

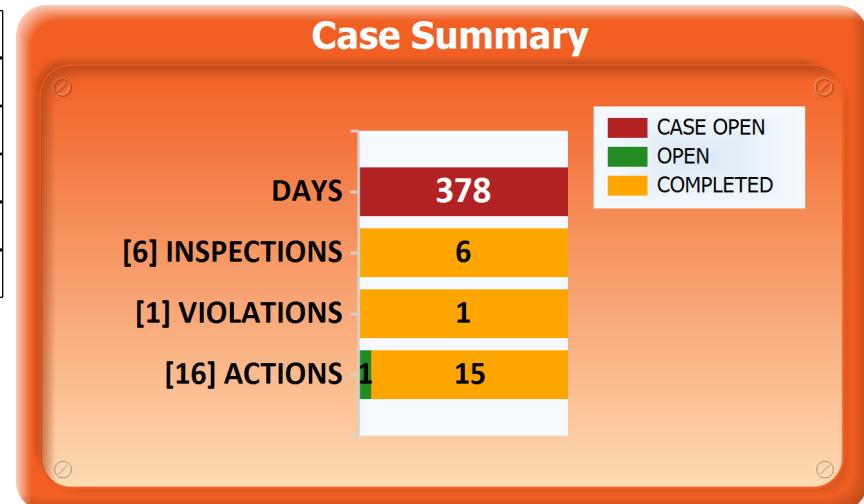


Case Details - No Attachments

City of Ocala

Case Number
CE25-0083

Description: VACANT LOT		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERTURE	
Opened: 1/29/2025	Closed:	Last Action: 2/12/2026	Follow Up: 12/30/2025
Site Address: 217 SW 13TH AVE OCALA, FL 34471			
Site APN: 2845-053-028		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	SHARON SINHA	1236 SW 3RD ST OCALA, FL	(352)207-2341		
OWNER	LAND TRUST NO 217S	14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134-6900			
RESPONDENT 1	LAND TRUST NO 217S	14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134			
RESPONDENT 2	STONE WILLIAM H SR TR	14912 NE 248TH AVENUE RD SALT SPRINGS , FL 32134			

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	\$14.36	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE25-0083

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$259.66	\$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	\$410.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$410.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	207	\$10,350.00	\$0.00						
Total Paid for DAILY FINES:			\$10,350.00	\$0.00						
TOTALS:			\$11,119.66	\$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	JEFFREY GUILBAULT	1/30/2025	12/30/2025							Please cut and clean the property.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0083

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	1/30/2025	1/30/2025	NON COMPLIANT		<p>COMPL ADVISED PROPERTY IS OVERGROWN AND PEOPLE GOING TO THE BATHROOM IN THE TALL GRASS</p> <p>At 1227 I conducted a initial inspection and verified the vacant lot is overgrown and has two dead trees on the property. Please cut and clean the property and remove the two dead oak trees from the property. See Photos. CLTO sent to admin. RI in 30 days.</p>
FOLLOW UP	JGB	3/3/2025	3/3/2025	NON COMPLIANT		<p>At 0958 i verified there have been no changes to this property. I have not had contact with the property owners. NOVPH sent to admin. See photos.</p>
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		<p>Overgrowth has not been cut as of 4/23/2025 at 1000.</p>
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		<p>I verified that the overgrowth has not been cut today at 0900. Please see photo.</p>
COMPLIANCE	JGB	6/9/2025	6/9/2025	NON COMPLIANT		<p>MASSEY INSPECTION</p> <p>Today at 0920 i conducted a compliance inspection and verified there has been no changes to this property. The property has not been cut and cleaned. See photo.</p>
COMPLIANCE	JLB	12/30/2025	12/30/2025	NON COMPLIANT		<p>NATIVE TREE CUT AND CLEAN</p> <p>I conducted a re-inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought into involuntary compliance. Photos attached. Fines and fees remain. Affidavit of non-compliance completed.</p>

CHRONOLOGY



Case Details - No Attachments

City of Ocala

Case Number
CE25-0083

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	1/29/2025	1/29/2025	
REGULAR MAIL	SHANEKA GREENE	1/30/2025	1/30/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH MAILED 91 7199 9991 7039 7680 8594 LAND TRUST NO 2175 STONE WILLIAM H SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS FL 32134
PREPARE NOTICE	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	3/5/2025	3/5/2025	NOVPH READY FOR POSTING NOVPH posted on property at 0852
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS



Case Details - No Attachments

City of Ocala

Case Number

CE25-0083

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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.</p> <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.) Pay the cost of prosecution of \$259.66 by June 5th, 2025.</p>
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7436 LAND TRUST NO 2175 STONE, WILLIAM H. SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134
OFFICER POSTING	JEFFREY GUILBAULT	5/13/2025	5/13/2025	FAO POSTED AT 0925
MASSEY	YVETTE J GRILLO	6/12/2025	6/23/2025	
CLEAN-UP	SHANEKA GREENE	11/21/2025	11/21/2025	SENT REQUEST FOR CUT AND CLEAN TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	1/21/2026	1/21/2026	NON-COMP HEARING NOTICE



Case Details - No Attachments

City of Ocala

Case Number
CE25-0083

CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026	NON-COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0490 83 LAND TRUST NO 2175 STONE, WILLIAM H. SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS, FL. 32134
OFFICER POSTING	JENNIPHER L BULLER	1/22/2026	1/22/2026	NON-COMP HEARING NOTICE READY FOR POSTING The notice was posted upon the property.
MASSEY	YVETTE J GRILLO	2/12/2026		MASSEY FOR LIEN PROPERTY VALUE \$12,008.00 HARD COSTS \$7,696.60 FINES \$10,350.00 (REDUCED 10%=\$1,035.00) TOTAL LIEN \$8,731.60

INVOICE

Native Tree of Central Florida,
Inc.
7098 SE 12th Cir
Ocala, FL 34480-6653

sales@nativetreecf.com
+1 (352) 561-3626
www.nativetreecf.com



Bill to

City of Ocala Code Enforcement
201 SE 3rd St., 2nd Floor
Ocala, Florida 34471
United States

Ship to

City of Ocala Code Enforcement
201 SE 3rd St., 2nd Floor
Ocala, Florida 34471
United States

Invoice details

Invoice no.: 1114
Terms: Due on receipt
Invoice date: 12/23/2025
Due date: 12/23/2025

#	Product or service	Description	Qty	Rate	Amount
1.	Code Enforcement Cut and Clear - Less than 1/4 Acre property	Cut and Clear of less than 1/4 Acre property (.15 acres) Contract # GRM/250349A Property Address: 217 SW 13TH AVE Parcel # : 2845-053-028	1	\$410.00	\$410.00

Ways to pay

BANK

Please remit payment via check to "Native Tree of Central Florida, Inc."

Contract # GRM/250349A

Property Address: 217 SW 13TH AVE

Parcel # : 2845-053-028

Total **\$410.00**

Overdue

12/23/2025

Case# CE25-0083

Contract# 250349

Vendor# 8457

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

Note to customer

Contract # GRM/250349A

Property Address: 217 SW 13TH AVE

Parcel # : 2845-053-028

OK TO PAY
S. D. 5706

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

CASE NO: CE25-0083

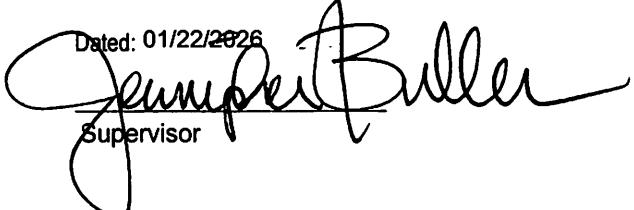
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 01/22/2026 post the Notice of Non-Compliance Hearing to the property, located at 217 SW 13TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

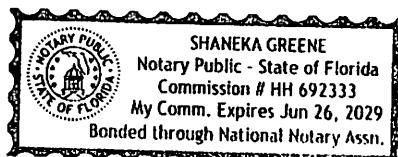
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 01/22/2026
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/22/2026 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
1/22/2026 10:45 AM





ENT
309
THIS
PROVAL
CODE
DIVISION

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: 1/21/2026

Case No: CE25-0083

To: LAND TRUST NO 2175
STONE, WILLIAM H. SR TR
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL. 32134

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 217 SW 13TH AVE, Ocala, Florida, 2845-053-028 Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 53 LOTS 28.30 EXC N 16 FT, 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 issue a citation to the property owner, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code

City of Ocala
Code Enforcement Division
1/22/2026 10:44 AM

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

CASE NO: CE25-0083

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 01/21/2026 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.

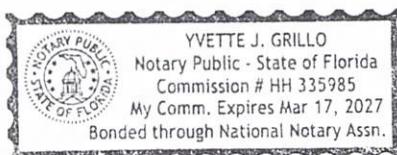
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 01/21/2026
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/21/2026 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: 1/21/2026

Case No: CE25-0083

To: **LAND TRUST NO 2175
STONE, WILLIAM H. SR TR
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL. 32134**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, **217 SW 13TH AVE, Ocala, Florida, 2845-053-028 Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 53 LOTS 28.30 EXC N 16 FT**, is in violation of the Code of Ordinances, City of Ocala, Florida.

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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 21st day of January 2026

Shaneka Greene

Shaneka Greene
Secretary, Municipal Code Enforcement Board



City of Ocala
Code Enforcement Division
12/30/2025 10:23 AM



City of Ocala
Code Enforcement Division
12/30/2025 10:24 AM

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

THE CITY OF OCALA

CASE NO: CE25-0083

Petitioner,

vs.

LAND TRUST NO 2175
STONE, WILLIAM H. SR TR
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL 32134

Respondents /

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/19/2025 03:08:10 PM
FILE #: 2025066531 OR BK 8614 PGS 1624-1625
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; May 8th, 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), LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, 14912 NE 248TH AVENUE RD, SALT SPRINGS, FL 32134, owner(s) in charge of the property described as: 217 SW 13TH AVE | 2845-053-028, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between January 30th, 2025, and May 6th, 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), LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, 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 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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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.) Pay the cost of prosecution of \$259.66 by June 5th, 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 8th day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem
Municipal Code Enforcement Board

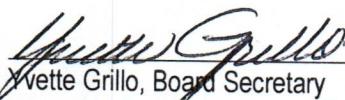


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY


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: **LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, 14912 NE 248TH AVENUE RD, SALT SPRINGS, FL 32134**, this 8th day of May 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 JUNE 12TH, 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.



01/30/25
12:21PM
City of Ocala
Code Enforcement Division