

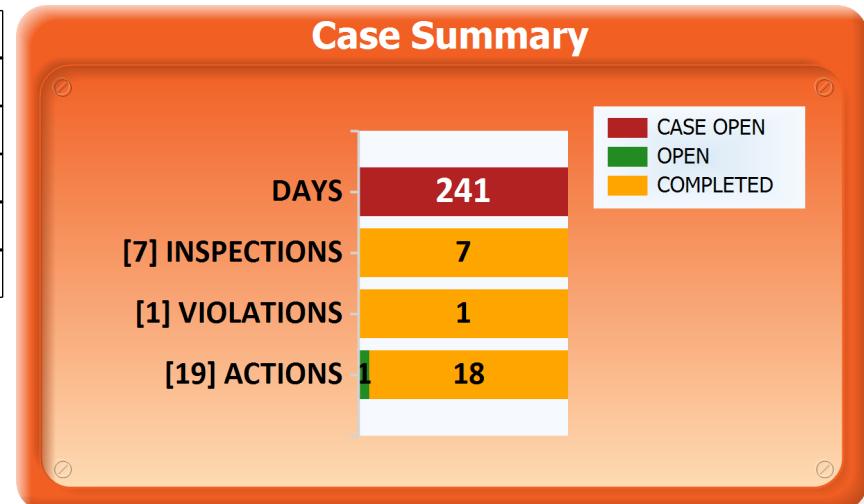


# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0525**

Description: Overgrowth- REPEAT VIOLATOR		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 6/16/2025	Closed:	Last Action: 2/12/2026	Flw Up: 1/14/2026
Site Address: 2511 NE 20TH AVE OCALA, FL 34470			
Site APN: 24547-000-00		Officer: STEPHANI SMITH	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## 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			

## 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						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0525**

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						
<b>Total Paid for CASE FEES:</b> <b>\$266.29</b> <b>\$0.00</b>										
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
<b>Total Paid for CITY ABATES:</b> <b>\$100.00</b> <b>\$0.00</b>										
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$1,734.00	\$0.00						
<b>Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:</b> <b>\$1,734.00</b> <b>\$0.00</b>										
\$250 FINE PER DAY	001-359-000-000-06-35960	80	\$20,000.00	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	131	\$65,500.00	\$0.00						
<b>Total Paid for DAILY FINES:</b> <b>\$85,500.00</b> <b>\$0.00</b>										
<b>TOTALS:</b> <b>\$87,600.29</b> <b>\$0.00</b>										
<b>VIOLATIONS</b>										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSHIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/17/2025	1/14/2026		**REPEAT VIOLATOR**			Please cut and clear all overgrowth throughout the property.		

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0525**

INITIAL	SMS	6/17/2025	6/17/2025	NON COMPLIANT		<p>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.</p>
CASE WORK	SMS	6/24/2025	6/24/2025	COMPLETED		<p>On 06/24/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.</p>
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		<p>On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments.</p>
HEARING INSPECTION	SMS	8/13/2025	8/13/2025	NON COMPLIANT		<p>((**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 a hearing inspection. I have observed that overgrowth still remains at the property. View attachments.</p>
COMPLIANCE	JGB	9/5/2025	9/5/2025	NON COMPLIANT		<p><b>MASSEY INSPECTION</b> Verified the vacant lot is still overgrown. AFF OF NON COMP WAS CREATED. Prosecution cost have not been paid.</p>
COMPLIANCE	JLB	1/12/2026	1/12/2026	NON COMPLIANT		<p><b>CUT AND CLEAN</b> I conducted a compliance inspection after an invoice was submitted by the assigned city vendor (Pure Cuts) to cut and clean the property. I observed the property had not been cut and cleaned. Photo attached. Email sent to vendor (see attached).</p>
COMPLIANCE	JLB	1/14/2026	1/14/2026	NON COMPLIANT		<p><b>CUT AND CLEAN</b></p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0525**

COMPLIANCE	JLB	1/14/2026	1/14/2026	NON COMPLIANT		I conducted a compliance inspection after city vendor cut and cleaned the property. I observed the property had been brought into compliance (involuntarily). Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.
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## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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).
PREPARE NOTICE	SHANEKA GREENE	6/20/2025	6/23/2025	NOVPH X1  LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470-3853
ADMIN POSTING	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH MAILED 91 7199 9991 7039 7931 3880 LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470
OFFICER POSTING	STEPHANI SMITH	6/24/2025	6/24/2025	NOVPH READY FOR POSTING  NOVPH POSTED ONTO PROPERTY.
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 7184 LAU CAROL EST 2511 NE 20TH AVE OCALA FL 34470
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0525**

OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	NOVPH POSTED ONTO THE PROPERTY.
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>
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025	8/18/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF
CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	<p>FOF  91 7199 9991 7039 7682 0992  LAU, CAROL EST  2511 NE 20TH AVE  OCALA, FL 34470</p>



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0525**

OFFICER POSTING	STEPHANI SMITH	8/19/2025	8/19/2025	FOF FAO POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
MASSEY	YVETTE J GRILLO	9/10/2025	9/11/2025	
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	NON-COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0494 65 LOU CAROL EST 2511 NE 20TH AVE OCALA FL 34470
OFFICER POSTING	JENNIPHER L BULLER	1/30/2026	1/30/2026	NON-COMP HEARING NOTICE READY FOR POSTING Notice posted upon the property.
MASSEY	YVETTE J GRILLO	2/12/2026		MASSEY FOR LIEN PROPERTY VALUE \$36,045.00 HARD COSTS \$2,100.29 FINES \$85,500.00 (REDUCED 10%=\$8,550.00) TOTAL LIEN \$10,650.29

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 # 9634  
Invoice Date: 1/14/2026  
Date of Completion: 1/14/2026  
Total Amount Due \$ 1,734.00

Location: 2511 NE 20TH AVE  
Case Number CE25-0525

Description	Acreage / Weight	Amount
LOT CLEARING	0.23	\$ 195.00
DUMP	3240 lb	\$ 1,539.00
	<b>TOTAL</b>	<b>\$ 1,734.00</b>

CASE# CE25-0525

Vendor# 7869

Contract 250349

Acct# 103-016-711-524-52-41020

OK TO PAY  
D 1/14/2026

**\*5046230\***

MARION COUNTY ROCK

5611 SE 6th Street  
Ocala, FL 34470  
352-671-8465

Ticket: 5046230

Date: 1/14/2026

Time: 11:54:00 - 12:36:23

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 4/WOOD WASTE PILE

Comment: YW-2 ON SCALE

Gross: 19180 lb In Scale 1

Tare: 15940 lb Out Scale 2

Net: 3240 lb

Tons: 1.62

**Materials & Services**

Origin: 1/COMMERCIAL

Material: 22/YARD WASTE-CHARGEABLE

Quantity: 1.62 Ton

Rate: \$48.00/TON

Amount: \$ 77.76

-----  
Total Taxes: \$ 0.00

Total Amount: \$ 77.76

Other: xxxx- - Approved: 000241635: :

Change: 0.00

Weighmaster: KR

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

CASE NO: CE25-0525

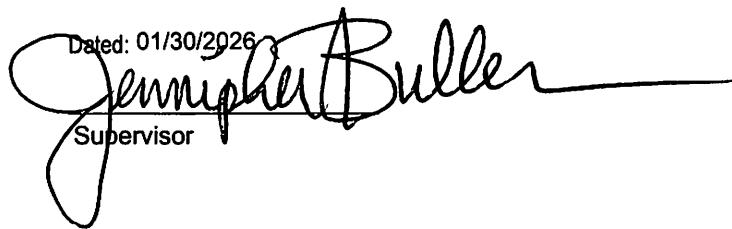
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

STATE OF FLORIDA  
COUNTY OF MARION

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

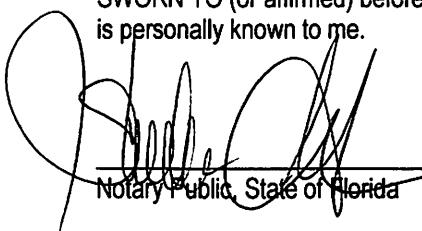
1. I did on 01/30/2026 post the Notice of Non-Compliance Hearing to the property, located at 2511 NE 20TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

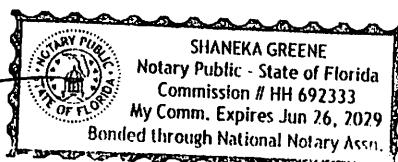
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 01/30/2026  
Jennifer Buller  
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 1:01 PM





EVENT  
3309  
GET THIS  
APPROVAL  
CODE  
VISION

卷之三

# 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: CE25-05

To: LAU, CAROL EST  
2511 NE 20<sup>TH</sup> AVE  
OCALA, FL. 34470

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **2511 NE 20<sup>TH</sup> AVE, Ocala, Florida, 24547-000-00 Legal Description SEC 04 TWP 15 RGE 22 PLAT BOOK A PAGE 006 OCALA PLANTATION COM NE COR LOT 11 S 110 FT FOR POB S 90 FT W 112 FT N 90 FT E TO POB OCALA PLANTATION CASE NUMBER 091-154865-503**, is in violation of the Code of Ordinances, City of Ocala, Florida.

## VIOLATIONS

## SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER INSIGHTLY 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 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.

# City of Ocala Code Enforcement Division



JACKSONVILLE RPDC 320

16 JAN 2026 PM 1 L

US POSTAGE TM PITNEY BOWES  
  
ZIP 34471 **\$ 000.74<sup>0</sup>**  
02 7W  
0008039548 JAN 15 2026

FIRST-CLASS



CITY OF OCALA  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET, 2nd FLOOR  
OCALA, FLORIDA 34471  
*After Han Comp. 0525*

Vs.

LAU, CAROLEST  
2511 NE 20<sup>th</sup> AVE  
OCALA, FL 34470

Respondents /

NIXIE 326 FE 1 0001/24/26

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

34470-38534TF  
34471>2172

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, 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.

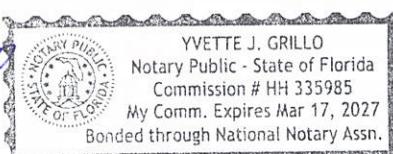
FURTHER, AFFIANT SAYETH NAUGHT.

  
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: CE25-0525

To: LAU, CAROL EST  
2511 NE 20<sup>TH</sup> AVE  
OCALA, FL. 34470

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, 2511 NE 20<sup>TH</sup> AVE, Ocala, Florida, 24547-000-00 Legal Description SEC 04 TWP 15 RGE 22 PLAT BOOK A PAGE 006 OCALA PLANTATION COM NE COR LOT 11 S 110 FT FOR POB S 90 FT W 112 FT N 90 FT E TO POB OCALA PLANTATION CASE NUMBER 091-154865-503, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

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**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 29<sup>th</sup> day of January 2026

*Shaneka Greene*

Shaneka Greene  
Secretary, Municipal Code Enforcement Board



City of Ocala  
Code Enforcement Division  
1/14/2026 4:07 PM

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

THE CITY OF OCALA

Petitioner,

VS.

LAU, CAROL EST  
2511 NE 20<sup>TH</sup> AVE  
OCALA, FL 34470

Respondents

CASE NO: CE25-0525



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 08/22/2025 09:19:03 AM  
FILE #: 2025112606 OR BK 8693 PGS 1078-1079  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 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), LAU, CAROL EST, 2511 NE 20<sup>TH</sup> AVE, OCALA, FL 34470, owner(s) in charge of the property described as: 2511 NE 20<sup>TH</sup> AVE | 24547-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between June 17th, 2025, and August 13th, 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), LAU, CAROL 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 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.  
  
(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 section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$266.29 by September 4th, 2025.

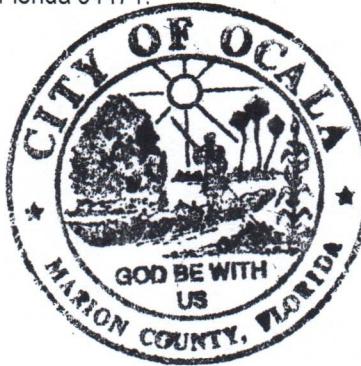
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

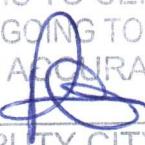
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Gartner, 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: LAU, CAROL EST, 2511 NE 20<sup>TH</sup> AVE, OCALA, FL 34470, this 14 day of August 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 SEPTEMBER 10TH, 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 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.**



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