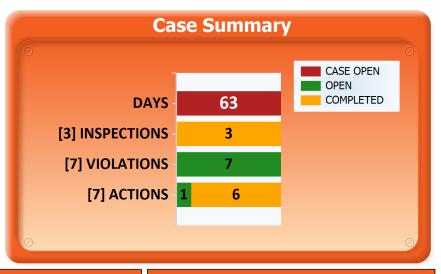


**Case Number** CE25-1063

**City of Ocala** 

Description: Junk, ove	ergrowth, and derelict vehi	Status: HEARING			
Type: GENERAL VIOLA	Subtype: JUNK	Subtype: JUNK DEBRIS			
Opened: 10/8/2025	Opened: 10/8/2025   Closed:   L			Fllw Up: 12/8/2025	
Site Address: 837 NW	4TH AVE OCALA, FL 34475				
Site APN: 2572-005-0	Officer: JENNIPHER L BULLER				
Details:					



### **ADDITIONAL SITES**

### **LINKED CASES**

	CHRONOLOGY										
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES							
ADMIN POSTING	SHANEKA GREENE	10/14/2025	10/14/2025	NOVPH							
CERTIFIED MAIL	SHANEKA GREENE	10/14/2025	10/14/2025	NOVPH MAILED 9489 0090 0027 6697 0021 32 MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA, FL. 34475-4738							
CONTACT	JENNIPHER L BULLER	10/10/2025	10/10/2025	I made contact with the resident, Marvin Busby 352-484-3718 at the location. I walked the perimeter of the property with him and discussed all of the violations and methods of compliance.							
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS							
OFFICER POSTING	JENNIPHER L BULLER	10/20/2025	10/20/2025	NOVPH READY FOR POSTING							



### **Case Number** CE25-1063

OFFICER POSTING	JENNIPHER L BULLER	10/20/2025	10/20/2025	Notice of Violation and Public Hearing posted upon the property.
				NOVPH
				Compliance date: 12/08/2025
PREPARE NOTICE	SHANEKA GREENE	10/13/2025	10/14/2025	Respondent:
THE AND NOTICE	STATENA GREETE	10/13/2023	10,14,2023	MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA FL 34475-4738
				Find the Respondent(s) guilty of violating city code section 34-95, 34-122, 82-3, 122-51, 122-1193, and 82-182 and ord to:
				<ol> <li>(a) Cut and clean the property grounds fully and proper removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 202 If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violatic into compliance, to include cutting and cleaning the proper grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additional 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.</li> <li>(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 Ordinance</li> </ol>
				2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, February 5th, 2026, o (b) Have all vehicles properly registered and operational black 4:00pm on Thursday, February 5th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelies

**Case Number** CE25-1063

				vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.
				3,) 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, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, 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.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	4.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted replacement of a exterior door by 4:00pm on Thursday, February 6th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permit(s) issued are not inspected and finaled by the 91st day after permit issuance, 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.
				5,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. February 5th, 2026. Once the permits are obtained, all repairs to the structure shall be

**Case Number** CE25-1063

City of Ocala

completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permits issued are not inspected and finaled by the 91st day after the permits issuance, subsection (b) shall apply; or

- (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, February 5th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2025, or if the Respondent(s) obtain a demolition permit and do not completed all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.
- (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated.
- 6.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, February 6th, 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. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and

### **Case Number** CE25-1063

					,	city of oca	ııa								
										7.) Pay		-		policies. 183.97 by Febru	ıary 5th,
CONTACTS															
NAME TYPE		NAME			ADD	RESS		PHON	E		FAX			EMAIL	
OWNER	MAXWI	ELL CATH	ERINE EST	2801 N	W 17TH ST C	CALA, FL 3447	5-4738								
RESPONDENT 1	MAXWI	ELL CATH	ERINE EST	BUSBY	MAGGIE O	CALA, FL 34475	-4738								
						FINANCIAL	INFOF	RMATION							
DESCRIPTION		ACCO	DUNT	QTY	AMOUN	NT PA	AID	PAID DATE	RECEIP	г#	CHECK #	МЕТНО	D	PAID BY	CLTD BY
CERTIFIED POSTA	GE 0		00-000-06- 960	2 \$17.72		2 \$0	.00								
CLERICAL AND CASEWORK TIM		01-359-00 359	00-000-06- 960	5	\$110.0	0 \$0	.00								
INSPECTION FEI	E 0		00-000-06- 960	3	\$37.50	\$0	.00								
RECORDING COS	TS 0	01-359-00 359	00-000-06- 960	1	\$18.75	\$0	.00								
		Tota	al Paid for CAS	SE FEES:	: \$183.9	7 \$0	.00								
				TOTALS	: \$183.9	7 \$0	.00								
						INSF	PECTIO	NS .							
INSPECTION TYPE	INSPE	CTOR	SCHEDULEI DATE	C	OMPLETED DATE	RESULT		REMA	ARKS				NO <sup>-</sup>	TES	
FOLLOW UP	JLI	В	11/12/202	5 1	1/12/2025	NON COMPLI	IANT		Status of clean-up.  I contacted a follow up inspection. Proper remains non-compliant. Little to no effort ma bring the property into compliance. Photo attached. Follow up inspection scheduled		t made to hotos				

**Case Number** 

**City of Ocala** 

CE25-1063

HEARING INSPECTION	JLB 12/8/	3/2025 12/8/2025	NON COMPLIANT	Compliance date on NOVPH.  I conducted a re-inpsection. I observed all violations remained,. An effort had been made to clean up along NW 8th PI. Photo attached. Proceed to hearing to obtain an order.
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**Case Number** CE25-1063

				city of Ocaia	333
INITIAL	JLB	10/9/2025	10/10/2025	NON COMPLIANT	On 10/08/2025, while in the area, I observed several derelict vehicles and trailers located on the property and/or along NE 8th Pl. Additionally, there was significant overgrowth, unsightly matter, and dilapidated fencing present. I also noted damage to the shingled roof over the front porch, as well as decayed fascia, soffit, and siding. No contact was made with the occupant at that time.  It was also observed that the front door appeared to have been replaced without a permit. Notably, a code case was previously opened in 2024 for some of the same violations (see Case #2024_10489).  On 10/10/2025, while in the area addressing another code case, I made contact with the current resident, Mr. Marvin Busby (352-484-3718). I conducted a walkthrough of the property perimeter with Mr. Busby and explained the observed violations and the steps necessary to bring the property into compliance. Mr. Busby stated that the front door had been replaced approximately 2–3 years ago. He asked for an extended compliance date due to the sheer amount of unsightly matter, overgrowth, and derelict vehicle alone upon the property. 60 days given.  A prior order was obtained in 2017; however, it falls outside the five-year period to qualify the property as a repeat violation under Florida Statue Chapter 162.  Request for Notice of Violation and Public Hearing to be prepared.

### **Case Number** CE25-1063

VIOLATION TYPE	USER NAME	OBSERVED	CORRECTED	LOCATION	REMARKS	NOTES
		DATE	DATE			
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JENNIPHER L BULLER	10/10/2025				Trailers stored in front/side yard. All trailers must be stored in the rear yard ore removed from the property.
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	10/10/2025				Exterior door replaced without a permit. Obtain require permit for replacement of the exterior (front door).
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	10/10/2025				Multiple derelict vehicles and trailers upon the property. All vehicles/trailers must be operable and have a current license plate displayed or removed from the property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	10/10/2025				Weeds, overgrowth, and unsightly matter upon the property. Completely cut and clean property removing all overgrowth, weeds, underbrush, junk, and unsightly matter.
Section 82-181 Definition.	JENNIPHER L BULLER	10/10/2025				The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other laws and ordinances of the city. The building, structure or portion thereof is in such a condition as to constitute a public nuisance. Damaged roof, soffit/fascia and siding. Repair/replace. Obtain required permits were appliable.

**Case Number** CE25-1063

Damage to shingled roof over front porch, decayed fascia, soffit and siding. Repair/replace items so Florida Building Code is met. Obtain any applicable permits.

Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	10/10/2025		Damage to shingled roof over front porch, decayed fascia, soffit and siding. Repair/replace items so Florida Building Code is met. Obtain any applicable permits.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	10/10/2025		Dilapidated fence upon the property. All fence upon the property must be in good repair and sound repair. Replace/repair or remove all dilapidated fence upon the property.

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

### THE CITY OF OCALA

**CASE NO: CE25-1063** 

Petitioner,

VS.

MAXWELL, CATHERINE EST BUSBY, MAGGIE

Respondents

1

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

### STATE OF FLORIDA COUNTY OF MARION

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

To a min and product	outlier of the respect			
orcement Spe	cial Magistrate H	earing:		
Cost	# of hour(s)			Total:
Cost	# @ .5 hour(s)			Total:
\$12.50	3			\$37.50
Casework Ti	me:			
Cost	# of hour(s)			Total:
\$22.00	5			\$110.00
Cost(s): (i.e.	Lien(s) / Lien rel	ease(s) / Satisfa	ction, etc.)	
Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
\$18.75	1			\$18.75
<b>Related Docu</b>	ument(s):			
Cost	# of page(s)			Total:
Cost(s):				
Cost	# of Regular	Cost	# of Certified	
		\$17.72	2	\$17.72
	Cost (s) Time: Cost \$12.50 Casework Ti Cost \$22.00 g Cost(s): (i.e. Cost \$18.75 Related Docu	cost # of hour(s)  (s) Time: Cost # @ .5 hour(s) \$12.50 3  Casework Time: Cost # of hour(s) \$22.00 5  (Cost(s): (i.e. Lien(s) / Lien rel Cost # of page(s) \$18.75 1  Related Document(s): Cost # of page(s)	Cost # of hour(s)  (s) Time: Cost # @ .5 hour(s) \$12.50 3  Casework Time: Cost # of hour(s) \$22.00 5  Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfa Cost # of page(s) Addl. page(s)  \$18.75 1  Related Document(s): Cost # of page(s)  Cost(s): Cost # of Regular Cost	Cost # of hour(s)  (s) Time:  Cost #@ .5 hour(s)  \$12.50 3  Casework Time:  Cost # of hour(s)  \$22.00 5  Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)  Cost # of page(s) Addl. page(s) # of addl. page(s)  \$18.75 1  Related Document(s):  Cost # of page(s)  Cost # of page(s)

**Total Costs:** \$183.97

FURTHER. AFFIANT SAYETH NOT. Dated This: 11/24/2025

STATE OF FLORIDA **COUNTY OF MARION** 

JENNIPHER L BULLER Supervisor City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov by JENNIPHER L BULLER who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn.

## Jimmy H. Cowan, Jr., CFA Marion County Property Appraiser





### 2026 Property Record Card

2572-005-008

GOOGLE Street View

MAP IT+ Prime Key: 1810833 Current as of 10/10/2025

Property Information

M.S.T.U. MAXWELL CATHERINE EST PC: 01 Certified Taxes / Assessments: BUSBY MAGGIE Acres: .26 Map ID: 178 2801 NW 17TH ST

Millage: 1001 - OCALA OCALA FL 34475-4738

Situs: 837 NW 4TH AVE OCALA

2025 Certified Value

Land Just Value \$22,652 \$14,969 Buildings Miscellaneous \$882 \$38,503 Total Just Value Impact (\$8,553) Total Assessed Value \$29,950 Ex Codes: Exemptions Total Taxable \$0 \$29,950 \$38,503 School Taxable

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$22,652	\$14,969	\$882	\$38,503	\$29,950	\$0	\$29,950
2024	\$19,820	\$14,456	\$882	\$35,158	\$27,227	\$0	\$27,227
2023	\$14,724	\$12,183	\$882	\$27,789	\$24,752	\$0	\$24,752

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	05/2007	71 DTH CER	0	U	I	\$100
2957/1685	05/2001	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
UNRE/SSDI	09/1994	71 DTH CER	0	U	I	\$100
<u>0831/0108</u>	07/1977	07 WARRANTY	1 LIFE ESTATE	U	I	\$100

Property Description

SEC 07 TWP 15 RGE 22 PLAT BOOK A PAGE 074 ALLREDS ADD OCALA BLK E S 1/2 LOTS 7.8

Parent Parcel: 51308-000-00

Land Data - Warning: Verify Zoning

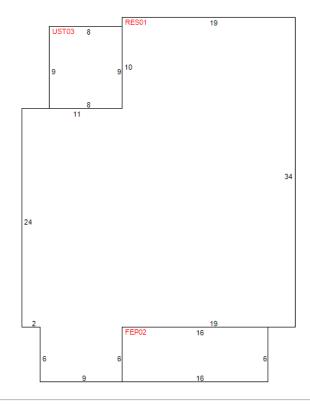
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	0100	70.0	159.0	B5	11,326.00	SF						
Neighborh	ood 9917											

Mkt: 2 70

Building 1 of 1

RES01=D34L19D6L9U6L2U24R11U10R19.D34L3 FEP02=L16D6R16U6.R2U34L18D1

UST03=L8D9R8U9.



### **Building Characteristics**

1F - SFR- 01 FAMILY RESID

Improvement Effective Age 9 - 40-99 YRS 0 Condition 200 - LOW 7/11/2023 by 181 Quality Grade Inspected on

Year Built 1928 Physical Deterioration 0% Obsolescence: Functional 0% Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR Base Perimeter 140

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 26 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	964	964
FEP	02 26 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	96	96
UST	03 26 - SIDING-NO SHTG	1.00	1928	N	0 %	0 %	72	72
Section	<u>ı: 1</u>							
Roof Style: 10 GABLE Roof Cover: 14 CORRUGATED MTL Heat Meth 1: 06 CONVECTION			Floor Finish: 28 SOFTWD ON WOOD Wall Finish: 18 DRYWALL-PAPER			Bedrooms: 3 4 Fixture Baths: 0	Blt-In Kitchen: Y Dishwasher: N Garbage Disposal: N	
11tat I	VICIN I. OU CON VECTION		T A T A A C C A C			2 E' 4 D. 4L 1	Gai Dage Disposai: N	

Heat Fuel 1: 06 GAS Heat Meth 2: 00 Foundation: 3 PIER A/C: N 3 Fixture Baths: 1 Garbage Compactor: N Heat Fuel 2: 00 2 Fixture Baths: 0 Intercom: N Vacuum: N Fireplaces: 0 Extra Fixtures: 2

	Miscellaneou	s Improven	nents				ľ
Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
UDU UTILITY-UNFINS	192.00	SF	40	1994	1	12.0	16.0
045 LEAN TO	98.00	SF	15	1994	1	14.0	7.0
105 FENCE CHAIN LK	104.00	LF	20	2004	1	0.0	0.0
114 FENCE BOARD	64.00	LF	10	2004	4	0.0	0.0

### Appraiser Notes

Planning and Building
\*\* Permit Search \*\*

Permit Number Date Issued **Date Completed** Description

### 1 ( A C ) A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A C | A

This Instrument Prepared by:
O.B. SAMUEL JR.
Attorney at Law
151 SE 8th Street
Ocala, Florida 34475

DAVID R ELLSPERMANN
CLERK OF MORION COUNTY
BK 02957 PG 1685
FILE NUM 2001050233
RLCORDED 05/21/2001 05:06:27 PM
DEED DOC (AX 0.70
RLCORDING FEES 10.50
RECURDED BY T Banks

Property Appraisers Parcel Identification Number

This QUIT-CLAIM DEED executed this day of 2001, (Grantor)

Catherine Maxwell, whose address is 819 NW 4th Avenue, Ocala, Florida (Grantee) Catherine Maxwell whose address is 819 NW 4th Avenue, Ocala, Florida, Maggie Busby, whose address is 2801 NW 17th Street, Ocala, Florida of State of Florida:

Witness: that the Grantor, for good and valuable consideration, does hererby remise, release, and quit-claim unto the said Grantee forever, all the right, title, interest claim, and demand which the Grantor has in and to the following described property, lying and being in the County of Marion, State of Florida to wit:

Book "E" of Allred's Addition to the city of Ocala, South Half of Lots Seven (7) and Eight (8)

Title to the lands described herein has not been examined by the Attorney and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property. The quantity of lands included therein, the locations, or the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

TO HAVE AND TO HOLD the same together with any and all appurtenances thereto, including the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, right in law or equity, to the complete benefit and use of the Grantee forever.

IN WITNESS WHEREOF: the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Vitness Signature

Catherine Maywel

Tames M Printed Witness Name

Witness Signature

Printed Witness Name

STATE OF FLORIDA COUNTY OF MARION

I HEREBY CERTIFY that on this day 2001 before me, an officer duly authorized to administer oaths and take acknowledgments, personal appeared Catherine

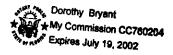
Maxwell, and known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I and that an oath (was not) taken.

WITNESS my hand and official seal in the County and State last aforesaid, this

\_\_2001.

\_My commission expires:

Notary Public, State of Florida at Large





## City of Ocala

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

### NOTICE OF VIOLATION AND PUBLIC HEARING

10/15/2025

MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA, FL. 34475-4738

Respondent(s)

Location of Violation: 837 NW 4TH AVE|2572-005-008

Case Number: CE25-1063

Officer Assigned: Jennipher Buller

Required Compliance Date: 12/08/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Exterior door replaced without a permit. Obtain require permit for replacement of the exterior (front door).

Section 82-181. - Definition.

The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other laws and ordinances of the city. The building, structure or portion thereof is in such a condition as to constitute a public nuisance. Damaged roof, soffit/fascia and siding. Repair/replace. Obtain required permits were appliable.

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

Damage to singled roof over front porch, decayed fascia, soffit and siding. Repair/replace items so Florida Building Code is met. Obtain any applicable permits.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Multiple derelict vehicles and trailers upon the property. All vehicles/trailers must be operable and have a current license plate displayed or removed from the property.

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

Weeds, overgrowth, and unsightly matter upon the property. Completely cut and clean property removing all overgrowth, weeds, underbrush, junk, and unsightly matter

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

Dilapidated fence upon the property. All fence upon the property must be in good repair and sound repair. Replace/repair or remove all dilapidated fence upon the property.

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Trailers stored in front/side yard. All trailers must be stored in the rear yard ore removed from the property.

Dear property owner, or agent,

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

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

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

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

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

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

Jennipher Buller Supervisor jbuller@ocalafl.gov 352-425-3451

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

**CASE NO: CE25-1063** 

### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

### STATE OF FLORIDA COUNTY OF MARION

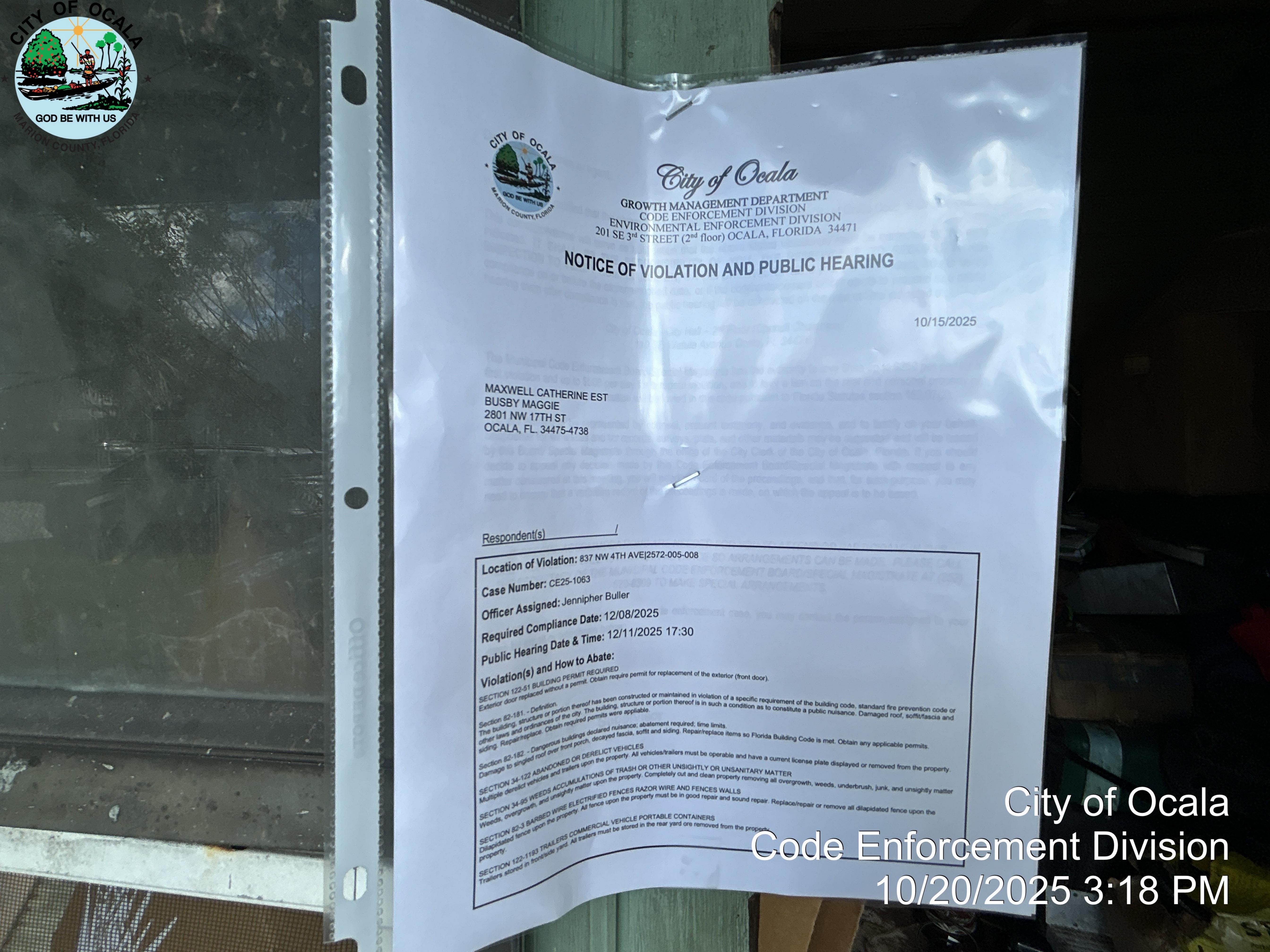
COUNTY OF MARION	
<b>BEFORE ME</b> , the undersigned authority personally appeared, Division of the, City of Ocala, who after being duly sworn, deposes and	Jennipher Buller , for the Code Enforcement d states as follows:
I did on 10/20/2025 post the Notice of Violation & Public I     837 NW 4TH AVE .	Hearing tothe property, located at
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Co	ode of Ordinances of the City of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.	Dated: 10/20/2025 Supervisor
STATE OF FLORIDA MARION COUNTY	

SWORN TO (or affirmed) before me: 10/20/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.





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

**CASE NO: CE25-1063** 

### AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

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COUNTY OF MARION
BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement
Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:  1. I did on 10/14/2025 post the Notice of Violation & Public Hearing to Ocala City Hall ocated 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 Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Motary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.























































