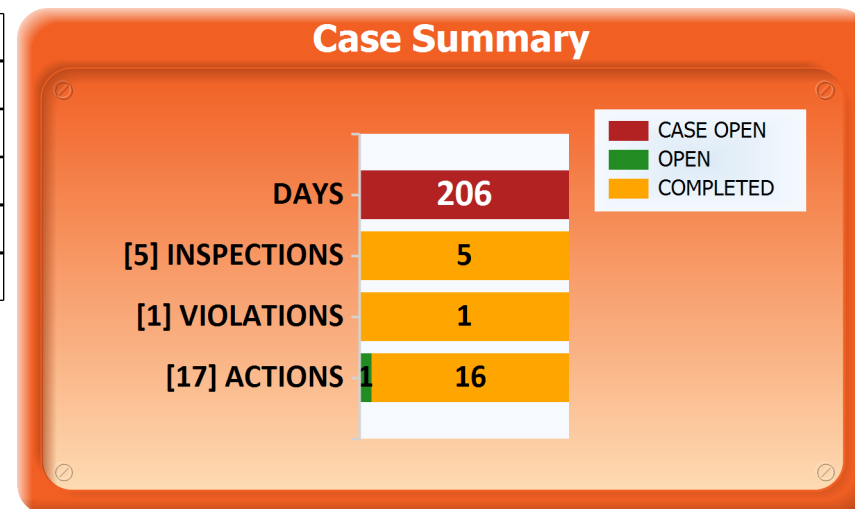


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0738

Description:			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/21/2025	Closed:	Last Action: 2/12/2026	Flw Up: 1/14/2026
Site Address: 1224 NE 10TH AVE OCALA, FL 34470			
Site APN: 2614-003-006		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MARYANN CULLEY	1007 NE 13TH ST OCALA, FL	(352)867-9912		
OWNER	STEWART MICHAEL ANDERSON EST	1224 NE 10TH AVE OCALA, FL 34470-5440			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$228.71	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$223.50	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$223.50	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	73	\$18,250.00	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	103	\$51,500.00	\$0.00						
Total Paid for DAILY FINES:			\$69,750.00	\$0.00						
TOTALS:			\$70,302.21	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	7/22/2025	1/14/2026		**REPEAT VIOLATOR**	The property is overgrown with weeds and grass. The property needs to be cut and cleared.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	7/22/2025	7/22/2025	NON COMPLIANT		<p>COMP ADVISED PROPERTY IS OVERGROWN/THIS WOULD BE A REPEAT VIOLATOR</p> <p>I responded to the location and observed the property to be overgrown with weeds and grass. The location is a vacant piece of property. I have attached several pictures, and I will schedule a follow up. This is a repeat violator, and I placed the case number in the repeat violator box.</p>
FOLLOW UP	SKN	8/21/2025	8/21/2025	NON COMPLIANT		i followed up and observed the property to remain in violation. The property is still overgrown with vegetation. View attachment. A hearing inspection is scheduled and an NOVPH will be sent.
HEARING INSPECTION	SKN	9/9/2025	9/9/2025	NON COMPLIANT		<p>I completed my hearing inspection and found the property to still be overgrown with vegetation. View attachments.</p>
COMPLIANCE	SKN	10/3/2025	10/3/2025	NON COMPLIANT		<p>MASSEY INSPECTION</p> <p>I completed my inspection and found the property in a similar condition to the initial inspection. The property is still overgrown with vegetation. View attachments.</p>
COMPLIANCE	JLB	1/14/2026	1/14/2026	NON COMPLIANT		<p>CUT AND CLEAN</p> <p>I conducted a compliance inspection after assigned city vendor cut and cleaned the property. I observed the property had been brought into (involuntary) compliance. Photo attached. Fines and fees remain unpaid.</p>

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	7/21/2025	7/21/2025	
REGULAR MAIL	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO MAILED

PREPARE NOTICE	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL 34470-5440
ADMIN POSTING	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH MAILED 9489 0090 0027 6697 0038 63 STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL. 34470-5440
PREPARE NOTICE	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH for the September Board hearing CLTO STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL 34470-5440
OFFICER POSTING	STEPHEN KNIGHT	8/26/2025	8/26/2025	NOVPH READY FOR POSTING NOVPH has been posted.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0738

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	<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 July 22nd, 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, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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 \$171.47 by October 2nd, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025	9/11/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	FOF 91 7199 9991 7039 7682 0671 STEWART, MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL 34470
OFFICER POSTING	STEPHEN KNIGHT	9/12/2025	9/12/2025	FOF READY TO POST FOF has been posted. View attachments



Case Details - No Attachments

City of Ocala

Case Number

CE25-0738

MASSEY	YVETTE J GRILLO	10/9/2025	10/13/2025	
CLEAN-UP	SHANEKA GREENE	1/5/2026	1/5/2026	REQUEST SENT FOR CUT AND CLEAN SENT TO PURE CUTS
ADMIN POSTING	SHANEKA GREENE	1/29/2026	1/29/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	1/29/2026	1/29/2026	NOTICE NON-COMP HEARING 9489 0090 0027 6697 0494 72 STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA FL 34470
OFFICER POSTING	JENNIPHER L BULLER	1/30/2026	1/30/2026	NOTICE NON-COMP HEARING READY FOR POSTING Notice posted upon the property.
MASSEY	YVETTE J GRILLO	2/12/2026		MASSEY FOR LIEN PROPERTY VALUE \$42,338.00 HARD COSTS \$552.21 FINES \$69,750.00 (\$6,975.00 REDUCED 10%) TOTAL LIEN \$7,527.21

PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail
Ocala, FL 34480
(352) 678-8531 / service@pure-cuts.com
www.pure-cuts.com



To:

City of Ocala Code Enforcement Department

201 se 3rd St. 2nd floor

Ocala, FL 34471

Invoice # 9638

Invoice Date: 1/12/2026

Date of Completion: 1/12/2026

Total Amount Due \$ 223.50

Location: 1224 NE 10th Ave

Case Number CE25-0738

Description	Acreage / Weight	Amount
LOT CLEARING	17.00	\$ 195.00
DUMP	60 LB	\$ 28.50
TOTAL		\$ 223.50

CASE # CE25-0738

Vendor # 78609

Contract # 250349

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

OK TO PAY
[Signature]

5045390

MARION COUNTY BOCC

8601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5045390

Date: 1/12/2026

Time: 15:32:59 - 15:41:30

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Gross: 8860 lb In Scale 1

Tare: 8800 lb Out Scale 2

Net: 60 lb

Tons: 0.03

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.03 Ton

Rate: \$65.00 Min

Amount: \$ 10.00

Total Taxes: \$ 0.00

Total Amount: \$ 10.00

Other: xxxx- - Approved: 000240868:

Change: 0.00

Weighmaster: AR

Driver:

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

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

CASE NO: CE25-0738

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/30/2026 post the Notice of Non-Compliance Hearing to the property, located at 1224 NE 10TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

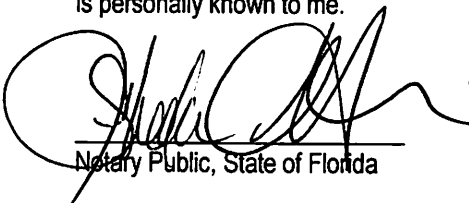
FURTHER, AFFIANT SAYETH NAUGHT.

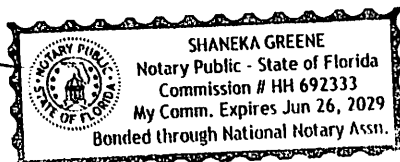
Dated: 01/30/2026

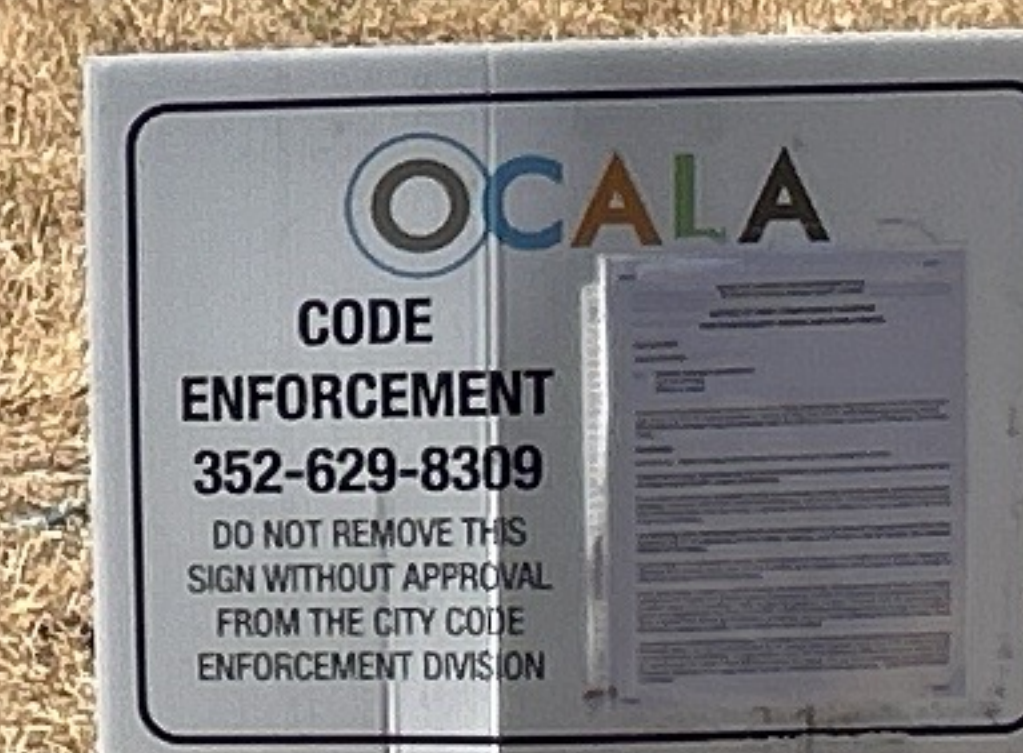
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
1/30/2026 12:44 PM



MENT
-8309
MOVE THIS
T APPROVAL
CITY CODE
MENT DIVISION

Office DEPOTO

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA
IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR A MEETING, PLEASE CALL 48 HOURS
IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT
BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

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

Date: 1/29/2026

Case No: CE25-0738

To: STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL. 34470

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, 1224 NE 10TH AVE, Ocala, Florida, 2614-003-006 Legal Description SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK C LOT 6, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 2/12/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. PLEASE NOTE: YOU MUST APPEAR AT THE HEARING ACCORDINGLY.

City of Ocala
Code Enforcement Division
1/30/2026 12:43 PM



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

AFF Hon Comp-0738

Vs.

STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL 34470

Respondents

JACKSONVILLE RPDC 320

16 JAN 2026 PM 1 11

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 JAN 15 2026

NIXIE 326 CE 1 7201/23/26

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

REC-34471237209 41539-4325-18-34

34470-544024
VAC

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

CASE NO: CE25-0738

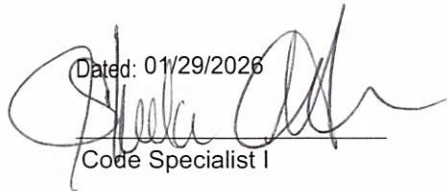
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 01/29/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

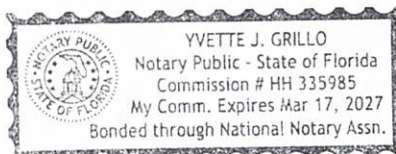
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 01/29/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/29/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

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

Date: 1/29/2026

Case No: CE25-0738

**TO: STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL. 34470**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1224 NE 10TH AVE**, Ocala, Florida, **2614-003-006** Legal Description **SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST BLK C LOT 6**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **2/12/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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

Signed this 29th day of January 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board



City of Ocala
Code Enforcement Division
1/14/2026 10:32 AM

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0738

vs.

STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL 34470
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/18/2025 01:14:10 PM
FILE #: 2025125386 OR BK 8715 PGS 1592-1593
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; September 10th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **STEWART, MICHAEL ANDERSON EST, 1224 NE 10TH AVE, OCALA, FL 34470**, owner(s) in charge of the property described as: **1224 NE 10TH AVE | 2614-003-006, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 22nd, 2025, and September 9th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **STEWART, MICHAEL ANDERSON EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

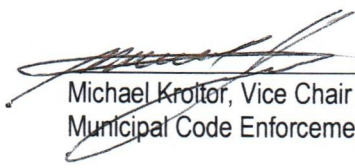
III. ORDER:

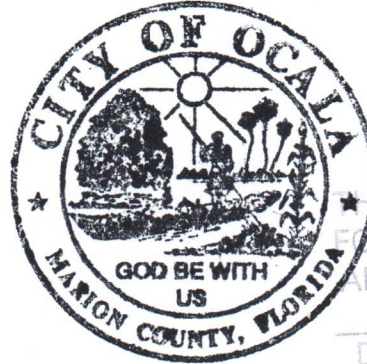
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 22nd, 2025, and continuing every day thereafter until all violations 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, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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 \$171.47 by October 2nd, 2025

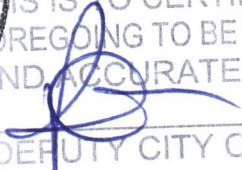
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 10th day of September 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

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: STEWART, MICHAEL ANDERSON EST, 1224 NE 10TH AVE, OCALA, FL 34470, this 10th day of September 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON OCTOBER 9TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE 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
Code Enforcement Division
7/22/2025 1:06 PM