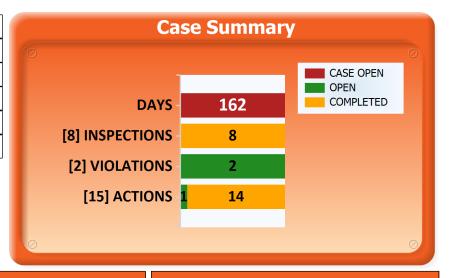


Case Number CE25-0476

City of Ocala

Description: Overgrowth and unsightly matter Status: NON COMP HEARING Type: GENERAL VIOLATION Subtype: JUNK DEBRIS Opened: 6/2/2025 Closed: Last Action: 11/13/2025 Fllw Up: 11/7/2025 Site Address: 304 NW 21ST AVE OCALA, FL 34475 Officer: STEPHANI SMITH Site APN: 2260-166-002 Details:



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY								
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES				
ADMIN POSTING	SHANEKA GREENE	8/11/2025	8/11/2025	NOVPH				
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF				
CERTIFIED MAIL	SHANEKA GREENE	8/11/2025	8/11/2025	NOVPH MAILED 91 7199 9991 7039 7684 0808 GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA, FL. 34471-8891				
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5713 GASTON, EDDIE C. EST 2603 SW 10TH ST, APT 379 OCALA, FL 34471-8891				
CONTACT	STEPHANI SMITH	7/7/2025	7/7/2025	MS.WILLIFORD (850)-405-4335 of 428 NW 8TH AVE. View "Case Work" entry for further details of this phone call.				



Case Number CE25-0476

HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	11/13/2025		
				NOVPH READY FOR POSTING
OFFICER POSTING	STEPHANI SMITH	8/12/2025	8/12/2025	NOVPH POSTED DIRECTLY ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
OFFICER POSTING	OSIAS FERREIRA	10/15/2025	10/15/2025	FOF READY TO POST
OFFICER POSTING	OSIAS FERREIRA	10/15/2025	10/15/2025	Posted at the property, affidavit on file.
				CLTO X 1
PREPARE NOTICE	SHANEKA GREENE	6/4/2025	6/4/2025	GASTON EDDIE C C/O EDDIE BROWN 428 NW 8TH AVE OCALA FL 34475-6186
				CLTO X 1
PREPARE NOTICE	SHANEKA GREENE	7/10/2025	7/10/2025	GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891
				((**NEW ADDRESS CHANGE VIA MCPA/RE-NOTICE FOR SERVICE**))
				NOVPH X 1
PREPARE NOTICE	SHANEKA GREENE	8/11/2025	8/11/2025	GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891
REGULAR MAIL	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO MAILED
REGULAR MAIL	SHANEKA GREENE	7/10/2025	7/10/2025	CLTO MAILED

Case Number CE25-0476

STAFF RECOMMEND	DATION	DALE HOLLINGSW	ORTH	9/26/2025	9/2	29/2025	1.) (a) Cut and clean the premoving any weeds, unsanitary items by 4:0 2025. If the Responder Friday, November 7th, 2 property and take whater violations into complian the property grounds, weeds, undergrowth, a Additionally, there shall brun in addition to any oth (b) Upon abatement of ar City, a \$100.00 service section 34-92(c)(2) of the 2,) The fence shall be mai good repair as per City of 4:00 pm on Thursday, No fence by 4:00 pm on Thursday, No fence by 4:00 pm on Thursday, No fence by 4:00 pm on the city shall enter upon the are necessary to bring tinclude repair	dilty of violating city code section(s): d 82-3 and order to: property grounds fully and properly undergrowth, and unsightly or 0pm on Thursday, November 6th, at (s) fail to comply by 7:00am on 2025, the City shall enter upon the ver steps are necessary to bring the ce, to include cutting and cleaning fully and properly removing any and unsightly or unsanitary items. We a fine of \$50.00 per day that shall er fines until this violation has been abated. By violations of section 34-95 by the fee shall be applied pursuant to be City of Ocala Code of Ordinances. Intained in a sound condition and in of Ocala ordinance section 82-3 by ovember 6th, 2025, or remove the arsday, November 6th, 2025. If the oly by 7:00 am on Friday, November a fine of \$50.00 per day thereafter to any other fines. Additionally, the property and take whatever steps he violation(s) into compliance to or removal of all fencing. ution of \$279.45 by November 6th, 2025.
				CON	NTACTS			
NAME TYPE		NAME		ADDRESS		PHONE	FAX	EMAIL
OWNER	G/	ASTON EDDIE C	428 NV	V 8TH AVE OCALA, FL 34475-	-6186			
L		GASTOR LUDIE C TZO NIV OTITAVE OCALA, TE STT/ 5-0100					<u>I</u>	



Case Number CE25-0476

City of Ocala

	CONTACTS							
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL			
RESPONDENT 1	GASTON EDDIE C & C/O EDDIE BROWN	428 NW 8TH AVE OCALA, FL 34475-6186						

	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	7	\$87.50	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06- 35960	2	\$1.48	\$0.00						
	T-4-1 D-1-1 f CAC	E FFFC.	ć270 4F	ć0.00						

\$279.45 \$0.00 **Total Paid for CASE FEES:**

> \$279.45 **TOTALS:** \$0.00

INSPECTIONS								
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES		
CASE WORK	SMS	10/1/2025	10/20/2025	NON COMPLIANT		novph comp **VIEW HEARING INSPECTION NOTES**		

Case Number CE25-0476

CASE WORK	SMS	7/7/2025	7/7/2025	COMPLETED	On 07/07/2025, I have received a phone call from Mrs.Williford at (850)-405-4335 who is the resident of 428 NW 8th AVE (where the case card has been left behind). She has informed me that she has no relation to the property itself, and the son of the property owner was using her address to receive the mail. They have not gone through the probate process with this particular property, because the family cannot come into an agreement and was deemed as too much of a hassle. She has informed the current property owner that she wanted nothing to do with the property, and to have the MCPA address changed (to which I have confirmed they have done). Due to a new mailing address, I have decided to re-notice the property owner based off the new address of the MCPA page. View related PDF attachment. A follow-up inspection has been scheduled.
CASE WORK	SMS	8/8/2025	8/8/2025	NON COMPLIANT	On 08/07/2025, I have re-inspected the property in reference to sources of unsightly and/or unsanitary matter such as overgrowth, junk/debris, and deteriorated fencing. I have observed that all violations continue to exist. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	7/10/2025	7/10/2025	COMPLETED	**Re-notice to new owner**
COMPLIANCE	SMS	11/7/2025	11/7/2025	NON COMPLIANT	massey inspection On 11-7-2025, I responded to the property in reference to a compliance inspection, and I observed that junk and debris along with dilapidated fencing still remain. Prosecution costs of \$279.45 still remain unpaid. View attachments. Affidavit on non-compliance provided to admin.

Case Number CE25-0476

FOLLOW UP	SMS	7/3/2025	7/3/2025	COMPLETED	On 07/03/2025, I have responded out to the property in reference to a follow-up inspection for junk and debris, overgrowth, and dilapidated fencing. I have observed that the property remains in the same condition (with the same dilapidated fencing, scattered junk and debris, overgrowth, etc). View attachments. As a last attempt to make contact with the property owner, I have left a case card behind at the front door of the residence that reflects off the Marion County Property Appraiser page (428 NW 8th Ave) with details such as case number, property location, and what needs to be done at said compliance. If no progress is made and/or I receive no contact, this case will escalate to a NOVPH.
HEARING INSPECTION	JLB	10/7/2025	10/7/2025	NON COMPLIANT	I conducted a re-inspection. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT	While in the area, I observe someone living in a tent upon the vacant parcel. Residence demolished in . Dilapidated fence, overgrowth, and unsightly matter upon the property as well. Photo attached.

Case Number CE25-0476

INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT		On 06/03/2025, I have responded out to the listed location in reference to a complaint (from another Code Enforcement Officer) received about someone residing within a tent on a vacant parcel along with overgrowth, unsightly matter, and dilapidated fencing. I have observed that portions of the fencing is in a dilapidated state (such as the wooden fencing being in a leaning position and not standing straight and pieces of the metal fencing either completely missing in patches or askew). Along with this, I have observed overgrowth, tree debris, and a dead tree on the property. Finally, I have observed other sources of unsightly and unsanitary matter such as scattered junk/debris, a tent with a tarp draped over it, etc. View attachments. No contact made in-person due to it being a vacant parcel with no residence upon it. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/3/2025				Please remove any sources of unsightly or unsanitary matter from off the property such as scattered junk/debris, tent(s), tarp(s), etc. Overgrowth must be cut and cleared, and any tree debris must be removed from off the property. Any dead trees must be removed with the stump grinded down to 12 inches or less.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	6/3/2025				Please repair or replace the deteriorated and missing portions of the fencing (such as metal sections being missing and dilapidated and the wooden fencing leaning) or remove the fencing from off the property.

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

THE CITY OF OCALA

Petitioner,

VS.

GASTON, EDDIE C. EST 2603 SW 10TH ST, APT 379 OCALA, FL 34471-8891

Respondents

CASE NO: CE25-0476

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138766 OR BK 8738 PGS 1122-1124

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; October 9th, 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), GASTON, EDDIE C. EST, owner(s) in charge of the property described as 304 NW 21ST AVE | 2260-166-002, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between June 3rd, 2025, and October 7th, 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 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.

C.

II. CONCLUSION OF LAW:

A. The Respondent(s), GASTON, EDDIE C. 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, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, 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 and 82-3 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, 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,) 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, November 6th, 2025, or remove the fence by 4:00 pm on Thursday, November 6th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 7th, 2025, 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.
- 3.) Pay the cost of prosecution of \$279.45 by November 6th, 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 2 day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD OCALA, FLORIDA

Michael Kroitor, Vice 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: GASTON, EDDIE C. EST, 2603 SW 10TH ST, APT 379, OCALA, FL 34471-8891, this day of October 2025.

Yvette Grillo, 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 NOVEMBER 13TH, 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 STATUES, 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.



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

CASE NO: CE25-0476

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

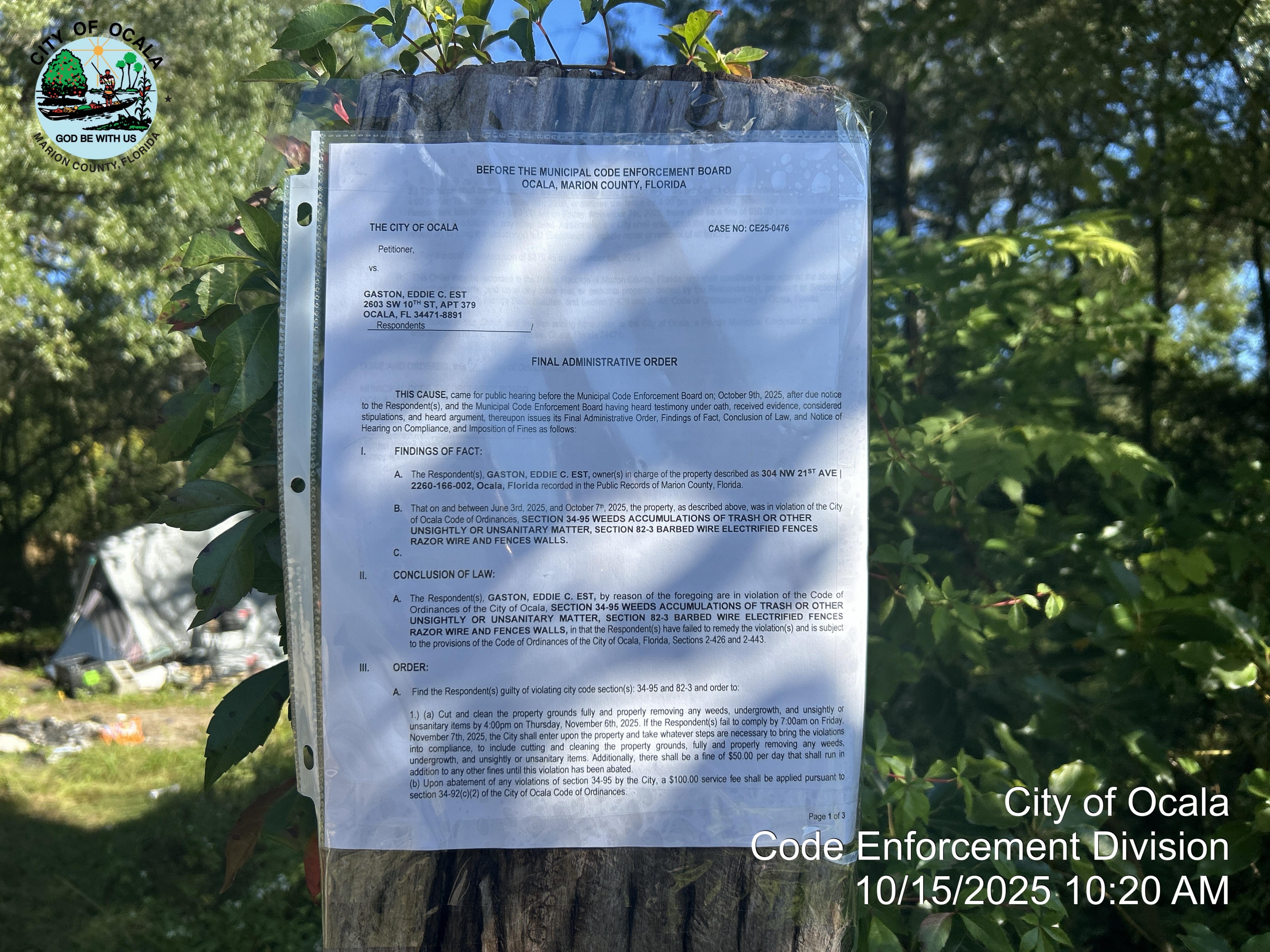
STATE	OF	FL(ORII	DA
COUNT	YC	FN	IAR	ION

Notary Public, State of Florida

COUNTY OF MARION			
BEFORE ME , the undersigned authority pe Division of the, City of Ocala, who after being	ersonally appeared, Osi duly sworn, deposes and st	as Ferreira ates as follows:	, for the Code Enforcement
1. I did on 10/15/2025 post the 304 NW 21ST AVE, OCALA .	Final Administrative Order	tothe property	/, located at
2. This Affidavit is provided pursuant to	Section 2-446(b) 2(b), Code	of Ordinances of the C	ity of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.		Dated: 10/15/2025 Code Enforcement	Officer
STATE OF FLORIDA MARION COUNTY			
SWORN TO (or affirmed) before me: 10/15/2 is personally known to me.	2025 by Yvette Grillo	Code Enforcement S	Specialist, City of Ocala, who

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.





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

CASE NO: CE25-0476

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE	OF	FLC	DRIE	AC
COUNT	YO	FM	AR	ION

COUNTY OF WARION			
BEFORE ME, the undersigned authority production of the, City of Ocala, who after being	berserially appeared,		, for the Code Enforcement
I did on 10/14/2025 post the 110 SE Watula Avenue Ocala, FL	Final Administrative Order .	toOcala City	Hall , located at
2. This Affidavit is provided pursuant t	to Section 2-446(b) 2(b), Code	of Ordinances of the C	City of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.		Dated: 10/14/2025 Code Enforcement	Specialist
STATE OF FLORIDA			

MARION COUNTY

SWORN TO (or affirmed) before me: 10/14/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE Notary Public - State of Florida Commission # HH 692333 My Comm. Expires Jun 26, 2029 Bonded through National Notary Assn.

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

CITY OF OCALA Petitioner.

Vs.

CASE NO: CE25-0476

GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

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:

- 1. That on October 9th, 2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
- 2. That Respondent was to have taken certain corrective action on or before November 7th, 2025.
- 3. That a re-inspection was performed on November 7th ,2025.
- 4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95 and 82-3

The prosecution costs of \$279.45 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

Dated this 7th day November 2025

STEPHANI SMITH

Code Enforcement Officer

City of Ocala

STATE OF FLORIDA COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me-

and who did take an oath.

Notary Public, State of Florida

YVETTE J. GRILLO

Notary Public - State of Florida

Commission # HH 335985

My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this _____ day of ______ 2025.

Yvette Grillo, Administrative Specialist Municipal Code Enforcement Board

2025, who is personally known to me.

Ocala, Florida











