

## RECOMMENDATION OF MARION COUNTY CODE ENFORCEMENT BOARD

On **January 08, 2025**, 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 **564174** 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):

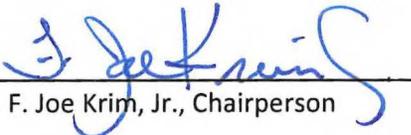
Based upon a request from **WESLEY BAILEY JR**, for a rescission or reduction of the lien imposed by the Prior Order dated **May 11, 2012**, **JO AN KEEFE and THOMAS FURLOW, 17220 SE 248TH TER., UMATILLA, PARCEL NO. 5115-031-013**, Marion County Florida.

The Board recommends to the Marion County Board of County Commissioners that the lien as levied under its Prior Order be rescinded, upon payment of applicable administrative costs.

The violator(s) is (are) reminded that should the aforementioned violation(s) of County Codes and Ordinances recur after the date of this Order, it may be treated by the Board as a "repeat violation" for which the Board, upon notification by the Code Inspector that the violation(s) has (have) been repeated, may order the violator(s) to pay a fine not to exceed five thousand (\$5000.00) dollars per day for each day the violation(s) is (are) repeated.

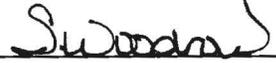
**DONE AND ORDERED** by the Code Enforcement Board of Marion County, Florida, this 10 day of **January, 2025**.

### 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 **WESLEY BAILEY JR, 17220 SE 248TH TER., UMATILLA, FL 32784** by U.S. mail this 10 day of **January, 2025**.

  
Board Secretary

**Case Number**  
564174-BP

# Marion County Code Enforcement Board

**Item 7.1**

**HEARING DATE: JANUARY 8, 2025**

**Code Officer**  
BRIAN PRESLEY

**Owner/Respondent**  
JO AN KEEFE &  
THOMAS FURLOW  
34503 OAK AVE  
LEESBURG, FL 34788

**Occupant/Violator**  
JO AN KEEFE &  
THOMAS FURLOW

**Verbal contact with  
owner/occupant**  
Yes, tenant

**Parcel Number**  
**Location**  
5115-031-013

17220 SE 248TH TER  
UMATILLA

**Complainant**  
Anonymous

**Property Taxes**  
2024 Unpaid

**Assessed Value**  
\$36,383



Photo taken by CEO B. Presley May 8, 2012

## REQUEST TO APPEAR

**Violation:** Marion County Code, Chapter 16, Article III, Section 16-92, by having an accumulation of junk; and Marion County Land Development Code, Article 5, Section 5.3, R-4 Zoning Classifications by operating a business in an improper zone; and Marion County Code, Chapter 2, Article V, Section 2-207(a), by having repeated the aforesaid violation

**Summary:** A Code Enforcement Board lien was recorded in May 2012, for the code violations on the 0.38 acre R-4 zoned parcel on SE 248TH TER, UMATILLA. JOCALBRO PROFIT SHARING PLAN TRUST purchased the property on a tax deed, then sold the property to the current owner in Feb. 2019.

### 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 \$12,500, plus administrative costs of \$168.20.

## Item 7.1

### Notice Summary

*Notice of Violation*  
December 22, 2011

*Notice to Appear*  
January 20, 2012

### Location

This 0.38 acre improved property is located within an R-4 Residential Zoning Classification, Sandy Acres subdivision.

### BACKGROUND

On December 22, 2011, Code Officer Brian Presley mailed a *Notice of Violation* to JO AN KEEFE & THOMAS FURLOW for violation(s) on property located at 17220 SE 248TH TER, parcel # 5115-031-013 in Marion County. On January 20, 2012, a *Notice to Appear* for the March 14, 2012 Code Enforcement Board (CEB) hearing was sent via certified mail. Proof of service was by *Affidavit of Posting*. On March 14, 2012, Officer Presley presented the case to the CEB. JO AN KEEFE & THOMAS FURLOW were not present. The CEB found them to be in violation and directed them to pay a fine of \$500 for the repeat violation and to bring the violation(s) into compliance on or before May 7, 2012, or be fined an additional \$200 a day up to a maximum of \$12,000. Proof of service for the Board Order was by *Affidavit of Posting*. On May 9, 2012, the CEB imposed the fines per the prior order based on an *Affidavit of Continuing Violation* filed by Officer Presley. The respondents were not present. The lien was recorded May 16, 2012. The violations were eventually abated by the County.



Photo taken by CEO Jeff Ball March 4, 2013

On Sept. 11, 2013, Joe C. Brown, as trustee for the JOCALBRO INC PROFIT SHARING PLAN TRUST, purchased the property at a tax deed sale for \$4,394. Mr. Brown later sold the property to WESLEY BAILY JR in 2019 for \$5,400. Mr Bailey has requested to appear before the Board to ask that the CEB lien be released.



**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

November 27, 2024

WESLEY BAILEY JR  
17220 SE 248TH TER  
UMATILLA, FL 32784-9145

**RE: Request to Appear at the Code Enforcement Board Hearing on  
Code Enforcement Case # 564174/690819**

Your request to appear before the Code Enforcement Board for a possible rescission or reduction of the unrecorded 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, January 08, 2025**, 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 Woodrow*

Sandra Woodrow  
Marion County Growth Services  
Code Enforcement Board Secretary

Sec. 2-203. - Powers of board.

The code enforcement board shall have the power to:

- (1) Adopt rules for the conduct of its hearings.
- (2) Subpoena alleged violators and witnesses to its hearings.  
Subpoenas may be served by the sheriff of the county.
- (3) Subpoena records, surveys, plats and other documentary evidence, which subpoenas shall be served by the county sheriff.
- (4) Take testimony under oath.
- (5) Issue orders having the force and the effect of law, commanding whatever steps are necessary to bring a violation into compliance.
- (6) Establish and levy fines pursuant to section 2-211.

(Ord. No. 86-6, § 8, 4-8-86)

Sec. 2-204. - Jurisdiction.

- (a) The code enforcement board shall have the jurisdiction to hear and decide alleged violations of any county ordinance, including amendments that may be enacted.
- (b) The jurisdiction of the code enforcement board shall not be exclusive. Any alleged violation of any of the aforesaid county ordinances may be pursued by appropriate remedy in court at the option of the administrative official whose responsibility it is to enforce that respective ordinance.

(Ord. No. 86-6, § 5, 4-8-86)

***Si necesita que alguien le traduzca durante la audiencia, es su responsabilidad de adquirir tal persona. Por favor pídale a alguien que le acompañe que pueda brindarle este servicio.***



FINAL ADMINISTRATIVE ORDER OF THE MARION COUNTY CODE ENFORCEMENT BOARD

This cause having come before the Code Enforcement Board of Marion County, Florida on May 9, 2012, on the petition of Marion County for an Order imposing a fine in Case Number 564174 BP 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, by having an accumulation of junk, Marion County Code, Chapter 2 Article V, Section 2-207(s) for having repeated the aforesaid mentioned violation(s), and Marion County Land Development Code, Article 5, Section 5.3, R-4 Zoning Classifications, on real property located at 17220 SE 248TH TERRACE, UMATILLA, Marion County, Florida, was (were) not brought into compliance on or before May 7, 2012, as required by the previous Order of this Board dated March 16, 2012.
2. In accord with the previous Order of this Board which is incorporated herein by reference, there is hereby imposed upon JO AN KEEFE and THOMAS FURLOW, a fine in the amount of five hundred dollars (\$500.00) for the repeat violation(s) and a fine in the amount of two hundred dollars (\$200.00) per day, beginning May 8, 2012, 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, commencement of a foreclosure action or until extinguished by law, up to a maximum of twelve thousand dollars (\$12,000.00). 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, which constitutes a lien against the Property on which the violation(s) exist and upon any other real or personal property owned by the Respondent. 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 11th day of May, 2012.

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

Patricia Jemery
CLERK
MARION COUNTY CODE ENFORCEMENT



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 JO AN KEEFE and THOMAS FURLOW, 34503 OAK AVENUE, LEESBURG, FL 34788, by U.S. mail this 11th day of May, 2012.

Patricia Jemery
Board Secretary

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 05/16/2012 04:33:49 PM

FILE #: 2012048982 OR BK 05677 PG 0880



**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  
Code Enforcement  
NOV 15 2024  
Received by: *[Signature]*

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

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

CASE NUMBER: 564174 CEB order

Date: 11-15-24

Name: Wesley Bailey

Address: 17220 SE 248 TER unit 119 32784

Phone Number: 352-434-8502

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. Buy, from Joe Brown

lien, Dont know about

He Dont tell it

Had Liens ON it

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Were you the owner of the property at the time the fine was imposed? NO

Did you purchase the property after the lien was recorded? yes

Was a title search performed? NO

Is the property in compliance today? A Code Enforcement Officer will contact you to schedule an inspection. yes

Who was responsible for the violation being cleared/removed? Code Enforcement  
By Junk abatement

Are the property taxes paid? yes

Have any improvements to the property been made that are not reflected on the Property Appraiser report? not sure / clean up + clean

for 8 years a lot of work n cleaning

Applicant's signature: W. [Signature]

RECEIVED DATE: <u>November 15 2024</u>	STAFF/OFFICE USE ONLY	RECEIVED BY: <u>Palle J.</u>
PAYMENT RECEIVED: <u>yes Cash</u>		PAYMENT TRANSACTION NO: <u>133 8096</u>
<small>(\$250.00 - NON-REFUNDABLE)</small>		
CEB HEARING DATE: <u>TBD</u>		

**CERTIFICATION AND CLAIM OF LIEN  
JUNK ABATEMENT**

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 04/22/2013 12:08:34 PM

FILE #: 2013041011 OR BK 05847 PG 0455

TO: JOAN KEEFE  
THOMAS FURLOW  
107 OAK TERRACE DRIVE  
LEESBURG, FL 34788

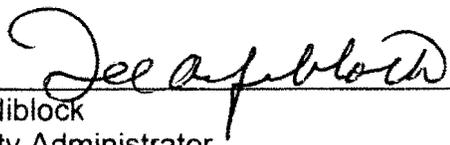
REC 10.00

**NOTICE IS HEREBY GIVEN** and the undersigned hereby certifies that the junk and litter located at **17220 SE 248TH TERRACE, UMATILLA**, Marion County, Parcel # **5115-031-013**, has been removed at County expense, pursuant to a violation notice dated **October 3, 2012**, Code Enforcement case number **570613-JB**.

The undersigned certifies that the actual cost of remedying the violation, including expenses, totals **four thousand three hundred and sixty seven dollars and sixty one (\$4,367.61)** and a lien in such amount, **plus interest** at the rate of **twelve percent (12%) per annum**, from the date of recording until paid, shall constitute a lien against your property. **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.**

This lien is claimed by Marion County pursuant to the provisions of Marion County Code, Chapter 16, Article III, Section 16-93. You may obtain a release of lien by paying the costs to the Marion County Growth Services Department, 2710 E. Silver Springs Blvd., Ocala, Florida 34470.

**I HEREBY CERTIFY** that the information contained herein is true and correct as of this 18 day of **April, 2013**.

  
\_\_\_\_\_  
Lee Niblock  
County Administrator

Sworn to and subscribed before me this  
18 day of April, 2013  
by Lee Niblock, who is personally  
known to me.

**After recording, please return to:**  
Growth Services - Code Enforcement  
2710 E. Silver Springs Blvd.  
Ocala, Florida 34470  
(352) 671-8900

