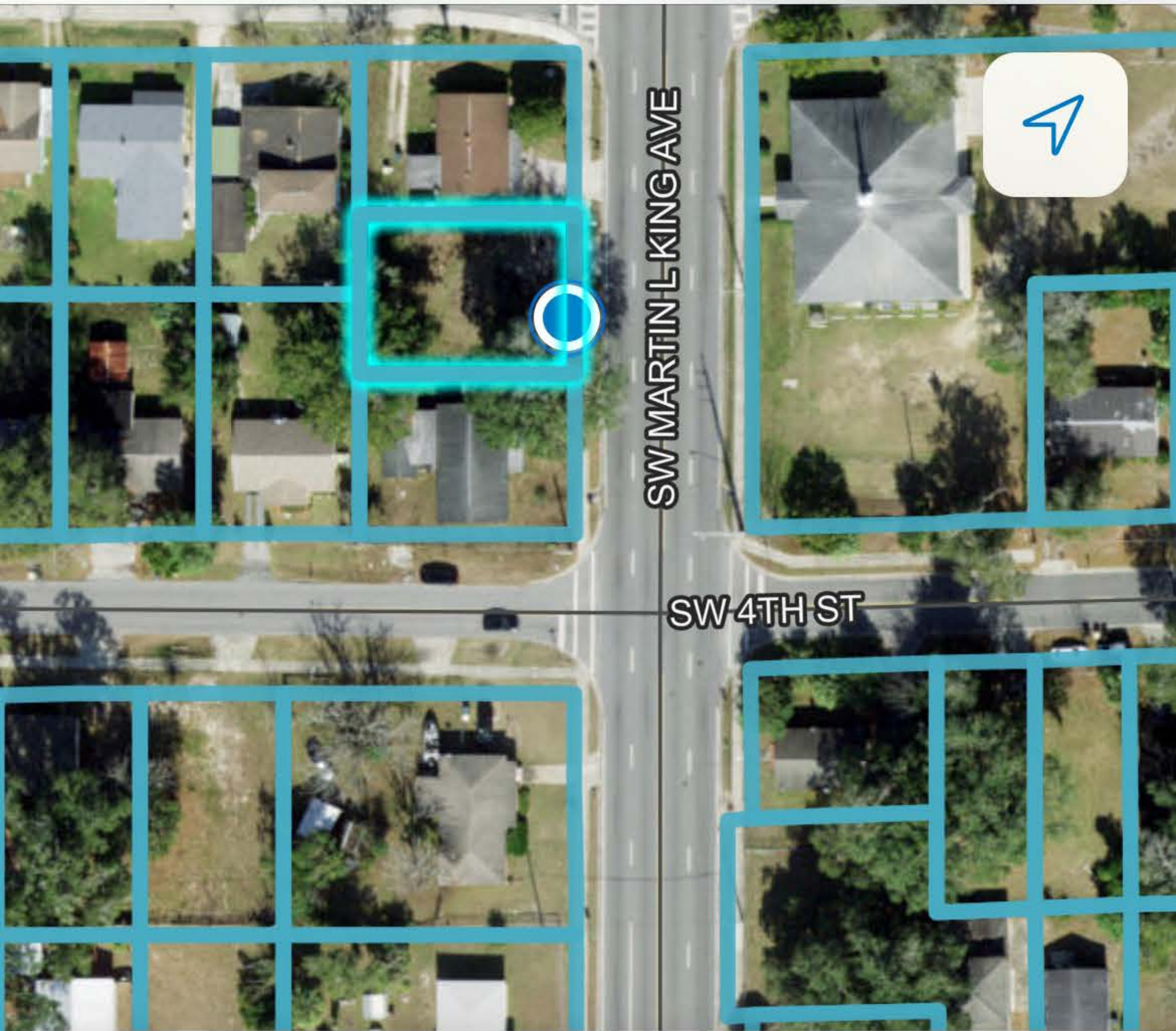
Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0883



GPS accuracy 15.4 ft



PID: 2262-004-003

Area 5,998.3 sq ft



0.0 ft

Owner: HOME DREAM VENTURES LLC
Property Address: 328 SW MARTIN L KING AVE

- [Google Map](#)
- [Google StreetView](#)
- [Property Appraiser Record](#)
- [County Record](#)





City of Ocala
Code Enforcement Division
9/8/2025 8:27 AM



City of Ocala
Code Enforcement Division
9/8/2025 8:28 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:44 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:44 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:45 AM