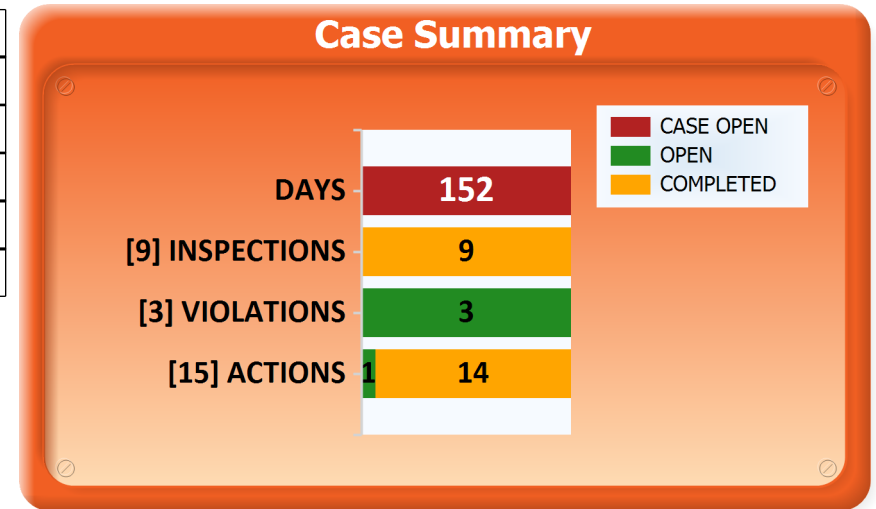


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0513

Description: RUNNING CONSTRUCTION BUSINESS ON PROPERTY			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 6/12/2025	Closed:	Last Action: 11/13/2025	Flw Up: 11/7/2025
Site Address: 2423 NE 14TH AVE OCALA, FL 34470			
Site APN: 2448-003-000		Officer: STEPHANI SMITH	
Details:			

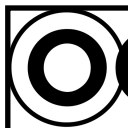


ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH MAILED 91 7199 9991 7039 7684 0525 AVENI JESSICA 2423 NE 14H AVE OCALA, FL. 34470-3726
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5706 AVENI, JESSICA 2423 NE 14TH AVE OCALA, FL 34470-3726



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

COMPLAINT RECEIVED	SHANEKA GREENE	6/12/2025	6/12/2025	APRIL CALLED STATING OWNERS ARE RUNNING A CONSTRUCTION BUSINESS OUT OF THE HOME THERE IS HEAVY EQUIPMENT BEING USED THAT IS LOUD, TRILERS AND COMMERCIAL VEHICLES ARE PARKED ON THE PROPERTY AND AT TIMES THEY HAVE A COMMERCIAL DUMPSTER ON THE PROPERTY. SHE WANTS YOU TO GIVE HER A CALL ONCE YOU GET THERE TO EXPLAIN FURTHER OF EVERYTHING THAT IS GOING ON
CONTACT	JEFFREY GUILBAULT	6/12/2025	6/12/2025	I spoke to the complainant she stated she will be sending over some date and time stamped photos and videos of the recent activity that's been going on at this property. 352.239.8308
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	11/13/2025		
OFFICER POSTING	STEPHANI SMITH	8/4/2025	8/4/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE FRONT OF PROPERTY.
OFFICER POSTING	STEPHANI SMITH	8/12/2025	8/12/2025	NOVPH (CORRECTED) HAS BEEN POSTED DIRECTLY ONTO THE PROPERTY. VIEW ATTACHMENTS,
OFFICER POSTING	JEFFREY GUILBAULT	10/15/2025	10/15/2025	FOF READY TO POST FOF POP
PREPARE NOTICE	SHANEKA GREENE	7/1/2025	7/1/2025	CLTO X 1 AVENI JESSICA 2423 NE 14TH AVE OCALA FL 34470-3726
PREPARE NOTICE	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH X 1 AVENI JESSICA 2423 NE 14TH AVE OCALA FL 34470-3726
REGULAR MAIL	SHANEKA GREENE	7/1/2025	7/1/2025	CLTO MAILED



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95, 122-312 and 122-1193 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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,) Remove all commercial equipment and items stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1AA zoning district by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property. 3.) (a) Remove all utility trailers from the front and/or side yards and store in the rear yard or indoors only by 4:00pm on Thursday, November 6th, 2025, or (b) Remove all utility trailers from the property by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition
----------------------	--------------------	-----------	-----------	--

				to any other fines until all violations of section 122-1193 have been abated.
				4.) Pay the cost of prosecution of \$313.21 by November 6th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	APRIL CRISWELL	2414 NE 15TH AVE ,			
OWNER	AVENI JESSICA	2423 NE 14TH AVE OCALA, FL 34470-3726			
RESPONDENT 1	AVENI JESSICA	2423 NE 14TH AVE OCALA, FL 34470-3726	(352)207-6849		

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	\$17.72	\$17.72	10/28/25	CODE214		CASH	JACOB MERRITT	SHG
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$176.00	10/28/25	CODE214		CASH	JACOB MERRITT	SHG
INSPECTION FEE	001-359-000-000-06-35960	8	\$100.00	\$100.00	10/28/25	CODE214		CASH	JACOB MERRITT	SHG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	10/28/25	CODE214		CASH	JACOB MERRITT	SHG
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.74	10/28/25	CODE214		CASH	JACOB MERRITT	SHG
Total Paid for CASE FEES:			\$313.21	\$313.21						
TOTALS:			\$313.21	\$313.21						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0513

CASE WORK	SMS	8/4/2025	8/4/2025	NON COMPLIANT	On 08/04/2025, I have posted the Notice of Violation and Public hearing directly onto the property. View attachments. Affidavit of Posting has been signed and provided to Admin.
CASE WORK	SMS	6/30/2025	6/30/2025	COMPLETED	On 06/30/2025, I have re-inspected the property in reference to a construction business being run from out of the property. As of this date, it does appear that heavy machinery (such as tractor and skid steer) are still present at the property in addition to the storage of various fencing materials (whether they are on the ground, on the trailer, vinyl fencing, roll of chain-link fencing, wooden fencing, etc). View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
CASE WORK	SMS	8/21/2025	8/21/2025	NON COMPLIANT	On 08/21/2025, I have re-inspected the property in reference to a NOVPH compliance inspection for multiple violations such as a storage container, unpermitted uses of an R-1 zone, and sources of unsightly matter. I have observed that the unpermitted uses of the R-1 zoned property continues to be used for storage such as bundles of fencing materials, machinery parts, etc. Along with this, it continues to be a source of unsightly matter along the side of the property. Lastly, the storage container remains (unpermitted as well for a storage container is a no-fee permit, there is no active permits for this residential property such as a renovation, and it is placed incorrectly on the property and has to be on a paved surface). View attachments.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

CASE WORK	SMS	6/23/2025	6/23/2025	COMPLETED		On 06/23/2025, I have re-inspected the property to monitor and observe any signs of a construction business being run from out of the property as per the complainant. There was no active work at the site today. There does appear to be some materials (like a few sections of fencing stacked on-top of each other) in addition to some other fencing materials such as roll of chain link, what appears to be a gate, etc. Set inspection to monitor the property.
COMPLIANCE	SMS	11/7/2025	11/7/2025	NON COMPLIANT		massey inspection On 11-7-2025, I responded to the property for a compliance inspection and I have observed that unpermitted use of a R-1 zone is continuing along with storage of unsightly matter. At the time of inspection, it appears that the dumpster has been removed from the property. However, prosecution costs have been paid. View attachments. Affidavit of non compliance provided to admin.
FOLLOW UP	SMS	7/31/2025	7/31/2025	NON COMPLIANT		On 07/31/2025, I have responded out to the property in reference to a re-inspection for the permitted uses of an R-1 zone. I have observed piles of fencing material, a large dumpster on the premises, commercial machinery and/or equipment, etc. In addition to this, I have also observed improperly stored trailers that need to be relocated to the rear of the property instead of the side of the property. I have added the violations of 34-95 (unsightly matter pertaining to the piles of fencing material) along with 122-1193 (trailers). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

FOLLOW UP	SMS	6/17/2025	6/17/2025	COMPLETED		On 06/17/2025, I have responded out to the property in reference to a citizen's complaint received about a business being run from out of this location. At the time of inspection, I did observe two pick-up trucks (with one hitched with a utility trailer and another large trailer on-site). There was also a small tractor on-site. The trucks belonged to "Merritt Construction" at (352-812-3002). I have spoken to one of the workers on-site (Jacob), and I have informed them about how we received a complaint about a business being run from out of this location. He has informed me that they are present there because they are currently ripping out an old fence and installing new fencing (to which it does appear that this is occurring due to the debris they are actively tossing into the trailers and the new fencing laying on the ground). I have inquired when the job will be completed, to which he has informed me that it will be completed by Friday. View attachments. Set inspection on Monday to monitor.
HEARING INSPECTION	JLB	10/7/2025	10/7/2025	NON COMPLIANT		I conducted a re-inspection. I observed the property remained non-compliant. Photos attached. Proceed to the hearing to obtain an order.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

INITIAL	JGB	6/12/2025	6/12/2025	NON COMPLIANT	I conducted an initial inspection and was unable to make contact with anyone at the property. I did not hear or see anyone at the property. There is a trailer on the left side of the property that has pavers on it. There is a new fence on the left side of the property recently installed. There is some building materials, scrap bin, tractor, and tractor accessories on the property as well. I scheduled a follow up for Officer Stepani Smith next week to verify if there are any changes to this property. As of today I am unable to determine if a business is being ran out of the home or if there is work being done in the backyard.
---------	-----	-----------	-----------	---------------	--

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHANI SMITH	7/31/2025				Please either remove the utility trailers from off the property, or relocate them to the rear of the property. Trailers cannot be parked to the side or the front of the property.
SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	6/30/2025				Please remove any commercial machinery and/or equipment from off the property, in addition to multiple piles of fencing materials. Only certain residential businesses are allowed in R-1 zoning (such as a daycare facility with a special exception to serve as an example).

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/31/2025				Please remove all sources of unsightly matter such as piles of fencing materials, commercial equipment, commercial machinery, commercial parts, etc from off the property.
---	----------------	-----------	--	--	--	--

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

THE CITY OF OCALA

CASE NO: CE25-0513

Petitioner,

vs.

**AVENI, JESSICA
2423 NE 14TH AVE
OCALA, FL 34470-3726**

Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138765 OR BK 8738 PGS 1119-1121

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; October 9th, 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), **AVENI, JESSICA**, owner(s) in charge of the property described as **2423 NE 14TH AVE | 2448-003-000, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 12th, 2025, and October 7th, 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, SECTION 122-312 PERMITTED USES R-1, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **AVENI, JESSICA**, 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, SECTION 122-312 PERMITTED USES R-1, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**, 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, 122-312 and 122-1193 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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.) Remove all commercial equipment and items stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1AA zoning district by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.

3.) (a) Remove all utility trailers from the front and/or side yards and store in the rear yard or indoors only by 4:00pm on Thursday, November 6th, 2025, or

(b) Remove all utility trailers from the property by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated.

4.) Pay the cost of prosecution of \$313.21 by November 6th, 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice 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: **AVENI, JESSICA**
2423 NE 14TH AVE, OCALA, FL 34470-3726, this 9th day of October 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 NOVEMBER 13TH, 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 I,
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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

CASE NO: CE25-0513

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

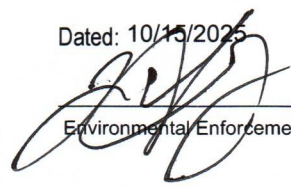
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/15/2025 post the Final Administrative Order to the property, located at 2423 NE 14TH AVE, OCALA.
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: 10/15/2025

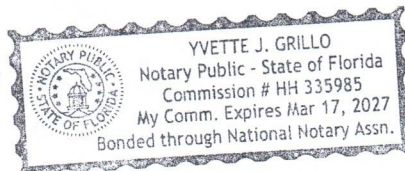

Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
10/15/2025 11:09:57



Ocala

**CODE
ENFORCEMENT**

352-629-8309

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

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA
CASE NO: ENV25-0161

THE CITY OF OCALA
Petitioner,
vs.
RACETRAC INC
209 GALLERIA PKWY SE, STE 900
ATLANTA, GA 30339-0345
Respondent

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on, October 9th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, reviewed evidence, considered objections, 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), RACETRAC INC, owner(s) in charge of the property described as 1624 NW 35TH AVENUE RD | 21842-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between July 18th, 2025, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-66 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

II. CONCLUSION OF LAW:

A. This Respondent(s), RACETRAC INC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-66 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 sections: 34-66 and order to:

1.) (a) Cut and clear the property grounds, fully and properly removing any weeds, undergrowth, and unwanted or unwanted items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00pm on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include cutting and clearing the property grounds, fully and properly removing any weeds, undergrowth, and unwanted or unwanted items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until the violation has been abated.

(b) Abatement of any violation of section 24-66 by the City, a \$100.00 service fee shall be applied pursuant to section 24-66.2.1 of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$238.41 by November 9th, 2025.

B. This Order may be vacated in the Public Records of Marion County, Florida, and shall constitute a non appealable decision of the Municipal Code Enforcement Board, and shall be subject to the provisions of the City of Ocala Code of Ordinances, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The number of this Order, and the hearing location, is the City of Ocala, a Florida Municipal Corporation, with the address of 110 S.E. Main Street, Ocala, Florida 34601.

Page 1 of 2

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

CASE NO: CE25-0513

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

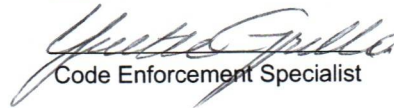
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/14/2025 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.

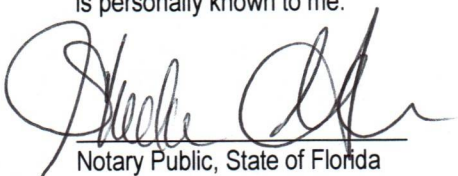
FURTHER, AFFIANT SAYETH NAUGHT.

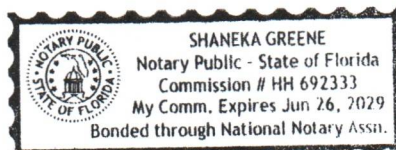
Dated: 10/14/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/14/2025 by Shaneka Greene Code Enforcement Specialist, 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: CE25-0513

AVENI JESSICA
2423 NE 14TH AVE
OCALA FL 34470-3726
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

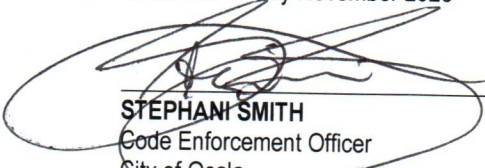
1. That on October 9th, 2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before November 7th, 2025.
3. That a re-inspection was performed on November 7th, 2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95, 122-312 and 122-1193

5. The prosecution costs have been paid.

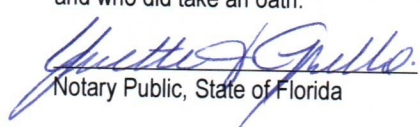
FURTHER, AFFIANT SAYETH NOT.

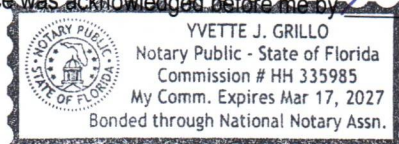
Dated this 7th day November 2025


STEPHANI SMITH
Code Enforcement Officer
City of Ocala

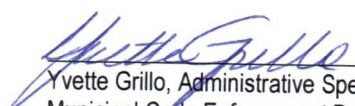
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by _____ day of November 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 7th day of November 2025.


Yvette Grillo, Administrative Specialist
Municipal Code Enforcement Board
Ocala, Florida



11/7/25, 11:19 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:19 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:19 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:19 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:19 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:20 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:20 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:20 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:20 AM
City of Ocala
Code Enforcement Division



11/7/25, 11:22 AM
City of Ocala
Code Enforcement Division