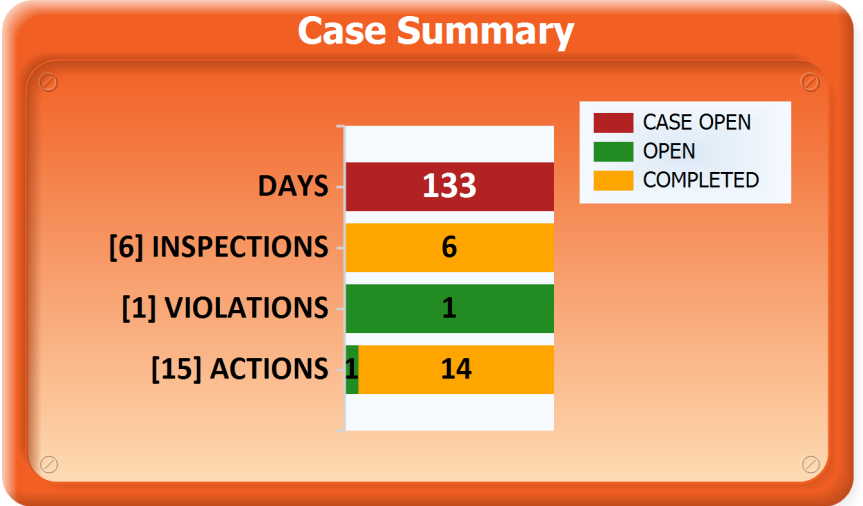


Description: Unsightly matter and overgrowth.			Status: NON COMP HEARING		
Type: GENERAL VIOLATION			Subtype: JUNK DEBRIS		
Opened: 4/29/2025	Closed:		Last Action: 9/10/2025		Flw Up: 9/5/2025
Site Address: 467 NW 18TH AVE OCALA, FL 34475					
Site APN: 22603-000-00			Officer: JENNIPHER L BULLER		
Details:					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH MAILED 91 7199 9991 7039 7682 2477 MCCONICO SCOTTIE SR 2775 NW 49TH AVE UNIT 241 OCALA, FL. 34482-6212
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 7214 MCCONICO SCOTTIE SR 2775 NW 49TH AVE, UNIT 241 OCALA, FL. 34482-6212



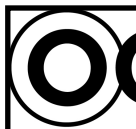
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0357

CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF 91 7199 9991 7039 7682 0954 MCCONICO, SCOTTIE SR 2775 NW 49TH AVE, UNIT 241 OCALA, FL 34482-6212
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025	8/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	9/10/2025		
OFFICER POSTING	JENNIPHER L BULLER	5/23/2025	5/23/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
OFFICER POSTING	JENNIPHER L BULLER	7/10/2025	7/10/2025	UPDATED NOVPH READY FOR POSTING Notice of Violation and Public Hearing post upon the property.
OFFICER POSTING	JENNIPHER L BULLER	8/19/2025	8/19/2025	FOF Final Administrative Order posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	4/30/2025	4/30/2025	CLTO Respondent 1: MCCONICO SCOTTIE SR 2775 NW 49TH AVE UNIT 241 OCALA FL 34482-6212
PREPARE NOTICE	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH for July Code Board hearing. Respondent 1: MCCONICO SCOTTIE SR 2775 NW 49TH AVE UNIT 241 OCALA FL 34482-6212
REGULAR MAIL	SHANEKA GREENE	4/30/2025	4/30/2025	CLTO MAILED



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0357

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/4/2025	<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, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 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 \$279.34 by September 4th, 2025.</p>
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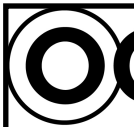
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MCCONICO SCOTTIE SR	2775 NW 49TH AVE UNIT 241 OCALA, FL 34482-6212			
RESPONDENT 1	MCCONICO SCOTTIE SR	2775 NW 49TH AVE UNIT 241 OCALA, FL 34482-6212			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$279.34	\$0.00						
TOTALS:			\$279.34	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
COMPLIANCE	JLB	9/5/2025	9/5/2025	NON COMPLIANT			I conducted a compliance inspection. I observed the property remained non-compliant. Photo attached. Affidavit of non-compliance completed. Proceed to non-compliance hearing.			
FOLLOW UP	JLB	6/16/2025	6/16/2025	NON COMPLIANT			I conducted a follow up inspection. I observed the property remained non-compliant. Photo attached. Hearing is scheduled for 07/10/2025. Hearing inspection scheduled.			
FOLLOW UP	JLB	5/21/2025	5/21/2025	NON COMPLIANT			I conducted a follow up inspection. I observed the property remained non-compliant. Photos attached. Request for Notice of Violation and Public Hearing to be prepared. Follow up inspection scheduled.			
HEARING INSPECTION	JLB	8/12/2025	8/12/2025	NON COMPLIANT			Code Board Hearing for 07/10/2025 was canceled due to lack of a quorum.			



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0357

HEARING INSPECTION	JLB	8/12/2025	8/12/2025	NON COMPLIANT		I conducted a re-inspection prior to the Code Board Hearing. I observed the property remained non-compliant concerning SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER. Photo attached. Proceed to hearing to obtain an order to bring the property into compliance with city ordinance.
HEARING INSPECTION	JLB	7/8/2025	7/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled Code Board hearing on 07/10/2025. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JLB	4/29/2025	4/29/2025	NON COMPLIANT		See also 2022_8624 and permit DEMO23-0105. Unsightly matter and overgrowth remain upon the property, Photos attached. Courtesy letter mailed to current property owner. Follow up scheduled.

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	JENNIPHER L BULLER	4/29/2025				Overgrowth and unsightly matter upon property. Cut and clean property.

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0357

vs.

MCCONICO, SCOTTIE SR
2775 NW 49TH AVE, UNIT 241
OCALA, FL 34482-6212
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/22/2025 09:19:03 AM
FILE #: 2025112603 OR BK 8693 PGS 1071-1072
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 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), **MCCONICO, SCOTTIE SR, 2775 NW 49TH AVE, UNIT 241, OCALA, FL 34482-6212**, owner(s) in charge of the property described as: **467 NW 18TH AVE | 22603-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 29th, 2025, and August 12th, 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), **MCCONICO, SCOTTIE SR**, 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, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 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 \$279.34 by September 4th, 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 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
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: MCCONICO, SCOTTIE SR, 2775 NW 49TH AVE, UNIT 241, OCALA, FL 34482-6212, this 14 day of August 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 SEPTEMBER 10TH, 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 STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE 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.

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

CASE NO: CE25-0357

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 08/19/2025 post the Final Administrative Order to the property, located at 467 NW 18TH 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: 08/19/2025

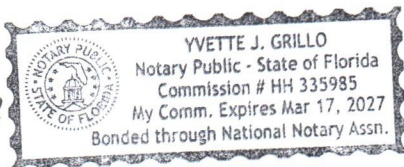
Jennipher Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/19/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/19/2025 1:13 PM



**CODE
ENFORCEMENT
629-8309**

**REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
ENFORCEMENT DIVISION**

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0357

vs.

MCCONICO, SCOTTIE SR
2775 NW 49TH AVE, UNIT 241
OCALA, FL 34482-6212
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 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), **MCCONICO, SCOTTIE SR, 2775 NW 49TH AVE, UNIT 241, OCALA, FL 34482-6212**, owner(s) in charge of the property described as: **467 NW 18TH AVE | 22603-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 29th, 2025, and August 12th, 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), **MCCONICO, SCOTTIE SR**, 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:

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 - (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 \$279.34 by September 4th, 2025.

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

CASE NO: CE25-0357

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

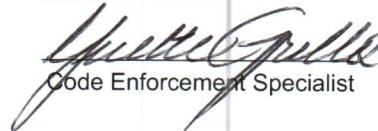
STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 08/19/2025 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

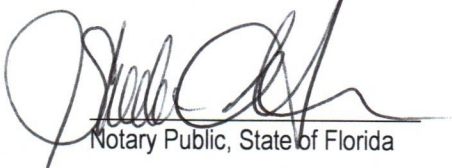
FURTHER, AFFIANT SAYETH NAUGHT.

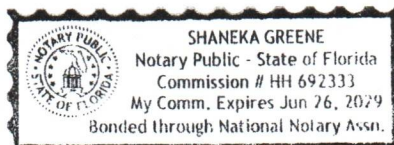
Dated: 08/19/2025


Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/19/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7682 0954. Our records indicate that this item was delivered on 08/22/2025 at 01:07 p.m. in OCALA, FL 34482. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Sheldaine G.", written over a printed name label.

Address of Recipient :

**2775 NW 49TH AVE, OCALA, FL
34482**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412FOF 0357

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0357

MCCONICO, SCOTTIE SR
2775 NW 49TH AVE, UNIT 241
OCALA, FL 34485-6212

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

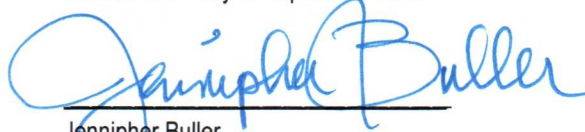
1. That on August 14th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, September 4th, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95

4. Prosecution costs of \$279.34 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

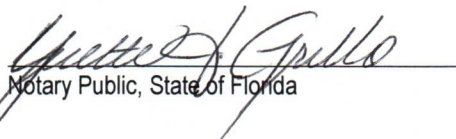
Dated this 5th day of September 2025



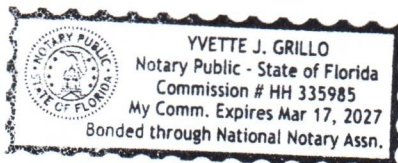
Jennifer Buller
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 5th day of September 2025 by Jennifer Buller who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 5th day of September 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
9/5/2025 9:27 AM