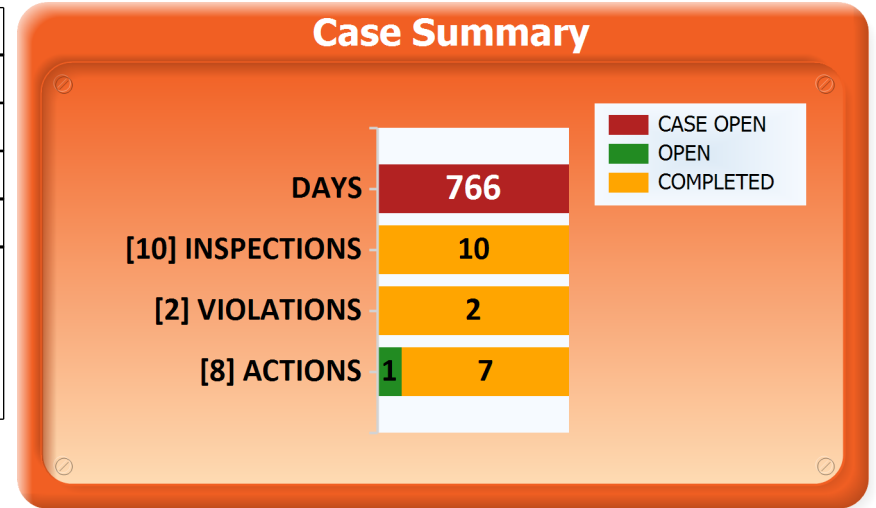


OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10945

Description: STANDARD HOUSING		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 5/6/2024	Closed:	Last Action: 6/11/2026	Flw Up: 4/13/2026
Site Address: 1224 SW 2ND ST OCALA, FL 302962426			
Site APN: 2845-053-023		Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 7683 4555 FINLEY, ZELMA RAY EST C/O CHARLES STALLWORTH 6708 JUDY LANE RIVERDALE, GA 30296-2426			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	FINLEY ZELMA RAY EST : 42235	6708 JUDY LANE RIVERDALE, GA 30296- 2426			
OWNER	FINLEY ZELMA RAY EST C/O CHARL	C/O CHARLES STALLWORTH , JUDYLANE			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$220.23							
Total Paid for CASE PROSECUTION COSTS:			\$220.23							
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10945

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$980.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$8,500.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$9,480.00	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	586	\$58,600.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	586	\$29,300.00	\$0.00						
Total Paid for DAILY FINES:			\$87,900.00	\$0.00						
TOTALS:			\$97,700.23	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
STANDARD HOUSING CODE ADOPTED		5/6/2024	4/15/2026		See Standard Housing checklist Dilapidated roof (shingles warped, dented, granule loss, and cracks)	There is hereby adopted by reference the Standard Housing Code, 1994 edition, as recommended by the Southern Building Code Congress, International, Inc. One copy of such code shall be maintained in the office of the building official for public inspection. (Code 1961, 8-86.1; Code 1985, Â§ 7-351; Ord. No. 2060, Â§ 9, 1-3-89; Ord. No. 2753, Â§ 7, 8-19-97)
						(a) It shall be unlawful to erect or construct a barbed wire fence upon any premises. Any such barbed wire fence erected or constructed in violation of this section shall be held and deemed to be a nuisance. This prohibition shall not apply to (except as set forth in subsection (b)(2)d. of this section) barbed wire used as security wire and placed at the top of fences six feet or higher on brackets vertically mounted or installed at an

Ocala Case Details - No Attachments

City of Ocala

Case Number
2024_10945

<p>BARBED WIRE, ELECTRIFIED FENCES, RAZOR WIRE AND FENCES/WALLS</p>		<p>5/7/2024</p>	<p>4/15/2026</p>		<p>Fence damaged or in disrepair. Fences shall be maintained in a structurally sound condition and in g</p>	<p>angle, provided that security barbed wire installed at an angle toward a public walkway or public street shall not extend over or beyond any portion of public walkways or public streets; nor shall it apply to barbed wire fences of any height installed in an agricultural zone for the confinement of livestock. (b) It shall be unlawful to erect or construct an electrified fence upon any premises, except as follows: (1) In an agricultural zone to confine livestock; (2) In nonresidential zoning districts when outdoor storage or display is allowed subject to the following restrictions and standards: a. No electrified fence shall be installed on any property that does not contain a principal structure. b. No electrified fence shall be installed or used unless it is completely surrounded by a non-electrified fence or wall that is not less than six feet in height. When an electrified fence is installed on property adjacent to a residential zoning district, such non-electrified fence or wall must be solid (wood with 100 percent opacity (if a fence) or brick, stone, concrete or similar materials (if a wall)) along the portion of the property adjacent to the residential zoning district. The separation between the non-electrified fence or wall and the electrified fence shall be no less than four inches and no more than eight inches. c. Electrified fences shall have a maximum height of ten feet. d. No electrified fence installed forward of the street-front plane of any structure on the property shall be taller than the non-electrified fence require</p>
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10945

INITIAL	JENNIPHER BULLER	5/7/2024	5/7/2024	COMPLETE		On 05/06/2024, while in the area I observed standard housing violations upon the property (dilapidated roof, fascia, and soffit). Also, chain link fence is damaged or incomplete (not top rail). Dilapidated roof (shingles warped, dented, granule loss, and cracks), fascia, and soffit. Repair/replace roof, fascia and soffit. Obtain required permit. Overgrowth and tree debris upon property. Cut and clean yard. Accessory structure (carport) shall be maintained and kept in good repair and sound structural condition. No contact made. Photos attached. Standard housing checklist completed.
FOLLOW-UP	JENNIPHER BULLER	5/14/2024	5/14/2024	COMPLETE		On 05/14/2024, courtesy letter mailed to property owner of record. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	6/17/2024	6/17/2024	COMPLETE		On 06/17/2024, I conducted a follow up inspection. I observed all violations remained. No contact with property owner. Photos attached. Notice of Violation and Public Hearing.
FOLLOW-UP	JENNIPHER BULLER	6/21/2024	6/24/2024	COMPLETE		On 06/24/2024, Notice of violation and public hearing (NOVPH) posted upon the property. Photos attached. Affidavit of posting completed. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	7/15/2024	7/15/2024	COMPLETE		On 07/15/2024, I conducted a follow up inspection. I observed the property remained in the same condition, no change. Photo attached. Scheduled for hearing.
SPECIAL MAGISTRATE INSPECTION	JENNIPHER BULLER	7/29/2024	7/29/2024	COMPLETE		On 07/29/2024, I conducted an inspection prior to Special Magistrate hearing. I observed all violations remained. Photos attached. No active permits on file. Proceed to hearing to obtain an order.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10945

COMPLIANCE	JENNIPHER BULLER	9/6/2024	9/6/2024	COMPLETE	COMPLIANCE INSPECTION On 09/06/2024, I conducted a compliance inspection per Code Board order. I checked the city database and found no active permits on file. All violations remain. Prosecution costs unpaid. Property non-compliant. Photos attached. Affidavit of non-compliance completed.
CASE REVIEW	JLB	2/4/2025	2/4/2025	NON COMPLIANT	No active permits on file for property. I conducted a case review on-site with building staff, Greg McClellan and Dwain Thomas concerning potential demolition of the vacant residence and accessory structure upon the property. It was observed there was access to the interior of the residence through the rear door. Floors inside the residence had deteriorated and were falling in. Accessory structure was not stable, flexible to the touch. Overall the property is a nuisance to the neighborhood and poses a safety risk due to the structures being unsecured and in dilapidated condition. Photos attached. Proceed with demolition.
CASE WORK	JLB	10/1/2025	10/1/2025	NON COMPLIANT	Updated photos added to case prior to sending to procurement for demolition bid. Property remains non-compliant.
COMPLIANCE	JLB	4/13/2026	4/15/2026	COMPLETED	FOR DEMO PERMIT #DEMO26-0010 I conducted a compliance inspection after city contractor demolished the residence. I observed the property had been brought into (involuntary) compliance. Photo attached. Affidavit of non-compliance completed. Fines and fees remain unpaid.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
2024_10945

PHONE CALL(S)	JB	6/25/2024	6/25/2024	ON 06/25/2024, I RECEIVED A PHONE CALL FROM CHARLES STILES 678-361-3860. PROPERTY BELONGED TO HIS DECEASED AUNT. HE HAS WASHED HIS HANDS OF PROPERTY. HE WAS ONLY PAYING THE PROPERTY TAX TO HELP HIS ELDERLY AUNT. NO IMMEDIATE FAMILY SURVIVING, JUST NIECES & NEPHEWS.
CLEAN-UP	SHANEKA GREENE	10/7/2025	10/7/2025	SENT FOR ASBESTOS TESTING ON 10/3/25
CLEAN-UP	SHANEKA GREENE	11/7/2025	11/7/2025	SENT FOR BID
CLEAN-UP	SHANEKA GREENE	2/9/2026	2/9/2026	NTP SENT TO CONTACTOR
CERTIFIED MAIL	SHANEKA GREENE	5/18/2026	5/18/2026	NON COMP HEARING NOTICE 9489 0090 0027 6696 9957 49 FINLEY ZELMA RAY EST C/O CHARLES STALLWORTH 6708 JUDY LANE RIVERDALE, GA. 30296-2496
FIELD POSTING	JENNIPHER L BULLER	5/19/2026	5/19/2026	NOTICE NON COMP HEARING READY FOR POSTING Posted.

<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/10/2026</p>	<p>6/9/2026</p>	<p>MASSEY FOR LIEN</p> <p>PROPERTY VALUE: \$57,777 HARD COSTS: \$9,800.23 TOTAL FINES: \$87,900 REDUCED TO = \$18,000 \$9,800.23 + \$18,000.00= TOTAL LIEN: \$27,800.23</p> <p>Staff evaluated this case using the City’s proportionality guidelines, including the property value, violation severity, compliance behavior, total accrued fine, and fine-to-value ratio. The accrued fine of \$87,900.00 substantially exceeds the property’s assessed value of \$57,777.00, triggering mandatory staff review under the SOP.</p> <p>This case involved both a major violation related to substandard housing conditions that ultimately resulted in demolition of the residence by the City, as well as a moderate violation involving a dilapidated fence. The violations remained unresolved for approximately 586 days, demonstrating extended non-compliance and requiring significant City enforcement action.</p> <p>The severity of the unsafe structural conditions, lengthy duration of non-compliance, and necessity of demolition support the imposition of a substantial penalty. However, the total accrued fine significantly exceeds the property value and would likely be considered disproportionate and impractical to collect in full.</p> <p>Accordingly, staff recommends reducing the fine to \$18,000.00, which appropriately reflects the serious nature of the violations, prolonged non-compliance, and City intervention, while maintaining proportionality relative to the property value and preserving the defensibility and collectability of the lien.</p>
<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/11/2026</p>		<p>MASSEY FOR LIEN</p>

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

VS.

**FINLEY ZELMA RAY EST
C/O CHARLES STALLWORTH
6708 JUDY LANE
RIVERDALE GA 30296-2426**

Respondents

CASE NO: 2024_10945



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 08/05/2024 10:59:51 AM

FILE #: 2024102251 OR BK 8389 PGS 1717-1719

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 Code Enforcement Special Magistrate on July 31, 2024, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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), **FINLEY ZELMA RAY EST, AND C/O CHARLES STALLWORTH**, owner(s) in charge of the property described as: **2845-053-023 | 1224 SW 2ND ST OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between May 7, 2024 and July 31, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-151 - Standard Housing Code adopted, Section 82-3 - Barbed wire, electrified fences, razor wire and fences/walls.

11. CONCLUSION OF LAW:

A. The Respondent(s), **FINLEY ZELMA RAY EST, AND C/O CHARLES STALLWORTH**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 82-151 - Standard Housing Code adopted, 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 are 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): 82-151, 82-3 and Order to:

1.) (a) Apply for and obtain any required permits needed to meet the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, September 5th, 2024. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, September 6th, 2024, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) 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, September 5th, 2024. 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, September 6th, 2024, 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 (d) shall apply.

(c) Any work required to meet the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, September 5th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, September 6th, 2024, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, 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.

(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, September 5th, 2024, or remove the fence by 4:00 pm on Thursday, September 5th, 2024. If the Respondent fails to comply by 7:00 am on Friday, September 6th, 2024, 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 \$220.23 by September 5th, 2024.


All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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.

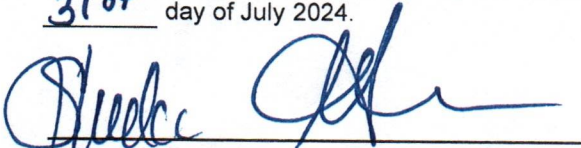
DONE AND ORDERED; this 31st day of July 2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Thomas J. Dobbins, Chair
Code Enforcement Special Magistrate

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: **FINLEY ZELMA RAY EST, C/O CHARLES STALLWORTH, 6708 JUDY LANE, RIVERDALE GA 30296-2426**, this 31st day of July 2024.


Shaneka Greene, Code Enforcement Specialist
Code Enforcement Special Magistrate

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON SEPTEMBER 12, 2024, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

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: 5/18/2026

Case No: 2024_10945

To: FINLEY ZELMA RAY EST
C/O CHARLES STALLWORTH
6708 JUDY LANE
RIVERDALE, GA. 30296-2496

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, 1224 SW 2ND ST, Ocala, Florida, 2845-053-023 Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 53 LOTS 23.25 is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
SECTION 82-3 BARBED WIRE, ELECTRIFIED FENCES, RAZOR WIRE AND FENCES/WALLS

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 6/11/2026 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 18th day of May 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: 2024_10945

**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 05/19/2026 post the Notice of Non-Compliance Hearing to the property, located at 1224 SW 2ND ST.
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.

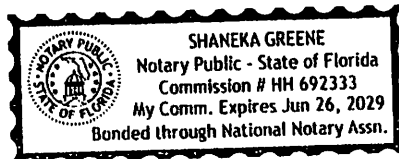
Dated: 05/19/2026

J. Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/19/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





OCALA
DEPARTMENT OF
PUBLIC WORKS

City of Ocala
Code Enforcement Division
5/19/2026 11:32 AM

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

CASE NO: 2024_1045

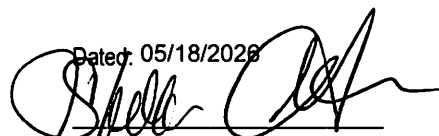
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 05/18/2026 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.

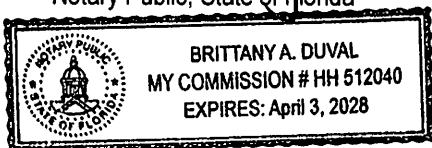
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/18/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/18/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





•8786 Sonoma Coast Drive, Winter Garden, FL 34787
 •(407)614-4572 Office
 •(814)243-1927 Cell
 •dkenvironmental@yahoo.com
 •www.dk-environmental.com

INVOICE

INVOICE NO. OC10102501

DATE OF SUBMISSION: October 10, 2025

SUBMITTED TO: City of Ocala
 Code Enforcement Division
 201 SE 3rd Street, 2nd Floor
 Ocala, FL 34471
 352-629-8309
 sgreene@ocalafl.gov

DATE	ADDRESS	WORK PERFORMED	COST
10/06/25	1224 SW 2 nd Street Ocala, FL 34471	Asbestos Survey (Includes Up To 10 Bulk Samples)	\$ 600.00
		Additional Bulk Samples (19 @ \$20.00 each)	\$ 380.00
		TOTAL COST	\$ 980.00

The above invoice is submitted to you in good faith for the work described. Prompt payment is appreciated.

Thank You,

Debra Koontz

Debra Koontz
 President

DK Environmental & Construction Services, Inc.

Case # 2024-10945

Vendor # 3088

Contract # 230727

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

OK TO PAY
[Signature] 5706



"MAGNIFICENT DEVELOPMENT LLC
 State Certificate General Contractor
 License CGC1535891

Invoice

David Gil
 727-3140164
 1710 Drew Street Suit 5, Clearwater, Fl 33755

04/02/2026

Invoice NO. 1021

Ship To:
 City of Ocala
 201 SE 3rd street Ocala, FL 34471
 352-629-8320

City of Ocala
 201 SE 3rd street Ocala, FL 34471
 352-629-8320

This proposal includes labor, dumpsters and equipment.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
House Demolition	1	\$8,500.00	\$8,500.00
SUBTOTAL			\$8,500.00
DISCOUNT			0.00
SUBTOTAL LESS DISCOUNT			\$8,500.00
TAX RATE			0.00%
TOTAL TAX			0.00
SHIPPING/HANDLING			0.00
Quote Total			\$8,500.00

Duration Project:
 10 to 30 Days


All waste will be removed and thrown away

Quote # 2024-10945 1224 SW 2nd ST
 Ocala FL 34471

Contract # 260189

Vendor # 8757

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

OK TO PAY

 5706



City of Ocala
Code Enforcement Division
4/15/2026 11:58 AM



City of Ocala
Code Enforcement Division
10/1/2025 1:49 PM



City of Ocala
Code Enforcement Division
10/1/2025 1:49 PM