



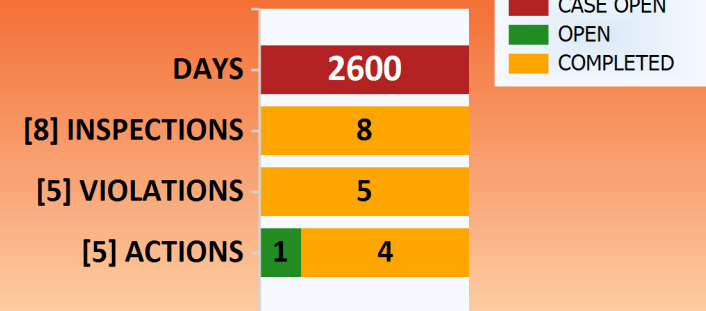
Case Details - No Attachments

City of Ocala

Case Number
2019_2169

Description: JUNK/DEBRIS/DERELICT VEHICLES/TRAILER PARKED (REPEAT VIOLATO			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 6/3/2019	Closed:	Last Action: 8/13/2026	Flw Up: 6/22/2026
Site Address: 2216 SW 2ND ST OCALA, FL 344711977			
Site APN: 2260-173-019		Officer: CURTIS SMITH	
Details: CERTIFIED MAIL - NOVPH 91 7199 9991 7038 6134 3520 - MAGGIE LEE FLAX EST			

Case Summary



ADDITIONAL SITES

LINKED CASES

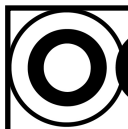
CONTACTS

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	0	\$202.40	\$0.00						
Total Paid for CASE FEES:			\$202.40	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	95	\$47,500.00	\$0.00						
Total Paid for DAILY FINES:			\$47,500.00	\$0.00						
TOTALS:			\$47,702.40	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number

2019_2169

ABANDONED OR DERELICT VEHICLES		6/3/2019	9/6/2019		(a) It shall be unlawful for any person to keep, dump, store, place or maintain any abandoned or derelict vehicle on any street or highway within the city, or upon any property, for longer than five days unless: (1) Within an enclosed building upon such property; (2) Upon the premises of a business enterprise lawfully situated and licensed when necessary to the operation of such business enterprise; or (3) In storage places maintained by the city as a depository for such vehicles. (b) The owner or tenant of any building, structure, premises or part thereof, or any architect, builder, contractor, agent or other person, who permits, participates in, assists in or maintains a violation may be found guilty of an offense. (Code 1961, Â§Â§ 15-126, 15-127; Code 1985, Â§ 12-22; Ord. No. 2742, Â§ 2, 6-24-97; Ord. No. 3006, Â§ 3, 11-23-99) Cross referenceâ€” Traffic and vehicles, ch. 66.
PARKING OF TRAILERS AND COMMERCIAL					(a) No travel, boat, utility or horse trailer shall be parked or stored in the R-1, R-1A, R-1AA, R-2 or R-3 district in any front or side yard. (b) No commercial vehicles over three-fourths ton shall be parked or stored in the R-1, R-1A, R-2 or R-3 districts. (c) Use of trailers with wheels for storage purposes is prohibited, except in B-5, M-1, M-2 and M-3 zoning districts. However, upon approval of a permit issued by the building official, a temporary storage trailer may be allowed in other nonresidential zones for a maximum period of 60 days, which period may be extended for 30-day intervals upon approval by the building official. (d) Temporary portable storage containers are allowed on a temporary basis as an accessory use on lots containing a dwelling, subject to all of the following: (1) All property owners are required to obtain a no-fee permit from the building official. (2) On lots developed with detached single-family dwellings: a. Temporary portable storage



Case Details - No Attachments

City of Ocala

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VEHICLES IN RESIDENTIAL DISTRICTS; USE OF TRAILERS AND PORTABLE C		6/3/2019	9/6/2019			containers are permitted for a period not to exceed a total of 30 days within any consecutive six-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the building official is authorized to allow a temporary portable storage container for a longer period. b. Temporary portable storage containers may not exceed a cumulative gross floor area of 260 square feet. c. Temporary portable storage containers must be located on a driveway or other paved surface and may not be located in the rear yard. (3) On lots developed with residential buildings other than detached single-family dwellings: a. Temporary portable storage containers are permitted for a period not to exceed 72 hours within any consecutive six-month period. However, in cases where a dwelling has been damaged by natural disaster or casualty, the building official is authorized to allow a temporary portable storage container for a longer period. b. Temporary portable storage containers may not exceed a
						The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning: Abandoned vehicle means: (1) A vehicle which is left unattended on public property; (2) A vehicle which is illegally on public or private property; or (3) A vehicle which is on private property without the consent of the owner or person in control of the property. Abandoned property means all tangible personal property which does not have an identifiable owner and which has been disposed on public property in a wrecked, inoperative or partially dismantled condition or which has no apparent intrinsic value to the rightful owner. Derelict vehicle means: (1) A vehicle which has



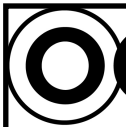
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Case Number

2019_2169

DEFINITIONS		6/3/2019	9/6/2019			either the wheels, engine or a substantial part thereof removed; or (2) A vehicle which is worn out or discarded, or of no value as a means of transportation, or of no value except for salvage of parts or material. On vehicles subject to license, the absence of a current tag shall be prima facie evidence of such vehicle being derelict. Lost property means all tangible personal property which does not have an identifiable owner and which has been mislaid on public property, upon a public conveyance, on premises used at the time for business purposes, or in parks, places of amusement, public recreation areas or other places open to the public in a substantially operable, functioning condition or which has an apparent intrinsic value to the rightful owner. Property means any real property within the city which is not a street or highway, and shall include both public and privately owned lands. Street and highway mean the entire width between the boundary lines of every publicly dedicated or publicly owned right-of-way within the municipal limits of the city. Vehicle means a machine which is: propelled by power other than human power; either has its own motive power or is mounted on or drawn by another veh
						(a) It shall be unlawful, and a nuisance, for any owner or occupant of property located within the city to allow: (1) Weeds and undergrowth thereon to reach a height of over 12 inches, if that property is located within 300 feet of an occupied building. The distance is measured from the property line of the violation parcel to the occupied building. (2) Yard trimmings to be piled on sidewalks, roadways, gutters, water meters or near utility poles/guide wires. Yard trimmings properly left out for pick-up by the city are exempt. However, yard trimmings may not be blown into the streets, sidewalks, or



OCALA Case Details - No Attachments

City of Ocala

Case Number

2019_2169

WEEDS; ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		6/3/2019	9/6/2019		stormwater conveyance systems. (3) Dead trees to exist. A finding by a registered forester or certified arborist shall constitute prima-facie evidence that a tree is in danger of falling upon adjacent lots or public streets due to the death of the tree. Tree stumps greater than 12 inches in height above ground level shall not be permitted or maintained on any premises for more than 14 days after the tree has been cut. (4) Unsightly or unsanitary items such as furniture, appliances, trash, trash cans or other items principally designed for indoor use to be left outside in yards. Trash cans placed near a building or structure are exempted. (5) Graffiti to remain on a building or structure for a continuous period of more than 72 hours. (6) Tree debris or falling tree limbs to remain on the ground on any premises for more than 14 days. Exceptions include: a. Cut wood which is neatly stacked in lengths not to exceed three feet and which is stored in a side or rear yard; b. Property zoned A-1 (Agriculture); and c. Composting activities which comply with state law. (b) The health officer shall notify the persons responsible for the violations in this section and take the necessary action to bring all violations into compliance. (Code 1961, Â§Â§ 13-9.1, 13-13; Code 1985, Â§ 12-5; Ord. No. 2016-13, Â§ 2, 1-5-16)
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OCALA Case Details - No Attachments

City of Ocala

Case Number
2019_2169

DEFINITIONS		6/3/2019	9/6/2019			The following words, terms and phrases, when used in this article, shall have the meanings as described to them in this section, except where the context clearly indicates a different meaning: Sanitary nuisance means the commission of an act by any person or the keeping, maintaining, propagation, existence or permission of anything by any person by which the health or lives of individuals may be threatened or impaired, or by which or through which, directly or indirectly, disease may be caused. Weeds means vegetative growth including but not limited to, kudzu, poison ivy, jimsonweed, burdock, ragweed, thistle, cocklebur, dandelion, plants of obnoxious odors or other similar unsightly vegetative growths. This term shall not include cultivated flowers, fruits and vegetables and gardens. Yard trimmings means leaves, brush, grass clippings, pruned shrub and tree debris, discarded Christmas trees, nursery and greenhouse vegetative residuals, and vegetative matter resulting from landscaping development and maintenance other than mining, agricultural and silvicultural operations. (Code 1961, Â§ 13-3; Code 1985, Â§ 12-1; Ord. No. 2016-13, Â§ 1, 1-5-16) Cross referenceâ€” Definitions generally, Â§ 1-2.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
2019_2169

INITIAL	CURTIS W SMITH	6/3/2019	6/3/2019	COMPLETE		On Friday 05-31-2019 I was in the area of listed location when I observed that there was a boat and trailer parked on the east side of the house. On the west side of the house was a white car and silver van that was covered in dirt. The white car had tarps covering it's windows. They both appear to be derelict. There was numerous debris in the yard which included 55 gallon barrels and other items. The property was overgrown with bushes and shrubs. This is a Repeat Violator, Com16-0187. Photos attached. NOVPH posted.
FOLLOW-UP	CURTIS W SMITH	8/20/2019	8/20/2019	COMPLETE		Check on status. Still non-compliant. Photos attached.
CASE WORK	TERI ALLEN	8/21/2019	8/21/2019	COMPLETE		CASE PREP
CODE BOARD INSPECT	CURTIS W SMITH	8/27/2019	8/27/2019	COMPLETE		On Aug 27th 2019 I responded to listed location and found that the boat and trailer had been removed as was the white car and the silver van is registered and operational. None of the debris had been removed. There was overgrowth and tree limbs on the east side of the house. Photos attached.
CASE WORK	CURTIS W SMITH	9/13/2019	9/13/2019	COMPLETE		Post FAO
COMPLIANCE	CURTIS W SMITH	10/25/2019	10/25/2019	COMPLETE		Compliance inspection for 34-95. Repeat violator fines started on June 3, 2019. On this date I responded to listed property and found all violations abated. Photos attached,
COMPLIANCE	CURTIS W SMITH	1/24/2020	1/24/2020	COMPLETE		Pros costs. ON JAN 24TH 2020 I FOUND THAT THE PROSECUTION COSTS HAD NOT BEEN PAID. AOPC COMPLETED.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2019_2169

CASE REVIEW	JLB	6/22/2026	6/22/2026	COMPLETED	I conducted a case review after a family member called the office concerning any outstanding fines and fees. Looking at the officer's notes and photographs, I determined violation Section 34-95 was brought into compliance on 09/06/2019, for 95 days of non-compliance as a REPEAT VIOLATOR at \$500.00/day beginning the day the violation was observed, 06/03/2019 for a total of \$47,500.00. This violation was brought into compliance voluntarily. Prosecution costs of \$202.40 remain unpaid. Daily fine amount updated in the case.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/23/2026	6/23/2026	HEARING NOTICE FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	6/23/2026	6/23/2026	HEARING NOTICE FOR LIEN MAILED 9489 0090 0027 6696 9934 79 MAGGIE LEE FLAX EST 2216 SE 2ND STREET OCALA, FL. 34471-1977
PREPARE NOTICE	SHANEKA GREENE	6/23/2026	6/23/2026	NON COMP HEARING FOR LIEN
FIELD POSTING	JENNIPHER L BULLER	6/23/2026	6/23/2026	HEARING NOTICE FOR LIEN READY FOR POSTING Posted.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2019_2169

MASSEY	SHANEKA GREENE	8/13/2026	Massey for Lien. PROPERTY VALUE: \$27,195; HARD COSTS: \$202.40 TOTAL FINES: \$27,397.40 REDUCED TO = \$13,500 + \$202.40= TOTAL LIEN: \$13,702.40 Staff evaluated this case based on the property's market-adjusted value, the severity of the violation, the compliance history, and the total accrued fine. The violation is classified as minor; however, the respondent is a repeat violator and compliance was not achieved in a timely manner. The total accrued fine of \$47,500 represents approximately 175% of the property's value of \$27,195, placing the case within the review range established by staff guidelines. Given the repeat nature of the violation and delayed compliance, staff does not support a substantial reduction. However, a reduced fine of \$13,500 is recommended as a reasonable and proportionate amount that maintains the deterrent purpose of the Board's order while recognizing the relationship between the accrued fine and the property's value.
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**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA**

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 6/23/2026

Case No: 2019_2169

**To: MAGGIE LEE FLAX EST
 2216 SE 2ND STREET
 OCALA, FL. 34471-1977**

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

**2216 SE 2ND ST OCALA, FL. 34471
2260-173-019**

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

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

Signed this 23rd day of June 2026

Shaneka Greene

Shaneka Greene
Code Specialist I

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

CASE NO: 2019_2169

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/23/2026 post the Notice of Non-Compliance Hearing to the property, located at 2216 SE 2ND ST.
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.

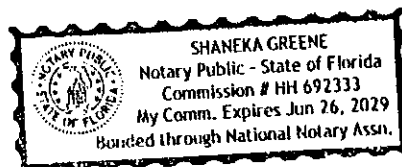
²³
Dated: 06/24/2026

J. Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/24/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/23/2026 10:01 AM



ENT
3309
VE THIS
APPROVAL
CITY CODE
ENT DIVISION

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

NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN

Date: 6/23/2026

Shirley Greene

Case No: 2019_2169

To: MAGGIE LEE FLAX EST
2216 SE 2ND STREET
OCALA, FL. 34471-1977

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

2216 SE 2ND ST OCALA, FL. 34471
2260-173-019

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

City of Ocala
Code Enforcement Division
6/23/2026 10:01 AM

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

CASE NO: 2019_2169

AFFIDAVIT OF POSTING

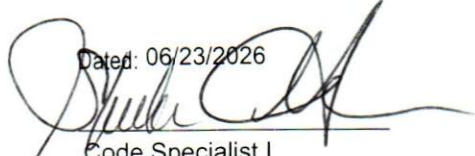
Section 2-446 (b) 2 (b)

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 06/23/2026 post the Notice of Non-Compliance 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: 06/23/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/23/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: 2019_2169

Petitioner,

vs.

**MAGGIE LEE FLAX EST
2216 SE 2ND STREET
OCALA, FL 34471-1977**
Respondent _____/



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 09/19/2019 01:21:23 PM
FILE #: 2019098288 OR BK 7043 PGS 1586-1588
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on; August 28, 2019, after due notice to the Respondent, and the Code Enforcement Special Magistrate 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, **MAGGIE LEE FLAX EST**, owner in charge of the property described as: **2216 SW 2ND ST | 2260-173-019, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 3, 2019 and August 27, 2019, the property, as described above, was in violation of the City of Ocala Code of Ordinances, Sections: 34-91 Definitions, 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter, 34-121 Definitions, 34-122 Abandoned or derelict vehicles, and 122-1193 Parking of trailers and commercial vehicles in residential districts.

II. CONCLUSION OF LAW:

- A. The Respondent, **MAGGIE LEE FLAX EST**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Sections: 34-91 Definitions, 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter, 34-121 Definitions, 34-122 Abandoned or derelict vehicles, and 122-1193 Parking of trailers and commercial vehicles in residential districts, in that the Respondent has 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 guilty of violating city code section(s) 34-91, 34-95 and 122-1193 as a Repeat Violator, per Chapter 162.04 of the Florida Statute: also, guilty of violating city code section(s): 34-121 and 34-122, Order to:
 - 1.) (a) Cut & clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, October 24th, 2019. If the Respondent fail to comply by 7:00 am on Friday, October 25th, 2019, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting & cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris.
 - (b) 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, in addition to any other fines related to item one (1).

(c) Pursuant to Chapter 162.09 of the Florida Statutes, pay a daily fine of \$500.00 per day beginning the day the repeat violation was found to have occurred, being June 3rd, 2019 and continuing every day thereafter until all violations of item one (1) have been abated.

2.) Maintain compliance with city code section 34-121 & 34-122

3.) Maintain compliance with city code section 122-1193

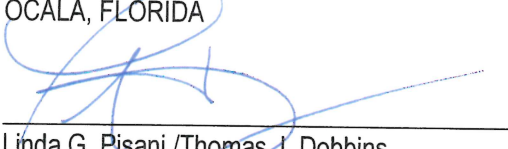
4.) Pay the cost of prosecution of the case of \$202.40 by 4:00pm on Thursday, January 24th, 2020.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

- 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, 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.

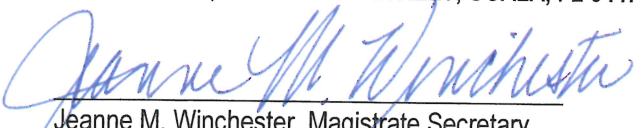
DONE AND ORDERED; this 11th day of September 2019.

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Linda G. Pisani / Thomas J. Dobbins
Code Enforcement Special Magistrate

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: MAGGIE LEE FLAX EST, 2216 SW 2ND STREET, OCALA, FL 34471-1977, this 11th day of September 2019.


Jeanne M. Winchester, Magistrate Secretary
Code Enforcement Special Magistrate

IMPORTANT NOTICE:

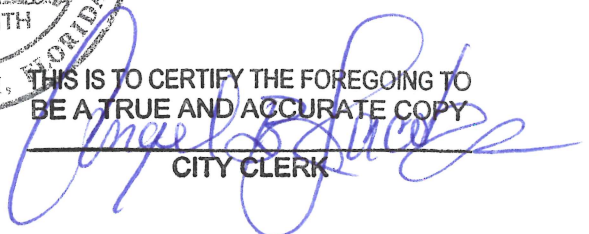
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 29, 2020, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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.



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


CITY CLERK



10/25/2019 14:48



08/20/2019 09:40



05/31/2019 08:10



05/31/2019 08:10