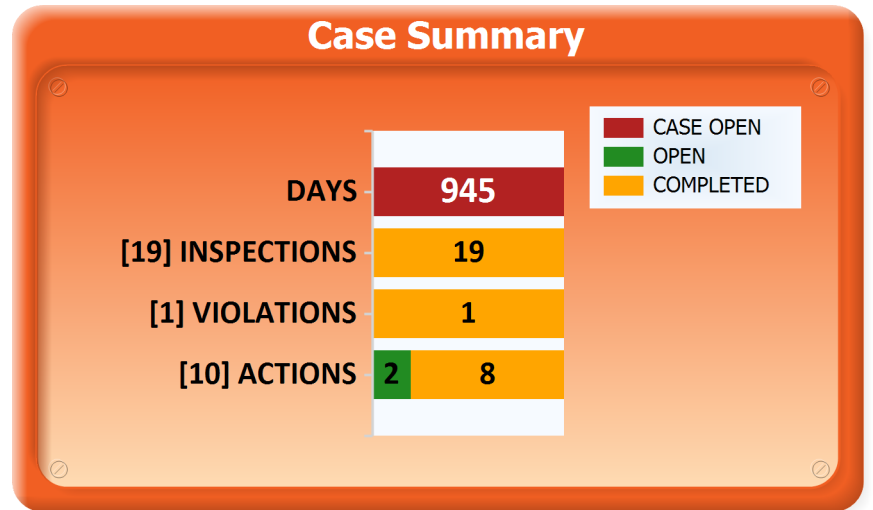


Description: STANDARD HOUSING			Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING		
Opened: 1/3/2024	Closed:	Last Action: 8/13/2026		Flw Up: 7/14/2026
Site Address: 834 NW 6TH AVE OCALA, FL 34475				
Site APN: 2571-013-001		Officer: JENNIPHER L BULLER		
Details: 91 7199 9991 7039 7936 1645 WOODBURY CAROLYN D WOODBURY DAVID 826 NW 26TH AVE OCALA FL 34475				



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	WOODBURY CAROLYN D : 36836	WOODBURY DAVID 826, NW 26TH			
OWNER	WOODBURY CAROLYN D WOODBURY D	WOODBURY DAVID , NW 26THAVE			

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	1	\$207.18	\$207.18	4/3/24	PAYMENT #35050	2233519618	CHECK	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$207.18	\$207.18						
\$100 FINE PER DAY	001-359-000-000-06-35960	752	\$75,200.00	\$0.00						
Total Paid for DAILY FINES:			\$75,200.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
2024_10410

TOTALS: \$75,407.18 \$207.18

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
STANDARD HOUSING CODE ADOPTED		1/3/2024	4/13/2026			There is hereby adopted by reference the Standard Housing Code, 1994 edition, as recommended by the Southern Building Code Congress, International, Inc. One copy of such code shall be maintained in the office of the building official for public inspection. (Code 1961, 8-86.1; Code 1985, Â§ 7-351; Ord. No. 2060, Â§ 9, 1-3-89; Ord. No. 2753, Â§ 7, 8-19-97)

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JENNIPHER BULLER	1/4/2024	1/4/2024	COMPLETE		On 01/03/2024, while in the area I observed Fascia, soffit, exterior siding of residence, deck, and stairs in a state of disrepair/decay. Windows in a state of disrepair, boarded up, off track, and/or missing required screens. Unsightly matter such as trash and furniture out in yard. Photos attached. No contact with anyone at residence.

FOLLOW-UP	JENNIPHER BULLER	1/11/2024	1/12/2024	COMPLETE		On 01/12/2024, Due to the type of violation (Standard Housing) a Notice of Violation and Public Hearing was prepared. I posted the Notice of Violation and Public Hearing upon the property. I made contact with the property owner, Davis Woodbury 352-779-6275. He said he had been working with Mr. Haynes Director, Community Development Services concerning rebuilding his residence next door at 826 NW 6th Avenue. He said he wasn't certain if the property listed would be included. All information was explained to Mr. Woodbury concerning the violations and how to abate them. Photos attached. Affidavit of posting completed.
FOLLOW-UP	JENNIPHER BULLER	1/16/2024	1/16/2024	COMPLETE		See attached email from Director, Community Development Services. Proceed with case. Property not homestead.
FOLLOW-UP	JENNIPHER BULLER	2/9/2024	2/9/2024	COMPLETE		On 02/09/2024, scheduled for 02/28/2024 Special Magistrate hearing. No permits for any repairs on file.
FOLLOW-UP	JENNIPHER BULLER	2/15/2024	2/16/2024	COMPLETE		On 02/16/2024, updated photos attached. All violations remain.
FOLLOW-UP	JENNIPHER BULLER	2/26/2024	2/26/2024	COMPLETE		On 02/26/2024, I conducted a follow u inspection prior to the Special Magistrate hearing. I observed all violations remain (82-151). No permits on file for repairs or demolition. Updated photos attached. Proceed to hearing to obtain an order.
CASE WORK	JENNIPHER BULLER	3/1/2024	3/1/2024	COMPLETE		On 03/01/2024, I posted the Final Administrative Order upon the property. Photos attached. Affidavit completed.
COMPLIANCE	JENNIPHER BULLER	3/22/2024	3/22/2024	COMPLETE		On 03/22/2024, I conducted a compliance inspection per Special Magistrate order. I found DEMO24-0014 had been applied for (not issued) on 03/18/2024. Prosecution costs unpaid. Photos attached. Affidavit of non-compliance completed.



Case Details - No Attachments

City of Ocala

Case Number

2024_10410

FOLLOW-UP	JENNIPHER BULLER	3/25/2024	3/25/2024	COMPLETE		On 03/25/2024, I re-checked the city database and found permit DEMO24-0014 had been issued on 03/22/2024. Prosecution costs remain unpaid. Proceed to Massey hearing.
CASE REVIEW	JENNIPHER BULLER	10/1/2024	10/1/2024	COMPLETE		On 10/01/2024, I conducted a case review. Permit DEMO24-0014 finalized on 04/01/2024. Photo attached. Building remains? Proceed with demo.
FOLLOW UP	JLB	2/25/2025	2/25/2025	NON COMPLIANT		No change in combining parcels, they remain separate 2571-013-003 and 2571-013-001. I conducted a follow up inspection. Updated photos attached to show current state of building. Contact made with property owner who resides next door. He is working on getting parcels combined and is going to have building demolished. Follow up scheduled.
FOLLOW UP	JLB	3/26/2025	3/26/2025	NON COMPLIANT		I contacted Mr. Woodbury concerning the status of combining the two parcels. Mr. Woodbury said that the taxes are now paid and he is working on the required survey. Follow up scheduled.
FOLLOW UP	JLB	4/23/2025	4/23/2025	NON COMPLIANT		I conducted a follow up inspection to confirm that the process of combining the lots was proceeding. I found LOT25-0011 (LOT RECONFIGURATION for combining 2571-013-003 & 2571-013-001) was approved on 04/11/2025. Awaiting permit to be issued for demolition through Community Resources. Follow up scheduled.
FOLLOW UP	JLB	5/21/2025	5/21/2025	NON COMPLIANT		I conducted a follow up inspection. I found the lot reconfiguration (LOT25-0011) was approved on 04/11/2025, combining 2571-013-003 & 2571-013-001. Moving towards demolition. Daily fines continue to run due to non-compliance. Follow up scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2024_10410

FOLLOW UP	JLB	7/16/2025	7/16/2025	NON COMPLIANT		I conducted a follow up inspection. This parcel (2571-013-001) no longer exists, as it has been combined with 2571-013-003. SDC24-0088 (Stormwater Drainage Control permit) remains in review for new single family residence to be built through City of Ocala Community Development program. Follow up scheduled.
FOLLOW UP	JLB	1/14/2026	1/14/2026	NON COMPLIANT		Status of new home build through Community Development (see parcel 2571-013-003). SDC24-0088 remains in review through Community Development. Follow up scheduled.
FOLLOW UP	JLB	3/11/2026	3/11/2026	COMPLETED		Status of new home build through Community Development (see parcel 2571-013-003). Permit SDC24-0088. No change. Follow up scheduled.
FOLLOW UP	JLB	5/11/2026	5/12/2026	COMPLETED		Status of new home build through Community Development (see parcel 2571-013-003). Permit SDC24-0088. Residence has been vacated. Project continues to proceed.
FOLLOW UP	JLB	7/14/2026	7/14/2026	COMPLETED		SDC24-0088 status DEMO26-0024 was issued on 04/13/2026 and was finalized on 05/04/2026. Affidavit of non-compliance completed. Non-compliance hearing for lien to be scheduled.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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PHONE CALL	JB	2/27/2024	2/27/2024	ON 02/27/2024, I RECEIVED A PHONE CALL FROM PROPERTY OWNER, DAVID WOODBURY 352-779-6275. HE SAID THAT HE HAS SOMEONE TO DEMO THE HOUSE AND THEY ARE GOING TO PULL A PERMIT SOON. HE THOUGHT THAT THEY HAD ALREADY. I CONFIRMED AGAIN IN THE CITY DATABASE, NO PERMIT ON FILE.
CONTACT	JENNIPHER L BULLER	2/24/2025	2/24/2025	PROPERTY OWNER, DAVID WOODBURY 352-779-6275 left voicemail.
CONTACT	JENNIPHER L BULLER	3/26/2025	3/26/2025	Phone call to property owner, DAVID WOODBURY 352-779-6275. Voicemail box full. He did returned my call a few minutes later. See inspection notes.
ADMIN POSTING	SHANEKA GREENE	7/21/2026	7/21/2026	NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	7/21/2026	7/21/2026	NON COMP HEARING FOR LIEN MAILED 9489 0090 0027 6697 0066 42 WOODBURY CAROLYN D WOODBURY DAVID 826 NW 26TH AVE OCALA FL 34475
CONTACT	JENNIPHER L BULLER	7/22/2026	7/22/2026	Phone call to property owner, DAVID WOODBURY 352-779-6275. Mailbox was full.
FIELD POSTING	JENNIPHER L BULLER	7/22/2026	7/22/2026	NON COMP HEARING READY FOR POSTING Posted.
CONTACT	JENNIPHER L BULLER	8/5/2026	8/5/2026	Returned phone call to property owner, DAVID WOODBURY 352-779-6275. He aware of the non-compliance hearing 08/3/2026 at 5:30 pm

MASSEY	SHANEKA GREENE	8/12/2026		Property value: \$77,346.00 752 days of non-compliance at \$100.00/per day = \$75,200.00 Respondent was awarded a grant through Community housing for demolition and rebuild. Hard costs- paid Staff finds that reducing the lien to \$0 is reasonable under the circumstances.
MASSEY	SHANEKA GREENE	8/13/2026		MASSEY FOR LIEN



City of Ocala
Code Enforcement Division
7/6/2026 1:11 PM



01/03/2024 11:17
City of Ocala
Code Enforcement 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: 7/21/2026

Case No: 2024_10410

**To: WOODBURY CAROLYN D
WOODBURY DAVID
826 NW 26TH AVE
OCALA, FL. 34475**

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:

**826 NE 6TH AVE OCALA, FL. 34475
2571-013-003**

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 21st day of July 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: 2024_10410

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jennipher 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 07/22/2026 post the Notice of Non-Compliance Hearing to the property, located at 826 NE 6TH 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.

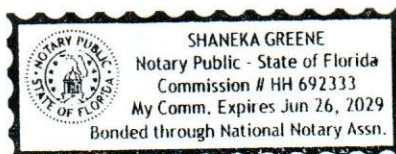
Dated: 07/22/2026

J. Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/22/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
7/22/2026 8:30 AM



**CODE
ENFORCEMENT
-629-8309
NOT REMOVE THIS
WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT 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: 7/21/2026

Case No: 2024_10410

To: **WOODBURY CAROLYN D
WOODBURY DAVID
826 NW 26TH AVE
OCALA, FL. 34475**

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:

**826 NE 6TH AVE OCALA, FL. 34475
2571-013-003**

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
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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
7/22/2026 8:30 AM

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

CASE NO: 2024_10410

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 07/21/2026 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.

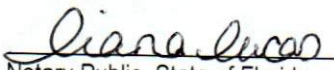
FURTHER, AFFIANT SAYETH NAUGHT.

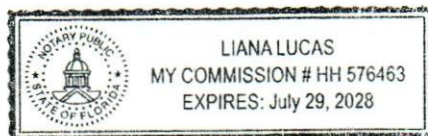
Dated: 07/21/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 07/21/2026 by Liana Lucas 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: 2024_10410

Petitioner,

VS.

**WOODBURY CAROLYN D
WOODBURY DAVID
826 NW 26TH AVE
OCALA FL 34475**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/28/2024 01:36:14 PM

FILE #: 2024038427 OR BK 8283 PGS 1658-1660

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on February 28, 2024, after due notice to the Respondent(s), 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(s), **WOODBURY CAROLYN D, AND WOODBURY DAVID**, owner(s) in charge of the property described as: **2571-013-001 | 834 NW 6TH AVE, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.
- B.** That on and between January 4, 2024 and February 28, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-151 - Standard Housing Code adopted.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **WOODBURY CAROLYN D, AND WOODBURY DAVID**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 82-151 - Standard Housing Code adopted, in that the Respondent(s) have failed to remedy the violation(s) and are 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): 82-151 and Order to;

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, March 21st, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, March 22nd, 2024, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (e) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, March 21st, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 22nd, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (e) shall apply.

(c) Any work required to meet the current Florida Building Code or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 21st, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, March 22nd, 2024, subsection (e) shall apply.

(d) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and any unsightly or unsanitary items by 4:00pm on Thursday, March 21st, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, March 22nd, 2024, subsection (e) shall apply

(e) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and cutting and cleaning the property grounds fully and properly removing any weeds, undergrowth, and any unsightly or unsanitary items. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$207.18 by March 21st, 2024.

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(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 28th day of February 2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



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: **WOODBURY CAROLYN D, WOODBURY DAVID, 826 NW 26TH AVE, OCALA FL 34475**, this 25 day of February 2024.


Yovanni Santiago, Code Enforcement Specialist
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 MARCH 27, 2024, 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.

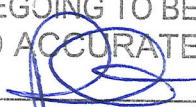
IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. **BE ADVISED THAT YOU HAVE 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 FROM THE INITIAL 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.



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


DEPUTY CITY CLERK

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024_10410

WOODBURY CAROLYN D

WOODBURY DAVID

826 NW 26TH AVE

OCALA FL 34475

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

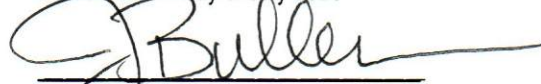
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennipher Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on February 28th, 2024 the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, March 21st, 2024.**
3. The Respondent has brought property located in the city limits into compliance on: **April 13th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:
Abatement of violations as Ordered; Section 82-151
5. Daily fines for **752 days** of non-compliance with **Section(s) 82-151** (@ \$100.00/day) total **\$75,200.00**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

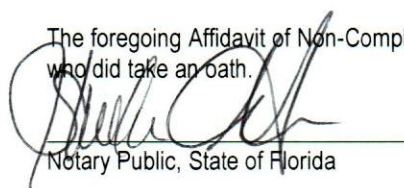
Dated this 14th day of July 2026



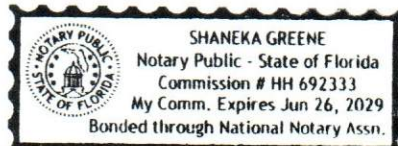
Jennipher Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

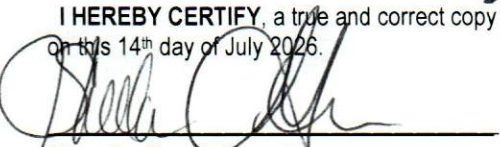
The foregoing Affidavit of Non-Compliance was acknowledged before me this 14th day of July 2026 by Jennipher Buller who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 14th day of July 2026.



Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida