

**Code Case Detail Report**

CDPR4204 - Code Case Detail Report

**CASE NBR:** 964669**AO NBR:** 667019OLD CASE NBRSTATUS: CLOSEINSPECTOR: DURBIN, DIANNACASE TYPE: COUNTY CODEFOLIO NBR: 3564-023-000**AO INFORMATION**

OPEN DATE 9/12/2024 OPEN USER CE344PJ  
COMPL NAME JOLANE WEEKS COMPL PHONE 352-804-2116  
COMPL ADDRESS 7655 SW 86TH LN Ocala COMPL FAX

**CASE INFORMATION**

ADDR NBR: 127832 LOCATION: 8640 SW 73RD AVE, Ocala  
OPEN DATE: 09/12/2024 DISPOSITION VERBAL WARNING  
CLOSE DATE: 11/04/2024 DISP BY: CE344DD DISP DATE: 9/12/2024  
DIRECTIONS: SR 40 WEST TO SW 60TH AVE TL TO SR 200 TR JOB IS ON RIGHT CORNER OF 200 & 73RD AVE

**CATEGORY:** CE - ZONE VIOLATION - OTHERPRIORITY: 0 LAST VISIT ID: 644409 ZIP: 11024-2412HEARING DATE: CONTACT?:DESCRIPTION: PHYSICAL FILE ID:

STORING AND MAY BE SELLING MODULAR /MOBILE HOMES (STILL ON WHEELS) ON A-1 PROPERTY

**CONTACT INFORMATION:**OTTOMBRINO NICHOLAS  
PHONE: FAX:**TENANT INFORMATION:**OTTOMBRINO NICHOLAS  
PHONE: FAX:**OWNER INFORMATION:**8640 SE 73 LLC  
8640 SW 73RD AVE  
OCALA, FL 34475-7036PHONE: FAX:MTG: NICHOLAS OTTOMBRINO  
2060 59TH ST  
BROOKLYN, NY 11024-2412**VIOLATOR INFORMATION:**FLORIDA PRE-FAB MODULAR HOMES  
7265 SW SR 200  
OCALA, FL 34476PHONE: FAX:8640 SE 73 LLC  
R/A JON MCGRAW  
35 SE 1ST AVENUE SUITE 102  
OCALA, FL 34471**COMPLAINANT INFORMATION:**

NAME/ADDRESS: PHONE: FAX:  
JOLANE WEEKS 352-804-2116  
7655 SW 86TH LN Ocala

**ACTION ORDER NOTES:**

W 200 TO 73RD AVE TR / ON RIGHT

**ENVIRONMENTAL INFORMATION:**

<u>TYPE</u>	<u>ABATED DATE</u>	<u>NOTICE OF VIOLATION DATE</u>	<u>DAYS TO ABATE</u>	<u>ABATED BY</u>
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**VISITS:**

OLD CASE NBR

STATUS: CLOSE

INSPECTOR: DURBIN, DIANNA

CASE TYPE: COUNTY CODE

FOLIO NBR: 3564-023-000

<u>VISIT NBR</u>	<u>INSPECTOR</u>	<u>NAME</u>	<u>SCHEDULED DATE</u>	<u>VISIT DATE</u>	<u>NBR DAYS COMP.</u>
641196	CE344DD	DURBIN, DIANNA	10/21/2024	10/07/2024	
<p>i received the NOV back from Nicholas Ottombrino stating he no longer is the owner of the property to send the notice to 8640 SW 73rd ave</p>					
639374	CE344DD	DURBIN, DIANNA	09/24/2024	09/24/2024	
<p>On 9/24/24 I received calls from Tom Worthington 352-875-7383 he advised another MH was placed on the lot late last night I aslo received a call from MS Weeks 352-804-2116. I met with Chris R and Chris W after reviewing the application from 2023 AR 30654 it was discovered there was an oversite in the decision about model home and mobile homes sales lot being allowed in B-2. After discussion it was decided Paolo mastroserio engineering will need to pursue a land use change to B4 com employment center land use designation. I sent an email to Paolo advising him of this and CC all fo P &amp; Z</p>					
644409	CE344DD	DURBIN, DIANNA	12/02/2024	11/04/2024	
<p>On 11/4/24 i observed the MHs have been removed from the property.</p>					
639071	CE344DD	DURBIN, DIANNA	09/12/2024	09/12/2024	
<p>On 9/12/24 I observed a mobile home set up with the wheels still on it. There is a business Florida pre-fab Modular homes in front ot the A 1 property. I spoke to a salesman there he advise the zoning has been recently changed and the MH is allowed. I advised my supervisor spoke to CIndy Garr at zoning and it is still A1, he stated I needed to talk to the manager Matt Bennett and gave me his card..I called Matt at 850-528-7102 and asked about the MH he stated no one would be living in it it was just staged. I explained the property is zoned A1 and only can be used for Ag use. He stated he was storing feed in it . I advised him the MH need to be removed he stated the was NOT going to happen and provided his email address modularmatt72@gmail.com for any further corrispondence. I checked SUnbiz and Matt is listed at the title manger for 8640 SE 73 LLC who is the owner of the property. I on Sunbiz and there is no business registered at the address of 7265 SW HWY 200, I also checked the name on the Business card and it did not show in SUnbiz either.</p>					
641849	CE344DD	DURBIN, DIANNA	10/28/2024	10/30/2024	
<p>Spoke to Ken Odom he advised Palo had submitted the SUP today and the P &amp; Z will be Jan 27 and the BCC will be for Feb 18</p>					
640574	CE344DD	DURBIN, DIANNA	09/27/2024	09/30/2024	
<p>On 9/30/24 I received an email from Paolo asking for more time. i spoke to Ken O, Chris R and Ken W they all advised the MH's on the the property needed to be removed and the 7265 SW Hwy 200 need to apply for SUP within 30 days</p>					
639075	CE344DD	DURBIN, DIANNA	09/13/2024	09/16/2024	
<p>I met with supervisor Houg to discuss case , she also searched for Florida pre-Fab modular homesand was unable to locate any information on the busienss. Robin suggested I call Mark Tuggle at the DMV 352-512-6803 he was unable to locate any information on the business he looked at the website and it listed Palm harbor MH he stated he need a state license to sell . He will investigate and let me know what he finds.</p>					
641000	CE344DD	DURBIN, DIANNA	10/21/2024	10/01/2024	
<p>On 10/1/24 I received a call from Jolene Weeks 352-804-2116 she advised another MH has been brought onto the property. I explained thye have till Oct 30 to tunr in complated SUP for both properties but I am unalb eto Stop they putting MH on the lot at this time. I dosumented the new MH's on the lot.</p>					

**LETTERS:**

**ATTACHMENT D****D-3****CASE NBR: 964669****AO NBR: 667019**

OLD CASE NBR

STATUS: CLOSE

INSPECTOR: DURBIN, DIANNA

CASE TYPE: COUNTY CODE

FOLIO NBR: 3564-023-000

<u>REF TYPE</u>	<u>LETTER NAME</u>	<u>RQST DATE</u>	<u>PRINT DATE</u>	<u>SEND DATE</u>	<u>STATUS</u>
CC	CEO-NOV LDC & P	09/16/2024			ACTV
CC	CEO-NOV LDC OTH	09/16/2024			ACTV
CC	CEO-NOV LDC ART	09/16/2024			ACTV
CC	CEO-NOV LDC ART	09/16/2024			ACTV

**VIOLATIONS:**

<u>STATUS</u>	<u>GROUP</u>	<u>CODE</u>	<u>VIOL. DATE</u>	<u>DESCRIPTION/REMARKS</u>
COMPLIED	CE	4.3.6	9/12/2024	STORING MOBILE HOMES
COMPLIED	CE	4.3.1A	9/16/2024	BUSINESS/HOME OCCUPATION
COMPLIED	HST	304	9/16/2024	PERMIT VIOLATION

**IMAGES:**

**ATTACHMENT D**

**D-4**

**CASE NBR: 964669**

**AO NBR: 667019**

OLD CASE NBR

STATUS: CLOSE

INSPECTOR: DURBIN, DIANNA

CASE TYPE: COUNTY CODE

FOLIO NBR: 3564-023-000

<u>IMAGE DATE</u>	<u>IMAGE DESCRIPTION</u>
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
10/1/2024	DD 10/1/24 at 12:09 p.m. more MH's
9/24/2024	DD 9/24/24 at 12:12 p.m. 2 halves of a mobile home added to the lot
9/24/2024	DD 9/24/24 at 12:12 p.m. 2 halves of a mobile home added to the lot
9/24/2024	DD 9/24/24 at 12:12 p.m. 2 halves of a mobile home added to the lot
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9/24/2024	DD 9/24/24 at 12:12 p.m. 2 halves of a mobile home added to the lot
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
9/12/2024	DD 9/12/24 at 3:21 p.m. MH on A 1 zoned property
11/4/2024	DD 11/4/24 at 9:58 a.m. site has been cleared
11/4/2024	DD 11/4/24 at 9:58 a.m. site has been cleared

**NOTES:**

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**ATTACHMENT D**

250109ZC – 8649 SE 73<sup>rd</sup>, LLC

Code Enforcement Photos – homes removed; case closed 11/4/2024

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**ATTACHMENT D**

250109ZC – 8649 SE 73<sup>rd</sup>, LLC

Code Enforcement Photos – homes removed; case closed 11/4/2024

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**ATTACHMENT D**

250109ZC – 8649 SE 73<sup>rd</sup>, LLC

Code Enforcement Photos – homes removed; case closed 11/4/2024

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