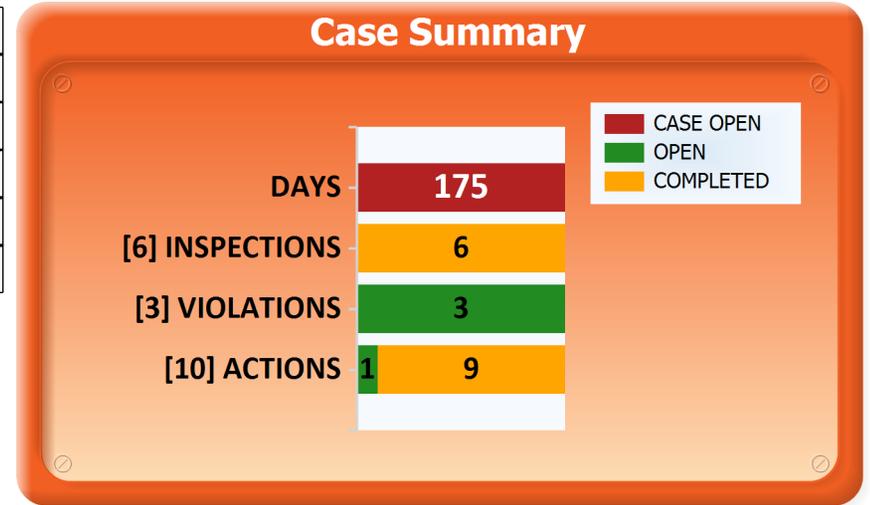


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0071

Description: Unsecured Vacant Residence		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 11/14/2024	Closed:	Last Action: 5/8/2025	Flw Up: 5/2/2025
Site Address: 1206 NE 42ND AVE OCALA, FL 34470			
Site APN: 2720-001-032		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	1/23/2025	1/23/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/23/2025	1/23/2025	NOVPH MAILED 91 7199 9991 7039 7937 9763 ATWATER DONNA GAIL 34 POTTERY TERR TRL FLAT ROCK NC 28731-8614
CERTIFIED MAIL	YVETTE J GRILLO	3/21/2025	3/21/2025	FOF 91 7199 9991 7039 7683 5934 ATWATER, DONNA GAIL 34 POTTERY TERR TRL FLAT ROCK, NC 28731-8614
CONTACT	JENNIPHER L BULLER	4/2/2025	4/2/2025	Phone call received from daughter of property owner, Joanna McDaniel 828-702-0605 is point of contact concerning property. Will try to be non-compliance hearing, lives in North Carolina.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0071

HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	5/8/2025		
OFFICER POSTING	JEFFREY GUILBAULT	1/23/2025	1/23/2025	NOVPH POSTED ON PROPERTY
OFFICER POSTING	JEFFREY GUILBAULT	3/24/2025	3/24/2025	FAO POSTED ON PROPERTY at 1247 today.
REGULAR MAIL	SHANEKA GREENE	11/14/2024	11/14/2024	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/4/2025	3/4/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 82-181, 82-182, and 82-3 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to securing the unsecured residence by 4:00pm on Thursday, May 1st, 2025. 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, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.</p> <p>(b) Any work required to meet the current Florida Building Code regarding securing the unsecured residence that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to secure the residence. 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.</p> <p>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, May 1st, 2025, or remove the fence by</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0071

				<p>4:00 pm on Thursday, May 1st, 2025. If the Respondent fails to comply by 7:00 am on Friday, May 2nd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$228.16 by May 1st, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ATWATER DONNA GAIL	34 POTTERY TERR TRL FLAT ROCK , NC 28731	(352)236-0603		

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
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:				\$228.16	\$0.00					
TOTALS:				\$228.16	\$0.00					

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE24-0071

COMPLIANCE	JGB	5/2/2025	5/5/2025	NON COMPLIANT	Verified at 1011 that all violations are still present order of non comp created. see photos.
FOLLOW UP	JGB	12/31/2024	12/31/2024	NON COMPLIANT	At 0927 i conducted a follow up. I verified no violations have been corrected. We are having issues with central square. I uploaded photos. And will schedule a follow up to schedule for a hearing once the system is back up and running.
FOLLOW UP	JGB	1/23/2025	1/23/2025	NON COMPLIANT	At 1230 I conducted a follow up inspection and verified that the window has not been repaired, the door is still propped open (it is closed but not closed all the way), and the fence is still being held up by pieces of plywood. see photos. NOVPH posted.
FOLLOW UP	JGB	2/26/2025	2/26/2025	NON COMPLIANT	No changes and I have not had contact with the property owner. See photos. Door is partially shut, still propped open.
HEARING INSPECTION	JGB	3/11/2025	3/11/2025	NON COMPLIANT	At 0920 i verified there has been no attempt at gaining compliance. I have not had contact with the property owner. See photos.
INITIAL	JGB	11/14/2024	11/14/2024	NON COMPLIANT	Responded to the property at 1343, upon my supervisor, Jennipher Buller's request. Due to an active order from a previous violation we walked onto the property and witnessed the rear door of the residence is open and unsecured. I also noticed that a window was busted out. The fence along the rear of the property is missing multiple fence boards and leaning onto the neighboring property. CLTO Sent to staff. A RI is scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181. - DEFINITION.	STEPHANI SMITH	11/14/2024				

Case Details - No Attachments

City of Ocala

Case Number
CE24-0071

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	11/14/2024				Please secure the rear door of the residence and replace the glass in the broken window.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	11/14/2024				Please repair, replace, or remove the damaged leaning fence.

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

THE CITY OF OCALA

CASE NO: CE24-0071

Petitioner,

vs.

**ATWATER, DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK, NC 28731-8614**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/27/2025 03:23:32 PM
FILE #: 2025040418 OR BK 8570 PGS 280-282
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 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), **ATWATER, DONNA GAIL**, owner(s) in charge of the property described as: **2720-001-032 / 1206 NE 42ND AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between November 14th, 2024, and March 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182. DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **ATWATER, DONNA GAIL**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182. DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**, 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): 82-181, 82-182, and 82-3 and order to:
 - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to securing the unsecured residence by 4:00pm on Thursday, May 1st, 2025. 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, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.
 - (b) Any work required to meet the current Florida Building Code regarding securing the unsecured residence that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, subsection (c) shall apply.
 - (c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to secure the residence. 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.

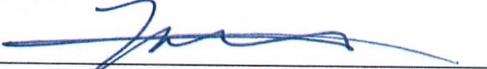
2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, May 1st, 2025, or remove the fence by 4:00 pm on Thursday, May 1st, 2025. If the Respondent fails to comply by 7:00 am on Friday, May 2nd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$228.16 by May 1st, 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 13th day of March 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **ATWATER, DONNA GAIL, 34 POTTERY TERR TRL, FLAT ROCK, NC 28731-8614**, this 13th day of March 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

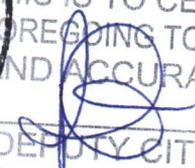
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON MAY 8TH, 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 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.



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

DEPUTY CITY CLERK

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

CITY OF OCALA

Petitioner,
vs.

CASE NO: CE24-0071

ATWATER DONNA GAIL
34 POTTERY TERR TRAIL
FLAT ROCK, NC 28731-8614

Respondents _____ /

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

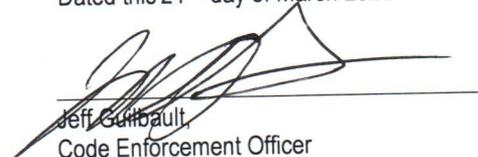
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

I did on 24TH OF MARCH 2025, post the Final Administrative Order in the above styled cause of this action, located, 2720-001-032 | 1206 NE 42ND AVE, Ocala, Florida, upon which the violations are alleged to exist. 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 this 24TH day of March 2025

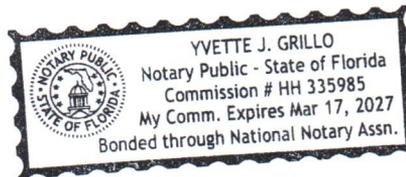


Jeff Guilbault,
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 24TH day of March 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE24-0071

ATWATER, DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK, NC 28731-8614

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeff Guilbault, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **MAY 5th, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its 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, MAY 1ST, 2025**.
3. That a re-inspection was performed on; **MAY 5th, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken
Abatement of violation as Ordered; Section(s) 82-181, 82-182, & 82-3
5. The prosecution costs **\$228.16 unpaid**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

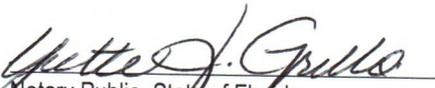
Dated this 5TH day of MAY 2025



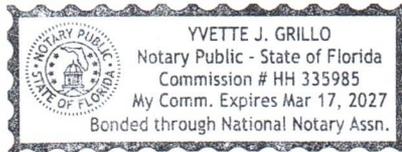
Jeff Guilbault
 Code Enforcement Officer
 City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

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



 Yvette J. Grillo
 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 respondent, on this 5th day of MAY 2025



Yvette Grillo, Secretary
 Municipal Code Enforcement Board
 Ocala, Florida



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

THE CITY OF OCALA

CASE NO: CE24-0071

Petitioner,

vs.

ATWATER, DONNA GAIL
34 POTTERY TERR TRL
FLAT ROCK, NC 28731-8614

Respondents

FINAL ADMINISTRATIVE ORDER

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- A. The Respondent(s), **ATWATER, DONNA GAIL**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182. DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**, 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): 82-181, 82-182, and 82-3 and order to:
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 - (c) Failure to comply with any subsection of this item in the time allowed for compliance the City shall enter the property and take whatever steps are necessary to secure the residence. 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.

Office DEP010

City of Ocala
Code Enforcement Division
03/24/2025 12:48:43



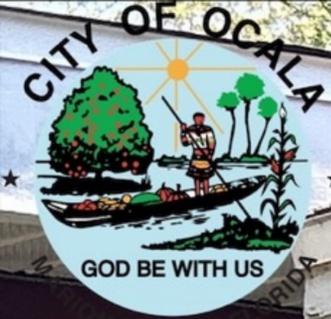
12/31/24

09:25AM

City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
05/05/2025 10:08:07



**POSTED
NO TRESPASSING**

City of Ocala
Code Enforcement Division
05/05/2025 10:08:24



**POSTED
NO TRESPASSING**

City of Ocala
Code Enforcement Division
05/05/2025 10:08:28



City of Ocala
Code Enforcement Division
05/05/2025 10:08:49



City of Ocala
Code Enforcement Division
05/05/2025 10:08:45