

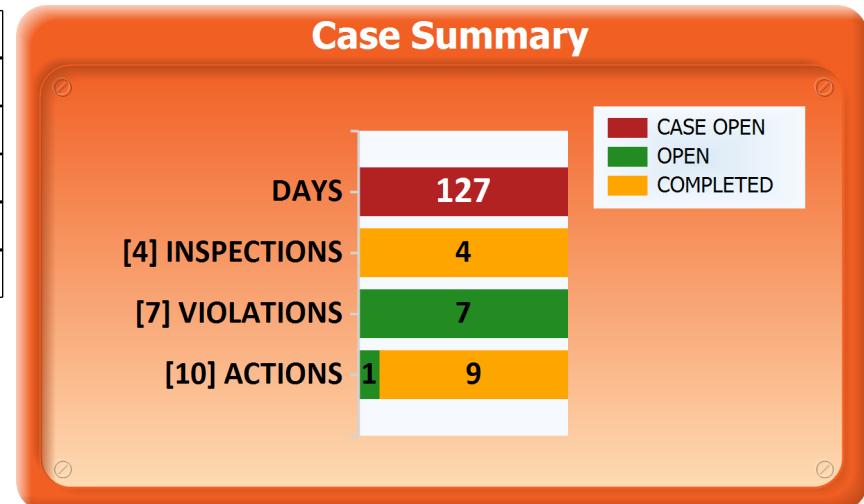


Case Details - No Attachments

City of Ocala

Case Number
CE25-1063

Description: Junk, overgrowth, and derelict vehicles		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 10/8/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/6/2026
Site Address: 837 NW 4TH AVE OCALA, FL 34475			
Site APN: 2572-005-008		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	MAXWELL CATHERINE EST	2801 NW 17TH ST OCALA, FL 34475-4738			
RESPONDENT 1	MAXWELL CATHERINE EST	BUSBY MAGGIE OCALA, FL 34475-4738			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

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						
Total Paid for CASE FEES: \$183.97 \$0.00										
TOTALS: \$183.97 \$0.00										
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	10/10/2025						Exterior door replaced without a permit. Obtain require permit for replacement of the exterior (front door).		
Section 82-181. - Definition.	JENNIPHER L BULLER	10/10/2025						The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other laws and ordinances of the city. The building, structure or portion thereof is in such a condition as to constitute a public nuisance. Damaged roof, soffit/fascia and siding. Repair/replace. Obtain required permits were applicable.		
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	10/10/2025						Damage to shingled roof over front porch, decayed fascia, soffit and siding. Repair/replace items so Florida Building Code is met. Obtain any applicable permits.		
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	10/10/2025						Multiple derelict vehicles and trailers upon the property. All vehicles/trailers must be operable and have a current license plate displayed or removed from the property.		



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	10/10/2025				Weeds, overgrowth, and unsightly matter upon the property. Completely cut and clean property removing all overgrowth, weeds, underbrush, junk, and unsightly matter.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	10/10/2025				Dilapidated fence upon the property. All fence upon the property must be in good repair and sound repair. Replace/repair or remove all dilapidated fence upon the property.
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JENNIPHER L BULLER	10/10/2025				Trailers stored in front/side yard. All trailers must be stored in the rear yard or removed from the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

INITIAL	JLB	10/9/2025	10/10/2025	NON COMPLIANT	<p>On 10/08/2025, while in the area, I observed several derelict vehicles and trailers located on the property and/or along NE 8th Pl. Additionally, there was significant overgrowth, unsightly matter, and dilapidated fencing present. I also noted damage to the shingled roof over the front porch, as well as decayed fascia, soffit, and siding. No contact was made with the occupant at that time.</p> <p>It was also observed that the front door appeared to have been replaced without a permit. Notably, a code case was previously opened in 2024 for some of the same violations (see Case #2024_10489).</p> <p>On 10/10/2025, while in the area addressing another code case, I made contact with the current resident, Mr. Marvin Busby (352-484-3718). I conducted a walkthrough of the property perimeter with Mr. Busby and explained the observed violations and the steps necessary to bring the property into compliance. Mr. Busby stated that the front door had been replaced approximately 2-3 years ago. He asked for an extended compliance date due to the sheer amount of unsightly matter, overgrowth, and derelict vehicle alone upon the property. 60 days given.</p> <p>A prior order was obtained in 2017; however, it falls outside the five-year period to qualify the property as a repeat violation under Florida Statute Chapter 162.</p> <p>Request for Notice of Violation and Public Hearing to be prepared.</p>
FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT	Status of clean-up.



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT		I contacted a follow up inspection. Property remains non-compliant. Little to no effort made to bring the property into compliance. Photos attached. Follow up inspection scheduled.
HEARING INSPECTION	JLB	12/8/2025	12/8/2025	NON COMPLIANT		Compliance date on NOVPH. I conducted a re-inspection. I observed all violations remained. An effort had been made to clean up along NW 8th Pl. Photo attached. Proceed to hearing to obtain an order.
COMPLIANCE	JLB	2/6/2026	2/9/2026	NON COMPLIANT		MASSEY INSPECTION On 02/06/2026, I conducted a compliance inspection per the Final Administrative Order. I observed all violations remained non-compliant. Metal panels have now been attached to the existing dilapidated fence/posts, several vehicles are visible in the rear yard, unknown of status (derelict?). No permit(s) on file. Photos attached. Prosecution costs unpaid. Proceed to non-compliance (Massey) hearing to impose order/fines.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JENNIPHER L BULLER	10/10/2025	10/10/2025	I made contact with the resident, Marvin Busby 352-484-3718 at the location. I walked the perimeter of the property with him and discussed all of the violations and methods of compliance.



Case Details - No Attachments

City of Ocala

Case Number
CE25-1063

PREPARE NOTICE	SHANEKA GREENE	10/13/2025	10/14/2025	NOVPH Compliance date: 12/08/2025 Respondent: MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA FL 34475-4738
ADMIN POSTING	SHANEKA GREENE	10/14/2025	10/14/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/14/2025	10/14/2025	NOVPH MAILED 9489 0090 0027 6697 0021 32 MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA, FL. 34475-4738
OFFICER POSTING	JENNIPHER L BULLER	10/20/2025	10/20/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 82-3, 122-51, 122-1193, and 82-182 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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. 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.



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, February 5th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, February 5th, 2026, 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, February 6th, 2026, 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.</p> <p>3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>4.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted replacement of a exterior door by 4:00pm on Thursday, February 5th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, February</p>
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Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

6th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

5.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, February 5th, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, subsection (b) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, February 5th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until this violation has been abated.

6.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, February 5th,



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

				<p>2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, February 6th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>7.) Pay the cost of prosecution of \$183.97 by February 5th, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7931 6225 MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA, FL. 34475-4738
OFFICER POSTING	JENNIPHER L BULLER	12/22/2025	12/22/2025	FOF Final Administrative Order posted upon the property.
MASSEY	YVETTE J GRILLO	2/12/2026		

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

THE CITY OF OCALA

Petitioner,

VS.

MAXWELL, CATHERINE EST
BUSBY, MAGGIE
2801 NW 17TH ST
OCALA, FL 34475-4738

Respondents _____ /

CASE NO: CE25-1063



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166893 OR BK 8787 PGS 898-900
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 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), **MAXWELL, CATHERINE EST AND BUSBY, MAGGIE, 2801 NW 17TH ST, OCALA, FL 34475-4738**, owner(s) in charge of the property described as: **837 NW 4TH AVE / 2572-005-008, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 9th, 2025, and December 8th, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MAXWELL, CATHERINE EST AND BUSBY, MAGGIE**, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**, 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, 34-122, 82-3, 122-51, 122-1193, and 82-182 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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. 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.
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, February 5th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, February 5th, 2026, 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, February 6th, 2026, 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.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

4.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted replacement of an exterior door by 4:00pm on Thursday, February 5th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

5.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, February 5th, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, subsection (b) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, February 5th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until this violation has been abated.

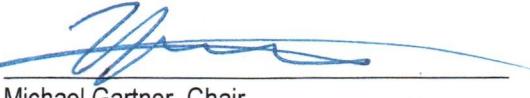
6.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, February 6th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

7.) Pay the cost of prosecution of \$183.97 by February 5th, 2026.

- 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 11th day of December 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

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: **MAXWELL, CATHERINE EST AND BUSBY, MAGGIE, 2801 NW 17TH ST, OCALA, FL 34475-4738**, this 11th day of December 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 FEBRUARY 12TH, 2026, 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.



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

CASE NO: CE25-1063

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

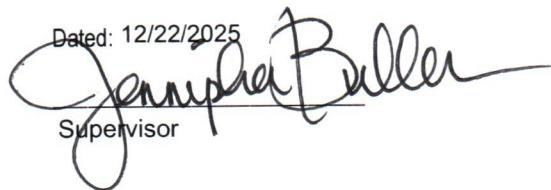
STATE OF FLORIDA
COUNTY OF MARION

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

FINAL ADMINISTRATIVE ORDER

1. I did on 12/22/2025 post the Order Granting Extension to the property, located at 837 NW 4TH AVE, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

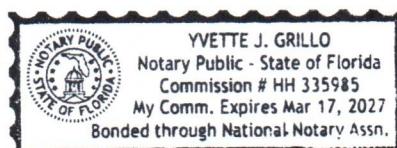
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 12/22/2025

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette Grillo
Notary Public, State of Florida





MARION COUNTY, FLORIDA

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

CASE NO: CE25-1063

THE CITY OF OCALA

Petitioner,

vs.

MAXWELL, CATHERINE EST
BUSBY, MAGGIE
2801 NW 17TH ST
OCALA, FL 34475-4738

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 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), **MAXWELL, CATHERINE EST AND BUSBY, MAGGIE, 2801 NW 17TH ST, OCALA, FL 34475-4738**, owner(s) in charge of the property described as: 837 NW 4TH AVE / 2572-005-008, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between October 9th, 2025, and December 8th, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MAXWELL, CATHERINE EST AND BUSBY, MAGGIE**, 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, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS, 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, 34-122, 82-3, 122-51, 122-1193, and 82-182 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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. 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.
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

Page 1 of 3

City of Ocala
Code Enforcement Division
12/22/2025 11:05 AM

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

CASE NO: CE25_1063

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 12/19/2025 post the Final Administrative Order 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.

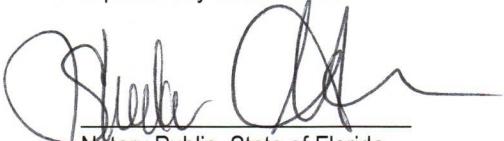
FURTHER, AFFIANT SAYETH NAUGHT.

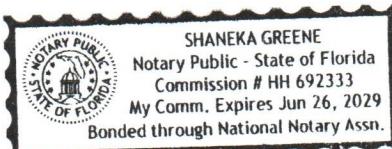
Dated: 12/19/2025


Yvette Grillo,
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 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
2/6/2026 4:44 PM



City of Ocala
Code Enforcement Division
2/6/2026 4:45 PM



City of Ocala
Code Enforcement Division
2/6/2026 4:45 PM



City of Ocala
Code Enforcement Division
2/6/2026 4:46 PM



City of Ocala
Code Enforcement Division
2/6/2026 4:46 PM

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-1063

MAXWELL, CATHERINE EST
BUSBY, MAGGIE
2801 NW 17TH ST
OCALA, FL 34475-4738

Respondents

/

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennipher Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

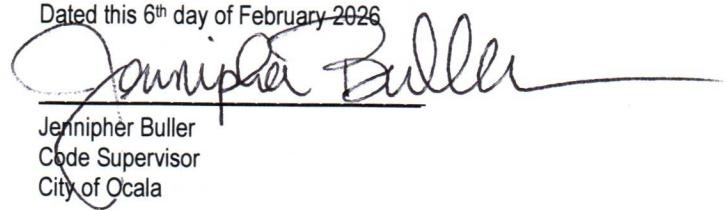
1. That on December 11th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, February 5th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95, 34-122, 82-3, 122-51, 122-1193, and 82-182

4. Prosecution costs of \$183.97 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

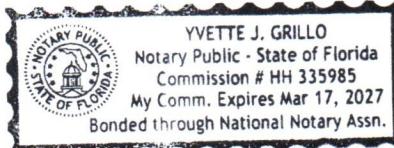
Dated this 6th day of February 2026


Jennipher Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of February 2026 by Jennipher Buller who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 9th day of February 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida