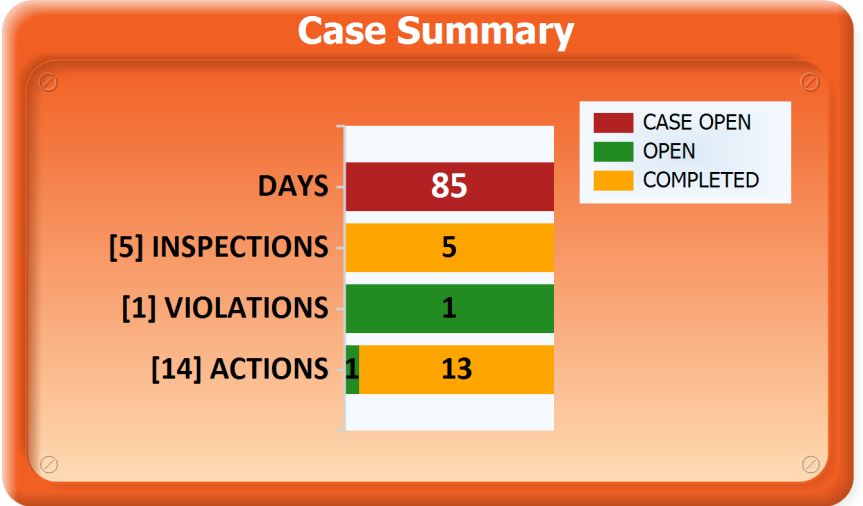


Description: Overgrowth- REPEAT VIOLATOR			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 6/16/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/5/2025
Site Address: 2511 NE 20TH AVE OCALA, FL 34470			
Site APN: 24547-000-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH MAILED 91 7199 9991 7039 7931 3880 LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 7184 LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0525

CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF 91 7199 9991 7039 7682 0992 LAU, CAROL EST 2511 NE 20TH AVE OCALA, FL 34470
COMPLAINT RECEIVED	JENNIPHER L BULLER	6/16/2025	6/16/2025	KRISTINA MCINTYRE 772-293-1567 reported overgrowth upon a vacant property next door to a location she owns (2519 NE 20th Ave).
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025	8/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	9/10/2025		
OFFICER POSTING	STEPHANI SMITH	6/24/2025	6/24/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO PROPERTY.
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
OFFICER POSTING	STEPHANI SMITH	8/19/2025	8/19/2025	FOF FAO POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
PREPARE NOTICE	SHANEKA GREENE	6/20/2025	6/23/2025	NOVPH X1 LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470-3853

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/4/2025	<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 June 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, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 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 \$266.29 by September 4th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MCINTYRE KRISTINA	2826 EASTERN PKWY WINTER PARK, FL 32789-6602			
OWNER	LAU CAROL EST	2511 NE 20TH AVE OCALA, FL 34470-3853			
RESPONDENT 1	LAU CAROL EST	2511 NE 20TH AVE OCALA, FL 34470-3853			

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	\$21.54	\$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						
Total Paid for CASE FEES:			\$266.29	\$0.00						
TOTALS:			\$266.29	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments.
CASE WORK	SMS	6/24/2025	6/24/2025	COMPLETED		On 06/24/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.
COMPLIANCE	JGB	9/5/2025	9/5/2025	NON COMPLIANT		MASSEY INSPECTION Verified the vacant lot is still overgrown. AFF OF NON COMP WAS CREATED. Prosecution cost have not been paid.
HEARING INSPECTION	SMS	8/13/2025	8/13/2025	NON COMPLIANT		((**Rescheduled from 07/09/2025 to 08/13/2025 due to lack of quorum for July Code Board**)) On 08/13/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that overgrowth still remains at the property. View attachments.

INITIAL	SMS	6/17/2025	6/17/2025	NON COMPLIANT	On 06/17/2025, I have responded out to the property in reference to a citizen's complaint received about overgrowth. I have observed that there is overgrowth throughout the property. This property is considered to be a "Repeat Violator" (as per Recorded Order on 03/28/2024/ CN:#2024_10457). View attachments. NOVPH generation assigned to Admin, and a hearing inspection has been 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	STEPHANI SMITH	6/17/2025			**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property.

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0525

vs.

LAU, CAROL EST
2511 NE 20TH AVE
OCALA, FL 34470
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/22/2025 09:19:03 AM
FILE #: 2025112606 OR BK 8693 PGS 1078-1079
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **LAU, CAROL EST, 2511 NE 20TH AVE, OCALA, FL 34470**, owner(s) in charge of the property described as: **2511 NE 20TH AVE | 24547-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 17th, 2025, and August 13th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **LAU, CAROL EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

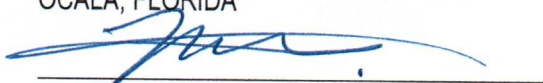
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (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, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 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.
 - (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.

2.) Pay the cost of prosecution of \$266.29 by September 4th, 2025.

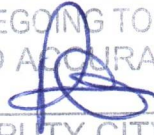
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: LAU, CAROL EST, 2511 NE 20TH AVE, OCALA, FL 34470, this 14 day of August 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON SEPTEMBER 10TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE25-0525

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/19/2025 post the Final Administrative Order to the property, located at 2511 NE 20TH 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.

Dated: 08/19/2025

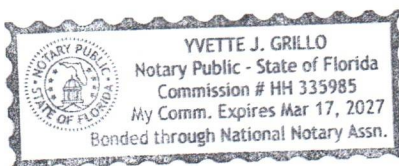

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/19/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

2) Pay the cost of prosecution.

THE CITY OF OCALA
Petitioner,

vs.

LAU, CAROL EST
2511 NE 20TH AVE
OCALA, FL 34470
Respondents

CASE NO: CE25-0525

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on, August 14th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

NOTICE OF SERVICE

I. **FINDINGS OF FACT:**

A. The Respondent(s), LAU, CAROL EST, 2511 NE 20TH AVE, OCALA, FL 34470, owner(s) in charge of the property described as 2511 NE 20TH AVE | 24547-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between June 17th, 2025, and August 13th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU DO NOT COMPLY WITH THE ORDER, YOU WILL BE SUBJECT TO A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD.

II. **CONCLUSION OF LAW:**

The Respondent(s), LAU, CAROL EST, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. **ORDER:**

The Municipal Code Enforcement Board, upon finding that the Respondent(s) are in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, and the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

1. Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

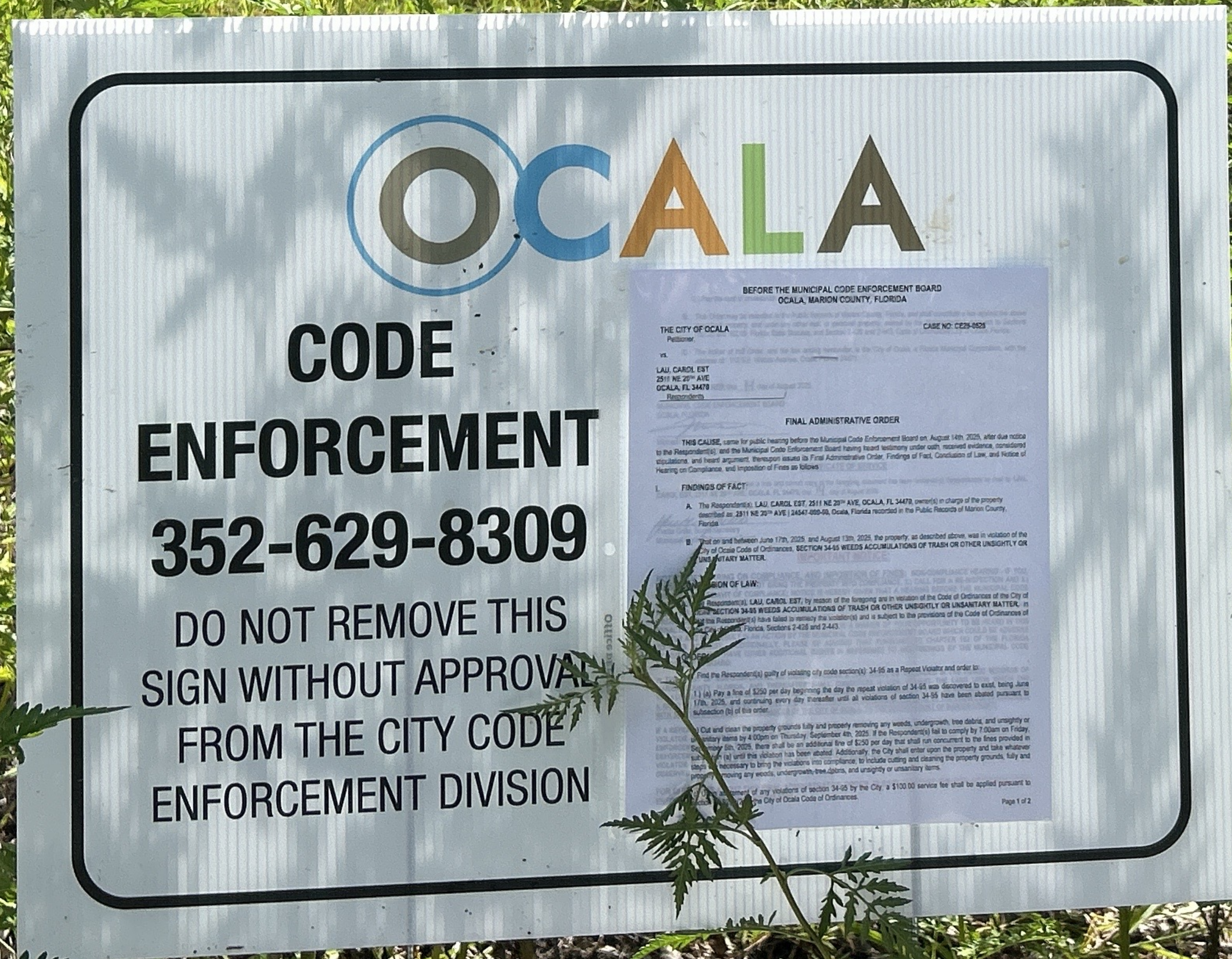
2. Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter up and file a lien against the property for the amount of the fine and costs of this proceeding.

3. If the Respondent(s) fail to comply with the order, the City shall enter up and file a lien against the property for the amount of the fine and costs of this proceeding.

IV. **FOR QUOTE:** abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 2-492(c)(2) of the City of Ocala Code of Ordinances.

Page 1 of 2

8/19/25, 10:43 AM
City of Ocala
Code Enforcement Division



8/19/25, 10:43 AM
City of Ocala
Enforcement Division

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

CASE NO: CE25-0525

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/19/2025 post the Final Administrative Order 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.

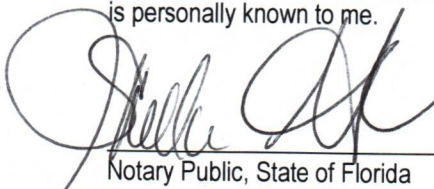
FURTHER, AFFIANT SAYETH NAUGHT.

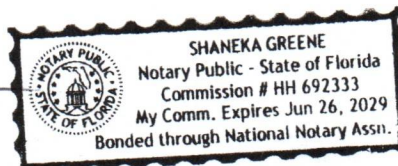
Dated: 08/19/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/19/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

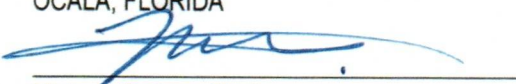


2.) Pay the cost of prosecution of \$266.29 by September 4th, 2025.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: LAU, CAROL EST, 2511 NE 20TH AVE, OCALA, FL 34470, this 14 day of August 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON SEPTEMBER 10TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

POF-0525



91 7199 9991 7039 7682 0992

515

JACKSONVILLE RPDC 320
20 AUG 2025PM 3 L

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 AUG 19 2025

VS.

LAU, CAROL EST
2511 NE 20TH AVE
OCALA, FL 34470

Respondents

NIXIE 326 FE 1 0008/24/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217499 *2724-03083-20-32

34470-38561174

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0525

**LAU, CAROL EST
2511 NE 20TH AVE
OCALA, FL 34470**

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Jeffrey Guilbault, Environmental Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on 08/14/2025 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 09/04/2025.
3. That a re-inspection was performed on 09/05/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violation(s) as ordered; Sections 34-95 REPEAT VIOLATOR

5. The prosecution costs of \$266.29 have not been paid.

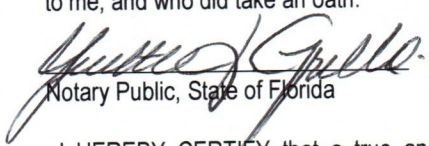
FURTHER, AFFIANT SAYETH NOT.

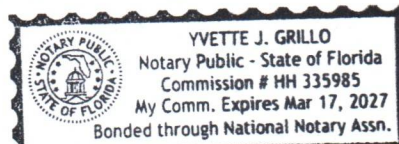
Dated this 5th day of September


Jeffrey Guilbault
Environmental Enforcement Officer
City of Ocala


**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 5th day of September, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 5th day of September.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Environmental Enforcement
09/05/2025 14:17:54