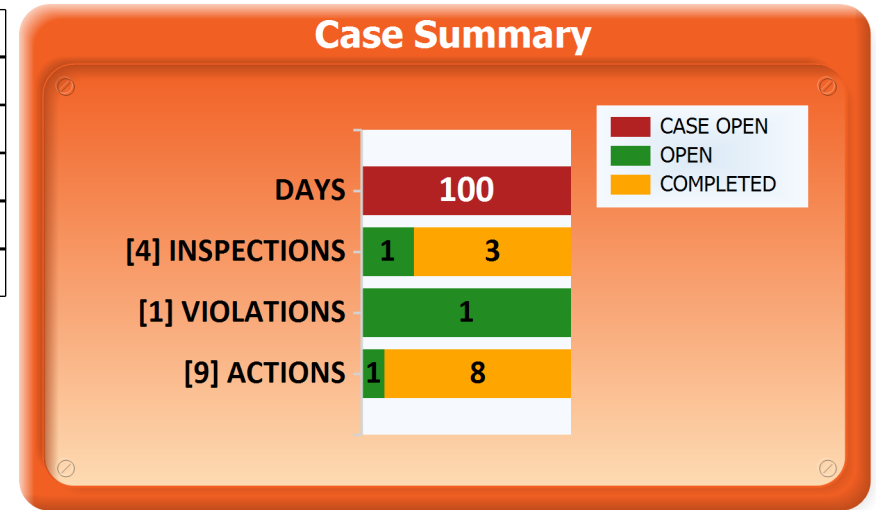


# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1087**

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/16/2025	Closed:	Last Action: 1/28/2026	Flw Up: 1/26/2026
Site Address: 551 NE 21ST TER OCALA, FL 34470			
Site APN: 28187-000-00		Officer: STEPHEN KNIGHT	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	BILL WOSENITZ	428 NE 21ST TER OCALA, FL	(352)895-9448		budwagon1274@yahoo.com
OWNER	BAILEY SHANNON	551 NE 21ST TER OCALA, FL 34470-6202			
RESPONDENT 1	BAILEY SHANNON	551 NE 21ST TER OCALA, FL 34470			

## 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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						

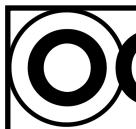
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:				\$241.21	\$0.00					
TOTALS:				\$241.21	\$0.00					

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	10/17/2025				There is a derelict vehicle parked in the front driveway. The vehicle needs to be removed from the property or parked in the rear yard.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	10/17/2025	10/17/2025	NON COMPLIANT		COMPL STATES: multiple requests on this issue with nothing getting resolved. car has not moved in years still a problem. They try to put a car cover on it, and it blows over...the solution is to cover a turd? It's still a turd. pretty sure if you look around at the end of the street you will find more broke down cars  I responded to the location on request of the complainant. I observed the car parked in the front driveway with a tarp partially covering it. The complainant stated the vehicle has not moved in years. View attachments, follow up scheduled.

FOLLOW UP	SKN	12/2/2025	12/2/2025	NON COMPLIANT		I followed up and found the vehicle parked in the same position as during the initial inspection. View attachments. An NOVPH will be sent.
FOLLOW UP	SKN	1/13/2026	1/13/2026	NON COMPLIANT	Compliance date on NOVPH	Violation still present.
HEARING INSPECTION	SKN	1/26/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	10/16/2025	10/16/2025	
PREPARE NOTICE	SHANEKA GREENE	10/20/2025	10/20/2025	CLTO BAILEY SHANNON 551 NE 21ST TER OCALA, FL 34470-6202
REGULAR MAIL	SHANEKA GREENE	10/20/2025	10/20/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	12/3/2025	12/3/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	12/3/2025	12/3/2025	NOVPH MAILED 9489 0090 0027 6697 0118 75 BAILEY SHANNON 551 NE 21ST TER OCALA, FL 34470-6202
PREPARE NOTICE	SHANEKA GREENE	12/3/2025	12/3/2025	NOVPH for January BAILEY SHANNON 551 NE 21ST TER OCALA, FL 34470-6202
OFFICER POSTING	STEPHEN KNIGHT	12/4/2025	12/4/2025	NOVPH READY FOR POSTING NOVPH posted by the door. View attachments.



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-1087**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026	1/21/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-122 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00 pm on Thursday, February 26th, 2026, or (b) Have all vehicles properly registered and operational by 4:00 pm on Thursday, February 26th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00 am on Friday, February 27th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) Pay the cost of prosecution of \$241.21 by February 26th, 2026.</p> <p>Non-compliance (Massey) hearing date: 03/25/2026.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	1/28/2026		NEW BUSINESS



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

THE CITY OF OCALA

CASE NO: CE25-1087

Petitioner,

VS.

BAILEY, SHANNON

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

	Cost	# of hour(s)	Total:
Attorney Fees:			

**2. Inspector(s) Time:**

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	Cost	# of page(s)	Total:
Clerical:			

**6. Postage Cost(s):**

	Cost	# of Regular	Cost	# of Certified	Total:
Postage:	\$0.74	1	\$17.72	2	\$18.46

**7. Administrative Fee(s):**

	Cost	Total:
Fee(s):		

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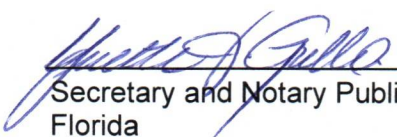
**Total Costs:** \$241.21

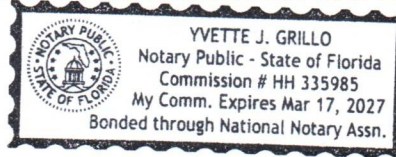
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
1/15/2026

**STATE OF FLORIDA  
COUNTY OF MARION**

  
\_\_\_\_\_  
STEPHEN KNIGHT  
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jan  
by STEPHEN KNIGHT who is personally known to me and who did take an oath.

  
\_\_\_\_\_  
Secretary and Notary Public, State of  
Florida



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

28187-000-00

[GOOGLE Street View](#)

Prime Key: 668885

[MAP IT+](#)

Current as of 10/17/2025

### [Property Information](#)

BAILEY SHANNON  
551 NE 21ST TER  
OCALA FL 34470-6202

### [Certified Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .26

Situs: 551 NE 21ST TER OCALA

### [2025 Certified Value](#)

Land Just Value	\$46,545		
Buildings	\$138,332		
Miscellaneous	\$804		
Total Just Value	\$185,681	Impact	
Total Assessed Value	\$59,639	<a href="#">Ex Codes:</a> 01 38	(\$126,042)
Exemptions	(\$34,639)		
Total Taxable	\$25,000		
School Taxable	\$34,639		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$46,545	\$138,332	\$804	\$185,681	\$59,639	\$34,639	\$25,000
2024	\$44,218	\$90,929	\$804	\$135,951	\$57,958	\$32,958	\$25,000
2023	\$44,218	\$98,148	\$950	\$143,316	\$56,270	\$31,270	\$25,000

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8041/0096</a>	05/2023	60 CRT ORD	0	U	V	\$100
<a href="#">8041/0087</a>	05/2023	62 DISTR	0	U	V	\$100
<a href="#">7177/0374</a>	04/2020	60 CRT ORD	0	U	I	\$100
<a href="#">6661/1717</a>	09/2016	71 DTH CER	0	U	I	\$100
<a href="#">6307/0479</a>	11/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$84,000
<a href="#">5727/0301</a>	08/2012	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$39,000
<a href="#">5686/0693</a>	04/2012	57 TRANSFER FROM BANK	0	U	I	\$100
<a href="#">5647/1873</a>	03/2012	56 TRANSFER TO BANK	0	U	I	\$100
<a href="#">4334/1824</a>	02/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$115,400
<a href="#">4072/0517</a>	06/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$106,900
<a href="#">4072/0513</a>	10/1999	71 DTH CER	0	U	I	\$100
<a href="#">1972/0461</a>	10/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$45,000
<a href="#">1650/0589</a>	03/1990	40 MISC	0	U	I	\$100

<a href="#">1129/1163</a>	11/1982	07 WARRANTY	0	U	I	\$100
<a href="#">0973/0519</a>	05/1979	07 WARRANTY	0	U	I	\$38,000

[Property Description](#)

SEC 16 TWP 15 RGE 22  
 COM AT A PT 1815.20 FT W & N 0-05 E 1014.62 FT  
 FROM SE COR OF FRAC SEC 16 TH N 0-05 E 106.66 FT  
 TH S 89-51 E 105 FT TH S 0-05 W 106.66 FT TH  
 N 89-51 W 105 FT TO POB

[Land Data - Warning: Verify Zoning](#)

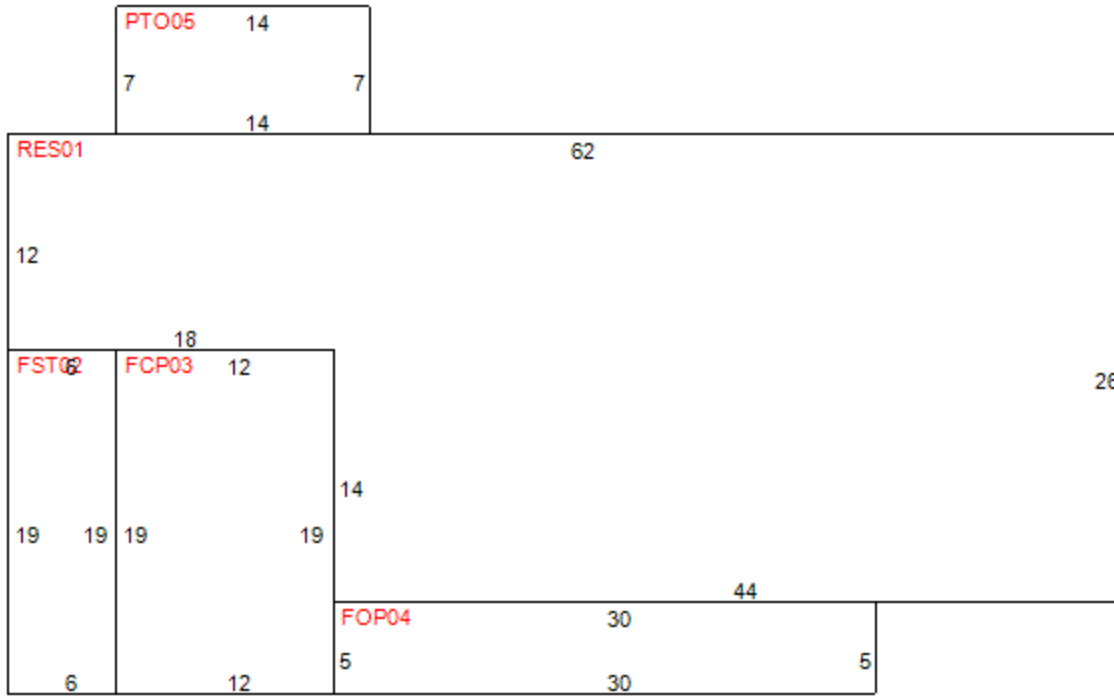
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		107.0	105.0	R1	107.00	FF						

Neighborhood 4701  
 Mkt: 8 70

[Traverse](#)

**Building 1 of 1**

RES01=L62D12R18D14R44U26.L0062D0012FST02  
 =D19R6U19L6.R0006D0019FCP03=R12U19L12D19  
 .R0012FOP04=R30U5L30D5.U19L18U12R6  
 PTO05=U7R14D7L14.



### Building Characteristics

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1966
<b>Effective Age</b>	4 - 15-19 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	3	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	6/9/2025 by 228	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 176

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1966	N	0 %	0 %	1,360	1,360
FST 0224	- CONC BLK-PAINT	1.00	1966	N	0 %	0 %	114	114
FCP 0301	- NO EXTERIOR	1.00	1966	N	0 %	0 %	228	228
FOP 0401	- NO EXTERIOR	1.00	1966	N	0 %	0 %	150	150
PTO 0501	- NO EXTERIOR	1.00	1966	N	0 %	0 %	98	98

### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 32 HARDWD ON WOOD	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	

**Foundation:** 3 PIER  
**A/C:** Y

**Intercom:** N  
**Vacuum:** N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	584.00		SF	20	1980	3	0.0	0.0
105 FENCE CHAIN LK	80.00		LF	20	1980	1	0.0	0.0

Appraiser Notes

10/2012 SALES L/H  
EST.INT , BACK: FENCE

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Prepared by and return to:  
Melissa Davis  
All American Land Title Insurance Agency, LTD.  
2226 E. Silver Springs Blvd Suite B  
Ocala, Florida 34470

File Number: AM1509039

### General Warranty Deed

Made this November 19, 2015 A.D. By **Premier Capital Group, Inc.**, a Florida Corporation, hereinafter called the grantor, to **Chad Bailey**, whose post office address is: 651 NE 21 Terr, Ocala, FL 34470, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

BEGINNING AT A POINT 1815.20 FEET WEST AND NORTH 0 DEGREES 05 MINUTES EAST 1014.62 FEET FROM THE SOUTHEAST CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE NORTH 0 DEGREES 05 MINUTES EAST 106.66 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES EAST 105.00 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 106.66 FEET; THENCE NORTH 89 DEGREES 51 MINUTES WEST 105.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

Parcel ID Number: 28187-000-00

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2016.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

[Signature]  
Witness Printed Name Monique Palacios

**Premier Capital Group, Inc.**

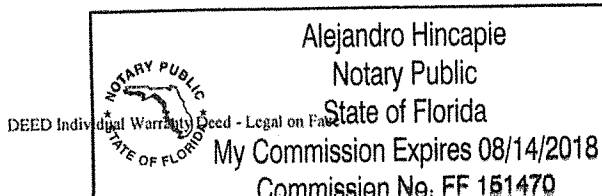
By: [Signature]  
Curtis W Guyer, Sr., President  
Address: 28100 Dovewood Court, Suite 205, Bonita Springs,  
Florida 34135

[Signature]  
Witness Printed Name Kelly Novak

\_\_\_\_\_(Seal)  
Address:

State of Florida  
County of Lee

The foregoing instrument was acknowledged before me this 19th day of November, 2015, by Curtis W Guyer Sr., President of Premier Capital Group, Inc., a Florida Corporation, who is/are personally known to me or who has produced Florida Driver License as identification.



[Signature]  
Notary Public  
Print Name: Alejandro Hincapie  
My Commission Expires: 08/14/2018

**IN THE FIFTH JUDICIAL CIRCUIT COURT  
IN AND FOR MARION COUNTY, FLORIDA  
PROBATE DIVISION**

**IN RE: ESTATE OF**

**CHAD BAILEY  
a/k/a CHAD D. BAILEY,**

**File No. 2017-CP-001864**

**Deceased.**

**ORDER OF SUMMARY ADMINISTRATION  
(intestate)**

On the Petition of Shannon Bailey for Summary Administration of the Estate of Chad Bailey a/k/a Chad D. Bailey, deceased, the Court finding that the Decedent died on September 25, 2016; that all interested persons have been served proper notice of the Petition and hearing or have waived notice thereof; that the material allegations of the Petition are true; and that the Decedent's Estate qualifies for summary administration and an Order of Summary Administration should be entered, it is

ADJUDGED that:

1. There be immediate distribution of the assets of the Decedent as follows:

<b>Name</b>	<b>Asset, Share or Amount</b>
Shannon Bailey 551 NE 21st Terrace Ocala, Florida 34470	100% Undivided Interest in Exempt Homestead Property located at: 551 NE 21 <sup>st</sup> Terrace Ocala, Florida 34470
Relationship: Spouse	

More particularly described as:

BEGINNING AT A POINT 1815.20 FEET WEST AND NORTH 0 DEGREES 05 MINUTES EAST 1014.62 FEET FROM THE SOUTHEAST CORNER OF FRACTIONAL SECTION 16, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE NORTH 0 DEGREES 05 MINUTES EAST 106.66 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES EAST 105.00 FEET; THENCE SOUTH 0 DEGREES 05 MINUTES WEST 106.66 FEET; THENCE NORTH 89 DEGREES 51 MINUTES WEST 105.00 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN MARION COUNTY, FLORIDA.

PIN: 28187-000-00\*

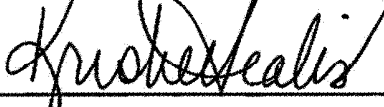
Electronically Filed Marion County Case # 17CP001864 AX 05/03/2023 04:59:54 PM  
*[To be distributed pursuant to a separate Order  
Determining Homestead Status of Real Property]*



2. Those to whom specified assets to the Decedent's Estate are distributed by this Order have the right to receive and collect those assets and to maintain actions to enforce their rights.

3. Debtors of the Decedent, those holding property of the Decedent, and those with whom securities or other property of Decedent are registered, are authorized and directed to comply with this order by paying, delivering, or transferring to the beneficiaries specified above the parts of the Decedent's Estate distributed to them by this Order, and the persons so paying, delivering, or transferring shall not be accountable to anyone else for the property.

**DONE and ORDERED** this Wednesday, May 3, 2023 in Ocala, Marion County, Florida.

42-2017-CP-001864-CPA 05/03/2023 04:51:34 PM  
  
Kristie Healis, Circuit Judge  
42-2017-CP-001864-CPA 05/03/2023 04:51:34 PM



GROWN MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET (2<sup>ND</sup> FLOOR) OCALA, FL 34471

10/20/2025

CASE NO: CE25-1087

BAILEY SHANNON  
551 NE 21ST TER  
OCALA, FL. 34470-6202

**RE: 28187-000-00 | 551 NE 21<sup>ST</sup> TER**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 11/05/2025***

***Violations:***

**SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

There is a derelict vehicle parked in the front driveway. The vehicle needs to be removed from the property or parked in the rear yard.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,  
Code Inspector  
352-456-8820 [sknight@ocalafl.gov](mailto:sknight@ocalafl.gov)



*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/04/2025

BAILEY SHANNON  
551 NE 21ST TER  
OCALA, FL 34470-6202

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 551 NE 21ST TER|28187-000-00

**Case Number:** CE25-1087

**Inspector Assigned:** Stephen Knight

**Required Compliance Date:** 01/13/2026

**Public Hearing Date & Time:** 01/28/2026 10:30

**Violation(s) and How to Abate:**

**SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

There is a derelict vehicle parked in the front driveway. The vehicle needs to be removed from the property or parked in the rear yard.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/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.

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

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephen Knight      Code Inspector  
sknight@ocalafl.gov  
352-456-8820

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

**CASE NO: CE25-1087**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 12/04/2025 post the Notice of Violation & Public Hearing to the property, located at 551 NE 21ST TER.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

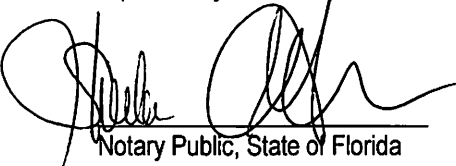
**FURTHER, AFFIANT SAYETH NAUGHT.**

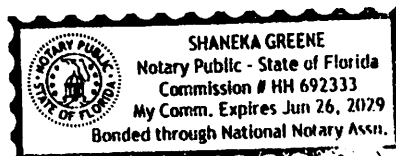
Dated: 12/04/2025

  
\_\_\_\_\_  
Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/04/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
12/4/2025 10:40 AM





City of Ocala  
Code Enforcement Division  
12/4/2025 10:40 AM



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

**CASE NO: CE25-1087**

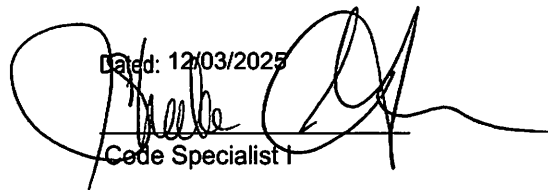
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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:

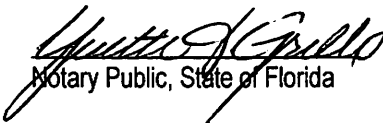
1. I did on 12/03/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

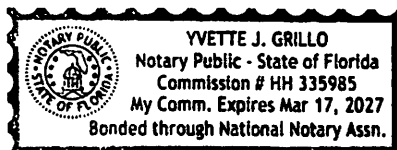
**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 12/03/2025  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/03/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**

201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

14 OUPH-1087

BAILEY SHANNON  
551 NE 21ST TER  
OCALA, FL 34470-6202

34470-6202  
34471>2187

UNITED STATES  
POSTAL SERVICE

**CERTIFIED MAIL®**

JACKSONVILLE RPDC 320



9489 0090 0027 6697 0118 75

5 DEC 2025 PM 1 L

Label 1801/PB/Code 2015  
Pitney Bowes



**US POSTAGE** ® PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
02 7W  
0008039548 DEC 04 2025

RTS  
V

NIXIE 326 DE 1 0012/11/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

BC: 34471218701 \*1639-03246-05-24





City of Ocala  
Code Enforcement Division  
10/17/2025 10:00 AM





City of Ocala  
Code Enforcement Division  
10/17/2025 10:00 AM





City of Ocala  
Code Enforcement Division  
10/17/2025 10:00 AM