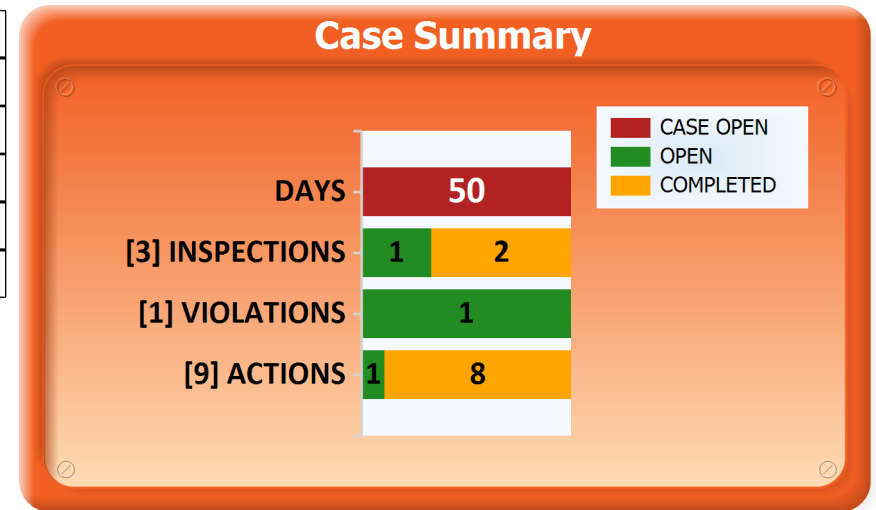


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0738

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/21/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/9/2025
Site Address: 1224 NE 10TH AVE OCALA, FL 34470			
Site APN: 2614-003-006		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

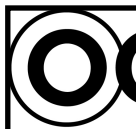
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH MAILED 9489 0090 0027 6697 0038 63 STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL. 34470-5440
COMPLAINT RECEIVED	YVETTE J GRILLO	7/21/2025	7/21/2025	
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	8/26/2025	8/26/2025	NOVPH READY FOR POSTING NOVPH has been posted.

PREPARE NOTICE	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL 34470-5440
PREPARE NOTICE	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH for the September Board hearing CLTO STEWART MICHAEL ANDERSON EST 1224 NE 10TH AVE OCALA, FL 34470-5440
REGULAR MAIL	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to: 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 22nd, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items. (c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$171.47 by October 2nd, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MARYANN CULLEY	1007 NE 13TH ST OCALA, FL	(352)867-9912		
OWNER	STEWART MICHAEL ANDERSON EST	1224 NE 10TH AVE OCALA, FL 34470-5440			

FINANCIAL INFORMATION					
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0738

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	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						

Total Paid for CASE FEES: \$228.71 \$0.00

TOTALS: \$228.71 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	8/21/2025	8/21/2025	NON COMPLIANT		i followed up and observed the property to remain in violation. The property is still overgrown with vegetation. View attachment. A hearing inspection is scheduled and an NOVPH will be sent.
HEARING INSPECTION	SKN	9/9/2025				
INITIAL	SKN	7/22/2025	7/22/2025	NON COMPLIANT		COMP ADVISED PROPERTY IS OVERGROWN/THIS WOULD BE A REPEAT VIOLATOR I responded to the location and observed the property to be overgrown with weeds and grass. The location is a vacant piece of property. I have attached several pictures, and I will schedule a follow up. This is a repeat violator, and I placed the case number in the repeat violator box.

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	STEPHEN KNIGHT	7/22/2025			**REPEAT VIOLATOR**	The property is overgrown with weeds and grass. The property needs to be cut and cleared.

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

THE CITY OF OCALA

CASE NO: CE25-0738

Petitioner,

VS.

STEWART, MICHAEL ANDERSON EST

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

Total Costs: \$228.71

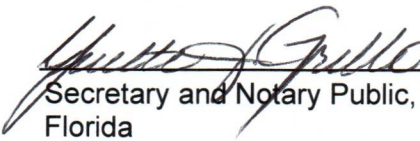
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

**STATE OF FLORIDA
COUNTY OF MARION**

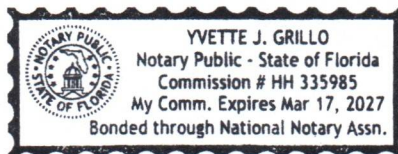


STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by
STEPHEN KNIGHT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

2614-003-006

[GOOGLE Street View](#)

Prime Key: 1262801

[MAP IT+](#)

Current as of 7/22/2025

[Property Information](#)

STEWART MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA FL 34470-5440

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .24

Situs: 1224 NE 10TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$39,767
Buildings	\$0
Miscellaneous	\$478
Total Just Value	\$40,245
Total Assessed Value	\$40,245
Exemptions	\$0
Total Taxable	\$40,245

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$39,767	\$0	\$478	\$40,245	\$40,245	\$0	\$40,245
2023	\$39,767	\$0	\$478	\$40,245	\$40,245	\$0	\$40,245
2022	\$41,860	\$48,665	\$480	\$91,005	\$91,005	\$500	\$90,505

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	03/2022	71 DTH CER	0	U	I	\$100
3636/0542	01/2004	07 WARRANTY	0	U	I	\$100
0998/0323	10/1979	07 WARRANTY	0	U	I	\$14,000

[Property Description](#)

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 012
WYOMINA CREST
BLK C LOT 6

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value	
0001		92.0	115.0	R1A	92.00	FF							
Neighborhood 5144													
Mkt: 8 70													
Miscellaneous Improvements													
Type					Nbr Units	Type	Life		Year In		Grade	Length	Width
105 FENCE CHAIN LK					171.00	LF	20		1954		1	0.0	0.0
114 FENCE BOARD					160.00	LF	10		2015		4	0.0	0.0
Appraiser Notes													
EST INT													
HARD TO GET ACCURATE MEASURES DUE TO DEBRIS													
EST.GATE.													
Planning and Building													
** Permit Search **													
Permit Number					Date Issued		Date Completed				Description		
DEMO22-0059					10/6/2022		-				STEWART / DEMO		
OC02038					7/1/2005		-				RSRA		
OC00107					1/1/1996		-				RSRA		
OC01607					11/1/1995		-				RSRA		
OC01975					12/1/1992		-				RSRA		

This instrument was prepared by:
G. SHEPPARD W. DOZIER
9 NE First Avenue
Ocala, FL 34470



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 02/09/2004 08:58:03 AM
FILE #: 2004016342 OR BK/PG 03636/0542

Grantee's SS Nos:
Parcel Account: 56675-000-00

RECORDING FEES 6.00
DEED DOC TAX 0.70

Rec 600
DS 170

WARRANTY DEED

THIS INDENTURE, made this 23rd day of January, 2004, Between LESTER IRA STEWART, JR. and KATHRYN A. STEWART, his wife, whose mailing address is 930 Koloa Drive, Merritt Island, FL 32953, grantor*, and MICHAEL ANDERSON STEWART, whose mailing address is 1224 Northeast 10th Avenue, Ocala, FL 34470-5440, grantee*

That said grantor, for and in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lot 6, Block C, WYOMINA CREST, as per plat thereof recorded in Plat Book C, Page 12, Public Records of Marion County, Florida.

Subject to easements, covenants, restrictions and reservations of record, if any; however, such reference shall not serve to reimpose the same, and taxes for the year 2003 and subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *"Grantor" and "grantee" are used for singular or plural as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Betty J. Solomon
Name: Betty J Solomon
(Print or Type)

Anita G. Brewer
Name: Anita G Brewer
(Print or Type)

Lester Ira Stewart (SEAL)
LESTER IRA STEWART, JR..

Kathryn A. Stewart (SEAL)
KATHRYN A. STEWART

STATE OF FLORIDA
COUNTY OF BREVARD

THE FOREGOING INSTRUMENT was acknowledged before me this 23rd day of January, 2004, by LESTER IRA STEWART, JR. and KATHRYN A. STEWART, his wife, who are personally known to me (☒) or who produced a driver's license as identification (☐.

[Signature]
Notary Public
My Commission Expires:



Gary Dover
MY COMMISSION # CC883923 EXPIRES
February 19, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

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

THE CITY OF OCALA

CASE NO: 2024_10851

Petitioner,

VS.

**STEWART, MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA FL 34470-5440**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/07/2024 11:25:09 AM
FILE #: 2024074005 OR BK 8342 PGS 1720-1722
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on May 29, 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), **STEWART, MICHAEL ANDERSON EST**, owner(s) in charge of the property described as: **2614-003-006 | 1224 NE 10TH AVE OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between April 22, 2024 and May 29, 2024 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.

11. CONCLUSION OF LAW:

A. The Respondent(s), **STEWART, MICHAEL ANDERSON EST**, by reason of the foregoing is 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) has 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 20th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, June 21st, 2024, 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. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items.

(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 \$182.18 by June 20th, 2024.

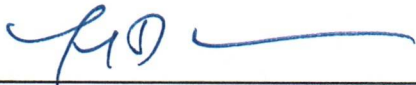
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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.

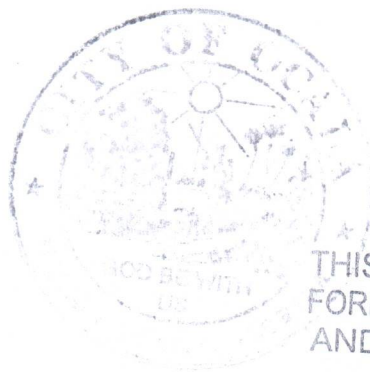
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 3rd day of June 2024

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Thomas J. Dobbins, Chair
Code Enforcement Special Magistrate



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: **STEWART, MICHAEL ANDERSON EST, 1224 NE 10TH AVE, OCALA, FL 34470-5440**, this 31st day of ~~May~~ JUNE 2024.


Yvette Grillo, 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 JUNE 26TH, 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 INITIAL 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.



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

7/23/2025

CASE NO: CE25-0738

STEWART MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL. 34470-5440

RE: 2614-003-006 | 1224 NE 10TH AVE

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 8/21/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

The property is overgrown with weeds and grass. The property needs to be cut and cleared.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@ocalafl.gov



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CL-70-0738

23/2025

EWART MICHAEL ANDERSON EST
24 NE 10TH AVE
CALA, FL. 34470-5440

21 34470-5440 70750

34470-5440
34471>2172

JACKSONVILLE RPDC 320

24 JUL 2025 PM 2 L

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 JUL 24 2025

[Handwritten signature]

NIXIE

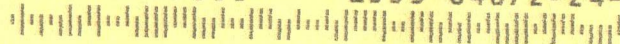
326 EE 1

7208/08/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299

*1539-04672-24-44





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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

08/26/2025

STEWART MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL. 34470-5440

Respondent(s) _____ /

Location of Violation: 1224 NE 10TH AVE|2614-003-006

Case Number: CE25-0738

Officer Assigned: Stephen Knight

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

The property is overgrown with weeds and grass. The property needs to be cut and cleared.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate 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.

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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0738

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

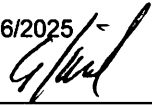
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/26/2025 post the Notice of Violation & Public Hearing to the property, located at 1224 NE 10TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

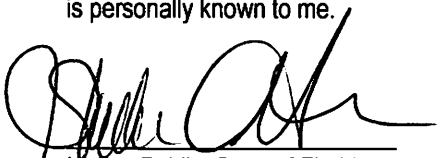
FURTHER, AFFIANT SAYETH NAUGHT.

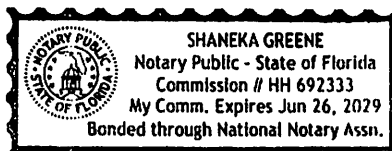
Dated: 08/26/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

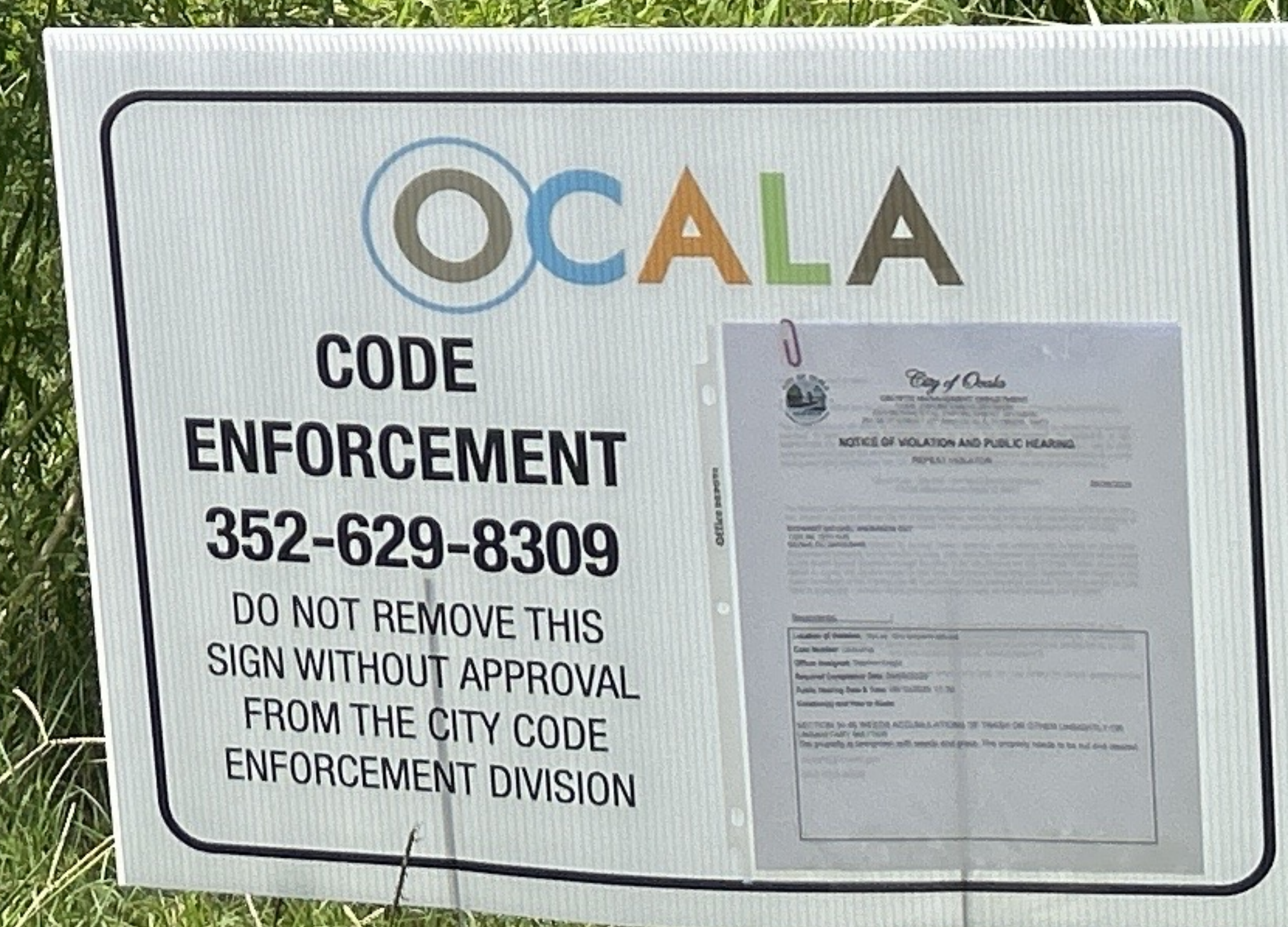
SWORN TO (or affirmed) before me: 08/26/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Aug 26, 2025 at 2:31:44 PM
City of Ocala
Code Enforcement Division





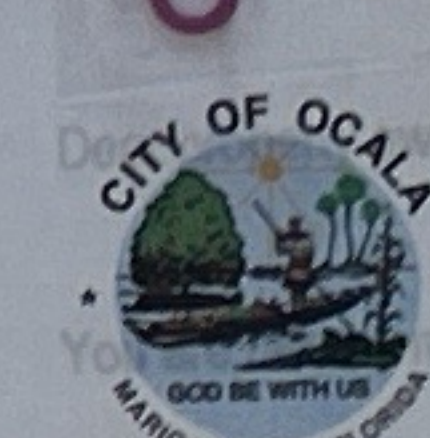
Aug 26, 2025 at 2:31:53 PM
City of Ocala
Code Enforcement Division



**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

Office DEPOT®



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Waluia Avenue Ocala, FL 34471

08/26/2025

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the property owner. This authority is derived from the City of Ocala Code of Ordinances, Chapter 162, Section 162.07(2).
STEWART MICHAEL ANDERSON EST
1224 NE 10TH AVE
OCALA, FL 34470-5440
Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate 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.

Respondent(s) _____

Location of Violation: 1224 NE 10TH AVE 12614-003-006
Case Number: CE25-0738
Officer Assigned: Stephen Knight
Required Compliance Date: 09/09/2025
Public Hearing Date & Time: 09/10/2025 17:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
The property is overgrown with weeds and grass. The property needs to be cut and cleared.
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0738

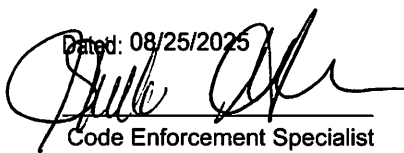
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 08/25/2025 post the Notice of Violation & Public 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.

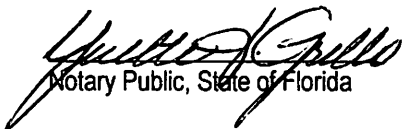
FURTHER, AFFIANT SAYETH NAUGHT.

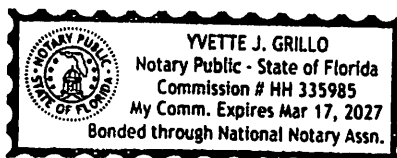
Dated: 08/25/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/25/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Aug 21, 2025 at 10:03:05 AM
City of Ocala
Code Enforcement Division





City of Ocala
Code Enforcement Division
7/22/2025 1:06 PM



City of Ocala
Code Enforcement Division
7/22/2025 1:06 PM



City of Ocala
Code Enforcement Division
7/22/2025 1:06 PM