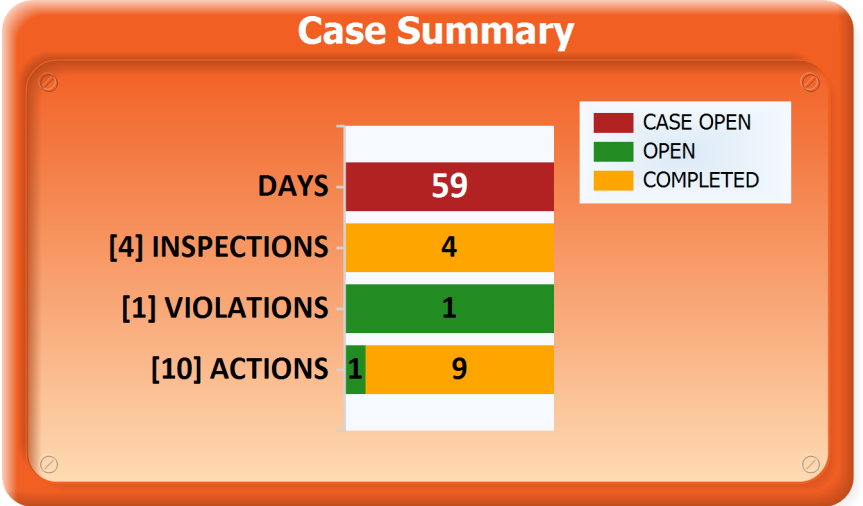


|                                                |         |                         |                   |
|------------------------------------------------|---------|-------------------------|-------------------|
| Description: Overgrowth- REPEAT VIOLATOR       |         |                         | Status: HEARING   |
| Type: GENERAL VIOLATION                        |         | Subtype: OVERGROWTH     |                   |
| Opened: 6/16/2025                              | Closed: | Last Action: 8/14/2025  | Flw Up: 8/13/2025 |
| Site Address: 2511 NE 20TH AVE OCALA, FL 34470 |         |                         |                   |
| Site APN: 24547-000-00                         |         | Officer: STEPHANI SMITH |                   |
| Details:                                       |         |                         |                   |



ADDITIONAL SITES

LINKED CASES

| CHRONOLOGY      |                 |             |                 |                                                                                                     |
|-----------------|-----------------|-------------|-----------------|-----------------------------------------------------------------------------------------------------|
| CHRONOLOGY TYPE | STAFF NAME      | ACTION DATE | COMPLETION DATE | NOTES                                                                                               |
| ADMIN POSTING   | SHANEKA GREENE  | 6/23/2025   | 6/23/2025       | NOVPH                                                                                               |
| ADMIN POSTING   | YVETTE J GRILLO | 7/9/2025    | 7/9/2025        | UPDATED NOVPH                                                                                       |
| CERTIFIED MAIL  | SHANEKA GREENE  | 6/23/2025   | 6/23/2025       | NOVPH MAILED<br>91 7199 9991 7039 7931 3880<br>LAU CAROL EST<br>2511 NE 20TH AVE<br>OCALA FL 34470  |
| CERTIFIED MAIL  | YVETTE J GRILLO | 7/9/2025    | 7/9/2025        | UPDATED NOVPH<br>91 7199 9991 7039 7680 7184<br>LAU CAROL EST<br>2511 NE 20TH AVE<br>OCALA FL 34470 |

|                    |                    |           |           |                                                                                                                                |
|--------------------|--------------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------------|
| COMPLAINT RECEIVED | JENNIPHER L BULLER | 6/16/2025 | 6/16/2025 | KRISTINA MCINTYRE 772-293-1567 reported overgrowth upon a vacant property next door to a location she owns (2519 NE 20th Ave). |
| HEARING CODE BOARD | YVETTE J GRILLO    | 8/14/2025 |           | NEW BUSINESS                                                                                                                   |
| OFFICER POSTING    | STEPHANI SMITH     | 6/24/2025 | 6/24/2025 | NOVPH READY FOR POSTING<br>NOVPH POSTED ONTO PROPERTY.                                                                         |
| OFFICER POSTING    | STEPHANI SMITH     | 7/10/2025 | 7/9/2025  | UPDATED NOVPH READY FOR POSTING<br>NOVPH POSTED ONTO THE PROPERTY.                                                             |
| PREPARE NOTICE     | SHANEKA GREENE     | 6/20/2025 | 6/23/2025 | NOVPH X1<br><br>LAU CAROL EST<br>2511 NE 20TH AVE<br>OCALA FL 34470-3853                                                       |



|                      |                    |          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------------|--------------------|----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 8/4/2025 | 8/4/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(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.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$266.29 by September 4th, 2025.</p> |
|----------------------|--------------------|----------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| CONTACTS     |                   |                                              |       |     |       |
|--------------|-------------------|----------------------------------------------|-------|-----|-------|
| NAME TYPE    | NAME              | ADDRESS                                      | PHONE | FAX | EMAIL |
| COMPLAINANT  | MCINTYRE KRISTINA | 2826 EASTERN PKWY WINTER PARK, FL 32789-6602 |       |     |       |
| OWNER        | LAU CAROL EST     | 2511 NE 20TH AVE OCALA, FL 34470-3853        |       |     |       |
| RESPONDENT 1 | LAU CAROL EST     | 2511 NE 20TH AVE OCALA, FL 34470-3853        |       |     |       |



# Case Details - No Attachments

City of Ocala

Case Number

CE25-0525

## 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 |           |           |         |        |         |         |
| INSPECTION FEE             | 001-359-000-000-06-35960 | 4   | \$50.00  | \$0.00 |           |           |         |        |         |         |
| RECORDING COSTS            | 001-359-000-000-06-35960 | 1   | \$18.75  | \$0.00 |           |           |         |        |         |         |
| Total Paid for CASE FEES:  |                          |     | \$266.29 | \$0.00 |           |           |         |        |         |         |
| TOTALS:                    |                          |     | \$266.29 | \$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.                                                                                                                                                                          |
| CASE WORK          | SMS       | 6/24/2025      | 6/24/2025      | COMPLETED     |         | On 06/24/2025, I have posted the NOVPH directly onto the property. 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**))<br>On 08/13/2025, 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 | 6/17/2025 | 6/17/2025 | NON COMPLIANT | On 06/17/2025, I have responded out to the property in reference to a citizen's complaint received about overgrowth. I have observed that there is overgrowth throughout the property. This property is considered to be a "Repeat Violator" (as per Recorded Order on 03/28/2024/ CN:#2024_10457). View attachments. NOVPH generation assigned to Admin, and a hearing inspection has been scheduled. |
|---------|-----|-----------|-----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| VIOLATIONS                                                                                              |                |               |                |          |                     |                                                              |
|---------------------------------------------------------------------------------------------------------|----------------|---------------|----------------|----------|---------------------|--------------------------------------------------------------|
| VIOLATION TYPE                                                                                          | USER NAME      | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS             | NOTES                                                        |
| SECTION 34-95<br>WEEDS<br>ACCUMULATIONS<br>OF TRASH OR<br>OTHER<br>UNSIGHTLY OR<br>UNSANITARY<br>MATTER | STEPHANI SMITH | 6/17/2025     |                |          | **REPEAT VIOLATOR** | Please cut and clear all overgrowth throughout the property. |

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

**THE CITY OF OCALA**

**CASE NO: CE25-0525**

Petitioner,

VS.

**LAU, CAROL EST**

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:**

|                | <b>Cost</b> | <b># of hour(s)</b> | <b>Total:</b> |
|----------------|-------------|---------------------|---------------|
| Attorney Fees: |             |                     |               |

**2. Inspector(s) Time:**

|               | <b>Cost</b> | <b># @ .5 hour(s)</b> | <b>Total:</b> |
|---------------|-------------|-----------------------|---------------|
| Inspection(s) | \$12.50     | 4                     | \$50.00       |

**3. Clerical & Casework Time:**

|           | <b>Cost</b> | <b># of hour(s)</b> | <b>Total:</b> |
|-----------|-------------|---------------------|---------------|
| Clerical: | \$22.00     | 8                   | \$176.00      |

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

|         | <b>Cost</b> | <b># of page(s)</b> | <b>Addl. page(s)</b> | <b># of addl. page(s)</b> | <b>Total:</b> |
|---------|-------------|---------------------|----------------------|---------------------------|---------------|
| Fee(s): | \$18.75     | 1                   |                      |                           | \$18.75       |

**5. Copies of Related Document(s):**

|           | <b>Cost</b> | <b># of page(s)</b> | <b>Total:</b> |
|-----------|-------------|---------------------|---------------|
| Clerical: |             |                     |               |

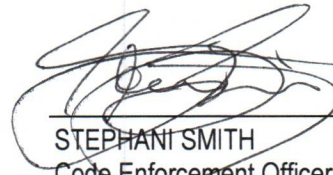
**6. Postage Cost(s):**

|          | <b>Cost</b> | <b># of Regular</b> | <b>Cost</b> | <b># of Certified</b> |         |
|----------|-------------|---------------------|-------------|-----------------------|---------|
| Postage: |             |                     | \$21.54     | 3                     | \$21.54 |

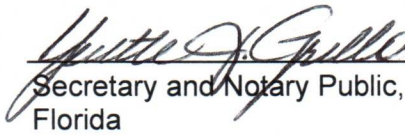
**Total Costs:    \$266.29**

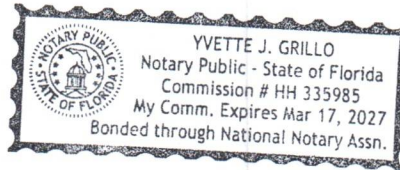
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
8/6/2025

**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





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

**THE CITY OF OCALA**

Petitioner,

VS.

**LAU CAROL EST  
2511 NE 20TH AVE  
OCALA FL 34470-3853**

**CASE NO: 2024\_10457**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/28/2024 01:36:14 PM

FILE #: 2024038420 OR BK 8283 PGS 1638-1639

REC FEES: \$18.50 INDEX FEES: \$0.00

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

\_\_\_\_\_  
Respondents /

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Code Enforcement Special Magistrate on February 28, 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), **LAU CAROL EST**, owner(s) in charge of the property described as: **24547-000-00 | 2511 NE 20TH AVE, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

**B.** That on and between January 23, 2024 and February 28, 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.

**II. CONCLUSION OF LAW:**

**A.** The Respondent(s), **LAU CAROL EST**, 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, 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 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to:

1.) (a) Pay a fine of \$250.00 per day beginning the day the repeat violation of 34-95 was discovered to exist, being January 23rd, 2024, 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, and unsightly or unsanitary items by 4:00pm on Thursday, March 21st, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, March 22nd, 2024, there shall be an additional fine of \$250.00 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, 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 \$169.68 by March 21st, 2024.

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 28<sup>th</sup> day of February 2024

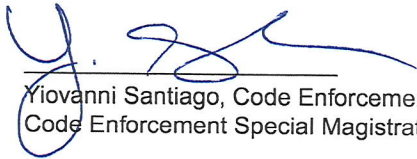
CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA



Thomas J. Dobbins  
Code Enforcement Special Magistrate

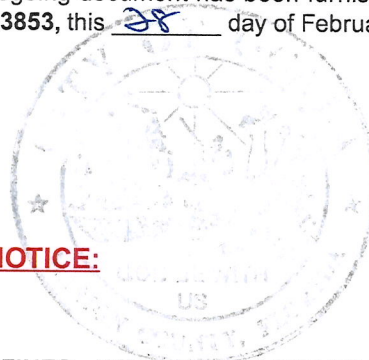
### CERTIFICATE OF SERVICE

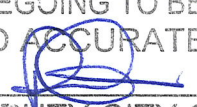
I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: LAU CAROL EST, 2511 NE 20TH AVE, OCALA FL 34470-3853, this 28 day of February 2024.



Yiovanni Santiago, Code Enforcement Specialist  
Code Enforcement Special Magistrate

### IMPORTANT NOTICE:



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

**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 27, 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.**



## *City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

### NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

06/23/2025

LAU, CAROL EST  
2511 NE 20TH AVE  
OCALA, FL. 34470

Respondent(s)                     /                    

**Location of Violation:** 2511 NE 20TH AVE|24547-000-00

**Case Number:** CE25-0525

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

Please cut and clear all overgrowth throughout the property.



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 – 2<sup>nd</sup> 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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0525**

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

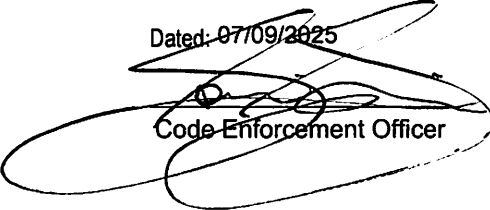
**STATE OF FLORIDA  
COUNTY OF MARION**

**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 2511 NE 20TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

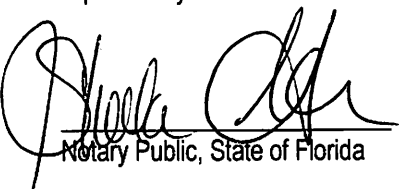
**FURTHER, AFFIANT SAYETH NAUGHT.**

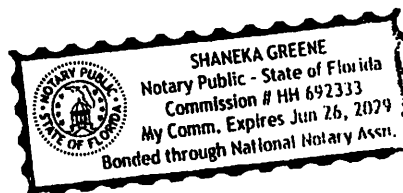
Dated: 07/09/2025

  
Code Enforcement Officer

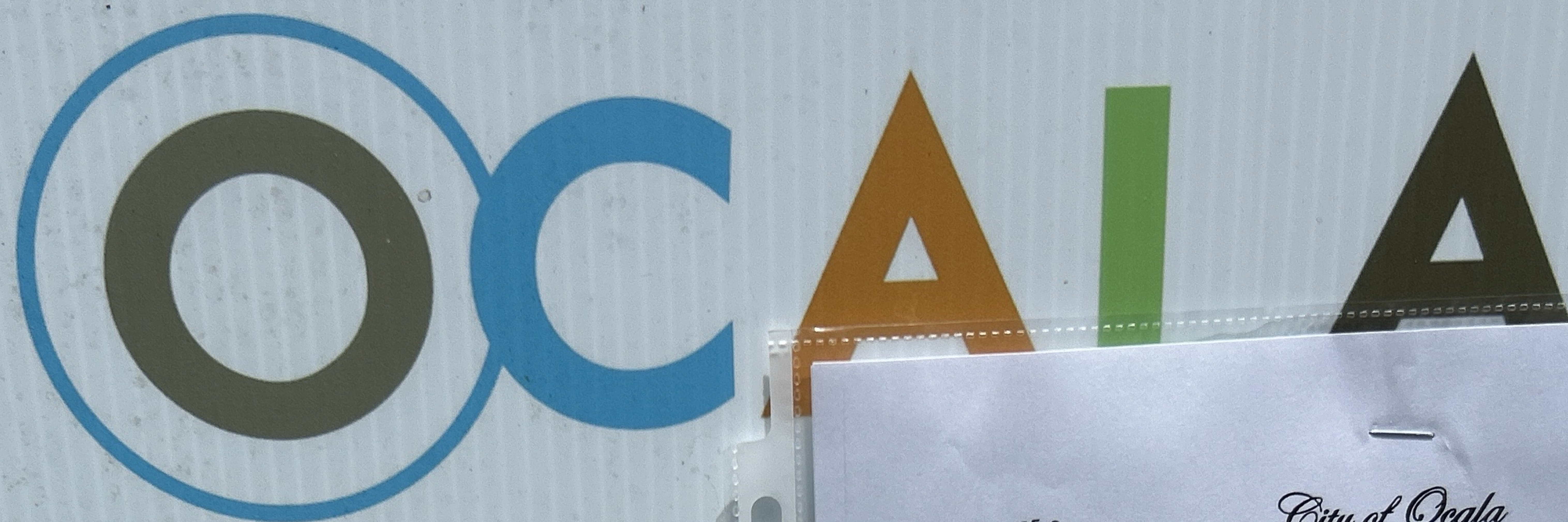
**STATE OF FLORIDA  
MARION COUNTY**

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

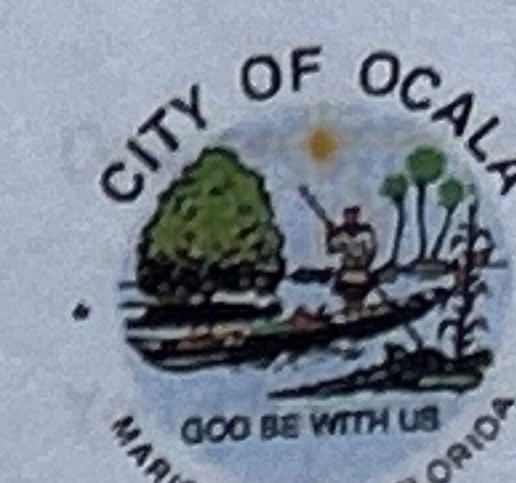






**CODE  
ENFORCEMENT  
352-629-8309**

**DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**



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

**NOTICE OF VIOLATION AND PUBLIC HEARING**

REPEAT VIOLATOR

06/23/2025

LAU, CAROL EST  
2511 NE 20TH AVE  
OCALA, FL 34470

Respondent(s) \_\_\_\_\_

Location of Violation: 2511 NE 20TH AVE(24547-000-00)

Case Number: CE25-0525

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 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
Please cut and clear all overgrowth throughout the property.

Office DEPOT

7/9/25, 2:32 PM  
City of Ocala  
Code Enforcement Division





7/9/25, 2:32 PM  
City of Ocala  
Code Enforcement Division



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

CASE NO: CE25-0525

**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.

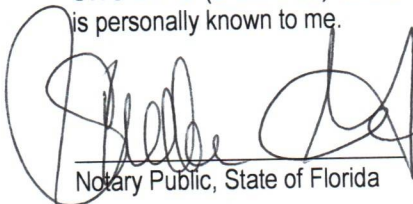
**FURTHER, AFFIANT SAYETH NAUGHT.**

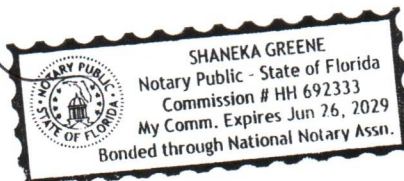
Dated: 07/09/2025

  
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, 2:40 PM  
City of Ocala  
Code Enforcement Division





8/13/25, 2:41 PM  
City of Ocala  
Code Enforcement Division





8/13/25, 2:41 PM  
City of Ocala  
Code Enforcement Division





6/17/25, 9:58 AM  
City of Ocala  
Code Enforcement Division





6/17/25, 9:58 AM  
City of Ocala  
Code Enforcement Division





6/17/25, 9:59 AM  
City of Ocala  
Code Enforcement Division