



Case Details - No Attachments

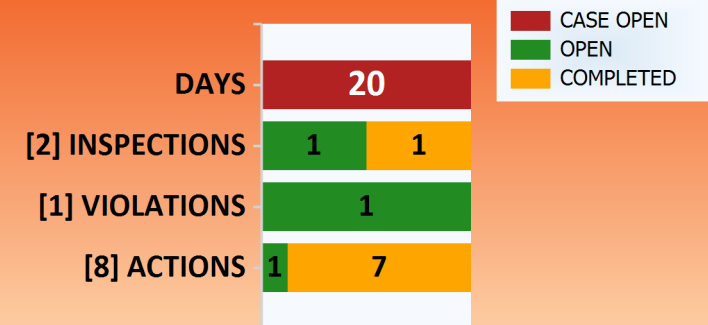
City of Ocala

Case Number

CE25-0656

Description: Overgrowth- REPEAT VIOLATOR			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/9/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/29/2025
Site Address: 1206 NE 42ND AVE OCALA, FL 34470			
Site APN: 2720-001-032		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/11/2025	7/11/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/11/2025	7/11/2025	NOVPH MAILED 91 7199 9991 7039 7682 8486 ATWATER DONNA GAIL 34 POTTERY TERR TRL FLAT ROCK, NC. 28731-8614
COMPLAINT RECEIVED	JENNIPHER L BULLER	7/9/2025	7/9/2025	Citizen compliant received concerning overgrowth. Repeat violator see case 2024_10865. Also case CE24-0071 concerning residence (daily fines running).
CONTACT	STEPHEN KNIGHT	7/10/2025	7/10/2025	I started a new case on this property. This property is a repeat violator. Previous cases are CE24-0071, 2024_10865.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS



Case Details - No Attachments

City of Ocala

Case Number

CE25-0656

OFFICER POSTING	STEPHEN KNIGHT	7/15/2025	7/15/2025	NOVPH READY FOR POSTING Posted NOVPH
PREPARE NOTICE	SHANEKA GREENE	7/11/2025	7/11/2025	This is an immediate NOVPH for a repeat offender. July hearing. ATWATER DONNA GAIL 34 POTTERY TERR TRL FLAT ROCK, NC 28731
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 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 July 10th, 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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$190.11 by August 21st, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	JOSTEN, WILLIAM & CAROL ANN	4211 NE 12TH ST OCALA, FL 34470-1011			
OWNER	ATWATER DONNA GAIL	34 POTTERY TERR TRL FLAT ROCK, NC 28731-8614			

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	\$14.36	\$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	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$190.11	\$0.00						
TOTALS:			\$190.11	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	SKN	7/29/2025				
INITIAL	SKN	7/10/2025	7/10/2025	NON COMPLIANT		See notes in chronology. I arrived at the location and observed the property to be overgrown with weeds and grass. Property needs to be cut and cleaned. Repeat violator. View attachments including the Affidavit of Non-compliance from the previous two case. 2024_10865 and ce24-0071.

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	7/10/2025			Repeat violator	Property is overgrown with weeds and grass. Property needs to be cut and cleaned. Repeat Violator.

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

THE CITY OF OCALA

CASE NO: CE25-0656

Petitioner,

VS.

ATWATER, DONNA GAIL

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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	2	\$25.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:			\$14.36	2	\$14.36

Total Costs: \$190.11

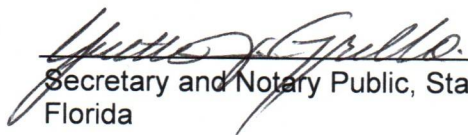
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

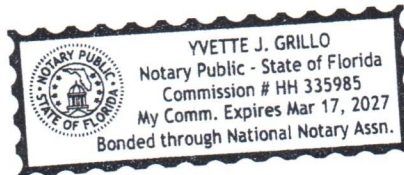
**STATE OF FLORIDA
COUNTY OF MARION**



STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by
STEPHEN KNIGHT 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

2720-001-032

[GOOGLE Street View](#)

Prime Key: 636088

[MAP IT+](#)

Current as of 7/10/2025

[Property Information](#)

ATWATER DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK NC 28731-8614

[Taxes / Assessments:](#)
Map ID: 212
[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .46

Situs: 1206 NE 42ND AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$40,000		
Buildings	\$194,260		
Miscellaneous	\$1,687		
Total Just Value	\$235,947	Impact	
Total Assessed Value	\$78,500	Ex Codes: 01 38	(\$157,447)
Exemptions	(\$50,000)		
Total Taxable	\$28,500		
School Taxable	\$53,500		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$40,000	\$194,260	\$1,687	\$235,947	\$78,500	\$50,000	\$28,500
2023	\$35,000	\$182,345	\$1,748	\$219,093	\$76,214	\$50,000	\$26,214
2022	\$28,000	\$164,270	\$1,789	\$194,059	\$159,496	\$50,000	\$109,496

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2886/0976	11/2000	74 PROBATE	0	U	I	\$100
2855/1937	09/2000	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
2562/1054	09/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$72,500
2299/0061	10/1996	02 DEED NC	0	U	I	\$100
0902/0114	07/1978	07 WARRANTY	0	Q	I	\$42,700

[Property Description](#)

SEC 11 TWP 15 RGE 22
PLAT BOOK F PAGE 080
SILVER SPRINGS FOREST
BLK A LOT 32

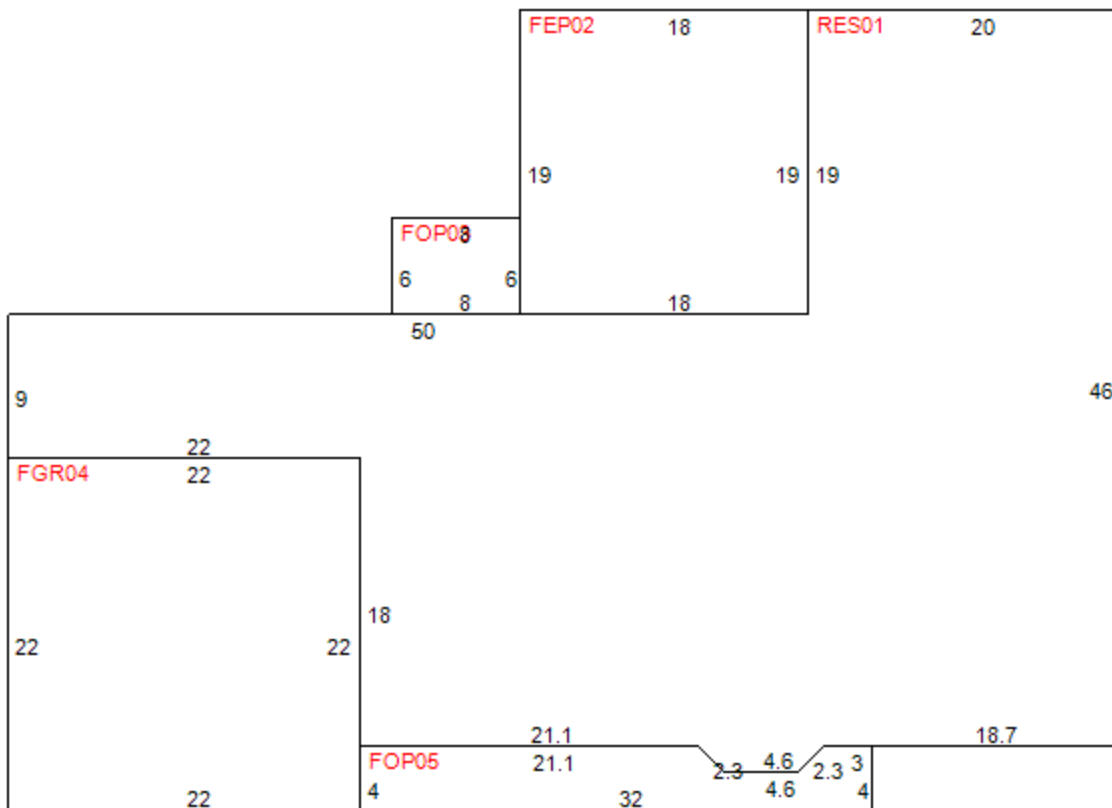
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		100.0	200.0	R1	1.00	LT							
Neighborhood 5753 - SILVER SPRINGS FOREST													
Mkt: 8 70													

Traverse

Building 1 of 1

RES01=L20D19L50D09R22D18R21,1A135|2,3R4,6A45|2,3R18,7U46.L19,7
FEP02=L18D19R18U19.D19L18
FOP03=L8U6R8D6.L10D9
FGR04=L22D22R22U22.D18R0,1
FOP05=R21,1A135|2,3R4,6A45|2,3R3D4L32U4.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	2

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade	500 - FAIR	Architecture 0 - STANDARD SFR						
Inspected on	6/12/2025 by 197	Base Perimeter 233						
TypeID	Exterior Walls	Stories	Year Built	Finished	Attic Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0132	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	1,876	1,876
FEP 0234	- WD FRAME-STUCO	1.00	1974	N	0 %	0 %	342	342
FOP 0301	- NO EXTERIOR	1.00	1974	N	0 %	0 %	48	48
FGR 0432	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	484	484
FOP 0501	- NO EXTERIOR	1.00	1974	N	0 %	0 %	118	118
Section: 1								
Roof Style: 10 GABLE		Floor Finish: 20 SHEET VINYL		Bedrooms: 3		Blt-In Kitchen: Y		
Roof Cover: 08 FBRGLASS SHNGL		Wall Finish: 16 DRYWALL-PAINT		4 Fixture Baths: 0		Dishwasher: Y		
Heat Meth 1: 22 DUCTED FHA		Heat Fuel 1: 10 ELECTRIC		3 Fixture Baths: 2		Garbage Disposal: Y		
Heat Meth 2: 00		Heat Fuel 2: 00		2 Fixture Baths: 1		Garbage Compactor: N		
Foundation: 7 BLK PERIMETER		Fireplaces: 0		Extra Fixtures: 2		Intercom: N		
A/C: Y						Vacuum: N		
Miscellaneous Improvements								
Type		Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT		780.00	SF	5	1974	1	65.0	12.0
159 PAV CONCRETE		75.00	SF	20	1974	3	0.0	0.0
ADU UTILITY-ALUM		200.00	SF	40	1998	1	20.0	10.0
114 FENCE BOARD		112.00	LF	10	2008	4	0.0	0.0
Appraiser Notes								
Planning and Building								
** Permit Search **								
Permit Number		Date Issued		Date Completed		Description		

RECORD & RETURN TO:
PREPARED BY: Renee F. Ware, CLC, An Employee of
Ocala Land Title Insurance Agency, LTD.
112 NE Sanchez Avenue
Ocala, Florida 34470 FILE NO: OL9809023

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT
FILE: 98094319
10/21/98 14:30
OR BOOK/PAGE: 2562/1054
MARION COUNTY

Deed Doc Stamps 507.50 PAID

10/21/98 MARION COUNTY -

[Signature]

This Warranty Deed

Made this 24th day of **September** A.D. 19 **98**
by **Melvin C. Gleim and Dorothy L. Gleim, husband and wife**

hereinafter called the grantor, to
Joanne C. Atwater

whose post office address is: 1206 NE 42 Ave.
Ocala FL 34470

hereinafter called the grantee: **Grantees' SSN:**
(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 \$ **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 32, Block A, SILVER SPRINGS FOREST, as per plat thereof, recorded in Plat Book F, Page 80, Public Records of Marion County, Florida.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. Parcel Identification Number: 2720-001-032

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, 19 **97**

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:

2a) *[Signature]*
Witness Name: 3a) CAROL BUTLIN

1) *[Signature]* **LS**
Name & Address: **Melvin C. Gleim**

2b) *[Signature]*
Witness Name: 3b) DENNIS GLEIM

[Signature] **LS**
Name & Address: **Dorothy L. Gleim**

State of Alabama
County of Baldwin

The foregoing instrument was acknowledged before me this 24th day of **September**, 19 **98**, by **Melvin C. Gleim and Dorothy L. Gleim, husband and wife**

who is personally known to me or who has produced Florida Drivers License as identification.

[Signature]
Print Name: Sunnielaine South
Notary Public
My Commission Expires: 9 My Commission Expires
December 31, 2000

CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before CAROL BUTLIN is personally known to me as DOROTHY L. GLEIM and is the person named in the document requiring notarization; that I believe it would be difficult or impossible for this person to obtain another form of acceptable identification; and that I do not have a financial interest in and am not a party to the underlying transaction.

9.25.98
Date

Carol Butlin
Print Name: CAROL BUTLIN
Address: 3362 WINTERWOOD COURT
MARIETTA, GEORGIA 30062

State of ALABAMA
County of BALDWIN

Sworn to and subscribed before me this 25 day of September, 1998, by CAROL BUTLIN who is personally known to me.

(SEAL)

Patricia Oliver
Notary Name
My Commission Expires:
My Commission Expires 2/8/2000

CREDIBLE WITNESS AFFIDAVIT

Under the penalties of perjury, I declare that the person appearing before M. DENNIS GLEIM is personally known to me as DOROTHY L. GLEIM, and is the person named in the document requiring notarization; that I believe it would be difficult or impossible for this person to obtain another form of acceptable identification; and that I do not have a financial interest in and am not a party to the underlying transaction.

9/25/98
Date

M. DENNIS GLEIM M. Dennis Gleim
Print Name:
Address: 600 West Rose Ave
Foley, AL 36535

State of ALABAMA
County of BALDWIN

Sworn to and subscribed before me this 25th day of September, 1998, by M. DENNIS GLEIM, who is personally known to me.

(SEAL)

Patricia Oliver
Notary Name
My Commission Expires:

My Commission Expires 2/8/2000

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

THE CITY OF OCALA

CASE NO: 2024_10865

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 07/03/2024 01:15:37 PM

FILE #: 2024087388 OR BK 8364 PGS 1389-1391

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

VS.

**ATWATER DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK NC 28731-8614**

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on June 26, 2024, 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), **ATWATER DONNA GAIL**, owner(s) in charge of the property described as: **2720-001-032 | 1206 NE 42ND AVE OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between April 23, 2024 and June 26, 2024 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, Section 34-122 - Abandoned or derelict vehicles.

11. CONCLUSION OF LAW:

A. The Respondent(s), **ATWATER DONNA GAIL**, by reason of the foregoing is 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, Section 34-122 - Abandoned or derelict vehicles, 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): 34-95 and 34-122 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, July 18th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, July 19th, 2024, 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, 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.

(c) 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, July 18th, 2024 or

(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, July 18th, 2024 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 7:00am on Friday, July 19th, 2024, 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.

3.) Pay the cost of prosecution of \$182.73 by July 18th, 2024.

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 28th day of June 2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Thomas J. Dobbins, Chair
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: **ATWATER DONNA GAIL, 34 POTTERY TERR TRL, FLAT ROCK NC 28731-8614**, this 28th day of June 2024.


Shaneka Greene, Code Enforcement Specialist
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, **JULY 31, 2024 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 INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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



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

07/14/2025

ATWATER DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK, NC. 28731-8614

Respondent(s) _____ /

Location of Violation: 1206 NE 42ND AVE|2720-001-032

Case Number: CE25-0656

Officer Assigned: Stephen Knight

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

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

Property is overgrown with weeds and grass. Property needs to be cut and cleaned

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:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0656

**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 07/14/2025 post the Notice of Violation & Public Hearing to the property, located at 1206 NE 42ND 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.

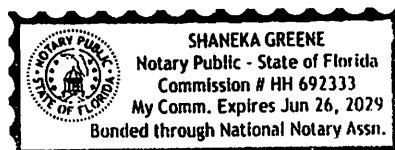
Dated: 07/14/2025

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/14/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida





City of Ocala
Code Enforcement Division
7/15/2025 10:16 AM



ENT
309
E THIS
PROVAL
CODE



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

07/14/2025

ATWATER DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK, NC. 28731-8514

Respondent(s) _____

Location of Violation: 1205 NE 43RD AVE (2720-001-032)

Case Number: CE25-0636

Officer Assigned: Stephen Knight

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Property is overgrown with weeds and grass. Property needs to be cut and cleared.

City of Ocala
Code Enforcement Division
7/15/2025 10:16 AM



City of Ocala
Code Enforcement Division
7/10/2025 11:33 AM



City of Ocala
Code Enforcement Division
7/10/2025 11:33 AM