

Code Case No.: 903312

To be placed on the BCC agenda item under County Administrator on **June 4, 2024**

Action Order

Number/

Code Case

Number

Code Case								Payments	
Number	Case Type	Lien Amt.	Repeat Fine	Admin. Cost	Interest	Balance Due		Received	Total lien due
893959	CEB	\$ 3,000.00	\$ -	\$ 166.63	\$ -	\$ 3,166.63	\$ -	\$ -	\$ 3,166.63
						\$ -	\$ -	\$ -	\$ -
					\$ -	\$ -	\$ -	\$ -	\$ -
	Totals	\$ 3,000.00	\$ -	\$ 166.63	\$ -	\$ 3,166.63	\$ -	\$ -	\$ 3,166.63

CEB= Code Enforcement Board

\$ 3,000.00

Abatement J/L= junk and litter abatement

Abatement US= unsafe structure abatement

Administrative costs:

Title search	\$ -
Regular postage	\$ 0.58
Certified mail	\$ 33.55
Legal advertisement(s)	\$ -
CEB attorney cost	\$ 112.50
Collection agency fee	\$ -
Recording cost	\$ 20.00
Total hard costs	\$ 166.63

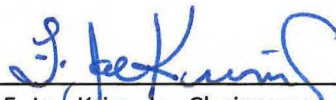
## RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

On **March 13, 2024**, the Code Enforcement Board of Marion County, Florida, pursuant to Chapter 2, Article V of the Marion County Code, held a hearing on case number **903312** issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following recommendation(s):

1. Based upon a request from **William Preston**, for a rescission or reduction of the fine imposed by the Prior Order dated **April 18, 2023**, the Board recommends to the Marion County Board of County Commissioners that it deny the request to reduce or rescind the fine.

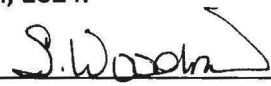
DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **15** day of **March, 2024**.

### MARION COUNTY CODE ENFORCEMENT BOARD

By:   
F. Joe Krim, Jr., Chairperson

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to **BACK TO BASIC HOLDINGS LLC, R/A JOHN DUGGAN, 4211 NW BLITCHTON RD., OCALA, FL 34482** by US mail; **WILLIAM PRESTON, 2331 NE 63RD ST., OCALA, FL 34479** by US mail; **LN: FLORIDA GOVERNMENTAL UTILITY AUTHORITY, 280 WEKIVA SPRINGS RD., STE 2070, LONGWOOD, FL 32779** by U.S. mail this **15** day of **March, 2024**.

  
Board Secretary

### ORDER OF MARION COUNTY CODE ENFORCEMENT BOARD

On **December 13, 2023** Code Enforcement Board of Marion County, Florida, pursuant to Chapter 2, Article V of the Marion County Code, held a hearing on case number **903312** issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following Findings of Fact, Conclusions of Law and Order:

Based upon a request from **William Preston**, for a rescission or reduction of the fine imposed by the Prior Order dated **April 18, 2023**, the Board finds that the hearing of the case concerning **BACK TO BASIC HOLDINGS LLC** has (have) violated **Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles**, on real property located at **2331 NE 63RD ST., OCALA, Parcel No. 14794-000-00**, Marion County, Florida should be continued until the meeting of the Board on **March 13, 2024**.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this day of **18** day of **December, 2023**.

#### MARION COUNTY CODE ENFORCEMENT BOARD

By:   
F. Joe Krim Jr., Chairperson

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to **BACK TO BASIC HOLDINGS LLC, R/A JOHN DUGGAN, 4211 NW BLITCHTON RD., OCALA, FL 34482** by certified mail # **9589 0710 5270 0584 0604 11**; **WILLIAM PRESTON, 2331 NE 63RD ST., OCALA, FL 34479** by US mail; **LN: FLORIDA GOVERNMENTAL UTILITY AUTHORITY, 280 WEKIVA SPRINGS RD., STE 2070, LONGWOOD, FL 32779** by U.S. mail this **18** day of **December, 2023**.

  
Board Secretary



# Marion County Code Enforcement Board

**Case Number**  
903312-SL

**Item 7.2**

**HEARING DATE: DECEMBER 13, 2023**

**Code Officer**  
S. LEON

**Owner/Respondent**  
BACK TO BASIC  
HOLDINGS LLC  
4211 NW BLITCHTON  
RD, OCALA, FL 34482

**Occupant/Violator**  
BACK TO BASIC  
HOLDINGS LLC

**Verbal contact with  
owner/occupant**  
No Yes Who

**Parcel Number**  
**Location**

14794-000-00

2331 NE 63RD ST,  
OCALA

**Complainant**  
Self Generated

**Property Taxes**  
Paid

**Assessed Value**  
\$49,580



Photos taken by CEO Leon  
10/27/2022

## REQUEST TO APPEAR

**Violation:** Marion County Code, Chapter 16, Article III, Section 16-92;  
**Accumulation of junk; unserviceable vehicles**

**Summary:** A Code Enforcement Board lien was recorded on Aug. 24, 2023, for an accumulation of junk on the 0.55 acre parcel on NE 63<sup>rd</sup> St, Ocala. Tenant William Preston has requested to appear on behalf of the owner.

## Department Recommendation

The department's recommendation is that the Code Board recommend to the Board of County Commissioners that they deny the request to reduce / rescind the fine now totaling \$3000 plus costs/fees of \$87.72.

## Item 7.2

### Notice Summary

*Notice of Violation*

October 31, 2022

*Notice to Appear*

January 18, 2023

### Location

This 0.55 acre improved property is located within an R-1 Residential Zoning Classification.

### BACKGROUND

On October 31, 2022, Code Officer Sandra Leon mailed Notices of Violation to BACK TO BASIC HOLDINGS LLC and BILL PRESTON for recurring violation(s) on property located at 2331 NE 63RD ST, OCALA.

On January 18, 2023, a Notice to Appear for the March 8, 2023 Code Enforcement Board (CEB) hearing was sent via certified mail to the owners' address of record. Proof of service was by signed green card dated Jan. 23, 2023.

On March 8, 2023, I presented the case regarding an accumulation of junk to the CEB. BACK TO BASIC HOLDINGS LLC representative was not present. The CEB found them to be in violation and directed them to bring the violation(s) into compliance on or before March 30, 2023, or be fined \$50 a day for each day the violation continued past the date set for compliance up to a maximum of \$3,000. A copy of the Board's Order was mailed to the owner via certified mail. Proof of service was by signed green card dated March, 16, 2023.

On April 12, 2023, the CEB imposed the fine per the prior order based on an Affidavit of Continuing Violation filed by Officer Leon. A copy of the final order imposing the fine was mailed to the owner via certified mail. Proof of service was by signed green card dated April 24, 2023. The lien was recorded June 16, 2023.

On December 8, 2023, Officer Leon revisited the property and observed junk still on the property.



**Marion County  
Board of County Commissioners**

**Growth Services • Code Enforcement**

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-671-8900  
Fax: 352-671-8903

September 20, 2023

William Preston  
2331 NE 63rd St  
Ocala, FL 34479

Hand Served

BACK TO BASIC HOLDINGS LLC  
% JOHN DUGGAN, R/A  
4211 NW BLITCHTON RD  
OCALA, FL 34482

Via US Mail

LN: FLORIDA GOVERNMENTAL UTILITY AUTHORITY  
280 WEKIVA SPRINGS RD, STE 2070  
LONGWOOD, FL 32779

Via US Mail

**RE: Request to Appear at the Code Enforcement Board Hearing on  
Code Enforcement Case # 903312**

Your request to appear before the Code Enforcement Board for a possible rescission or reduction of the fine on the above referenced case has been received and will be placed on the Agenda for the next regularly scheduled meeting.

The next meeting is scheduled for **9:00 a.m., Wednesday, December 13, 2023**, at the Marion County Growth Services Main Training Room, 2710 E. Silver Springs Blvd., Ocala, Florida, concerning this matter. You or a representative of your choosing must attend the hearing, present testimony or evidence and question the witnesses. There will be a record kept of the hearing which may, upon payment of reasonable preparation charges, be available for appeals of the Board's action. Appeals are governed by Section 2-208 of the Code.

If you have any questions, please feel free to contact me at the Code Enforcement Office.

Sincerely,

*Sandra Coleman*

Sandra Coleman  
Marion County Growth Services  
Code Enforcement Board Secretary





**Marion County  
Board of County Commissioners**

**Growth Services • Code Enforcement**

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-671-8900  
Fax: 352-671-8903

**MARION COUNTY BOCC**

Marion County  
Code Enforcement

**SEP 20 2023**

Received by: SC

**Marion County Code Enforcement Board  
Request for Rescission or Reduction of Lien**

**Now requires a non-refundable \$250.00 processing fee**

**CASE NUMBER:** 903312

**Date:** 9-20-23

**Name:** William Preston

**Address:** 2331 NE 63rd St Ocala FL 34479

**Phone Number:** 352 875 4642

**Code Enforcement Board Chairperson:**

I am requesting to appear before the Code Enforcement Board for a recommendation for a possible rescission or reduction of the lien on the above referenced case.

Give detailed justification explaining the reason for this request; list each violation, and the fine and

lien for which you seek relief. I have previously been  
in front of the board for these  
violations. The violations were  
dismissed at that time. A new  
officer took over and cited me  
for the same things. If they are  
not violations the first time. Why  
are they a violation the 2nd time?

Were you the owner of the property at the time the fine was imposed? I am the Renter

Did you purchase the property after the lien was recorded? NO

Was a title search performed? NO

Is the property in compliance today? A Code Enforcement Officer will contact you to schedule an inspection. In my opinion Yes

Who was responsible for the violation being cleared/removed? William Peston

Are the property taxes paid? Yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? NO

Applicant's signature: William Peston

RECEIVED DATE: <u>9-20-2023</u>	STAFF/OFFICE USE ONLY	RECEIVED BY: <u>P. J. [Signature]</u>
PAYMENT RECEIVED: <u>P. J. [Signature]</u> ( <u>\$250.00</u> - NON-REFUNDABLE)		PAYMENT TRANSACTION NO: <u>1832102</u>
CEB HEARING DATE: <u>12/13/23</u>		





GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 06/16/2023 12:24:46 PM  
FILE #: 2023076530 OR BK 8075 PG 1466  
REC FEES: \$10.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER OF  
THE MARION COUNTY CODE ENFORCEMENT BOARD**

This cause having come before the Code Enforcement Board of Marion County, Florida on **April 12, 2023**, on the petition of Marion County for an Order imposing a fine in Case Number **903312** and the Board having considered the Affidavit of Continuing Violation filed therein, it is hereby found and ordered that:

1. The violation(s) of Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, on real property located at **2331 NE 63RD ST, OCALA, Parcel No. 14794-000-00**, Marion County, Florida, was (were) not brought into compliance on or before **March 30, 2023**, as required by the previous Order of this Board dated **March 10, 2023**.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon **BACK TO BASIC HOLDINGS LLC**, a fine in the amount of **fifty dollars (\$50.00) per day, beginning March 31, 2023**, for each day the violation(s) continue(s) past the date set for compliance, which shall continue to accrue daily unless and until the violation(s) is (are) cleared or until extinguished by law. The fine has reached its maximum amount and the amount of the Code Enforcement lien is **three thousand dollars (\$3,000.00)**. The collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.
3. The violator(s) shall notify the Code Inspector in writing immediately when the violation(s) has (have) been brought into compliance. **IT IS THE RESPONSIBILITY OF THE RESPONDENT(S) TO NOTIFY CODE ENFORCEMENT AT (352) 671-8900, ON OR BEFORE THE COMPLIANCE DATE TO DEMONSTRATE TO MARION COUNTY'S SATISFACTION THAT THE VIOLATION(S) HAVE BEEN CORRECTED.**
4. The violator(s) has (have) the right to file a petition for writ of certiorari to the Circuit Court to appeal the decision of the Board. An appeal must be filed with the Circuit Court within thirty (30) days of the date of this Order. Section 162.11, Florida Statutes, provides as follows:  
*162.11 Appeals - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.*
5. Failure to comply with this Order within the specific times set forth above will result in the recordation of this Order in the Public Records. This order shall be a lien against any non-homestead real property or personal property now owned by the violator, and any non-homestead real property or personal property which violator may own in the future, until the satisfaction of this order. Such lien may be foreclosed and the property sold to enforce such lien. If such lien is filed, you will be assessed all cost incurred in recording and satisfying this lien.

The holder of this order and the lien hereunder is the Marion County Board of County Commissioners, with the address of 601 SE 25th Avenue, Ocala, FL 34471.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this **18** day of **April, 2023**.

MARION COUNTY  
CODE ENFORCEMENT BOARD


By: 

F. Joe Krim Jr., Chairperson


**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true copy of the foregoing Order has been furnished to **BACK TO BASIC HOLDINGS LLC, % JOHN DUGGAN, R/A, 4211 NW BLITCHTON RD, OCALA, FL 34482**, by certified mail **7021-0950-0000-8622-1007**, and **LN: FLORIDA GOVERNMENTAL UTILITY AUTHORITY, 280 WEKIVA SPRINGS RD, STE 2070, LONGWOOD, FL 32779**, by certified mail **7021-0950-0000-8622-1014**, this **18** day of **April, 2023**.

I HEREBY CERTIFY THAT THE  
FOREGOING DOCUMENT IS A  
TRUE AND CORRECT COPY OF  
THE ORIGINAL

  
CLERK  
MARION COUNTY CODE ENFORCEMENT



  
Board Secretary

# CD-PLUS REPORT - Code Case Images

REF KEY     903312  
IMAGE DATE   3/8/2024  
  
IMAGE DESCRIPTION  
2331 NE 63RD ST  
  
Photos by CEO Leon



REF KEY     903312  
IMAGE DATE   5/16/2024  
  
IMAGE DESCRIPTION  
Tires and other junk in the yard at  
2331 NE 63RD ST  
Photo taken by CES R Hough

