

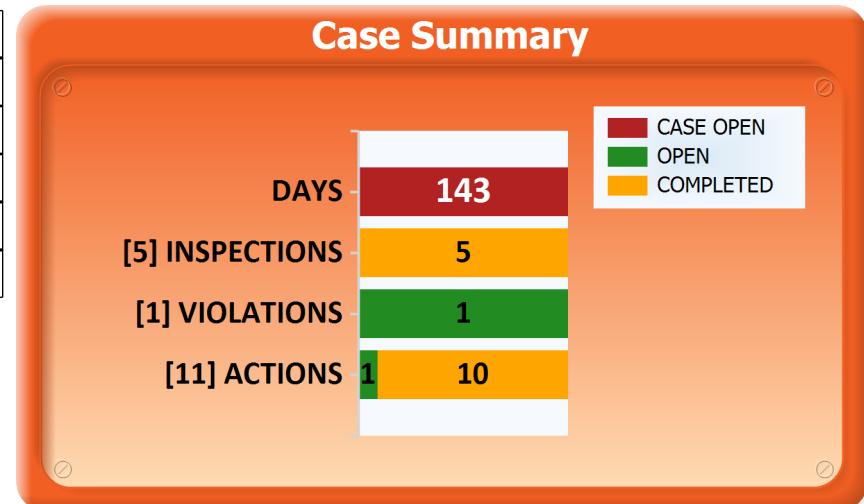


Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/18/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/2/2026
Site Address: 0 , FL 34475			
Site APN: 2195-127-000		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FILS AIME ANTOINE	1630 VALMONT LN APOPKA, FL 32703-3672			
RESPONDENT 1	FILS AIME ANTOINE	FILS AIME CHRISTIANNE APOPKA, FL 32703-3672			

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	4	\$50.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0903

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: \$219.21 \$0.00										
TOTALS: \$219.21 \$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	STEPHANI SMITH	8/19/2025						Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).		

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	11/18/2025	11/18/2025	NON COMPLIANT		On 11/18/2025, I have conducted a re-inspection in reference to overgrowth. I have observed that the overgrowth still remains on the property as of the time of the NOVPH compliance inspection. View attachments.
COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT		MASSEY INSPECTION



Case Details - No Attachments

City of Ocala

Case Number

CE25-0903

COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT		On 01/02/2026, I have re-inspected the property in reference to a compliance inspection about overgrowth. I have observed that the overgrowth still remains on the property. In addition to this, the prosecution costs of \$219.21 still remains unpaid. View attachment. Affidavit of Non-Compliance provided to Admin.
FOLLOW UP	SMS	11/3/2025	11/3/2025	NON COMPLIANT		On 11/03/2025, I have re-inspected the property in reference to overgrowth. I have observed that the overgrowth still remains on the property. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT		On 12/10/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that overgrowth still remains at the property. View attachments.
INITIAL	SMS	8/19/2025	8/19/2025	NON COMPLIANT		Overgrown vacant parcel observed while in the area. Photo, MCPA, and tax deed attached. On 08/19/2025, I have responded out to the property in reference to a complaint referred by City Staff. I have observed overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH MAILED 9489 0090 0027 6697 0025 90 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL 32703-3672



Case Details - No Attachments

City of Ocala

Case Number
CE25-0903

CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7931 6348 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
OFFICER POSTING	STEPHANI SMITH	11/5/2025	11/5/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
OFFICER POSTING	ROBERT MOORE	12/22/2025	12/22/2025	FOF POSTED FINAL ORDER TO PROPERTY
PREPARE NOTICE	SHANEKA GREENE	8/20/2025	8/20/2025	CLTO X 1 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672
PREPARE NOTICE	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH X1 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672
REGULAR MAIL	SHANEKA GREENE	8/20/2025	8/20/2025	CLTO MAILED



Case Details - No Attachments

City of Ocala

Case Number

CE25-0903

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>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.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.</p>
----------------------	--------------------	------------	------------	---

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

THE CITY OF OCALA

Petitioner,

vs.

FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL 32703-3672

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), **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE, 1630 VALMONT LN, APOPKA, FL 32703-3672**, owner(s) in charge of the property described as: **1700 BLK NW 18TH AVE / 2195-127-000**, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 19th, 2025, and December 10th, 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), **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE**, 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 \$219.21 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.

CASE NO: CE25-0903

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: **FILS AIME, ANTOINE AND FILS AIME, CHRISTIANNE, 1630 VALMONT LN, APOPKA, FL 32703-3672**, 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 STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE25-0903

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

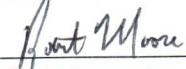
STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 12/22/2025 post the Final Administrative Order to the property, located at 1700 BLK NW 18TH AVE, 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: 12/22/2025

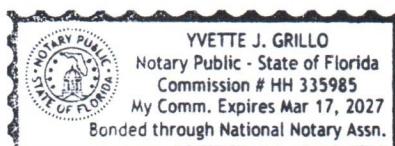


Robert Moore
Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette Grillo
Notary Public, State of Florida



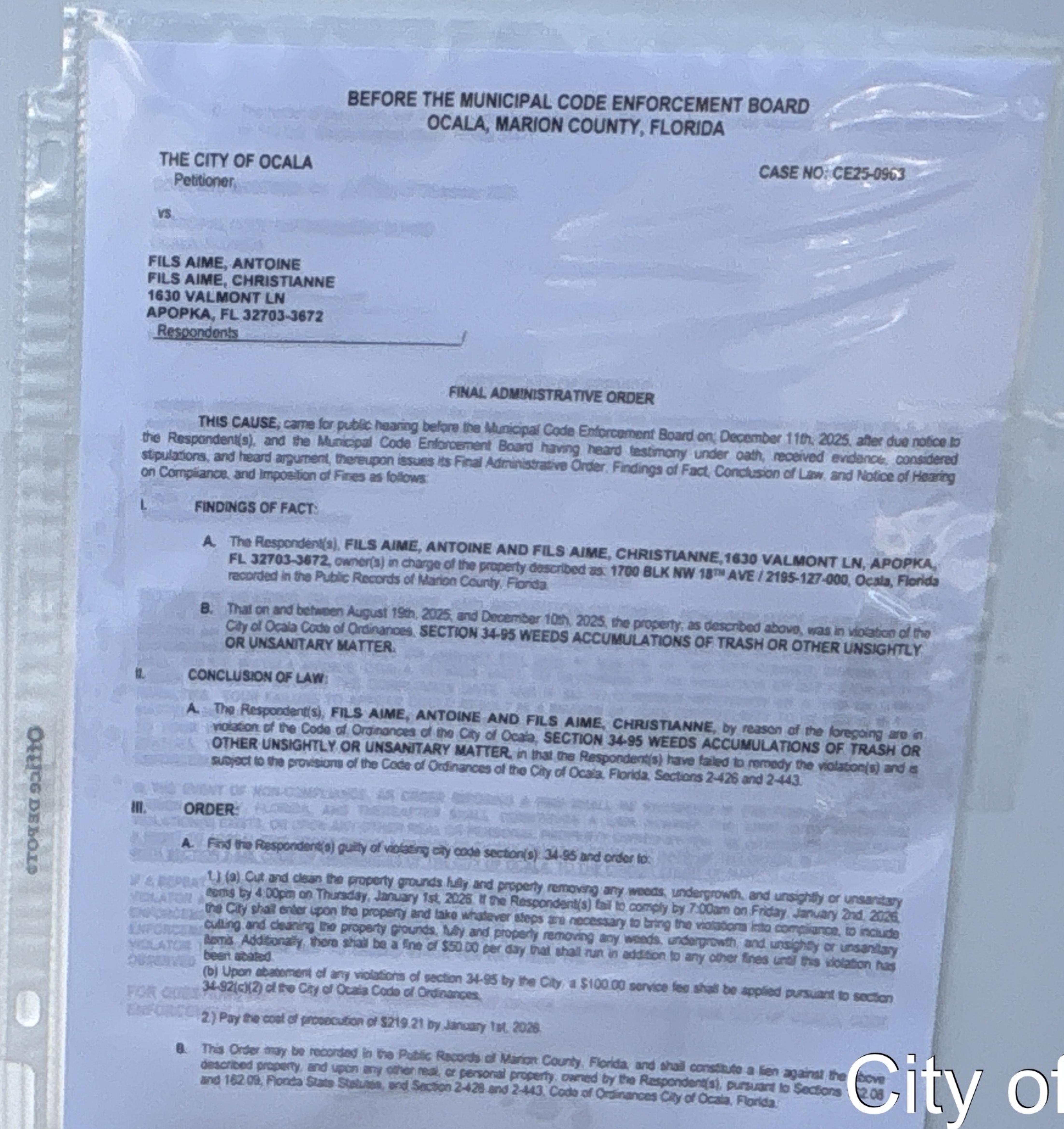


City of Ocala
Environmental Enforcement
12/22/2025 9:15 AM



OCALA

CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Environmental Enforcement
12/22/2025 9:15 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_0903

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 12/19/2025 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.

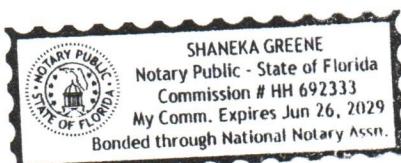
Dated: 12/19/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

FILS AIME, ANTOINE
FILS AIME, CHRISTIANNE
1630 VALMONT LN
APOPKA, FL 32703-3672

Respondent.

CASE NO: CE25-0903

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer 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 its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before January 2nd, 2026.
3. That a re-inspection was performed on January 2nd, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$219.21 remain unpaid.

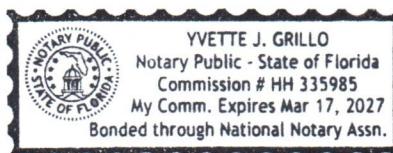
FURTHER, AFFIANT SAYETH NOT.

Dated this 2nd day January 2026


Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 2nd day of January 2026, who is personally known to me, and who did take an oath.



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 2nd day of January 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
1/2/26, 11:09 AM