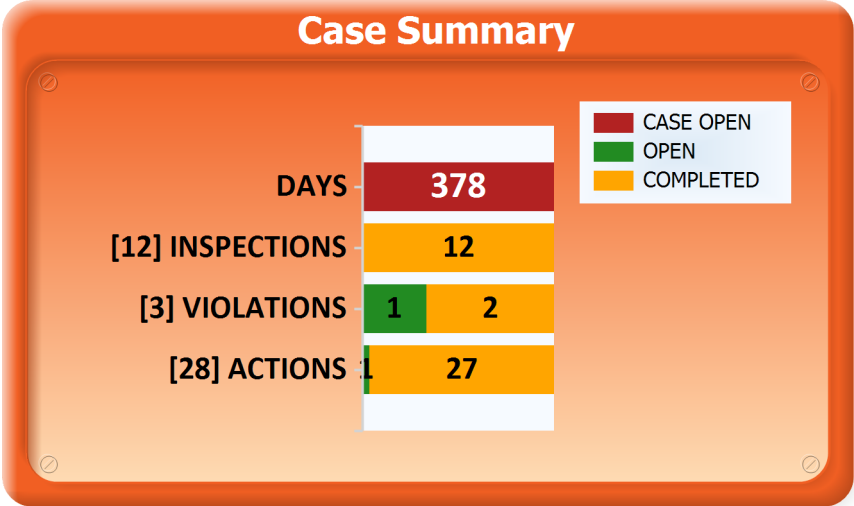


| | | | |
|--|---------|-----------------------------------|--------------------------|
| Description: VACANT COMMERCIAL/OVERGROWTH/DILAPIDATED FENCE | | | Status: NON COMP HEARING |
| Type: GENERAL VIOLATION | | Subtype: MISC ORDINANCE VIOLATION | |
| Opened: 8/2/2024 | Closed: | Last Action: 8/14/2025 | Flw Up: 8/12/2025 |
| Site Address: 2065 NW 4TH AVE OCALA, FL 911188620 | | | |
| Site APN: 25262-000-00 | | Officer: JENNIPHER L BULLER | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

| CHRONOLOGY | | | | |
|-----------------|--------------------|-------------|-----------------|---|
| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
| ADMIN POSTING | DALE HOLLINGSWORTH | 11/1/2024 | 11/1/2024 | NOVPH |
| ADMIN POSTING | YVETTE J GRILLO | 6/6/2025 | 6/6/2025 | NOTICE OF NON-COMP HEARING |
| ADMIN POSTING | YVETTE J GRILLO | 7/8/2025 | 7/8/2025 | NOTICE NON COMP HEARING |
| CERTIFIED MAIL | SHANEKA GREENE | 9/6/2024 | 9/6/2024 | NOVPH 91 7199 9991 7039 6526 3588 LAU CYNTHIA PO BOX 80620 SAN MARINO CA 91118-8620 |
| CERTIFIED MAIL | YVETTE J GRILLO | 11/19/2024 | 11/19/2024 | FOF 91 7199 9991 7039 7937 5352 LAU, CYNTHIA PO BOX 80620 SAN MARINO, CA 91118-8620 |

| | | | | |
|----------------|--------------------|-----------|-----------|---|
| CERTIFIED MAIL | YVETTE J GRILLO | 1/13/2025 | 1/13/2025 | ORD GRANT EXT 91 7199 9991 7039 7682 3405 LAU, CYNTHIA PO BOX 80620 SAN MARINO, CA 91118-8620 |
| CERTIFIED MAIL | YVETTE J GRILLO | 3/18/2025 | 3/18/2025 | ORD GRANT EXT 91 7199 9991 7039 7682 3139 LAU CYNTHIA PO BOX 80620 SAN MARINO CA 91118-8620 |
| CERTIFIED MAIL | YVETTE J GRILLO | 6/6/2025 | 6/6/2025 | NOTICE OF NON-COMP HEARING 91 7199 9991 7039 7680 7276 LAU, CYNTHIA PO BOX 80620 SAN MARINO, CA 91118-8620 |
| CERTIFIED MAIL | YVETTE J GRILLO | 7/8/2025 | 7/8/2025 | NOTICE OF NON-COMP HEARING 91 7199 9991 7039 7680 9317 LAU, CYNTHIA PO BOX 80620 SAN MARINO, CA 91118-8620 |
| CONTACT | JENNIPHER L BULLER | 1/3/2025 | 1/3/2025 | I called number listed on "For Rent" sign upon property 352-231-0018. I spoke to Kevin. He said he was hired to clean up the property. I informed him the property remained non-complainant. To meet at location on 01/06/2025 10am-11mam. He is coming from Cross City, FL. He did provide me with the phone number to the property owner, Ms. Lau 626-926-3831 who resides in California. |
| CONTACT | JENNIPHER L BULLER | 1/7/2025 | 1/7/2025 | Cynthia 626-926-3831 requested an extension to February compliance date. |
| CONTACT | JENNIPHER L BULLER | 2/3/2025 | 2/3/2025 | I recevied a phone call from Kevin 352-231-0018 (vendor hired by the property owner). He requested a follow up inspection. |

| | | | | |
|--------------------|--------------------|------------|------------|---|
| CONTACT | JENNIPHER L BULLER | 3/7/2025 | 3/7/2025 | I called property manager, Kevin 352-231-0018. He will work to get property cleaned the rest of way. I also called the property owner,, Ms. Lau 626-926-3831 who resides in California. She is aware of other observations of stairs, decking, and awning that need repaired. |
| CONTACT | JENNIPHER L BULLER | 3/10/2025 | 3/10/2025 | I called the property owner,, Ms. Lau 626-926-3831. Left voicemail. |
| HEARING CODE BOARD | YVETTE J GRILLO | 11/14/2024 | 11/14/2024 | New |
| MASSEY | YVETTE J GRILLO | 1/9/2025 | 1/10/2025 | |
| MASSEY | YVETTE J GRILLO | 3/13/2025 | 3/18/2025 | 2ND MASSEY |
| MASSEY | YVETTE J GRILLO | 6/12/2025 | 6/6/2025 | 3RD MASSEY NOTICE OF NON-COMP HEARING WAS COMPLETED AND MASSEY CHANGED TO 7/10/2025 DUE TO INCORRECT ORDER |
| MASSEY | YVETTE J GRILLO | 7/10/2025 | 7/8/2025 | NOTICE OF NON-COMP HEARING MASSEY CANCELED DUE TO NO QUORUM/RESCHEDULED FOR 8/14/2025 CB |
| MASSEY | YVETTE J GRILLO | 8/14/2025 | | |
| OFFICER POSTING | JENNIPHER L BULLER | 11/19/2024 | 11/19/2024 | Final Admisntrative Order. Photos attached. |
| OFFICER POSTING | JENNIPHER L BULLER | 1/14/2025 | 1/14/2025 | Order Granting Extension of Time. |
| OFFICER POSTING | JENNIPHER L BULLER | 3/20/2025 | 3/20/2025 | Order Granting Extension of Time. |
| OFFICER POSTING | JENNIPHER L BULLER | 6/6/2025 | 6/6/2025 | Notice of Non-Compliance Hearing |
| OFFICER POSTING | JENNIPHER L BULLER | 7/8/2025 | 7/8/2025 | Notice of Non-Compliance Hearing. |
| OFFICER POSTING | JENNIPHER L BULLER | 9/6/2024 | 9/6/2024 | NOVPH |
| REGULAR MAIL | YVETTE J GRILLO | 8/7/2024 | 8/7/2024 | CLTO (x1) |
| | | | | Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-146, and 82-3 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or |

| | | | | |
|----------------------|--------------------|------------|------------|--|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 11/12/2024 | 11/12/2024 | <p>unsanitary items by 4:00pm on Thursday, January 2nd, 2025.</p> <p>If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, 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.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, January 2nd, 2025. This includes:</p> <p>(a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.</p> <p>(b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.</p> <p>(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.</p> <p>(d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.</p> <p>(e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> |
|----------------------|--------------------|------------|------------|--|

| | | | |
|--|--|--|--|
| | | | <p>(f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> <p>(g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.</p> <p>(h) Have a plan for weatherization of the vacant property if necessary.</p> <p>(i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.</p> <p>If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, January 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure or demolition and removal of the structure and all property. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.</p> <p>3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, January 2nd, 2025, or remove the fence by 4:00 pm on Thursday, January 2nd, 2025. If the Respondent fails to comply by 7:00 am on Friday, January 3rd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>4.) Pay the cost of prosecution of \$197.59 by January 2nd, 2025.</p> |
|--|--|--|--|

| CONTACTS | | | | | |
|-----------|-------------|--|-------|-----|-------|
| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
| OWNER | LAU CYNTHIA | PO BOX 80620 SAN MARINO, CA 91118-8620 | | | |

| 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 | \$21.54 | 1/7/25 | E55896 | 1705860273 | CREDIT | Cynthia Lau | crw |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 4 | \$88.00 | \$88.00 | 1/7/25 | E55896 | 1705860273 | CREDIT | Cynthia Lau | crw |
| INSPECTION FEE | 001-359-000-000-06-35960 | 4 | \$50.00 | \$50.00 | 1/7/25 | E55896 | 1705860273 | CREDIT | Cynthia Lau | crw |
| RECORDING COSTS | 001-359-000-000-06-35960 | 2 | \$37.50 | \$37.50 | 1/7/25 | E55896 | 1705860273 | CREDIT | Cynthia Lau | crw |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 1 | \$0.55 | \$0.55 | 1/7/25 | E55896 | 1705860273 | CREDIT | Cynthia Lau | crw |
| Total Paid for CASE FEES: | | | \$197.59 | \$197.59 | | | | | | |
| TOTALS: | | | \$197.59 | \$197.59 | | | | | | |

| INSPECTIONS | | | | | | |
|-----------------|-----------|----------------|----------------|---------------|---------|-------------------|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
| COMPLIANCE | JLB | 1/3/2025 | 1/3/2025 | NON COMPLIANT | | MASSEY INSPECTION |

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11379

| | | | | | |
|------------|-----|----------|----------|---------------|--|
| COMPLIANCE | JLB | 1/3/2025 | 1/3/2025 | NON COMPLIANT | <p>I conducted a compliance inspection. I observed all violations remained. The property has been cut in places. Around the building(s) and fence line remained non-compliant. Unable to observed if the building is completely secured and maintained due to the amount of overgrowth around perimeter. I noticed a "For Rent" sign at the front of the building with a contact number 352-231-0018. I called the number and spoke with Kevin. He said he was hired by the property owner (who resides in California) to clean up the property. To meet with Kevin on-site on 01/06/2025 between 10am-11am. Additional information in Chronology. Prosecution costs unpaid. Photos attached. Affidavit of non-compliance completed.</p> |
| COMPLIANCE | JLB | 3/7/2025 | 3/7/2025 | NON COMPLIANT | <p>MASSEY INSPECTION</p> <p>I conducted a follow up inspection per Code Board Order. I observed the overgrowth and tree debris along with vines wrapped around the top of the fencing in many places. to still be in violation. and the stairs to the rear and the wood pad to the side to have wood rot and general disrepair, previously difficult to observe due to the overgrowth of the property.</p> |
| COMPLIANCE | JLB | 6/6/2025 | 6/6/2025 | NON COMPLIANT | <p>I conducted a compliance inspection per Order Granting Extension of Time. I found there to be no required permits issued for repairs made to the rear staircase or to re-seal and re-strip the parking lot. Prosecution costs paid. While preparing the affidavit of non-compliance, it was discovered that the Order Granting Extension of Time contained incorrect violations compared to the Final Administrative Order. Notice of Non-compliance hearing with the correct violations to be posted and mailed certified for the next hearing date of 07/10/2025.</p> |



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11379

| | | | | | |
|------------|-----|-----------|-----------|---------------|--|
| COMPLIANCE | JLB | 7/8/2025 | 7/8/2025 | NON COMPLIANT | <p>MASSEY INSPECTION</p> <p>I conducted a compliance inspection. I found the property remain non-compliant concerning 34-146 Vacant Commercial. No permits on file for repairs made to stairs or for the parking lot to be brought into compliance (re-seal and re-stripe). Photos attached. Prosecution costs paid.</p> <p>Code Board Hearing for 07/10/2025 was canceled due to lack of a quorum. Follow up scheduled.</p> |
| FOLLOW UP | JLB | 8/12/2025 | 8/12/2025 | NON COMPLIANT | <p>Non-compliance hearing re-scheduled.</p> <p>Non-compliance hearing re-scheduled for 08/14/2025. Any permits on file for repairs to stairs and/or parking lot (restripe required).</p> <p>I found no current permits on file for the for repairs to stairs and/or parking lot (restripe required). Property remains non-compliant concerning SECTION 34-146 VACANT COMMERCIAL STRUCTURES. Updated photos attached. Prosecution costs paid. Proceed to non-compliant hearing.</p> |
| FOLLOW UP | JLB | 1/6/2025 | 1/6/2025 | NON COMPLIANT | <p>To meet vendor on-site, Kevin 352-231-0018.</p> <p>Met with vendor on-site, Kevin 352-231-0018. Property remains non-compliant. Several fence boards need replaced, underbrush along fence line/around building needs cut, and any rotten wood around building to include decking needs replaced. Additional photos attached.</p> |
| FOLLOW UP | JLB | 2/3/2025 | 2/3/2025 | NON COMPLIANT | <p>I received a phone call from Kevin 352-231-0018 (vendor hired by the property owner). He requested a follow up inspection. At the location, I observed the fence was in compliance. All other violations remained. Areas of the property had been cut, but not cleaned. Photos attached.</p> |

| | | | | | | |
|--------------------|------------------|------------|------------|---------------|--|--|
| FOLLOW UP | JLB | 5/5/2025 | 5/5/2025 | NON COMPLIANT | | While in the area I observed overgrowth and unsightly matter (34-95) had been removed from the property. Photos attached. Property remains non-compliant concerning SECTION 34-146 VACANT COMMERCIAL STRUCTURES. |
| FOLLOW-UP | JENNIPHER BULLER | 9/4/2024 | 9/4/2024 | NON COMPLIANT | | On 09/04/2024, I conducted a follow up inspection. I observed all violations remained. Parking lot not maintained as well. Photos attached. |
| FOLLOW-UP | JENNIPHER BULLER | 10/4/2024 | 10/4/2024 | NON COMPLIANT | | Property remained non-compliant. Scheduled for hearing. Photo attached. |
| HEARING INSPECTION | JLB | 11/12/2024 | 11/12/2024 | NON COMPLIANT | | I conducted a follow up inspection prior to the scheduled Code Board hearing. I observed the property remained non-compliant. Only portion of the property had been cut. Weeds and underbrush remained. No current permits on file for any repairs, parking lot, Photos attached. No contact with property owner. Proceed to hearing to obtain an order. |
| INITIAL | JENNIPHER BULLER | 8/5/2024 | 8/5/2024 | NON COMPLIANT | | On 08/02/2024, while in the area I observed an unkempt vacant commercial property. Overgrowth and dilapidated fence. Photos attached. Courtesy letter mailed to property owner. Follow up scheduled. |

| VIOLATIONS | | | | | | |
|---|--------------------|---------------|----------------|----------|---------|-------|
| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
| SECTION 34-146 VACANT COMMERCIAL STRUCTURES | DALE HOLLINGSWORTH | 8/2/2024 | | | | |

| | | | | | | |
|---|-----------------------|----------|----------|--|--|---|
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER | DALE HOLLINGSWORTH | 8/2/2024 | 5/5/2025 | | | Overgrowth upon property. Cut and clean property. |
| SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS | DALE HOLLINGSWORTH | 8/2/2024 | 2/3/2025 | | | Fences and walls shall be maintained in a structurally sound condition and in good repair. Replace or repair any damaged fence upon property. |

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

THE CITY OF OCALA

Petitioner,

vs.

**LAU, CYNTHIA
PO BOX 80620
SAN MARINO, CA 91118-8620**

Respondents /

CASE NO: 2024_11379



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 11/21/2024 12:45:28 PM

FILE #: 2024154219 OR BK 8476 PGS 993-995

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 Municipal Code Enforcement Board on; November 14th, 2024, after due notice to the Respondent, **LAU, CYNTHIA**, 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, **LAU, CYNTHIA**, in charge of the property described as: **2065 NW 4TH AVE | 25262-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 5th, 2022, and November 12th, 2024, 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, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, AND SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.

II. CONCLUSION OF LAW:

- A. The Respondent, **LAU, CYNTHIA**, by reason of the foregoing is 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, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, AND SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, 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(s) guilty of violating city code section(s): 34-95, 34-146, and 82-3 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 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, 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.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, January 2nd, 2025. This includes:

- (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.
- (b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.
- (c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.
- (d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.
- (e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
- (f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
- (g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.
- (h) Have a plan for weatherization of the vacant property if necessary.
- (i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.

If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, January 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure or demolition and removal of the structure and all property. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, January 2nd, 2025, or remove the fence by 4:00 pm on Thursday, January 2nd, 2025. If the Respondent fails to comply by 7:00 am on Friday, January 3rd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

4.) Pay the cost of prosecution of \$197.59 by January 2nd, 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, **LAU, CYNTHIA**, 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 14th day of November 2024.

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 by mail to LAU, CYNTHIA
PO BOX 80620, SAN MARINO, CA 91118-8620, this 14th day of November 2024.



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 9TH, 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.

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

THE CITY OF OCALA

CASE NO: 2024_11379

Petitioner,

vs.

**LAU, CYNTHIA
PO BOX 80620
SAN MARINO, CA 91118-8620**

Respondents /

**ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; January 9th, 2025, after due notice to the Respondent, **LAU, CYNTHIA**, 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. PREVIOUS FINDINGS OF FACT: DATED NOVEMBER 14TH, 2024

- A. The Respondent, **LAU, CYNTHIA**, in charge of the property described as: **2065 NW 4TH AVE | 25262-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 5th, 2022, and November 12th, 2024, 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, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, AND SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.

II. PREVIOUS CONCLUSION OF LAW: DATED NOVEMBER 14TH, 2024

- A. The Respondent, **LAU, CYNTHIA**, by reason of the foregoing is 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, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, AND SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, 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. PREVIOUS ORDER: DATED NOVEMBER 14TH, 2024

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-146, and 82-3 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 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 2025, 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.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, January 2nd, 2025. This includes:

- (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.
- (b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.
- (c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.
- (d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.
- (e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
- (f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).
- (g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.
- (h) Have a plan for weatherization of the vacant property if necessary.
- (i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.

If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, January 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure or demolition and removal of the structure and all property. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, January 2nd, 2025, or remove the fence by 4:00 pm on Thursday, January 2nd, 2025. If the Respondent fails to comply by 7:00 am on Friday, January 3rd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

4.) Pay the cost of prosecution of \$197.59 by January 2nd, 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, **LAU, CYNTHIA**, 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.

IV. ORDER EFFECTIVE: JANUARY 9TH, 2025

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 as adopted in City Ordinance 82-151 by 4:00pm on Thursday, March 6th, 2025. 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 7th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) 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 6th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 7th, 2025, 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 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, March 7th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) 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 clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. 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.


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 9th day of January 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 by mail to LAU, CYNTHIA
PO BOX 80620, SAN MARINO, CA 91118-8620, this 9th day of January 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 MARCH 13TH, 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 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.

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2024_11379

LAU, CYNTHIA
PO BOX 80620
SAN MARINO, CA 91118-8620
Respondents _____ /

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

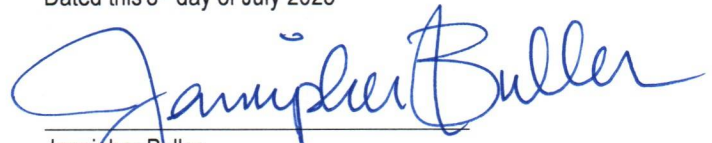
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 8th July 2025, post the **Notice of Non-Compliance Hearing** in the above styled cause of this action, located at **2065 NW 4th AVE | 25262-000-00**, Ocala, Florida, upon which the violations are alleged to exist.
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.

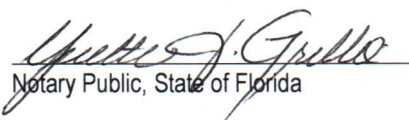
Dated this 8th day of July 2025



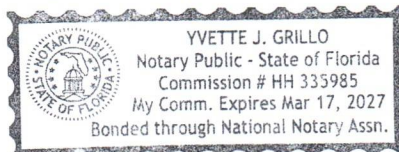
Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 8th day of July 2025, Jennipher Buller, Code Enforcement Supervisor, 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

Date: 7/8/2025

Case No: 2024_11379

To: LAU, CYNTHIA
PO BOX 80620
SAN MARINO, CA 91118-8620

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, 2065 NW 4TH AVE, Ocala, Florida, 25262-000-00, Legal Description SEC 06 TWP 15 RGE 22 COM 188.8 FT W OF SE COR OF SW 1/4 OF SE 1/4 OF SEC 6 TH W 188.8 FT TO THE E ROW LINE OF OLD W ANTHONY RD TH NWLY ALONG ROW 155.3 FT TO THE S LINE OF A 50 FT ST TH E ALONG THE S LINE 238.2 FT TH S 147.6 FT TO THE POB & BEGIN AT INTERSECTION OF W RWY OF OLD GAINESVILLE RD & S BDY OF SEC TH NWLY ALONG WLY RWY LINE TO PT THAT IS 147.6 FT N OF & AT RT ANGLES TO S BDY OF SEC TH W TO ELY RWY OF SR 25 TH SELY ALONG ELY RWY TO S BDY SEC 6 TH E ALONG S BDY 19 FT MOL TO POB, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

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 8/14/2025 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.

City of Ocala
Code Enforcement Division
7/8/2025 4:30 PM



City of Ocala
Code Enforcement Division
7/8/2025 4:30 PM

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

CASE NO: 2024_11379

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 07/08/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/08/2025

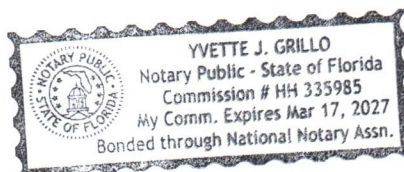
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/08/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/12/2025 9:13 AM



City of Ocala
Code Enforcement Division
8/12/2025 9:14 AM



City of Ocala
Code Enforcement Division
8/12/2025 9:14 AM