

BACKGROUND TIME LINE FOR CASE # 19-112-CEB/ 19-113-CEB

**OCALA LLC
1208 HELEN STREET, APOPKA**

DATE	ACTION	RESULT
1/2/2019	Violations first observed by Code Enforcement Officer	<p>A Warning of Code Violation was posted to the Property on January 2, 2019 giving the Respondent thirty (30) days to remove SCC violations of Uncultivated Vegetation and Rubbish from the Property.</p> <p>A Final Notice of Code Violation was posted to the Property on March 19, 2019 giving the Respondent an additional thirty (30) days to remove the SCC violations of Uncultivated Vegetation and Rubbish from the Property or formal charges would be brought before the Code Enforcement Board.</p>
3/19/2019	Statement of Violation and Request for Hearing submitted to Clerk by Code Enforcement Officer	<p>Case opened and Notice of Hearing for July 25, 2019, before the Code Enforcement Board sent to Respondent.</p> <p>Respondents Certified Mail receipt was received by the Code Enforcement Board Office.</p>
7/25/2019	Code Enforcement Board Hearing - Findings of Fact, Conclusions of Law and Order	<p>Order was issued by the Code Enforcement Board giving a compliance date of August 9, 2019 for the violations with a fine of \$50.00 per day (Uncultivated Vegetation) and \$100.00 per day (Rubbish) if the violations are not corrected by the compliance date.</p> <p>Respondents were not present.</p> <p>Respondents Certified Mail receipt was received by the Code Enforcement Board Office.</p>
8/13/2019	Affidavit of Non-Compliance submitted by the Code Enforcement Officer after a re-inspection on August 13, 2019	<p>The violations remain on the property. Affidavits of Non-Compliance and Notice of Hearing for October 24, 2019 was sent to the Respondents by Certified Mail.</p> <p>Respondents Certified Mail receipt was received by the Code Enforcement Board Office.</p>
10/23/2019	Affidavit of Compliance submitted by the Code Enforcement Officer after a re-inspection on October 23, 2019	<p>The violation of Uncultivated Vegetation was removed from the property the day before the scheduled Hearing.</p>
10/24/2019	Code Enforcement Board Hearing - Order Finding Non-Compliance and Imposing Fine/Lien / Order Finding Compliance and Imposing Fine/Lien	<p>Orders entered by the Code Enforcement Board imposing liens:</p> <p>Uncultivated Vegetation - ordered the lien of \$3,700.00 to be reduced to administrative costs of \$389.64 to be paid within thirty (30) days or will revert to the original amount.</p> <p>Rubbish – ordered a lien in the amount of \$7,600.00 with the fine continuing to accrue at \$100.00 per day until compliance is obtained for</p>

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		<p>the violation of Rubbish</p> <p>Respondents were not present.</p> <p>s</p> <p>Copy of the Orders were sent to Respondents by First Class Mail but were not received by the Code Enforcement Board Office.</p>
11/1/2024	Affidavit of Compliance filed by Code Enforcement Officer	<p>Affidavit of Compliance filed after re-inspection on October 24, 2024, for the violation of Rubbish.</p> <p>Copy of Affidavit of Compliance and total amount due sent certified mail to the Respondents by Code Enforcement Board Clerk. Total amount of lien - \$190,300.00.</p> <p>Respondents Certified Mail receipt was received by the Code Enforcement Board Office.</p> <p>***Uncultivated Vegetation reduced amount ordered was not paid within the timeframe given, the fine reverted back to \$3,700.00</p> <p>Total accrued amount of liens - \$194,000.00</p>
12/9/2024	Application for Reduction of Lien received	<p>The Respondent is requesting a total waiver of the lien for both cases due to financial and medical hardships.</p>
3/20/2025	Warranty Deed – New Owner	<p>Previous owner, Ruben Leon, sold Property to Ocala LLC.</p> <p>Recorded in Official Records 3/24/25, Bk 10792, Pgs 161-162.</p>
6/26/2025	Application for Reduction of Lien received	<p>The Current Owner is requesting a reduction of the lien to \$2,500.00 or the accrued city costs.</p>