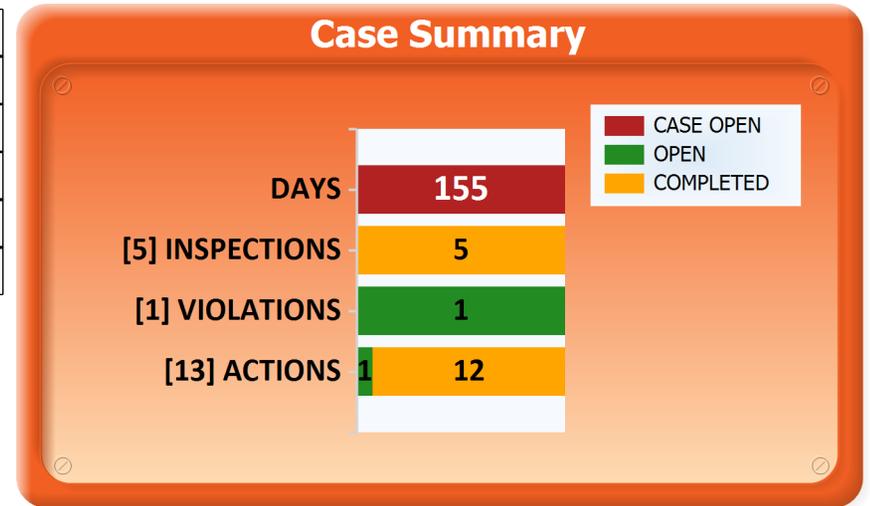


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1087**

Description:		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/16/2025	Closed:	Last Action: 3/25/2026	Flw Up: 2/27/2026
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						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1087**

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					
<b>TOTALS:</b>				<b>\$241.21</b>	<b>\$0.00</b>					

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		<p><b>COMPL STATES:</b> 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</p> <p>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.</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1087**

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	1/26/2026	NON COMPLIANT		I completed my hearing inspection and found the vehicle parked in the same location and in the same state as it was during the initial inspection. View attachments.
COMPLIANCE	SKN	2/27/2026	2/27/2026	COMPLETED		<b>MASSEY INSPECTION</b> I completed my Massey inspection and found the vehicle parked in the same place as it was during the initial inspection. View attachments.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	10/16/2025	10/16/2025	
REGULAR MAIL	SHANEKA GREENE	10/20/2025	10/20/2025	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	10/20/2025	10/20/2025	CLTO BAILEY SHANNON 551 NE 21ST TER OCALA, FL 34470-6202
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

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1087**

OFFICER POSTING	STEPHEN KNIGHT	12/4/2025	12/4/2025	NOVPH READY FOR POSTING NOVPH posted by the door. View attachments.
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	1/29/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/3/2026	2/3/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	2/3/2026	2/3/2026	<p>FOF</p> <p>91 7199 9991 7039 7936 9221 BAILEY, SHANNON 551 NE 21ST TER OCALA, FL 34470-6202</p>
OFFICER POSTING	STEPHEN KNIGHT	2/5/2026	2/5/2026	FOF

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1087**

OFFICER POSTING	STEPHEN KNIGHT	2/5/2026	2/5/2026	FOF has been posted.
MASSEY	YVETTE J GRILLO	3/25/2026		

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

**THE CITY OF OCALA**  
Petitioner,

**CASE NO: CE25-1087**

vs.

**BAILEY, SHANNON**  
**551 NE 21<sup>ST</sup> TER**  
**OCALA, FL 34470-6202**  
Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 02/12/2026 11:28:22 AM  
FILE #: 2026017877 OR BK 8828 PGS 97-98  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Special Magistrate on January 28th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A.** The Respondent(s), **BAILEY, SHANNON**, owner(s) in charge of the property described as **28187-000-00 / 551 NE 21<sup>ST</sup> TER, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between October 17th, 2025, and January 26th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES**.

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **BAILEY, SHANNON**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

**III. ORDER:**

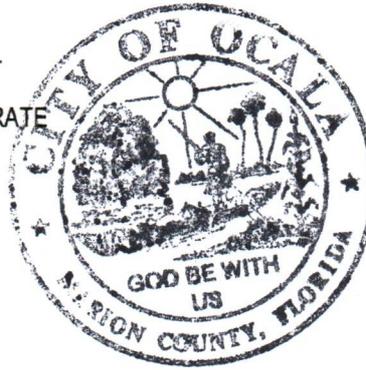
- A.** Find the Respondent(s) guilty of violating city code section(s): 34-122 and order to:
  - 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00 pm on Thursday, February 26th, 2026, or (b) Have all vehicles properly registered and operational by 4:00 pm on Thursday, February 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.
  - 2.) Pay the cost of prosecution of \$241.21 by February 26th, 2026.
- B.** This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C.** The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 2<sup>nd</sup> day of February 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA



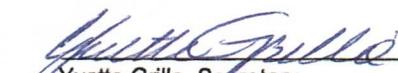
Ryan C. Fong, Special Magistrate  
Municipal Code Enforcement Special Magistrate



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

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: BAILEY, SHANNON, 551 NE 21<sup>ST</sup> TER, OCALA, FL 34470-6202, this 2 day of February 2026.



Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate

**IMPORTANT NOTICE:**

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON MARCH 25TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.**

**IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.**

**IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE 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.**

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 02/05/2026 post the Final Administrative Order to the property, located at 551 NE 21ST TER, OCALA.
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: 02/05/2026

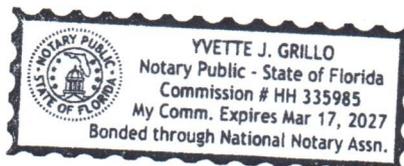
  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/05/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
2/5/2026 12:20 PM



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

CASE NO: CE25-1087

THE CITY OF OCALA  
Petitioner,

vs.

BAILEY, SHANNON  
551 NE 21<sup>ST</sup> TER  
OCALA, FL 34470-6202  
Respondents

FINAL ADMINISTRATIVE ORDER

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- A. The Respondent(s), BAILEY, SHANNON, owner(s) in charge of the property described as 28187-000-00 / 551 NE 21<sup>ST</sup> TER, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between October 17th, 2025, and January 26th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-122 ABANDONED OR DERELICT VEHICLES.

II. CONCLUSION OF LAW:

- A. The Respondent(s), BAILEY, SHANNON, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-122 and order to:

- 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.

- 2.) Pay the cost of prosecution of \$241.21 by February 26th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

Page 1 of 2

City of Ocala  
Code Enforcement Division  
2/5/2026 12:20 PM

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, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 02/03/2026 post the Final Administrative Order 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.

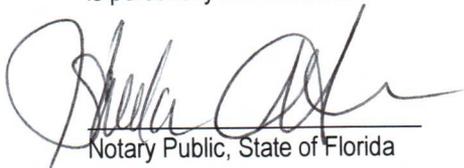
**FURTHER, AFFIANT SAYETH NAUGHT.**

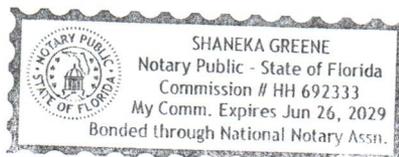
Dated: 02/03/2026

  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/03/2026 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**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

FOF-1087



91 7199 9991 7039 7936 9221

JACKSONVILLE RPDC 320

7 FEB 2026 PM 5 L

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
02 7W  
0008039548 FEB 06 2026

RTS  
Use  
ANK

**BAILEY, SHANNON**  
**551 NE 21<sup>ST</sup> TER**  
**OCALA, FL 34470-6202**

Respondents

FINAL

34471-2187

NIXIE 321 FE 1 0002/13/26

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34471218701 0391-02903-07-35

BEFORE THE MUNICIPAL SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA  
Petitioner,

CASE NO. CE25-1087

BAILEY SHANNON  
551 NE 21ST TER  
OCALA, FL 34470-6202  
Respondent. \_\_\_\_\_ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephen Knight, Code Enforcement Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on January 28<sup>th</sup>, the Municipal Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; Thursday February 26<sup>th</sup>, 2026.
3. That the City of Ocala/ Respondent(s) have not brought the property located in the city limits of Ocala, into compliance.
4. Those below listed corrective action(s) ordered by the Municipal Special Magistrate have not been taken.  
**Abatement of violations as Ordered; Sections 34-122.**
5. The prosecution costs of \$ 241.21 remain unpaid.

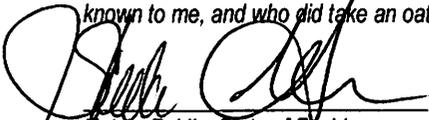
FURTHER AFFIANT SAYETH NOT.

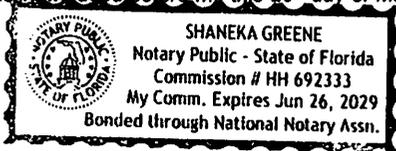
Dated this 20<sup>th</sup> day of March, 2026

  
\_\_\_\_\_  
Stephen Knight  
Code Enforcement Inspector  
City of Ocala

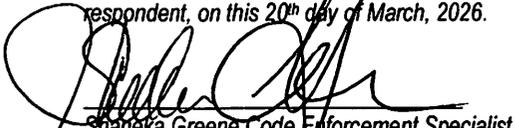
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 20<sup>th</sup> day of March, 2026 by Stephen Knight 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 respondent, on this 20<sup>th</sup> day of March, 2026.

  
\_\_\_\_\_  
Shanela Greene Code Enforcement Specialist  
Municipal Code Special Magistrate  
Ocala, Florida



City of Ocala  
Code Enforcement Division  
2/27/2026 2:57 PM