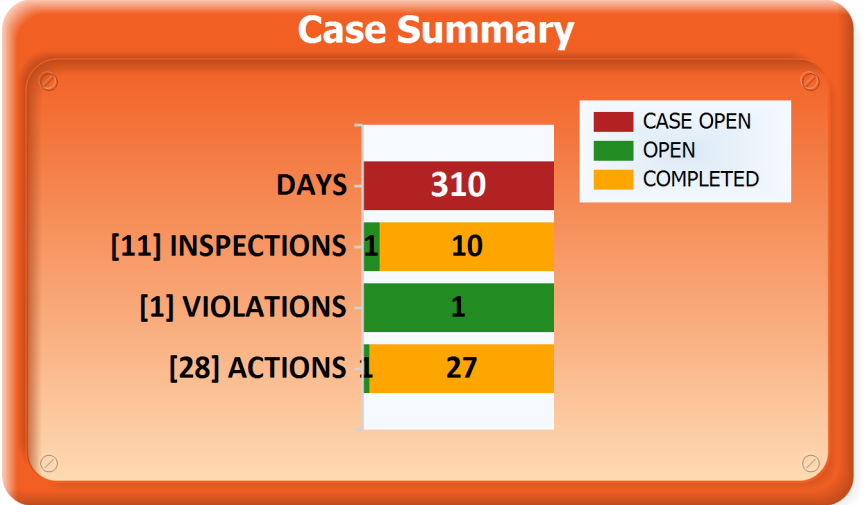


Description: STANDARD HOUSING			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 8/6/2024	Closed:	Last Action: 6/12/2025	Flw Up: 12/2/2025
Site Address: 1617 SW 3RD ST OCALA, FL 344703509			
Site APN: 2262-001-011		Officer: JENNIPHER L BULLER	
Details:			



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
CERTIFIED MAIL	YVETTE J GRILLO	10/3/2024	10/3/2024	NOVPH  91 7199 9991 7039 7683 6986 STEVENSON, ERNESTINE ESTELLE EST C/O MICHAELINE CONE 2705 NE 4TH AVE OCALA, FL 34470-3509
CERTIFIED MAIL	YVETTE J GRILLO	11/19/2024	11/19/2024	FOF  91 7199 9991 7039 7937 5376 STEVENSON, ERNESTINE ESTELLE EST C/O CONE, MICHAELINA 2705 NE 4TH AVE OCALA, FL 34470-3509



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**2024\_11382**

CERTIFIED MAIL	YVETTE J GRILLO	1/13/2025	1/13/2025	ORD GRANT EXT 91 7199 9991 7039 7682 3412 STEVENSON, ERNESTINE ESTELLE EST C/O CONE, MICHAELINA 2705 NE 4TH AVE OCALA, FL 34470-3509
CERTIFIED MAIL	YVETTE J GRILLO	3/18/2025	3/18/2025	ORD GRANT EXT 91 7199 9991 7039 7682 3122 STEVENSON, ERNESTINE ESTELLE EST C/O MICHAELINE CONE 2705 NE 4TH AVE OCALA, FL 34470-3509
CONTACT	JENNIPHER L BULLER	11/12/2024	11/12/2024	I called the property owner's daughter, Michaeline Cone (352) 216-5343 for status. Left voicemail.
CONTACT	JENNIPHER L BULLER	1/8/2025	1/8/2025	MICHAELINE CONE 352-216-5343 came to the office and inquired about the hearing. She said she contacted a probate attorney, but no official filing has been made.
CONTACT	JENNIPHER L BULLER	1/9/2025	1/9/2025	Ms. Cohen 352-216-5343. Unable to make hearing.
CONTACT	JENNIPHER L BULLER	1/24/2025	1/24/2025	Phone call to Ms. Cohen 352-216-5343 with update on compliance date.
CONTACT	JENNIPHER L BULLER	1/28/2025	1/28/2025	Phone call to Ms. Cohen 352-216-5343 concerning window replacement. She will contact contractor.
CONTACT	JENNIPHER L BULLER	3/3/2025	3/3/2025	Phone call from property owner's daughter, Michaeline Cone (352) 216-5343. Trying to work to get property into compliance. Will need additional.
CONTACT	JENNIPHER L BULLER	3/5/2025	3/5/2025	Phone call from Ms. Cohen 352-216-5343. Working on getting permit, but not sure what documentation is required since property is in an estate.I provided her with the phone number to Permitting.
CONTACT	JENNIPHER L BULLER	3/11/2025	3/11/2025	I attempted to call Ms. Cohen 352-216-5343. A brief time later she returned my call. Still has not heard from contractor. Will request an extension.

CONTACT	JENNIPHER L BULLER	3/13/2025	3/13/2025	Phone call from Ms. Cohen 352-216-5343. Not able to make it to non-compliance hearing due to health issues. Would like a 3 month extension to get all the required permits for the windows and roof.
CONTACT	JENNIPHER L BULLER	3/21/2025	3/21/2025	Phone call to Ms. Cohen 352-216-5343 with update on compliance date.
CONTACT	JENNIPHER L BULLER	5/1/2025	5/1/2025	MICHAELINE CONE came to the office and then was directed to Permitting. Work completed at location without permits. Ms. Cone was advised that a contractor would need to apply for required permits.
CONTACT	JENNIPHER L BULLER	6/4/2025	6/4/2025	Phone call from Michaelina Cone 352-216-5343 . Mrs. Cone was also at the office yesterday working on permit towards compliance. Will most likely need an extension.
CONTACT	JENNIPHER L BULLER	9/5/2024	9/5/2024	See inspection notes this date.
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		3RD MASSEY
OFFICER POSTING	JENNIPHER L BULLER	11/19/2024	11/19/2024	Final Administrative 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	10/4/2024	10/4/2024	NOVPH
REGULAR MAIL	YVETTE J GRILLO	8/7/2024	8/7/2024	CLTO
				Find the Respondent(s) guilty of violating city code section 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, January 2nd,

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/5/2024	11/5/2024	<p>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, January 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, January 2nd, 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, January 3rd, 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.</p> <p>(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, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 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.</p> <p>(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</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11382**

				<p>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 ?ne of \$50.00 per day thereafter that shall run in addition to any other ?nes until the violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$232.09 by January 2nd, 2025.</p>
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## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	STEVENSON ERNESTINE ESTELLE ES	C/O MICHAELINE CONE 2705, NE 4TH			
OWNER	STEVENSON ERNESTINE ESTELLE ES	C/O MICHAELINE CONE , NE 4TH AVE			JAMES51@WINDSTREAM.NET
OWNER2	STEVENSON ERNESTINE ESTELLE ES	C/O MICHAELINE CONE , NE 4TH AVE			

## 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	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$232.09	\$0.00						
TOTALS:			\$232.09	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number  
**2024\_11382**

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JLB	1/3/2025	1/3/2025	NON COMPLIANT		<b>MASSEY INSPECTION</b>  I conducted a compliance inspection per Final Admisntrative Order. No active permits on file. I observed the yard had been cut, but not cleaned. Debris and trash remained. Glass in windows remain broken and roof in deteriorated condition. Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed.
COMPLIANCE	JLB	3/7/2025	3/7/2025	NON COMPLIANT		I conducted a compliance inspection per Code Board order. I found no permits on file for required repairs to bring the residence into compliance. Windows replaced without a permit. Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed.
COMPLIANCE	JLB	6/6/2025	6/6/2025	NON COMPLIANT		I conducted a compliance inspection per Final Administrative Order. I found BLD25-1190 had been issued for the re-roof on 06/04/2025. No permit on file for window replacement. Updated photo attached as a reference. Prosecution costs unpaid. Affidavit of non-compliance completed. Proceed to non-compliance hearing.
FOLLOW UP	JLB	10/24/2024	10/28/2024	NON COMPLIANT		<b>Schedule for hearing?</b>  I conducted a follow up hearing. I observed all violations remained. Photos attached. Scheduled for hearing. Re-inspection (prior to hearing) scheduled.



# Case Details - No Attachments

City of Ocala

Case Number

**2024\_11382**

FOLLOW UP	JLB	1/28/2025	1/28/2025	NON COMPLIANT		I conducted a re-inspection at the request of Ms. Cohen. She advised the glass had been replaced in the windows. Upon arrival to the location, I observed the window had been replaced, nit just the glass (aluminum frame windows to white vinyl). Photos attached. Phone call to Phone call to Ms. Cohen 352-216-5343.
FOLLOW UP	JLB	2/3/2025	2/3/2025	NON COMPLIANT		While in the area I observed at least 1 window was broken and./or broken. Photos attached.
FOLLOW UP	JLB	12/2/2025				BLD25-1190 status. Expired 12/01/2025.
FOLLOW-UP	JENNIPHER BULLER	9/4/2024	9/5/2024	NON COMPLIANT		On 09/05/2024, I conducted a follow up inspection. I checked the city database and found a permit ELE24-0477 for new meter installation, no other active permits on file for any necessary repairs to the residence (roof, etc). I called the number listed on the permit for the property owner, ERNESTINE STEVENSON (352) 216-5343. I spoke with Michaeline Cone, daughter of Ms. Stevenson. She said her brother is living there and he is not taking care of the property. She said they have not contacted anyone concerning probate since her mother passed. To clean up yard as soon as possible. Will need additional time to work on roof and windows. I provided her the phone number for Community Development since she asked if there was any assistance. Additional time given. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	10/3/2024	10/4/2024	NON COMPLIANT		On 10/03/2024, I conducted a follow up inspection. I checked the city database, no permits on file for repairs. Notice of Violation and Public Hearing posted upon the property.

HEARING INSPECTION	JLB	11/12/2024	11/12/2024	NON COMPLIANT		I conducted a follow up inspection prior to Code Board hearing. I checked the permitting database and found no current permits on file for any repairs. Property remains non-compliant. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JENNIPHER BULLER	8/7/2024	8/7/2024	NON COMPLIANT		On 08/07/2024, while in the area I observed standard housing violations upon the property. The roof showed serious signs of deterioration, broken windows, barred windows, overgrowth, and trash in the yard. Photos attached. Property is in an estate. No contact made. Residence built in 1958, no record shown for re-roof (shingles). Courtesy letter and standard housing checklist completed. Mailed to property owner. Follow up scheduled.
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DALE HOLLINGSWORTH	8/6/2024				Deteriorated roof to include fascia and soffit. Broken and or barred windows. Missing screens on windows. Overgrowth and trash upon property. Obtain required permit to replace/repair all roofing components. Repair broken glass in windows and replace all screens. remove bars. Cut and clean property.

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

**THE CITY OF OCALA**

**CASE NO: 2024\_11382**

Petitioner,

vs.

**STEVENSON, ERNESTINE ESTELLE EST  
C/O CONE, MICHAELINA  
2705 NE 4<sup>TH</sup> AVE  
OCALA, FL 34470-3509**

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; March 13th, 2025, after due notice to the Respondent, **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA**, 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, **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA**, in charge of the property described as: **1617 SW 3<sup>RD</sup> ST | 2262-001-011, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 7<sup>th</sup>, 2022, and November 12<sup>th</sup>, 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. PREVIOUS CONCLUSION OF LAW: DATED NOVEMBER 14TH, 2024**

- A.** The Respondent, **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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 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, January 2nd, 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, January 3rd, 2025, or if the permits issued are not inspected and finaled 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, January 2nd, 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, January 3rd, 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, January 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, January 3rd, 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 \$50.00 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 \$232.09 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, **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA**, 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: MARCH 13TH, 2025

- A. Find the Respondent(s) guilty of violating city code section 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, June 5th, 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, June 6th, 2025, or if the permits issued are not inspected and finaled 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, June 5th, 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, June 6th, 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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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 \$50.00 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 \$232.09 by June 5th, 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, **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA**, 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 13<sup>th</sup> day of March 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 **STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA, 2705 NE 4<sup>TH</sup> AVE, OCALA, FL 34470-3509**, this 13<sup>th</sup> day of March 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 JUNE 12TH, 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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471

CASE NO: 2024\_11382

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 20<sup>th</sup> March 2025, post the **Order Granting Extension of Time** in the above styled cause of this action, located at **1617 SW 3<sup>rd</sup> ST**, 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.

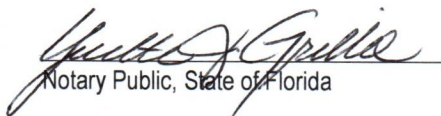
**FURTHER, AFFIANT SAYETH NAUGHT.**

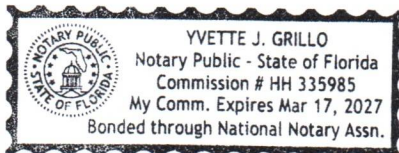
Dated this 20<sup>th</sup> day of March 2025

  
Jennipher Buller,  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

**SWORN TO** (or affirmed) before me this 20<sup>th</sup> day of March 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





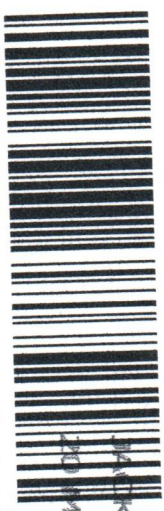


**CITY OF OCALA**

**CODE ENFORCEMENT DIVISION**

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

ORD GRANT EXT - 11382



91 7199 9991 7039 7682 3122

JACKSONVILLE FL 320  
20 MAR 2025 PM 1 L

FIRST-CLASS



ZIP 34471 \$008.16<sup>0</sup>  
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0008039548 MAR 19 2025

EVENSON, ERNESTINE ESTELLE EST

CONE, MICHAELINA

5 NE 4<sup>TH</sup> AVE

ALA, FL 34470-3509

sbondents

34470-350999

NIXIE 32608 05/10/2025

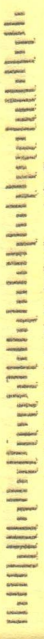
RETURN TO SENDER

NOT DELIVERABLE AS ADDRESSED

UNCLAIMED

SORT IN MANUAL ONLY NO AUTOMATION

BC: 56998999955



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024\_11382

STEVENSON, ESNESTINE ESTELLE EST  
C/O CONE, MICHAELINA  
2705 NE 4<sup>TH</sup> AVE  
OCALA, FL 34470-3509

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

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

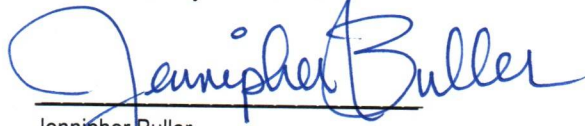
1. That on March 13<sup>th</sup>, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, June 5<sup>th</sup>, 2025.**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

**Abatement of violations as Ordered; Sections 82-151**

4. Prosecution costs **\$232.09** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

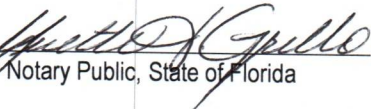
Dated this 6<sup>th</sup> day of June 2025



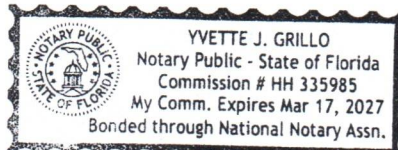
Jennifer Buller  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION


The foregoing Affidavit of Non-Compliance was acknowledged before me this 6<sup>th</sup> day of June 2025 by Jennifer 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 6<sup>th</sup> day of June 2025.



Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida





**CODE  
ENFORCEMENT  
2-629-8309**

**DO NOT REMOVE THIS  
WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**

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

THE CITY OF OCALA  
Petitioner,  
vs.  
STEVENS, ERNESTINE ESTELLE EST  
C/O CONE, MICHAELINA  
2705 NE 4TH AVE  
OCALA, FL 34470-3509  
Respondents

CASE NO: 2024\_11382

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; March 13th, 2025, after due notice to the Respondent, STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA, 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, STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA, in charge of the property described as: 1617 SW 3RD ST | 2262-001-011, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between August 7th, 2022, and November 12th, 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. PREVIOUS CONCLUSION OF LAW: DATED NOVEMBER 14TH, 2024

A. The Respondent, STEVENSON, ERNESTINE ESTELLE EST, C/O CONE, MICHAELINA, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, 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 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, January 2nd, 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, January 3rd, 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, January 2nd, 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, January 3rd, 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.

Office Depolo

Page 1 of 3

City of Ocala  
Code Enforcement Division  
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OCALA  
CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
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ENFORCEMENT DIVISION

City of Ocala  
Code Enforcement Division  
3/20/2025 3:07 PM





City of Ocala  
Code Enforcement Division  
6/6/2025 8:25 AM