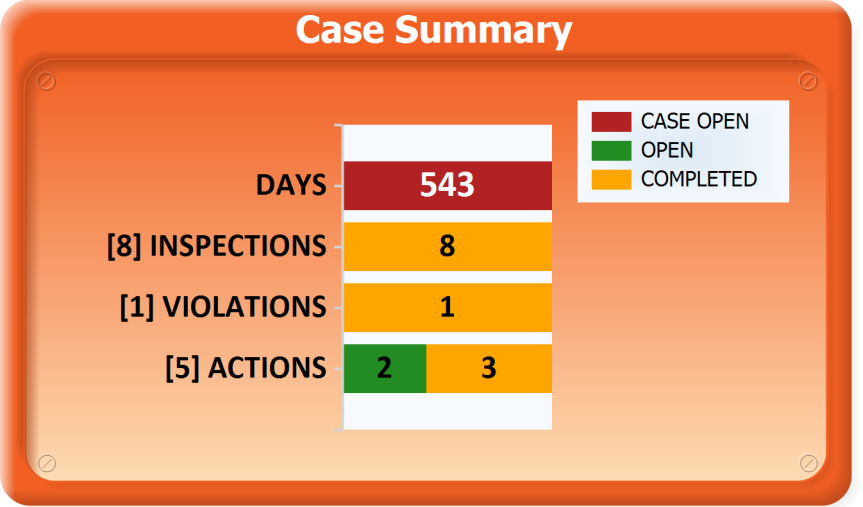


Description: STANDARD HOUSING			Status: NON COMP HEARING		
Type: BUILDING REGULATIONS			Subtype: STANDARD HOUSING		
Opened: 12/29/2023	Closed:		Last Action: 6/25/2025		Flw Up: 5/29/2025
Site Address: 1656 SW 3RD ST OCALA, FL 344722620					
Site APN: 2262-004-022			Officer: STEPHANI SMITH		
Details: COMPLAINT RECEIVED FROM CITY POLICE ABOUT ABANDONED HOMES. VIEW EMAIL ATTATCHMENT.					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CERTIFIED MAIL	SHANEKA GREENE	5/28/2025	5/28/2025	NOTICE OF NON COMP HEARING SUB LIEN MAILED 91 7199 9991 7039 7682 2507 FUCE OLLIE EST C/O MARY WALKER 424 BAHIA TRAK OCALA FL 34472-2620
CLEAN-UP	SHANEKA GREENE	1/22/2025	1/22/2025	SENT OUT FOR BID
MASSEY	SHANEKA GREENE	6/25/2025		MASSEY FOR LIEN MCPA Value: \$50,731.00 Hard Costs: \$10,512.73 Fines: \$43,300.00 - Assess at \$4,330.00 (10%) Total Lien Requested: \$14,843.73
OFFICER POSTING	JENNIPHER L BULLER	5/29/2025	5/29/2025	Notice of Non-Compliance Hearing for Subsequent Order Imposing Fine(s) posted upon the property.



Case Details - No Attachments

City of Ocala

Case Number

2023_10405

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/13/2025		MASSEY FOR LIEN
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	FUCE OLLIE EST : 29539	C/O MARY WALKER 424, BAHIA			
OWNER	FUCE OLLIE EST C/O MARY WALKE	C/O MARY WALKER , BAHIA TRAK			
OWNER2	FUCE OLLIE EST C/O MARY WALKE	C/O MARY WALKER , BAHIA TRAK			DOROTHYWALKER2015@GMAIL.COM

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	0	\$182.73	\$0.00						
Total Paid for CASE FEES:			\$182.73	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$680.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$9,650.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$10,330.00	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	433	\$43,300.00	\$0.00						
Total Paid for DAILY FINES:			\$43,300.00	\$0.00						
TOTALS:			\$53,812.73	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

2023_10405

CODE BOARD INSPECT	SMS	3/1/2024	3/1/2024	COMPLETE		On 03/01/2024, I have posted the Final Administrative Order directly onto the property. View attachments. Signed affidavit has been provided to Admin.
COMPLIANCE	JLB	5/29/2025	5/29/2025	NON COMPLIANT		COMPLIANCE INSPECTION FOR DEMO PERMIT #DEMO25-0029 Permit DEMO25-00129 finalized on 05/13/2025. I conducted a compliance inspection. I observed the property had been brought into compliance involuntarily. Photos attached to show current state of property. Prosecution, demolition costs, and daily fines remained unpaid. Affidavit of non-compliance completed.
COMPLIANCE	SMS	3/22/2024	3/22/2024	COMPLETE		On 03/22/2024, I have responded out to the property in reference to a compliance inspection. I have observed that violation(s) remain the same (such as broken windows, derelict vehicle to the rear of property, overgrowth/junk, ajar door in the carport, etc) in addition to unpaid prosecution costs of \$182.73. View attachments. Affidavit of Non-compliance provided to Admin.
FOLLOW UP	JLB	5/7/2025	5/7/2025	NON COMPLIANT		I met city vendor, PATRIOT CONTRACTING OF CF, LLC, on-site prior to demolition commencement. We walked through the residence to confirm that no one was inside since the residence was not secured. The residence was vacant. Photos attached.
FOLLOW-UP	SMS	1/26/2024	1/26/2024	COMPLETE		On 01/26/2024, I have responded out to the property in reference to a Follow-Up. Numerous Standard Housing issues remain such as missing/open door in carport, derelict vehicle in the rear yard, broken windows, etc. View attachments. NOVPH posted onto the property, and signed copy provided to Admin. Inspections have been scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2023_10405

FOLLOW-UP	JENNIPHER BULLER	4/3/2024	4/3/2024	COMPLETE		PRELIM- DEMO On 04/03/2024, I conducted a preliminary inspection prior to demolition. I observed the property remained non-compliant. Photos attached. Proceed with demolition per Special Magistrate order.
INITIAL	SMS	12/29/2023	12/29/2023	COMPLETE		On 12/29/2023, I have responded out to the property in reference to a complaint received from the Ocala Police Department. I have arrived at the listed property of 1656 SW 3rd ST, and I have observed multiple violations in regards to Standard Housing. The violation(s) are as follows: junk and debris, derelict vehicle (blue older model Ford truck or SUV) to rear of property, fencing in a state of disrepair, multiple broken windows, missing door at carport (and thus making this an unsecured structure), overgrowth, small portion of damaged roof (dangling roof tiling at right corner of home), etc. I did not attempt to make contact at this property due to an exercise of caution (with a possibility of vagrants/squatters). View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.
SPECIAL MAGISTRATE INSPECTION	SMS	2/27/2024	2/27/2024	COMPLETE		On 02/27/2024, I have responded out to the property in reference to a Special Magistrate Inspection. All violations (such as broken windows, fence in disrepair, derelict vehicle to the rear, unsecured door, etc) remain on the property. View attachments. No permit(s) applied and/or issued via TrakIT on this date.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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STANDARD HOUSING CODE ADOPTED		12/29/2023	5/29/2025		Please remove all junk and debris from off the property. Cut and clear any overgrowth. Repair/replac	There is hereby adopted by reference the Standard Housing Code, 1994 edition, as recommended by the Southern Building Code Congress, International, Inc. One copy of such code shall be maintained in the office of the building official for public inspection. (Code 1961, 8-86.1; Code 1985, Â§ 7-351; Ord. No. 2060, Â§ 9, 1-3-89; Ord. No. 2753, Â§ 7, 8-19-97)
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BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2023_10405

FUCE OLLIE EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA FL 324472-2620

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Enforcement Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on February 28, 2024 the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; 04:00pm March 21, 2024.
3. The City of Ocala has brought property located in the city limits into compliance on: May 29th, 2025.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:

Abatement of violations as Ordered; Section(s) 82-151

5. Daily fines for **433 days** of non-compliance with **Section(s) 82-151 (@ \$100/day)** total **\$43,300**.
6. Prosecution costs \$182.73 unpaid. These costs will result in a lien.

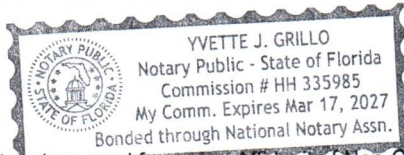
FURTHER AFFIANT SAYETH NOT.

Dated this 29th day of May 2025

Jennifer Buller
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 29th day of May 2025 by Jennifer Buller who is personally known to me, and who did take an oath.



Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 29th day of May 2025.

Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/29/2025

Case No: 2023_10405

**TO: FUCE OLLIE EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL. 34472-2620**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **1656 SW 3RD ST, Ocala, Florida, 2262-004-022** Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 075 ANDERSONS ADD OCALA BLK 4 LOT 22 & W 13 FT OF LOT 20 & E 7 FT OF LOT 24**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-151 STANDARDS HOUSING CODE ADOPTED

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 **6/25/2025** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 10:30am**, 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 29th day of May 2025

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board



CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR

OCALA, FLORIDA 34471

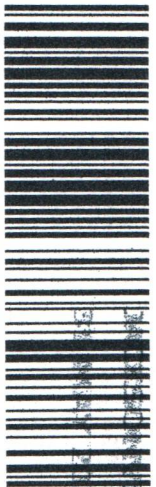
Notice non Comp Hearing - 10405

To: FUCE OLLIE EST

C/O MARY WALKER

424 BAHIA TRAK

OCALA, FL. 34472-2620



91 7199 9991 7039 7682 2507

FIRST-CLASS



US POSTAGE MARTINEY BOWES

ZIP 34471 \$008.16⁰
02 7W
0008039548 MAY 30 2025

NIXIE 326 FE 1 0006/05/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471218701 *1438-01465-31-19



34471>2187
34472-262024

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2023_10405

FUCE, OLLIE M. EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL 34472-2620
Respondents _____ /

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 29th May 2025, post the **Notice of Non-Compliance Hearing for Subsequent Order Imposing Fine(s)** in the above styled cause of this action, located at **1656 SW 3rd ST | 2262-004-022**, Ocala, Florida, upon which the violations are alleged to exist.
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.

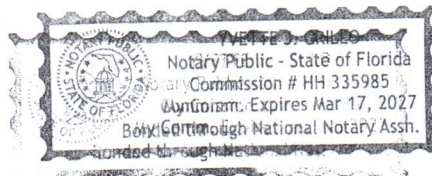
Dated this 29th day of May 2025


Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 29th day of May 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.


Notary Public, State of Florida



INVOICE

Patriot Contracting of CF DBA
Patriot Demolition CBC1265068
P.O. Box 967
Ocala, FL 34478

office@patriotcf.com
+1 (352) 789-4487



City of Ocala Code Enforcement Division

Bill to

City of Ocala
201 SE 3rd Street
Ocala, FL

Ship to

GRM / 250350 B
1656 SW 3rd Street

Invoice details

Invoice no.: 1067
Terms: Net 30
Invoice date: 05/27/2025
Due date: 06/26/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Demolition	Demolition of single family home including concrete foundation. Demo and remove all debris including foundation, footers, driveways, fences, and brush/tree debris. Grade lots when complete. City of Ocala Demolition permit and utility disconnections. Includes all labor, equipment, hauling, disposal, and permit fees.	1	\$9,650.00	\$9,650.00

Total

\$9,650.00

Ways to pay



View and pay

Vendor# 8421

Act# 103-016-711-524-46020

Case# 2023-10405

Contract# 250350 B



01/26/2024 09:59
City of Ocala
Code Enforcement Division



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/29/2025

Case No: 2023_10405

To: FUCE OLLIE EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL. 34472-2620

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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.

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Office DEPOT®

City of Ocala
Code Enforcement Division
5/29/2025 1:23 PM



City of Ocala
Code Enforcement Division
5/29/2025 1:24 PM