



# Case Details - No Attachments

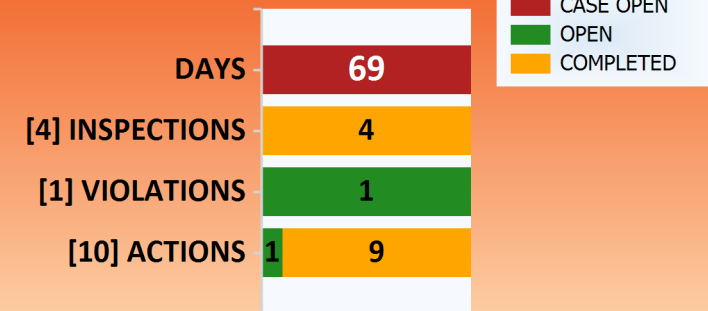
City of Ocala

Case Number

**CE25-0710**

Description: OVERGROWTH OF PROPERTY			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/16/2025	Closed:	Last Action: 9/24/2025	Flw Up: 9/22/2025
Site Address: 2517 NE 16TH AVE OCALA, FL 34470			
Site APN: 24494-000-00		Officer: STEPHEN KNIGHT	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH UPDATED NOVPH REPEAT VIOLATOR
CERTIFIED MAIL	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH MAILED 91 7199 9991 7039 7684 0983 BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL. 34420-3004 UPDATED NOVPH MAILED 9489 0090 0027 6697 0042 42 BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL. 34420-3004
COMPLAINT RECEIVED	SHANEKA GREENE	7/16/2025	7/16/2025	MARY ANN CALLED STATED PROPERTY IS OVERGROWN





# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0710**

HEARING SPECIAL MAGISTRATE	SHANEKA GREENE	9/24/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	8/14/2025	8/14/2025	NOVPH READY FOR POSTING NOVPH has been posted.
OFFICER POSTING	STEPHEN KNIGHT	9/12/2025	9/12/2025	UPDATED NOVPH READY FOR POSTING NOVPH has been posted. View attachments.
PREPARE NOTICE	SHANEKA GREENE	7/18/2025	7/18/2025	CLTO BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004
PREPARE NOTICE	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH for September Magistrate hearing BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004
REGULAR MAIL	SHANEKA GREENE	7/18/2025	7/18/2025	CLTO MAILED





# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-0710**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/16/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$272.07 by October 23rd, 2025.</p>
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## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MARY ANN O'GRADY	2604 NE 16TH AVE ,			
OWNER	BODEN JAMES A EST	10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004			

## FINANCIAL INFORMATION



DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$272.07	\$0.00						
TOTALS:			\$272.07	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	8/12/2025	8/12/2025	NON COMPLIANT		I followed up and observed the property to be in the same condition as when I inspected it initially. I have attached some photos to this case. NOVPH will be sent and a hearing inspection is scheduled.
HEARING INSPECTION	SKN	9/22/2025	9/22/2025	NON COMPLIANT		Hearing scheduled for 09/22/2025. Updated photos needed.  I completed my hearing inspection and determined that the property is still in the same condition as it was during the initial inspection. Photos attached.
HEARING INSPECTION	SKN	9/9/2025	9/9/2025	NON COMPLIANT		I completed my hearing inspection and found the property in similar condition to the initial inspection. View attachments.



INITIAL	SKN	7/17/2025	7/17/2025	NON COMPLIANT		I responded to the location and observed the property to be overgrown with weeds and grass. The property did not have anyone home. View attachments, follow up scheduled.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	7/17/2025			REPEAT VIOLATOR	Property is overgrown from grass and weeds. Property needs to be cut and cleaned.



BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0710

Petitioner,

VS.

BODEN, JAMES A. EST

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

	Cost	# of hour(s)	Total:
Attorney Fees:			

**2. Inspector(s) Time:**

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	Cost	# of page(s)	Total:
Clerical:			

**6. Postage Cost(s):**

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58

**Total Costs: \$272.07**

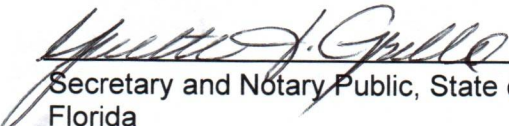


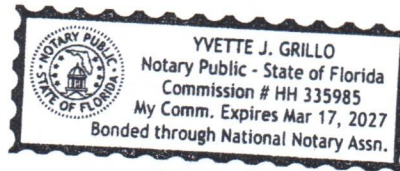
FURTHER. AFFIANT SAYETH NOT. Dated This:  
9/15/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
STEPHEN KNIGHT  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Sep  
by STEPHEN KNIGHT who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

24494-000-00

[GOOGLE Street View](#)

Prime Key: 607231

[MAP IT+](#)

Current as of 7/17/2025

### [Property Information](#)

BODEN JAMES A EST  
10590 SE 62ND AVENUE RD  
BELLEVIEW FL 34420-3004

[Taxes / Assessments:](#)  
Map ID: 195  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .30

Situs: 2517 NE 16TH AVE OCALA

### [2024 Certified Value](#)

Land Just Value	\$29,610		
Buildings	\$19,162		
Miscellaneous	\$220		
Total Just Value	\$48,992	Impact	
Total Assessed Value	\$29,160	<a href="#">Ex Codes:</a>	(\$19,832)
Exemptions	\$0		
Total Taxable	\$29,160		
School Taxable	\$48,992		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$29,610	\$19,162	\$220	\$48,992	\$29,160	\$0	\$29,160
2023	\$29,610	\$23,940	\$294	\$53,844	\$26,509	\$0	\$26,509
2022	\$21,220	\$17,164	\$231	\$38,615	\$24,099	\$0	\$24,099

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7910/0142</a>	10/2022	60 CRT ORD	0	U	I	\$100
<a href="#">DETH/REGS</a>	04/2014	71 DTH CER	0	U	I	\$100
<a href="#">1354/0917</a>	06/1986	07 WARRANTY	0	Q	I	\$23,300
<a href="#">1059/1910</a>	04/1981	07 WARRANTY	0	Q	I	\$16,000
<a href="#">1045/1679</a>	12/1980	07 WARRANTY	0	Q	I	\$12,000
<a href="#">0710/0547</a>	10/1975	02 DEED NC	0	Q	I	\$8,500

### [Property Description](#)

SEC 04 TWP 15 RGE 22  
N 113 FT OF E 145 FT OF W 1070 FT OF S 660 FT  
OF NW 1/4 OF SW 1/4 EX W 20 FT FOR RD



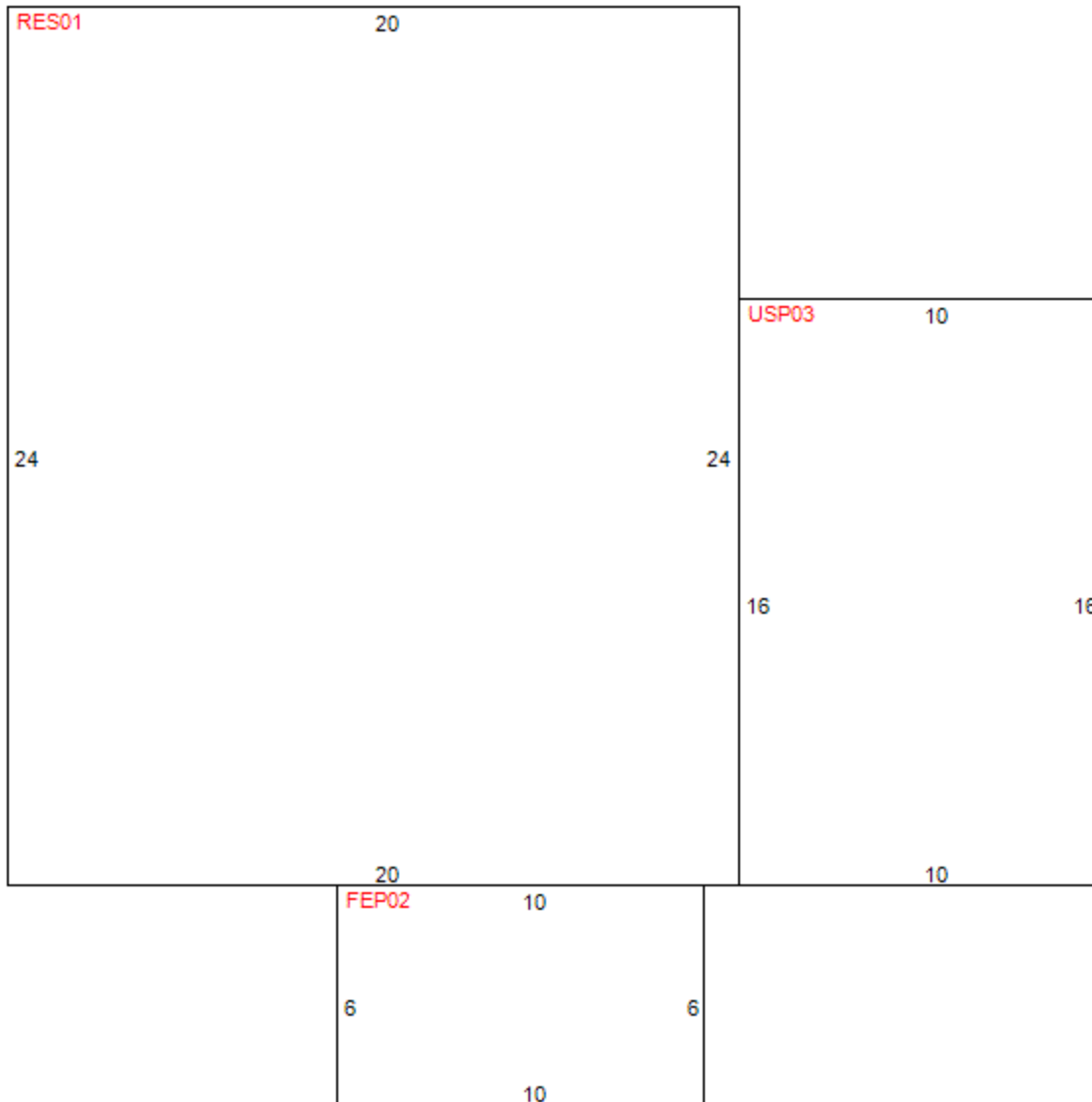
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		105.0	125.0	R1A	105.00	FF						
Neighborhood 4998B - UNDER 1000 SF												
Mkt: 8 70												

[Traverse](#)

**Building 1 of 1**

RES01=L20U24R20D24.L1  
FEP02=D6L10U6R10.R1U16  
USP03=R10D16L10U16.



[Building Characteristics](#)

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1949
<b>Effective Age</b>	8 - 35-39 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	3	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	300 - LOW	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	6/13/2023 by 225	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 88



Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29 - VINYL SIDING	1.00	1949	N	0 %	0 %	480	480
FEP	02 29 - VINYL SIDING	1.00	1990	N	0 %	0 %	60	60
USP	03 01 - NO EXTERIOR	1.00	1949	N	0 %	0 %	160	160
Section: 1								
Roof Style: 10 GABLE			Floor Finish: 28 SOFTWD ON WOOD			Bedrooms: 1		Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL			Wall Finish: 14 DRYWALL-UNFSH			4 Fixture Baths: 0		Dishwasher: N
Heat Meth 1: 06 CONVECTION			Heat Fuel 1: 08 OIL			3 Fixture Baths: 1		Garbage Disposal: N
Heat Meth 2: 00			Heat Fuel 2: 00			2 Fixture Baths: 0		Garbage Compactor: N
Foundation: 3 PIER			Fireplaces: 0			Extra Fixtures: 2		Intercom: N
A/C: N								Vacuum: N
Miscellaneous Improvements								
Type		Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK		200.00	LF	20	1990	1	0.0	0.0
Appraiser Notes								
GATE. EST UDU NO VALUE.								
Planning and Building ** Permit Search **								
Permit Number		Date Issued		Date Completed		Description		
OC01296		8/1/1990		-		ADD FSP		



500  
116-50

T-18355

# Warranty Deed

RETURN TO:  
Associated Land  
Title Group Inc.

BK1354 PG0917

This Indenture, Made this 6th day of June 1986, Between  
Joel H. Williams and his wife, Barbara J. Williams  
of the County of Marion, State of Florida, grantor\*, and  
James A. Boden, a single person  
whose post office address is 2517 NE 16th Ave, Ocala, Florida 32670  
of the County of Marion, State of Florida, grantee\*,

Witnesseth, That said grantor, for and in consideration of the sum of  
TEN and no/100-----Dollars,  
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-  
lowing described land, situate, lying and being in Marion County, Florida, to-wit:

Begin 925 feet East of the SW corner of NW 1/4 of the SW 1/4 of Section  
4, Township 15 South, Range 22 East, thence run North 547 feet for a  
Point of Beginning; thence run East 145 feet, thence North 113 feet,  
thence West 145 feet, thence South 113 feet to the Point of Beginning.

BY Francis E. Thigpin  
Nancy J. Davis OC  
86-032113

RECORDED AND RECORD  
VERIFIED  
MARION COUNTY, FL  
1986 JUN -9 PM 3:08

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims  
of all persons whomsoever.

\* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Paul Hankins

Patricia Golden

Joel H. Williams (Seal)  
Barbara J. Williams (Seal)



STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared

Joel H. Williams and his wife, Barbara J. Williams

to me known to be the person gdescribed in and who executed the foregoing instrument and acknowledged before  
me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of June  
19 86.

Vernicee Allen

NOTARY PUBLIC, State of Florida at large  
Notary Public, State of Florida at Large  
My Commission Expires Oct. 8, 1988  
BONDED THROUGHLY BY THE  
& HARVEY INSURANCE & BONDING, INC.

THIS INSTRUMENT WAS PREPARED BY:

Name: MARION ABSTRACT & TITLE COMPANY P.O.  
BOX 918, OCALA, FLA. 32670 AS A NECESSARY IN-  
CIDENT TO THE FULFILLMENT OF CONDITIONS  
Address: CONTAINED IN A TITLE INSURANCE COMMIT-  
MENT ISSUED BY IT. Betty Howe

STATE OF FLORIDA,  
COUNTY OF MARION

This instrument filed and recorded

in O. R. book

on page record verified.

Frances E. Thigpin, Clerk of the Circuit Court

By: D. C.





GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

7/18/2025

CASE NO: CE25-0710

BODEN JAMES A EST  
10590 SE 62ND AVENUE RD  
BELLEVIEW, FL. 34420-3004

**RE: 24494-000-00| 2517 NE 16<sup>TH</sup> AVE**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 8/12/2025***

***Violations:***

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

Property is overgrown from grass and weeds. Property needs to be cut and cleaned.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,  
Code Enforcement Officer  
352-456-8820 [sknight@ocalafl.gov](mailto:sknight@ocalafl.gov)





# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

## NOTICE OF VIOLATION AND PUBLIC HEARING

### REPEAT VIOLATOR

09/12/2025

BODEN JAMES A EST  
10590 SE 62<sup>ND</sup> AVENUE RD  
BELLEVIEW, FL 34420-3004

Respondent(s) \_\_\_\_\_ /

Location of Violation: 2517 NE 16<sup>TH</sup> AVE | 24494-000-00

Case Number: CE25-0710

Compliance required Date: IMMEDIATE

Public Hearing Date & Time: 09/24/2025 10:30

Violations(s) and How to Abate:

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**

Property is overgrown from grass and weeds. Property needs to be cut and cleaned.

Dear property owner, or agent;

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

This correspondence will serve as official notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at::

*City of Ocala- City Hall- 2<sup>nd</sup> Floor (council Chambers)  
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/ Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levies in this case pursuant to Florida Statutes section 162.07(2).



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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/ Special Magistrate 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.

*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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.*

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephen Knight Code Enforcement Officer

[sknight@ocalafl.gov](mailto:sknight@ocalafl.gov)

352-456-8820



**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0710**

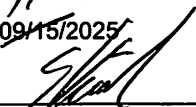
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority personally appeared, Stephen Knight, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:


1. I did on 9/12/25 ~~09/15/2025~~ post the Notice of Violation & Public Hearing to the property, located at 2517 NE 16TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

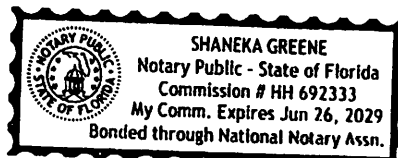
**FURTHER, AFFIANT SAYETH NAUGHT.**

9/12/25  
Dated: 09/15/2025  
  
\_\_\_\_\_  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 12 ~~09/15/2025~~ by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
9/12/2025 3:21 PM





**CODE  
ENFORCEMENT  
352-629-8309**

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

*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

**NOTICE OF VIOLATION AND PUBLIC HEARING**  
**REPEAT VIOLATOR** 09/12/2025

For further information regarding other code enforcement rules, you may contact the growth management department.

**BODEN JAMES A EST**  
10590 SE 62<sup>nd</sup> AVENUE RD  
BELLEVUE, FL 34420-3004  
Respondent(s)

**Location of Violation:** 2517 NE 16<sup>th</sup> AVE | 24494-000-00  
**Case Number:** CE25-0710  
**Compliance required Date:** IMMEDIATE  
**Public Hearing Date & Time:** 09/24/2025 10:30  
**Violations(s) and How to Abate:**  
**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Property is overgrown from grass and weeds. Property needs to be cut and cleaned.

Dear property owner, or agent:  
You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:  
This correspondence will serve as official notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:  
*City of Ocala- City Hall- 2<sup>nd</sup> Floor (Council Chambers)*  
110 SE Watula Avenue Ocala, FL 34471  
The Municipal Code Enforcement Board/ Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

City of Ocala  
Code Enforcement Division  
9/12/2025 3:21 PM



**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0710**

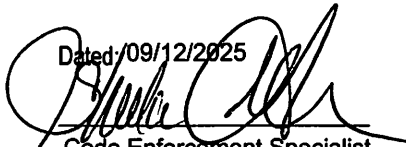
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 09/12/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
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.**

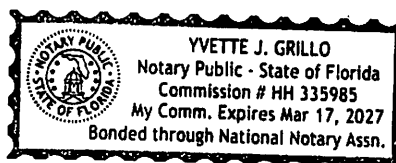
Dated: 09/12/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/12/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
9/22/2025 9:26 AM







City of Ocala  
Code Enforcement Division  
7/17/2025 11:48 AM