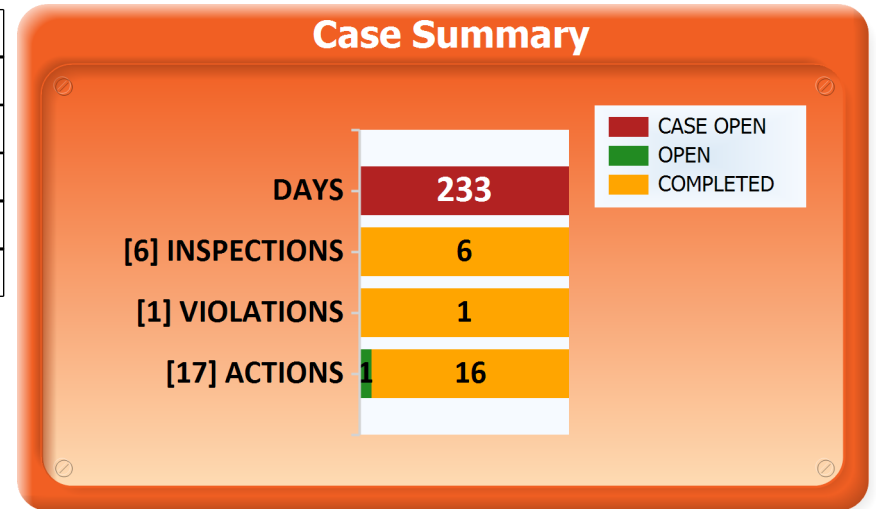


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/18/2025	Closed:	Last Action: 4/9/2026	Flw Up: 2/13/2026
Site Address: 0 , FL 34475			
Site APN: 2195-127-000		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FILS AIME ANTOINE	1630 VALMONT LN APOPKA, FL 32703-3672			
RESPONDENT 1	FILS AIME ANTOINE	FILS AIME CHRISTIANNE APOPKA, FL 32703-3672			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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:			\$219.21	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$1,429.10	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$1,429.10	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	42	\$2,100.00	\$0.00						
Total Paid for DAILY FINES:			\$2,100.00	\$0.00						
TOTALS:			\$3,848.31	\$0.00						

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	8/19/2025	2/13/2026			Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

INITIAL	SMS	8/19/2025	8/19/2025	NON COMPLIANT	Overgrown vacant parcel observed while in the area. Photo, MCPA, and tax deed attached. On 08/19/2025, I have responded out to the property in reference to a complaint referred by City Staff. I have observed overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
FOLLOW UP	SMS	11/3/2025	11/3/2025	NON COMPLIANT	On 11/03/2025, I have re-inspected the property in reference to overgrowth. I have observed that the overgrowth still remains on the property. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	11/18/2025	11/18/2025	NON COMPLIANT	On 11/18/2025, I have conducted a re-inspection in reference to overgrowth. I have observed that the overgrowth still remains on the property as of the time of the NOVPH compliance inspection. View attachments.
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT	On 12/10/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that overgrowth still remains at the property. View attachments.
COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT	MASSEY INSPECTION On 01/02/2026, I have re-inspected the property in reference to a compliance inspection about overgrowth. I have observed that the overgrowth still remains on the property. In addition to this, the prosecution costs of \$219.21 still remains unpaid. View attachment. Affidavit of Non-Compliance provided to Admin.
COMPLIANCE	JLB	2/13/2026	2/13/2026	NON COMPLIANT	CUT AND CLEAN

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

COMPLIANCE	JLB	2/13/2026	2/13/2026	NON COMPLIANT	<p>I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property was in compliance (involuntarily). Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.</p>
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	8/20/2025	8/20/2025	<p>CLTO X 1</p> <p>FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672</p>
REGULAR MAIL	SHANEKA GREENE	8/20/2025	8/20/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/4/2025	11/4/2025	<p>NOVPH MAILED 9489 0090 0027 6697 0025 90 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672</p>
PREPARE NOTICE	SHANEKA GREENE	11/4/2025	11/4/2025	<p>NOVPH X1</p> <p>FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672</p>
OFFICER POSTING	STEPHANI SMITH	11/5/2025	11/5/2025	<p>NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	<p>FOF 91 7199 9991 7039 7931 6348 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672</p>
OFFICER POSTING	ROBERT MOORE	12/22/2025	12/22/2025	<p>FOF POSTED FINAL ORDER TO PROPERTY</p>
MASSEY	YVETTE J GRILLO	1/8/2026	1/9/2026	
CLEAN-UP	SHANEKA GREENE	2/6/2026	2/6/2026	SENT REQUEST FOR CUT AND CLEAN TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/27/2026	3/27/2026	NON-COMP HEARING NOTICE

Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

CERTIFIED MAIL	SHANEKA GREENE	3/27/2026	3/27/2026	NOTICE NON-COMP HEARING 9489 0090 0027 6696 9860 75 FILES AIME ANTOINE FILES AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672
OFFICER POSTING	JENNIPHER L BULLER	3/31/2026	3/31/2026	NON-COMP HEARING NOTICE READY FOR POSTING Posted.
CONTACT	STEPHANI SMITH	4/7/2026	4/7/2026	PROP REP- FRIEND OF THE PROPERTY OWNER CALLED IN REF TO THE CASE AT 321-689-4231. TRYING TO HELP HER WITH THE PROPERTY, SINCE SHE WILL BE GOING TO A MEDICAL PROCEDURE SOON. I PROVIDED THEM DETAILS ABOUT THE CASE LIKE HARD COSTS AND PROSECUTION COSTS ALONG W/ DAILY RUNNING FINE.
MASSEY	YVETTE J GRILLO	4/9/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA

Petitioner,

vs.

**FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL 32703-3672**

Respondents

CASE NO: CE25-0903



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166894 OR BK 8787 PGS 901-902
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 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), **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE, 1630 VALMONT LN, APOPKA, FL 32703-3672**, owner(s) in charge of the property described as: **1700 BLK NW 18TH AVE / 2195-127-000, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 19th, 2025, and December 10th, 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), **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE**, 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:**

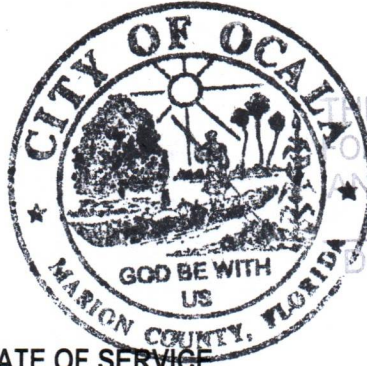
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
 - (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.
- 2.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.
- 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 11th day of December 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: **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE, 1630 VALMONT LN, AOPKA, FL 32703-3672**, this 11th day of December 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 JANUARY 8TH, 2026, 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.

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

CITY OF OCALA
Petitioner,

Vs.
FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL 32703-3672
Respondent. /

CASE NO: CE25-0903

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on December 11th, 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 January 2nd, 2026.
3. That a re-inspection was performed on January 2nd, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have not** been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$219.21 remain unpaid.

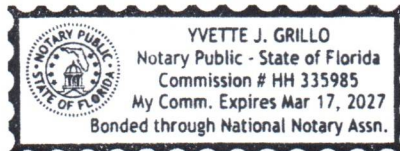
FURTHER, AFFIANT SAYETH NOT.

Dated this 2nd day January 2026

Stephani Smith
Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 2nd day of January 2026, who is personally known to me, and who did take an oath.



Yvette J. Grillo
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 2nd day of January 2026.

Yvette Grillo
Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/27/2026

Case No: CE25-0903

**To: FILES AIME, ANTOINE
FILES AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL. 32703-3672**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1700 BLK NW 18TH AVE**, Ocala, Florida, **2195-127-000** Legal Description **SEC 12 TWP 15 RGE 21 PLAT BOOK C PAGE 098 BUNCHE HEIGHTS LOT 127**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/9/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 27th day of March 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: CE25-0903

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

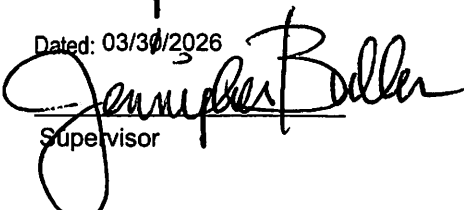
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/30/2026 post the Notice of Non-Compliance Hearing to the property, located at 2195-127-000|1700 BLK NW 18TH AVE.

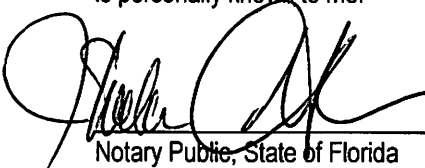
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

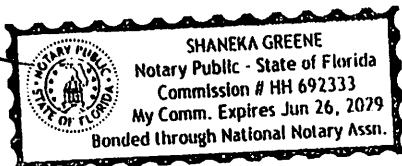
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/30/2026

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/27/2026

Case No: CE25-0903

**To: FILES AIME, ANTOINE
FILES AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL. 32703-3672**

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THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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Enforcement Board even if the repeat violation has been corrected prior to the board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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Signed this 27th day of March 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board



OCALA
CODE ENFORCEMENT
352-629-8295

City of Ocala
Code Enforcement Division
3/31/2026 12:32 PM



E
EMENT
9-8309
MOVE THIS
UT APPROVAL
E CITY CODE
MENT DIVISION

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/27/2026

Case No: CE25-0903

To: **FILES AIME, ANTOINE**
FILES AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL. 32703-3672

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1700 BLK NW 18TH AVE**, Ocala, Florida, **2195-127-000** Legal Description **SEC 12 TWP 15 RGE 21 PLAT BOOK C PAGE 098 BUNCHE HEIGHTS LOT 127**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/9/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. If a case may be presented to the Municipal Code

City of Ocala
Code Enforcement Division
3/31/2026 12:32 PM

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

CASE NO: CE25-0903

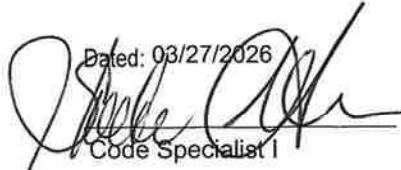
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 03/27/2026 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.

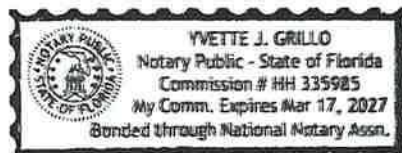
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Native Tree of Central Florida, Inc.
 7098 SE 12th Cir
 Ocala, FL 34480

Invoice #46
 Date: 02/11/2026
 From: David Accursio

Invoice For

City of Ocala Code Enforcement

201 SE 3rd St., 2nd Floor
 Ocala, Florida 34471

main: (352) 629-8309
codeenforcement@ocalafl.gov

Location

1700 NW 18th Ave
 Ocala, FL 34475

Terms

Due on receipt

1700 BLK NW 18th Ave / 2195-127-000

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Code Enforcement Cut and Clear - Less than 1/4 Acre property Cut and Clear of less than 1/4 Acre property (.12 acres)	1	\$ 410.00	\$ 410.00
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Contract # GRM/250349A

Property Address: 1700 BLK NW 18th Ave

Parcel #: 2195-127-000

City of Ocala Code Enforcement Debris (per 1,000 lbs.) - GRM/250349A 1.29 tons (2,580 lbs.) of debris @ \$395.00/1,000 lbs. (see weight ticket(s) attached)	2.58	\$ 395.00	\$ 1,019.10
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Contract # GRM/250349A

Property Address: 1700 BLK NW 18th Ave

Parcel #: 2195-127-000

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc."

Case# CE25-0903

Contract # GRM/250349A

Vendor# 8457

Contract# 250349

Property Address: 1700 BLK NW 18th Ave

Acct# 103-016-711-524-52-46020

Parcel #: 2195-127-000

OK TO PAY

 5706





Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #46
Date: 02/11/2026
From: David Accursio

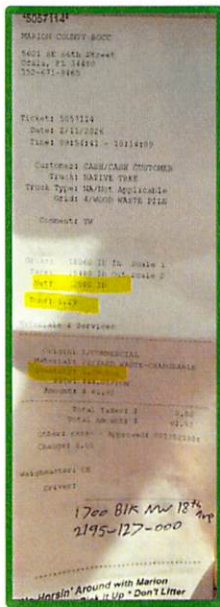
All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 1,429.10
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 1,429.10
DUE DATE	02/11/2026

Assigned To
David Accursio
sales@nativetreecf.com

Sales Reps
David Accursio
sales@nativetreecf.com

Photos



5057280

MARION COUNTY SOCC
5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5057280
Date: 2/11/2026
Time: 12:01:35 - 12:26:37

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE FILE

Comment: DANIEL YW

Gross: 21660 lb In Scale 1
Tare: 15440 lb Out Scale 2
Net: 6220 lb
Tons: 3.11

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 3.11 Ton
Rate: \$48.00/TON
Amount: \$ 149.28

Total Taxes: \$ 0.00
Total Amount: \$ 149.28

Other: xxxx - Approved: 000252509:
Change: 0.00

Weighmaster: CE

Driver:

2705 NE Second Ave
load #1

5057444

MARION COUNTY SOCC
5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5057444
Date: 2/11/2026
Time: 15:20:56 - 15:35:42

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE FILE

Comment: YW

Gross: 18900 lb In Scale 1
Tare: 15680 lb Out Scale 2
Net: 3220 lb
Tons: 1.61

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 1.61 Ton
Rate: \$48.00/TON
Amount: \$ 77.28

Total Taxes: \$ 0.00
Total Amount: \$ 77.28

Other: xxxx - Approved: 000252630:
Change: 0.00

Weighmaster: CE

Driver:

2705 NE Second Ave
load #2



OCALA
CITY OF OCALA
MARION COUNTY, FLORIDA

City of Ocala
Code Enforcement Division
2/13/2026 11:06 AM