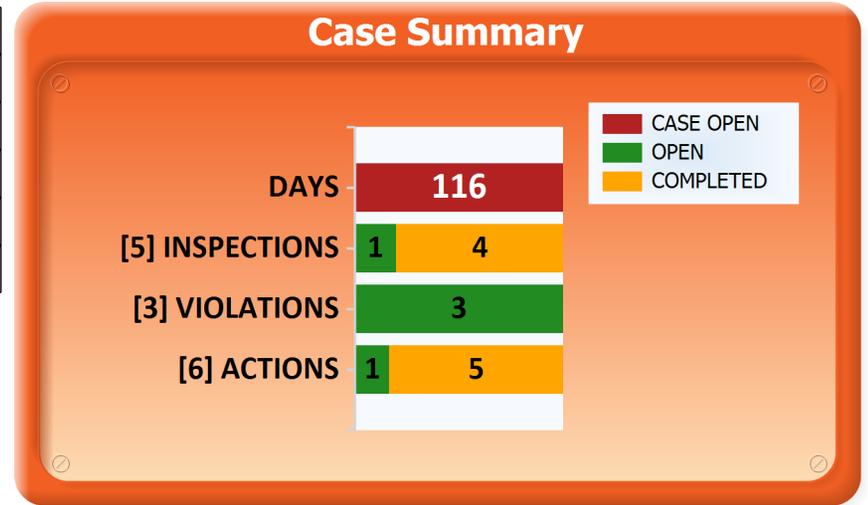


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0071**

Description: Unsecured Vacant Residence		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 11/14/2024	Closed:	Last Action: 3/13/2025	Flw Up: 3/11/2025
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
HEARING CODE BOARD	SHANEKA GREENE	3/13/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	1/23/2025	1/23/2025	NOVPH POSTED ON PROPERTY
REGULAR MAIL	SHANEKA GREENE	11/14/2024	11/14/2024	CLTO MAILED
				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

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>3/4/2025</p>	<p>3/4/2025</p>	<p>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 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>
-----------------------------	---------------------------	-----------------	-----------------	---

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0071**

## 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						
<b>TOTALS:</b>			<b>\$228.16</b>	<b>\$0.00</b>						

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE24-0071**

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				
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				
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.

# **OCALA Case Details - No Attachments**

City of Ocala

Case Number  
**CE24-0071**

<b>SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS</b>	<b>STEPHANI SMITH</b>	<b>11/14/2024</b>				<b>Please repair, replace, or remove the damaged leaning fence.</b>
--	-----------------------	-------------------	--	--	--	---

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2024 Property Record Card Real Estate

2720-001-032

[GOOGLE Street View](#)

Prime Key: 636088

[MAP IT+](#)

### Property Information

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

Taxes / Assessments: \$1,018.42  
Map ID: 212  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 01  
Acres: .46

Situs: Situs: 1206 NE 42ND AVE OCALA

### Current Value

Land Just Value	\$40,000		
Buildings	\$194,260		
Miscellaneous	\$1,687		
Total Just Value	\$235,947		
Total Assessed Value	\$78,500	Impact	
Exemptions	(\$50,000)	<u>Ex Codes:</u> 01 38	(\$157,447)
Total Taxable	\$28,500		
School Taxable	\$53,500		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$40,000	\$194,260	\$1,687	\$235,947	\$78,500	\$50,000	\$28,500
2023	\$35,000	\$182,345	\$1,748	\$219,093	\$76,214	\$50,000	\$26,214
2022	\$28,000	\$164,270	\$1,789	\$194,059	\$159,496	\$50,000	\$109,496

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">2886/0976</a>	11/2000	74 PROBATE	0	U	I	\$100
<a href="#">2855/1937</a>	09/2000	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">2562/1054</a>	09/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$72,500
<a href="#">2299/0061</a>	10/1996	02 DEED NC	0	U	I	\$100
<a href="#">0902/0114</a>	07/1978	07 WARRANTY	0	Q	I	\$42,700

### Property Description

SEC 11 TWP 15 RGE 22  
PLAT BOOK F PAGE 080  
SILVER SPRINGS FOREST

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	200.0	R1	1.00	LT	40,000.0000	1.00	1.00	1.00	40,000	40,000
Neighborhood 5753 - SILVER SPRINGS FOREST											Total Land - Class	\$40,000
Mkt: 8 70											Total Land - Just	\$40,000

[Traverse](#)

**Building 1 of 1**

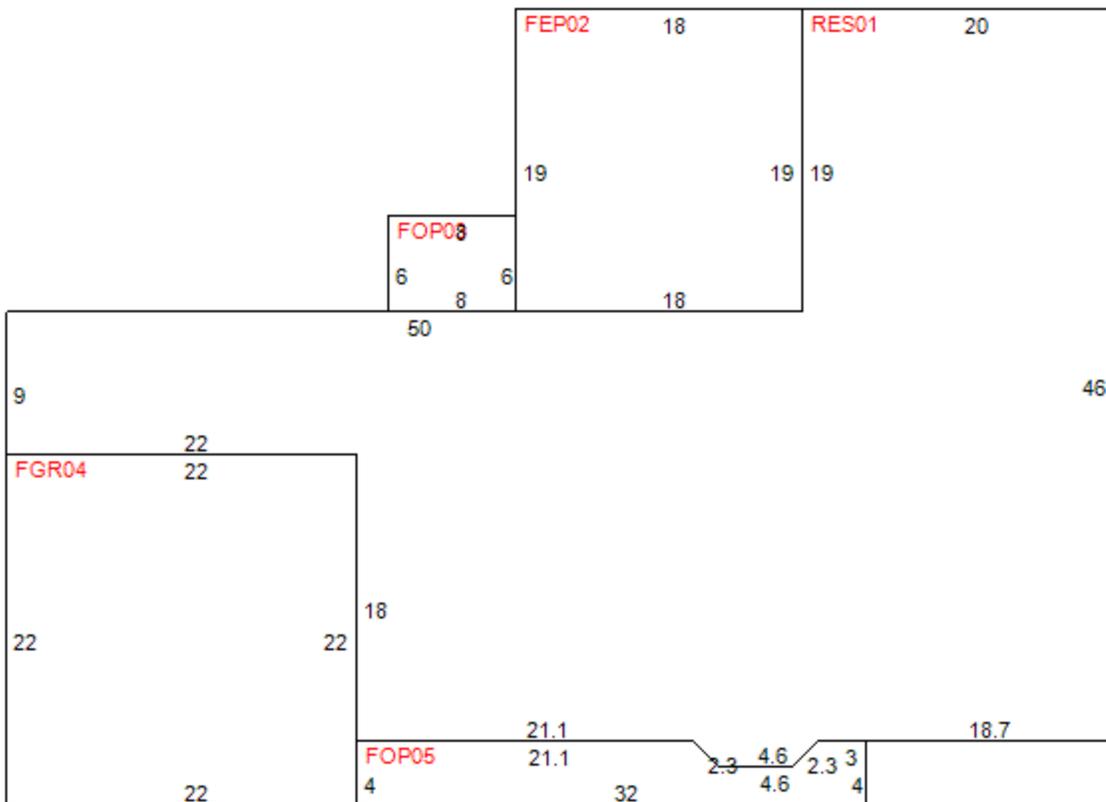
RES01=L20D19L50D09R22D18R21,1A135|2,3R4,6A45|2,3R18,7U46.L19,7

FEP02=L18D19R18U19.D19L18

FOP03=L8U6R8D6.L10D9

FGR04=L22D22R22U22.D18R0,1

FOP05=R21,1A135|2,3R4,6A45|2,3R3D4L32U4.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 5 - 20-24 YRS  
**Condition** 3  
**Quality Grade** 500 - FAIR  
**Inspected on** 5/7/2020 by 181

**Year Built** 1974  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 233

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	1,876	1,876
FEP	0234	- WD FRAME-STUCO	1.00	1974	N	0 %	0 %	342	342
FOP	0301	- NO EXTERIOR	1.00	1974	N	0 %	0 %	48	48
FGR	0432	- CONC BLK-STUCO	1.00	1974	N	0 %	0 %	484	484
FOP	0501	- NO EXTERIOR	1.00	1974	N	0 %	0 %	118	118

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 20 SHEET VINYL	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 1	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
144 PAVING ASPHALT	780.00	SF	5	1974	1	65.0	12.0	
159 PAV CONCRETE	75.00	SF	20	1974	3	0.0	0.0	
ADU UTILITY-ALUM	200.00	SF	40	1998	1	20.0	10.0	
114 FENCE BOARD	112.00	LF	10	2008	4	0.0	0.0	
Total Value - \$1,687								

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary</u>			
Buildings R.C.N.	\$202,811	5/7/2020	
Total Depreciation	(\$64,899)		
Bldg - Just Value	\$137,912		
Misc - Just Value	\$1,687	1/29/2014	
Land - Just Value	\$40,000	5/22/2024	
Total Just Value	\$179,599	.	

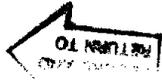
R-6.00  
DS-10

1 2000 10 12 10 53:20 AM

DAVID R ELLSPERMANN  
CLERK OF MARION COUNTY  
BK 02855 PG 1937  
FILE NUM 2000097052

RECORDED 10/12/2000 10:53:20 AM  
DEED DUC STAMPS 0.70  
RECORDING FEES 6.00  
RECORDED BY Lanier T. Lanier

This instrument was prepared by:  
CAROL ANN VOLINI, ESQ.  
Fla. Bar No. 0934178  
44 S.E. 1st Avenue  
Suite 303  
Ocala, FL 34471  
[352] 867-0016



QUITCLAIM DEED WITH LIFE ESTATE

THIS QUITCLAIM DEED, made this 24th day of September, 2000, between JOANNE C. ATWATER (Grantor) and DONNA GAIL ATWATER with a Life Estate in JOANNE C. ATWATER as Life Tenant (Grantees), whose post office address is 1206 N.E. 42nd Avenue, Ocala, FL [redacted] and whose Social Security number [redacted] and [redacted] (Donna)

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00, and other good and valuable consideration in hand paid by Grantees, the receipt of which is acknowledged, quitclaims to Grantees and Grantee's heirs, executors, administrators, and assigns forever all of the right, title, and interest of Grantor in the following described land situated in MARION County, Florida:

Lot 32, Block A, SILVER SPRINGS FOREST, as per plat thereof, recorded in Plat Book F, Page 80, Public Records of Marion County Florida. Subject to easements and restrictions of record.

Subject to a Life Estate as follows: JOANNE C. ATWATER, Grantor, to JOANNE C. ATWATER a life estate without any liability for waste, with full power and authority in them to sell, convey, mortgage, lease and otherwise dispose of the property described below in fee simple, without joinder by the remaindermen, and to retain absolutely any and all proceeds derived therefrom, but, upon the death of the life tenant, full and complete title to DONNA GAIL ATWATER.

Tax Parcel Identification No. 2720-001-032

This instrument was prepared at the request of the Grantor and no representation or recommendation has been made concerning title or description of said property by the attorney preparing this instrument other than what was provided by Grantor.

Signed in the presence of:

Witness: Carrie Henson

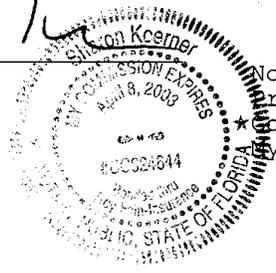
Grantor: Joanne C. Atwater

Witness: Chester Gowen  
Christine Goner

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by JOANNE C. ATWATER, who identified this instrument as a Quitclaim Deed with a Life Estate, and who signed the instrument willingly. Sworn to before me on September 27, 2000, by JOANNE C. ATWATER, who (is personally known to me) (produced a drivers' license or as identification)

[Signature]



Notary Public, State of Florida  
Print name: Sharon Kuerner  
Commission No.: CC824644  
My commission expires: 04-08-03

**From:** [ProbateDepartment](#)  
**To:** [Stephani Smith](#)  
**Subject:** RE: 2720-001-032  
**Date:** Thursday, November 14, 2024 3:07:20 PM  
**Attachments:** [image001.png](#)  
[2021mccc-clr-3-inch\\_08e8a361-41f0-4740-b421-1e1a95774704.png](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

There are no Probate cases for the individual listed below within Marion County.

Thank you,  
E. Walker



[ProbateDepartment@marioncountyclerk.org](mailto:ProbateDepartment@marioncountyclerk.org)

**Office of Gregory C. Harrell**

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | [www.marioncountyclerk.org](http://www.marioncountyclerk.org)

*"Here to serve and protect the public trust"*

---

**From:** Stephani Smith <[smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)>  
**Sent:** Thursday, November 14, 2024 2:13 PM  
**To:** ProbateDepartment <[ProbateDepartment@marioncountyclerk.org](mailto:ProbateDepartment@marioncountyclerk.org)>  
**Subject:** 2720-001-032

Good afternoon,

Are there any active probate cases for this property owner? **ATWATER DONNA GAIL**

*Stephani Smith*

**Code Enforcement Officer**

City of Ocala

Code Enforcement Division

---

rd nd



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

11/14/2024

CASE NO: CE24-0071

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

RE: 2720-001-032 | 1206 NE 42<sup>ND</sup> AVE OCALA

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 see the following page(s) for a detailed list and description of those violations.

Violations:

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair, replace, or remove the damaged leaning fence.

**SECTION 82-181. - DEFINITION.**

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

Please secure the back door it is currently open and needs to be closed. Please replace the broken window on the left side of the residence.

**Section 82-184.-Standards for ordering repair, vacation or demolition**

Please replace panels on the sign in front of this business. Signage can be blank or reflect the current business occupation.

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 12/20/2024. 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 me at (352) 355-5242 or by e-mail at [jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov). We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jeffrey Guilbault

Code Enforcement Officer

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

**CITY OF OCALA**  
Petitioner,  
vs.

**CASE NO: CE24-0071**

ATWATER DONNA GAIL  
34 POTTERY TERR TRL  
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 22<sup>ND</sup> January 2025, post the Notice of Violation and Public Hearing in the above styled cause of this action, located 2720-001-032 | 1206 NE 42<sup>ND</sup> 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.

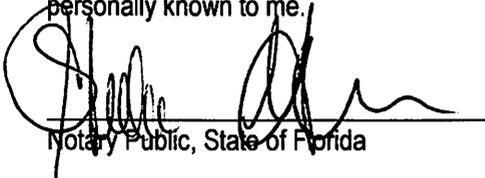
**FURTHER, AFFIANT SAYETH NAUGHT.**

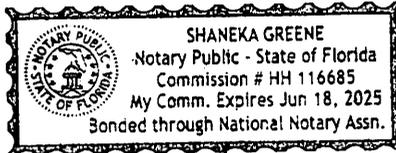
Dated this 23<sup>RD</sup> day of January 2025

  
\_\_\_\_\_  
Jeff Guilbault,  
Code Enforcement Officer  
City of Ocala

**STATE OF FLORIDA  
MARION COUNTY**

**SWORN TO** (or affirmed) before me this 23<sup>RD</sup> day of January 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida





# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

1/23/2025

## NOTICE OF VIOLATION AND PUBLIC HEARING

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

**Case Number: CE24-0071**

**Property: 2720-001-032 | 1206 NE 42<sup>ND</sup> AVE OCALA, FLORIDA**

**Compliance required Date: 2/26/2025**

**Public Hearing Date: 3/13/2025**

Dear property owner, or agent;

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

**Violation(s):**

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair, replace, or remove the damaged leaning fence.

**SECTION 82-181. - DEFINITION.**

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

Please secure the back door it is currently open and needs to be closed. Please replace the broken window on the left side of the residence.

**Section 82-184.-Standards for ordering repair, vacation or demolition**

This correspondence will serve as notification that the above stated violation(s) must be corrected by February 26<sup>th</sup>, 2025. **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 as follows:

On 03/13/2025, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30 P.M., in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board/Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

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.**

Signed this 23<sup>RD</sup> day of January 2025

  
\_\_\_\_\_  
Code Enforcement Officer



12/31/24  
09:26AM  
City of Ocala  
Code Enforcement Division



12/31/24  
09:23AM  
City of Ocala  
Code Enforcement Division



12/31/24

09:24AM

City of Ocala  
Code Enforcement Division



01/23/25  
12:27PM

City of Ocala  
Code Enforcement Division



01/23/25

12:28PM

City of Ocala

Code Enforcement Division



1206

01/23/25

12:52PM

City of Ocala  
Code Enforcement Division



*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone (352) 629-8309

1/23/2025

**NOTICE OF VIOLATION AND PUBLIC HEARING**

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

Case Number: CE24-0071  
Property: 2720-001-032 | 1206 NE 42<sup>nd</sup> AVE OCALA, FLORIDA  
Compliance required Date: 2/26/2025  
Public Hearing Date: 3/13/2025

Dear property owner, or agent,  
You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances  
**Violation(s):**  
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS  
Please repair, replace, or remove the damaged leaning fence.

**SECTION 82-181 - DEFINITION**

**Section 82-182 - Dangerous building - definition, nuisance, abatement required, time limits**  
Please secure the back door and window and needs to be closed. Please replace the broken window on the left side of the residence.

**Section 82-184 - Standards for signs - definition, vacation or demolition**

This correspondence will be returned to you if the above stated violation(s) must be corrected by February 26<sup>th</sup>, 2025. 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 visit the property 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 as follows:  
On 03/13/2025, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30 P.M., in accordance with the City of Ocala Code of Ordinances, Section 2-44(b), a hearing will be held before the Municipal Code Enforcement Board/Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

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.

Signed this 23<sup>rd</sup> day of January 2025

Code Enforcement Officer

Office Reports

01/23/25  
12:52PM  
City of Ocala  
Code Enforcement Division