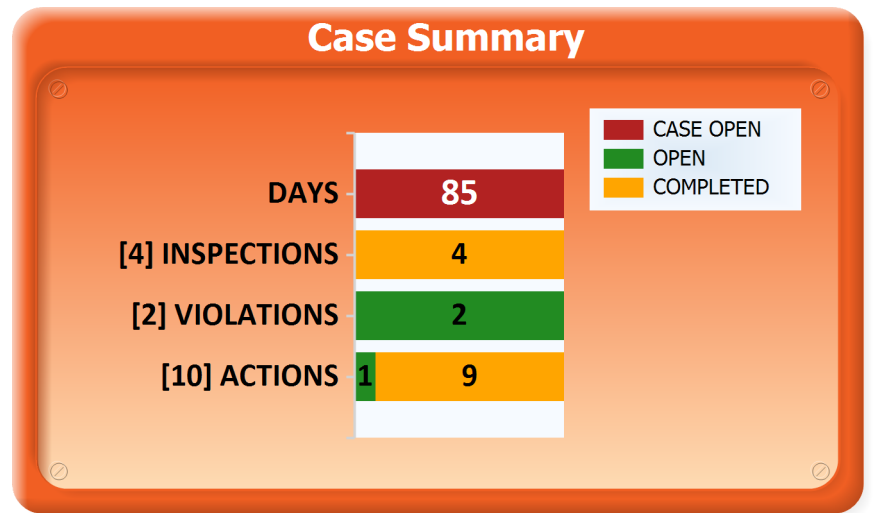


Description: Junk			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 5/21/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/13/2025
Site Address: 2724 NE 22ND CT OCALA, FL 34470			
Site APN: 2456-003-001		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/27/2025	5/27/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/27/2025	5/27/2025	NOVPH MAILED 91 7199 9991 7039 7682 2484 JOHNSON JOYCE L 2027 SE 2ND PL OCALA, FL. 34471-2536
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 9232 JOHNSON JOYCE L 2027 SE 2ND PL OCALA, FL. 34471-2536
COMPLAINT RECEIVED	YVETTE J GRILLO	5/21/2025	5/21/2025	



Case Details - No Attachments

City of Ocala

Case Number

CE25-0444

HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	5/28/2025	5/28/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	5/27/2025	5/27/2025	NOVPH X1 JOHNSON JOYCE L 2027 SE 2ND PL OCALA FL 34471-2536
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/8/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 as a Repeat Violator and order to: 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being May 22nd, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items. (c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to

Case Details - No Attachments

City of Ocala

Case Number
CE25-0444

				<p>section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 82-3 was discovered to exist, being May 22nd, 2025, and continuing every day thereafter until all violations of section 82-3 have been abated pursuant to subsection (b) of this order.</p> <p>(b) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00pm on Thursday, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has 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 repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$253.79 by September 4th, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	Megan Brobst	2721 NE 22ND AVE OCALA, FL	(352)207-3050		megan1brobst@gmail.com
OWNER	JOHNSON JOYCE L	2027 SE 2ND PL OCALA, FL 34471-2536			
RESPONDENT 1	JOHNSON JOYCE L	2027 SE 2ND PL OCALA, FL 34471-2536			

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	8	\$176.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0444

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:				\$253.79	\$0.00					
TOTALS:				\$253.79	\$0.00					

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments. At the time of posting, I have spoken to the contractor on-site that was hired by the property owner (that was sitting in the truck). I have explained to them both the violations and the means to correct them (and also provided the updated NOVPH notifying them that the hearing date has been changed).
CASE WORK	SMS	5/28/2025	5/28/2025	COMPLETED		On 05/28/2025, I have posted the NOVPH directly onto the property. The signed affidavit of posting has been provided to Admin. View attachments.
HEARING INSPECTION	SMS	8/13/2025	8/13/2025	NON COMPLIANT		((**Rescheduled from 07/09/2025 to 08/13/2025 due to lack of quorum for July Code Board**)) On 08/13/2025, I have re-inspected the property in reference to the deteriorated fencing and sources of unsightly matter. I have observed that the deteriorated fencing still remains on the property in addition to sources of unsightly matter. View attachments.



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0444

INITIAL	SMS	5/22/2025	5/22/2025	NON COMPLIANT	<p>My neighbor's fence has fallen back when hurricane Milton came through. They have had plenty of opportunities to address this and now all their junk is seeping into my back yard. See picture attached by complainant.</p> <p>On 05/22/2025, I have responded out to the property in reference to a citizen's complaint received about a portion of the fence that has fallen down and junk/debris on the property. From the R.O.W., I have observed a partially leaning and deteriorating wooden fence along NE 28TH ST. From the front of the property of 2724 NE 22ND CT, I have observed overgrowth towards the rear of the property. I have then driven onto NE 22nd AVE where the complainant resides. I have attempted to make contact with the complainant, but they were not home at the time of inspection. From the R.O.W. of NE 22nd AVE, I have taken additional pictures of the rear of this property such as the portion of the fencing that is downed and still on the ground (and another piece of fencing that is beginning to lean over), the pile of debris among other scattered junk, an unknown makeshift plywood structure to the rear of the property, etc.</p> <p>This property is considered to be a "Repeat Violator" as per recorded order for CN:#2021_6898 which includes 34-95 and 82-3 (the recorded date is 03/10/2022). View attachments. Due to the "Repeat Violator" status, I have proceeded with the NOVPH generation assignment to Admin. Hearing inspection has been scheduled. View attachments.</p>	
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0444

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	5/22/2025			**REPEAT VIOLATOR**	Please remove all sources of unsightly or unsanitary matter from off the property such as any overgrowth, any scattered junk and/or debris, any pile(s) of junk/debris, the makeshift plywood structure, etc.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	5/22/2025			**REPEAT VIOLATOR**	Please remove any deteriorated sections of the fencing, repair the deteriorated sections of the fencing, or replace the deteriorated sections of the fencing. Remove any fallen pieces of the fencing from off the property. The fencing must not be leaning and must be able to stand on its own.

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

THE CITY OF OCALA

CASE NO: CE25-0444

Petitioner,

VS.

JOHNSON, JOYCE L.

Respondents _____ /

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

**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: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

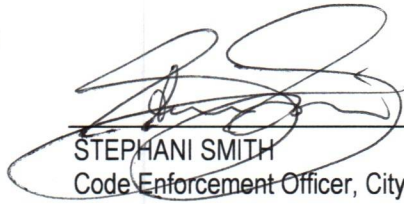
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$21.54	3	\$21.54

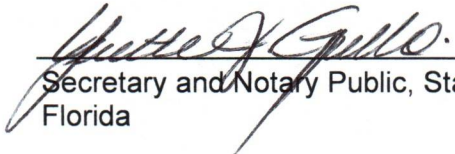
Total Costs: \$253.79

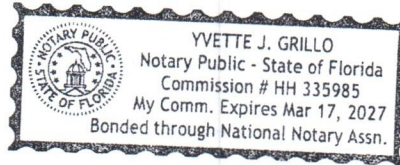
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/6/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6 Aug by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

2456-003-001

[GOOGLE Street View](#)

Prime Key: 1801176

[MAP IT+](#)

Current as of 5/22/2025

Property Information

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

[PC: 08](#)

Acres: .35

JOHNSON JOYCE L
2027 SE 2ND PL
OCALA FL 34471-2536

[Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - Ocala

[More Situs](#)

Situs: 2722 NE 22ND CT Ocala

2024 Certified Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$159,885	Impact	
Total Assessed Value	\$126,489	Ex Codes:	(\$33,396)
Exemptions	\$0		
Total Taxable	\$126,489		
School Taxable	\$159,885		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$40,000	\$138,664	\$2,259	\$159,885	\$126,489	\$0	\$126,489
2023	\$35,000	\$95,816	\$2,447	\$145,350	\$114,990	\$0	\$114,990
2022	\$25,000	\$60,059	\$2,070	\$114,750	\$104,536	\$0	\$104,536

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3508/1200	08/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$82,500
2234/1393	03/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$45,000
1246/1486	10/1984	07 WARRANTY	0	Q	I	\$53,400
1164/0505	06/1983	07 WARRANTY	0	U	V	\$12,000

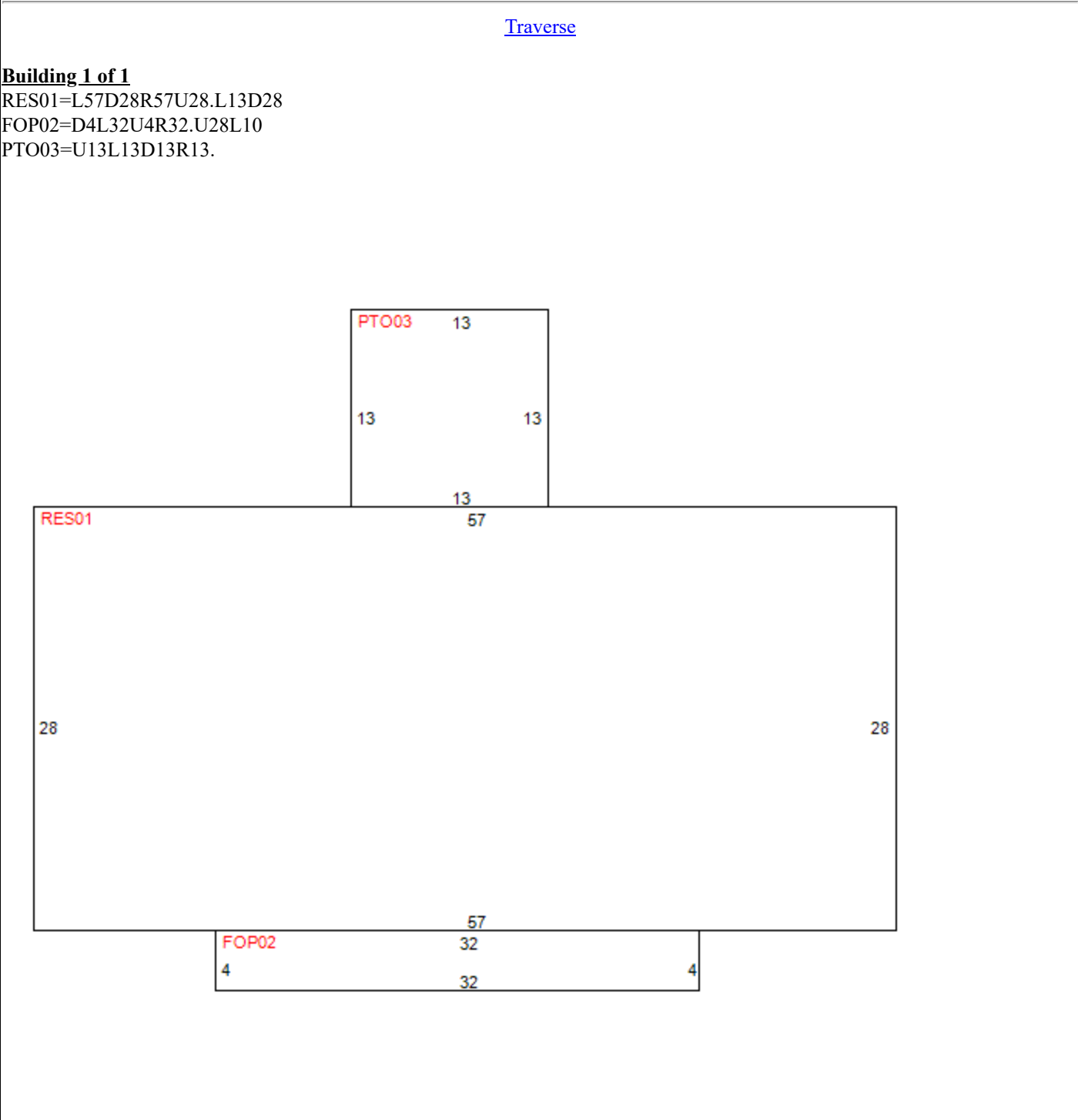
Property Description

SEC 04 TWP 15 RGE 22
PLAT BOOK V PAGE 037
THE PLANTATIONS

BLK C LOT 1

Parent Parcel: 2456-000-000

Land Data - Warning: Verify Zoning												
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0810		132.0	117.0	R2	1.00	LT						
Neighborhood 5006 - O L ANDREWS ETC												
Mkt: 8 70												



Building Characteristics		
Improvement	2F - DUPLEX- 02 FAMILY RESID	Year Built 1984
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%

Condition 4
Quality Grade 500 - FAIR
Inspected on 6/29/2020 by 025

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 170

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1984	N	0 %	0 %		1,596	1,596
FOP	0201	- NO EXTERIOR	1.00	1984	N	0 %	0 %		128	128
PTO	0301	- NO EXTERIOR	1.00	1984	N	0 %	0 %		169	169

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 4	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	640.00	SF	20	1984	3	0.0	0.0	
114 FENCE BOARD	249.00	LF	10	1994	4	0.0	0.0	
159 PAV CONCRETE	640.00	SF	20	1984	3	0.0	0.0	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-1896	8/11/2023	-	JOHNSON / REROOF
OC16133	7/1/1983	3/1/1984	BLDG01= ADD DUPLEX

① R-600
DS-577 50

Prepared by:
Rebecca R. Connolly
Affiliated Title of Marion County, Ltd.
2701 SE Maricamp Road, Suite 1
Ocala, Florida 34471

File Number: 03-1609

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/03/2003 03:59:00 PM

FILE #: 2003112316 OR BK/PG 03508/1200

RECORDING FEES 6.00

DEED DOC TAX 577.50

KW

Record and Return to:
Affiliated Title
2701 SE Maricamp Road #1
Ocala, FL 34471

General Warranty Deed

Made this August 11, 2003 A.D. By **Leif W. Reichelt** and his wife, **Florence Reichelt**, whose address is: 1115 SE 43rd Terrace, Ocala, FL 34471, hereinafter called the grantor, to **Joyce L. Johnson**, whose post office address is: 2822 NE 22nd Court, Ocala, FL 34479, hereinafter called the grantee:

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

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

Lot 1, Block C, THE PLANTATIONS, as per plat thereof recorded in Plat Book V, Page(s) 37 and 38, Public Records of Marion County, Florida.

Parcel ID Number: **R2456-003-001**

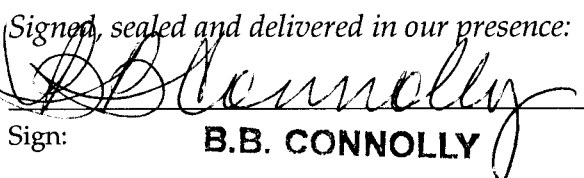
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2002.

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

Signed, sealed and delivered in our presence:

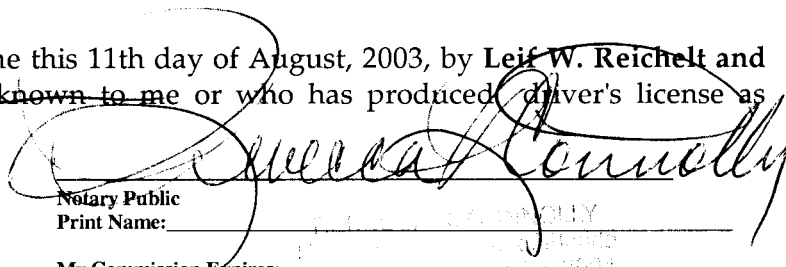

Sign: **B.B. CONNOLLY**

Print:

Sign: **Patti Jangro**

Print:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 11th day of August, 2003, by **Leif W. Reichelt** and his wife, **Florence Reichelt**, who is/are personally known to me or who has produced driver's license as identification.


Notary Public
Print Name:

My Commission Expires:

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

THE CITY OF OCALA


CASE NO: 2021_6898

Petitioner,

VS.

**JOHNSON JOYCE L
2027 SE 2ND PL
OCALA FL 34471-2536**

Respondents /


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/10/2022 03:11:24 PM
FILE #: 2022035423 OR BK 7722 PGS 4-6
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on January 26, 2022, after due notice to the Respondent(s), and the 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), **JOHNSON JOYCE L**, owner(s) in charge of the property described as: **2910-001-011 | 2027 SE 2ND PL, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between July 22, 2021 and January 26, 2022 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-3. - Barbed wire, electrified fences, razor wire and fences/walls, Section 82-511. - Definitions, Section 82-512. - Barrier required, Section 82-513. - Specifications, Section 82-517. - Abandoned, neglected, inoperable or hazardous swimming pools and spas.

II. CONCLUSION OF LAW:

A. The Respondent(s), **JOHNSON JOYCE L**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-3. - Barbed wire, electrified fences, razor wire and fences/walls, Section 82-511. - Definitions, Section 82-512. - Barrier required, Section 82-513. - Specifications, Section 82-517. - Abandoned, neglected, inoperable or hazardous swimming pools and spas, in that the Respondent(s) 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. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-91, 34-95, 82-3, 82-511, 82-512, 82-513, 82-517 and Order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, March 24th, 2022. If the Respondent(s) fail to comply by 7:00am on Friday, March 25th, 2022, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$50.00 per day thereafter that shall run 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.) The fence(s) shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3, or remove the fence(s) by 4:00pm on Thursday, March 24th, 2022. If the Respondent fails to comply by 7:00am on Friday, March 25th, 2022, there shall be a fine of \$25.00 per day thereafter that shall run addition to any other fines until this violation has 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: repair or removal of all fencing.

3.) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain proper fencing as required in City code sections 82-512 and 82-513; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, March 24th, 2022. If the Respondent fails to comply by 7:00am on Friday, March 25th, 2022, there will be a fine of \$250.00 per day thereafter that shall run addition to any other fines until this violation has 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: repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of a protective pool cover or demolish pool structure.

4.) Pay the cost of prosecution of \$170.00 by Thursday March 24th, 2022.


All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 4th day of Feb 2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Thomas J. Dobbins
Code Enforcement Special Magistrate

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: JOHNSON JOYCE L, 2027 SE 2ND PL, OCALA FL 34471-2536, this 4 day of FEB 2022.


Giovanni Santiago, Secretary
Code Enforcement Special Magistrate


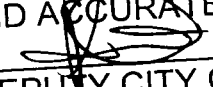
IMPORTANT NOTICE:

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON MARCH 30TH, 2022, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE 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.


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

DEPUTY CITY CLERK



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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

05/27/2025

JOHNSON JOYCE L
2027 SE 2ND PL
OCALA, FL. 34471-2536

Respondent(s) _____ /

Location of Violation: 2724 NE 22ND CT|2456-003-001

Case Number: CE25-0444

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please remove any deteriorated sections of the fencing, repair the deteriorated sections of the fencing, or replace the deteriorated sections of the fencing. Remove any fallen pieces of the fencing from off the property. The fencing must not be leaning and must be able to stand on its own.

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

Please remove all sources of unsightly or unsanitary matter from off the property such as any overgrowth, any scattered junk and/or debris, any pile(s) of junk/debris, the makeshift plywood structure, etc.

Dear property owner, or agent,

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

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

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

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

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

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

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

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0444

**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 07/09/2025 post the Notice of Violation & Public Hearing to the property, located at 2724 NE 22ND CT.
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.

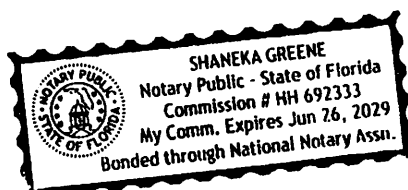
Dated: 07/09/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**CODE
ENFORCEMENT**
352-629-2309
DO NOT REMOVE THIS
SIGN WITH THE CITY OF OCALA
ENFORCEMENT DIVISION



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
301 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

05/27/2025

JOHNSON JOYCE L
2027 SE 2ND PL
OCALA, FL 34471-2536

Respondent(s) _____
Location of Violation: 2724 NE 22ND CT/2456-003-001
Case Number: CE25-0444
Officer Assigned: Stephanie Smith
Required Compliance Date: 07/09/2025
Public Hearing Date & Time: 08/14/2025 17:30
Violation(s) and How to Abate:

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structure, etc.

7/9/25, 2:40 PM
City of Ocala
Code Enforcement Division



7/9/25, 2:40 PM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0444

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 07/09/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

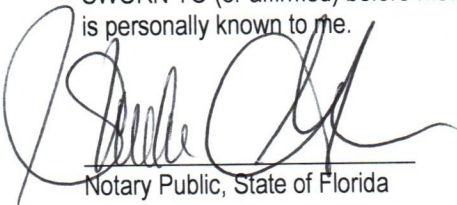
FURTHER, AFFIANT SAYETH NAUGHT.

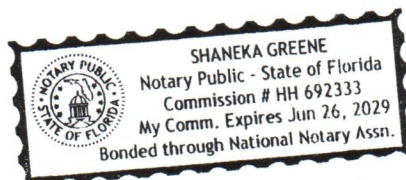
Dated: 07/09/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/13/25, 2:48 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:52 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:52 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:46 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:48 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:48 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:48 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:44 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:44 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:45 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:45 PM
City of Ocala
Code Enforcement Division



8/13/25, 2:45 PM
City of Ocala
Code Enforcement Division



5/22/25, 10:11 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:11 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:11 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:11 AM
City of Ocala
Code Enforcement Division



APARTMENT
FOR RENT
2/1 DUPLEX
FOR INFO CALL 352-620-0000
352-620-0000

5/22/25, 10:06 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:07 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:07 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:08 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:08 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:05 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:05 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:06 AM
City of Ocala
Code Enforcement Division



5/22/25, 10:06 AM
City of Ocala
Code Enforcement Division



5/22/25, 8:35 AM
City of Ocala
Code Enforcement Division