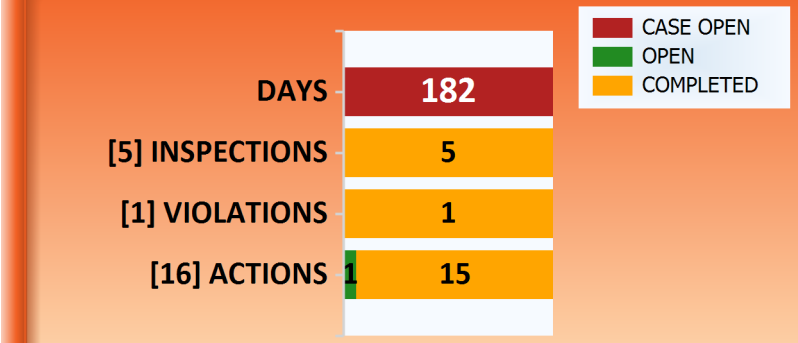
OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1066

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/9/2025	Closed:	Last Action: 4/9/2026	Fllw Up: 2/18/2026
Site Address: 1626 NE 15TH AVE OCALA, FL 34470			
Site APN: 2644-004-004		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CHAMBERS LAJUAN	4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671			
RESPONDENT 1	CHAMBERS LAJUAN	4591 TRIBUTE TRL KISSIMMEE, FL 34746			

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	6	$132.00	$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	$37.50	$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1066

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:			$206.71	$0.00						
CITY ABATES	001-359-000-000-06-35960	0	$100.00	$0.00						
Total Paid for CITY ABATES:			$100.00	$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	$8,349.10	$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			$8,349.10	$0.00						
$50 FINE PER DAY	001-359-000-000-06-35960	48	$2,400.00	$0.00						
Total Paid for DAILY FINES:			$2,400.00	$0.00						
TOTALS:			$11,055.81	$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	10/14/2025	2/19/2026			The property has no structures on it, and it is overgrown with vegetation. The property has grass, weeds, and brush throughout the entire location. The property needs to be cut and cleaned.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

INITIAL	SKN	10/14/2025	10/14/2025	NON COMPLIANT		Upon arrival to the location, I observed the property to be overgrown with weeds, grass, and brush. View attachments, follow up scheduled.
FOLLOW UP	SKN	11/14/2025	11/14/2025	NON COMPLIANT		I followed up and found the property in the same condition as the initial inspection. View attachments, an NOVPH will be sent.
HEARING INSPECTION	SKN	12/9/2025	12/9/2025	NON COMPLIANT		I completed my hearing inspection and found the property still in violation. View attachments.
COMPLIANCE	SKN	1/2/2026	1/2/2026	NON COMPLIANT		MASSEY INSPECTION I conducted my Massey inspection and found the property in a similar condition to the initial inspection. View attachments.
COMPLIANCE	JLB	2/18/2026	2/19/2026	NON COMPLIANT		CUT AND CLEAN I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought into (involuntary) compliance. Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	10/15/2025	10/16/2025	CLTO CHAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671
REGULAR MAIL	SHANEKA GREENE	10/16/2025	10/16/2025	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	11/17/2025	11/18/2025	NOVPH for December HAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1066

ADMIN POSTING	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH MAILED 9489 0090 0027 6697 0029 10 CHAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL. 34746-5671
OFFICER POSTING	STEPHEN KNIGHT	11/19/2025	11/19/2025	NOVPH READY FOR POSTING NOVPH has been posted in the yard. View attachments.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 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 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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.) Pay the cost of prosecution of $206.71 by January 1st, 2026.
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7682 1593 CHAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL. 34746-5671

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1066

OFFICER POSTING	JENNIPHER L BULLER	12/22/2025	12/22/2025	FOF Final Administrative Order posted upon the property.
MASSEY	YVETTE J GRILLO	1/8/2026	1/9/2026	
CLEAN-UP	SHANEKA GREENE	2/6/2026	2/6/2026	SENT REQUEST FOR CUT AND CLEAN TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/27/2026	3/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/27/2026	3/27/2026	NON COMP HEARINF NOTICE 9489 0090 0027 6696 9860 99 CHAMERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE FL 34746
OFFICER POSTING	JENNIPHER L BULLER	3/30/2026	3/30/2026	NON-COMP HEARING NOTICE READY FOR POSTING Posted.
MASSEY	YVETTE J GRILLO	4/9/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA
Petitioner,

vs.

CASE NO: CE25-1066

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166902 OR BK 8787 PGS 920-921
REC FEES: $18.50 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

CHAMBERS, LAJUAN
4591 TRIBUTE TRL
KISSIMMEE, FL 34746-5671
Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), 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(s), **CHAMBERS, LAJUAN, 4591 TRIBUTE TRL, KISSIMMEE, FL 34746-5671,** owner(s) in charge of the property described as: **1626 NE 15TH AVE / 2644-004-004, Ocala, Florida** recorded in the Public Records of Marion County, Florida.

B. That on and between October 14th, 2025, and December 9th, 2025, 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.**

II. CONCLUSION OF LAW:

A. The Respondent(s), **CHAMBERS, LAJUAN,** by reason of the foregoing are 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,** 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): 34-95 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 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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.) Pay the cost of prosecution of $206.71 by January 1st, 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 11th day of December 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(s) by mail to: **CHAMBERS, LAJUAN, 4591 TRIBUTE TRL, KISSIMMEE, FL 34746-5671,** this 11th day of December 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 JANUARY 8TH, 2026, 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 STATUES, 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.

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

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

BEFORE THE MUNICIPAL CODE BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1066

CHAMBERS LAJUAN
4591 TRIBUTE TRL
KISSIMMEE, FL 34746-5671
Respondents /

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 December 11th, 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, January 1st, 2026.**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

   Abatement of violations as Ordered; Sections 34-95.
4. Prosecution costs **$206.71** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 2nd day of January, 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 2nd day of January 2026 by Stephen Knight who is personally known to me, and who did take an oath.

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

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 2nd day of January 2026.

Yvette Grillo, Specialist
Municipal Code Enforcement Board
Ocala, Florida

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

NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 3/27/2026

Case No: CE25-1066

To: **CHAMBERS, LAJUAN**
4591 TRIBUTE TRL
KISSIMMEE, FL. 34746-5671

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1626 NE 15TH AVE**, Ocala, Florida, **2644-004-004** Legal Description **SEC 09 TWP 15 RGE 22 PLAT BOOK F PAGE 043 HILLTOP MANOR BLK D LOT 4,** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

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 **4/9/2026 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. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 27th day of March 2026

Shaneka Greene
Shaneka Greene
Secretary, Municipal Code Enforcement Board

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

CASE NO: CE25-1066

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Notice of Non-Compliance Hearing to the property, located at 1626 NE 15TH AVE .

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/30/2026

Jennipher Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

City of Ocala
Code Enforcement Division
3/30/2026 11:41 AM

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

MENT

-8309

OVE THIS
APPROVAL
ITY CODE
NT DIVISION

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

NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 3/27/2026

Case No: CE25-1066

To: **CHAMBERS, LAJUAN**
4591 TRIBUTE TRL
KISSIMMEE, FL. 34746-5671

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1626 NE 15TH AVE**, Ocala, Florida, **2644-004-004** Legal Description **SEC 09 TWP 15 RGE 22 PLAT BOOK F PAGE 043 HILLTOP MANOR BLK D LOT 4,** is in violation of the Code of Ordinances, City of Ocala, Florida.

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You are hereby notified that on **4/9/2026 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. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

Office Depot

City of Ocala
Code Enforcement Division
3/30/2026 11:41 AM

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

CASE NO: CE25-1066

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 03/27/2026 post the Notice of Non-Compliance 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: 03/27/2026
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1066

CHAMBERS, LAJUAN
4591 TRIBUTE TRL
KISSIMMEE, FL 34746-5671
Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on December 11th, 2025 the Municipal Code Enforcement Code Boad 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, January 1st, 2026.**
3. The City of Ocala has brought property located in the city limits into compliance on: **February 19th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have been taken:

   Abatement of violations as Ordered; Sections 34-95

5. Daily fines for **48 days** of non-compliance with **Section(s) 34-95** (@ $50.00/day) total **$2,500**. Prosecution costs **$206.71** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 19th day of February 2026

Jennipher Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 19th day of February 2026 by Jennipher Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

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 19th day of February 2026.

Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #45

Date: 02/10/2026
From: David Accursio

Invoice For

City of Ocala Code Enforcement
201 SE 3rd St., 2nd Floor
Ocala, Florida 34471
main: (352) 629-8309
codeenforcement@ocalafl.gov

Location

1626 NE 15th Ave
Ocala, FL 34470

1626 NE 15TH AVE / 2644-004-004

Terms
Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
Code Enforcement Cut and Clear -1/4 Acre to 1 Acre property Cut and Clear of 1/4 Acre to 1 Acre property (.30 acres) Contract # GRM/250349A Property Address: 1626 NE 15th Ave Parcel # : 2644-004-004	1	$ 615.00	$ 615.00
City of Ocala Code Enforcement Debris (per 1,000 lbs.) - GRM/250349A 9.79 tons (19,580 lbs.) of debris @ $395.00/1,000 lbs. (see weight ticket(s) attached) Contract # GRM/250349A Property Address: 1626 NE 15th Ave Parcel # : 2644-004-004	19.58	$ 395.00	$ 7,734.10

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc."

CA#CE25-1066

Vendor# 8457

Contract# 250349

Contract # GRM/250349A

Property Address: 1626 NE 15th Ave

Acct# 103-016-711-524-52-46020

Parcel # : 2644-004-004

OK TO PAY

5706

Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #45
Date: 02/10/2026
From: David Accursio

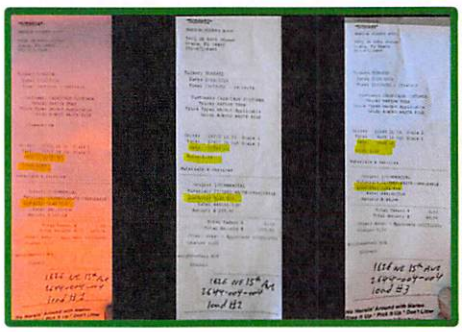
All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

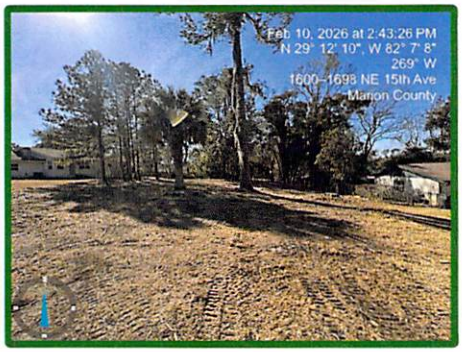
SUBTOTAL	$ 8,349.10
SALES TAX	$ 0.00
INVOICE TOTAL	$ 8,349.10
DUE DATE	02/10/2026

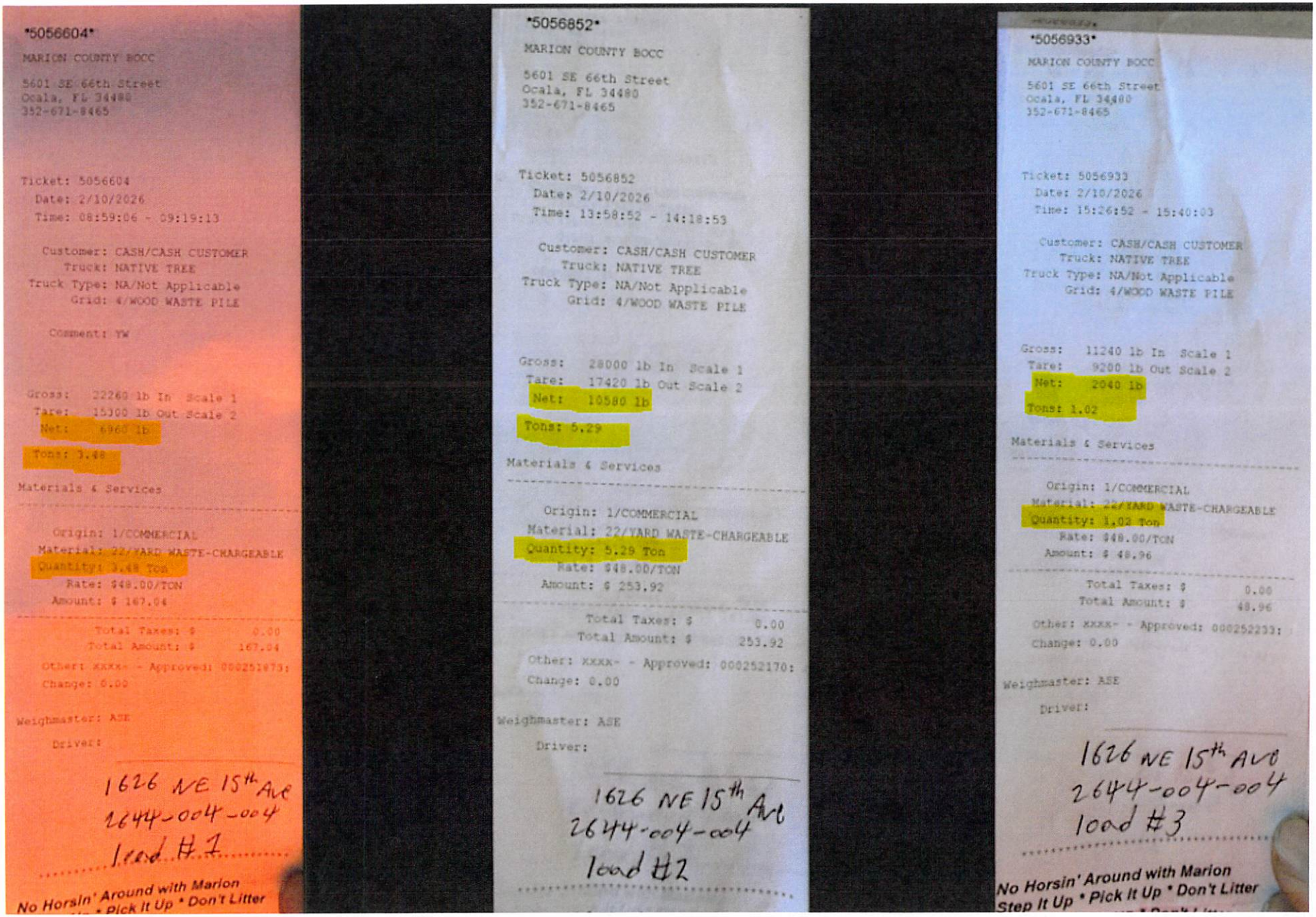
Assigned To
David Accursio
sales@nativetreecf.com

Sales Reps
David Accursio
sales@nativetreecf.com

Photos







5056604

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5056604
Date: 2/10/2026
Time: 08:59:06 - 09:19:13

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE PILE

Comment: YW

Gross: 22260 lb In Scale 1
Tare: 15300 lb Out Scale 2
Net: 6960 lb

Tons: 3.48

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 3.48 Ton
Rate: $48.00/TON
Amount: $ 167.04

Total Taxes: $ 0.00
Total Amount: $ 167.04

Other: xxxx- - Approved: 000251873:
Change: 0.00

Weighmaster: ASE

Driver:

1626 NE 15th Ave
2644-004-004
load #1

No Horsin' Around with Marion
* Pick It Up * Don't Litter

5056852

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5056852
Date: 2/10/2026
Time: 13:58:52 - 14:18:53

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE PILE

Gross: 28000 lb In Scale 1
Tare: 17420 lb Out Scale 2
Net: 10580 lb

Tons: 5.29

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 5.29 Ton
Rate: $48.00/TON
Amount: $ 253.92

Total Taxes: $ 0.00
Total Amount: $ 253.92

Other: xxxx- - Approved: 000252170:
Change: 0.00

Weighmaster: ASE

Driver:

1626 NE 15th Ave
2644-004-004
load #2

5056933

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5056933
Date: 2/10/2026
Time: 15:26:52 - 15:40:03

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE PILE

Gross: 11240 lb In Scale 1
Tare: 9200 lb Out Scale 2
Net: 2040 lb

Tons: 1.02

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 1.02 Ton
Rate: $48.00/TON
Amount: $ 48.96

Total Taxes: $ 0.00
Total Amount: $ 48.96

Other: xxxx- - Approved: 000252233:
Change: 0.00

Weighmaster: ASE

Driver:

1626 NE 15th Ave
2644-004-004
load #3

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter

City of Ocala
Code Enforcement Division
2/19/2026 9:59 AM

City of Ocala
Code Enforcement Division
10/14/2025 2:12 PM