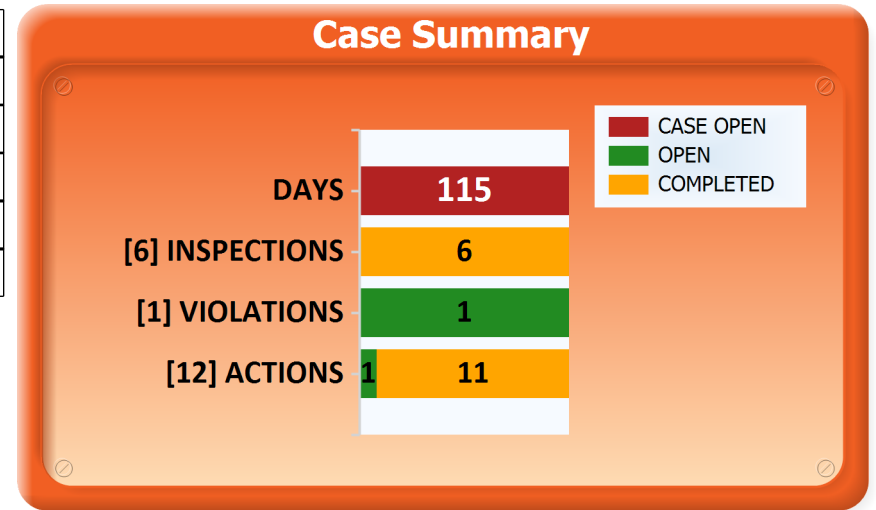


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1308**

Description: OVERGROWN PROPERTY / TREE DEBRIS / LITTER		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 12/29/2025	Closed:	Last Action: 4/29/2026	Flw Up: 3/27/2026
Site Address: 1016 NW 1ST ST OCALA, FL 34475			
Site APN: 2844-029-021		Officer: ROBERT MOORE	
Details:			



<b>ADDITIONAL SITES</b>	<b>LINKED CASES</b>
-------------------------	---------------------

### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAXEY TRACEY	3515 SE 73RD ST OCALA, FL 34480-8069			
RESPONDENT 1	MAXEY TRACEY	3515 SE 73RD ST OCALA, FL 34480-8069			

### 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	\$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						

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1308**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$231.71	\$0.00						
<b>TOTALS:</b>			<b>\$231.71</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	12/29/2025				PROPERTY IS OVERGROWN WITH SCATTERED LITTER AND TREE DEBRIS. PROPERTY NEEDS TO BE CUT, CLEANED AND MAINTAINED TO ACHIEVE COMPLIANCE WITH CITY CODE. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	12/29/2025	12/29/2025	NON COMPLIANT		On 12-29-25, I observed the property (vacant parcel) to be overgrown with scattered litter strewn about the area. I submitted a request to a Admin. to generate/mail a courtesy letter advising of the violation and requirements for abatement. Photos were taken/uploaded to the case and follow-up was scheduled accordingly.
FOLLOW UP	RSM	1/13/2026	1/13/2026	NON COMPLIANT	MID POINT STATUS CHECK	On 1-13-26, I checked the status of the property since the mailing of the courtesy letter. I noted the violation remained. Follow-up scheduled.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1308**

FOLLOW UP	RSM	1/20/2026	1/20/2026	NON COMPLIANT	CLTO DATE	On 1-20-26, I checked the property for compliance in regard to the previously sent courtesy letter. On this day, I observed that there were apparent efforts at cutting the property, addressing the overgrowth, however tree debris and litter remained present on the property. Based on these circumstances, I submitted a request to Admin. to generate/mail a NOVPH (Notice of Violation & Public Hearing). Photos were added and follow-up was scheduled accordingly.
FOLLOW UP	RSM	2/12/2026	2/12/2026	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 2-12-26, I checked the property in regard to the date of compliance listed on the Notice Of Hearing. I observed the violation to remain. Follow-up scheduled in accordance with the scheduled hearing.
HEARING INSPECTION	RSM	2/23/2026	2/23/2026	NON COMPLIANT		On 2-23-26, I checked the status of the property related to the previously posted Notice of Hearing. The violation remained. Photo added and follow-up scheduled.
COMPLIANCE	RSM	3/27/2026	3/27/2026	COMPLETED		<b>MASSEY INSPECTION</b> On 3-27-26, I inspected the property related to the imposed order. On this day, I observed the violation to remain. Prosecution costs remained unpaid. I completed an affidavit of non-compliance which was submitted to Admin. Photos attached.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	12/30/2025	12/30/2025	CLTO COMP DATE 01/20/2026 PLEASE AND THANK YOU
REGULAR MAIL	SHANEKA GREENE	12/30/2025	12/30/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	1/21/2026	1/21/2026	NOVPH

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1308**

CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026	NOVPH MAILED 9489 0090 0027 6697 0491 99 MAXEY TRACY 3515 SE 73RD ST OCALA, FL. 34480-8069
PREPARE NOTICE	SHANEKA GREENE	1/21/2026	1/21/2026	NOVPH COMP DATE 02/12/2026 PLEASE AND THANK YOU
OFFICER POSTING	ROBERT MOORE	1/22/2026	1/22/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/13/2026	2/18/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:  1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.  (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.  2.) Pay the cost of prosecution of \$231.71 by March 26th, 2025.  Non-compliance hearing: 04/29/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	2/25/2026	2/26/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/27/2026	2/27/2026	FOF



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1308**

CERTIFIED MAIL	YVETTE J GRILLO	2/27/2026	2/27/2026	FOF 91 7199 9991 7039 7931 6249 MAXEY, TRACEY 3515 SE 73RD ST OCALA, FL 34480-8089
OFFICER POSTING	ROBERT MOORE	2/27/2026	2/27/2026	FOF POSTED FINAL ORDERS TO PROPERTY
MASSEY	YVETTE J GRILLO	4/29/2026		

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA**

**THE CITY OF OCALA**

Petitioner,

vs.

**MAXEY, TRACEY**  
**3515 SE 73<sup>RD</sup> ST**  
**OCALA, FL 34480-8069**  
Respondents \_\_\_\_\_ /

**CASE NO: CE25-1308**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 03/05/2026 12:50:38 PM  
FILE #: 2026028047 OR BK 8845 PGS 1777-1778  
REC FEES: \$18.50 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Special Magistrate on February 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **MAXEY, TRACEY.**, owner(s) in charge of the property described as **2844-029-021 / 1016 NW 1<sup>ST</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between December 29th, 2025, and February 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.**

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **MAXEY, TRACEY**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

**III. ORDER:**

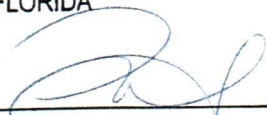
- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
  - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
  - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$231.71 by March 26th, 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.

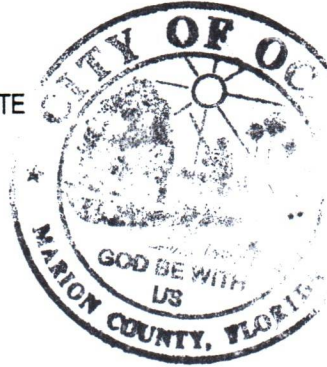



C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 26 day of February 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

  
\_\_\_\_\_  
Ryan C. Fong, Special Magistrate  
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY  
  
\_\_\_\_\_  
DEPUTY CITY CLERK

### CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **MAXEY, TRACEY, 3515 SE 73<sup>RD</sup> ST, OCALA, FL 34480-8069**, this 26 day of February 2026.

  
\_\_\_\_\_  
Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate

### 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 SPECIAL MAGISTRATE IS TO BE HELD ON APRIL 29TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.**

**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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.**

**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**

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

CASE NO: CE25-1308

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 02/27/2026 post the Final Administrative Order to the property, located at 1016 NW 1ST ST, 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: 02/27/2026

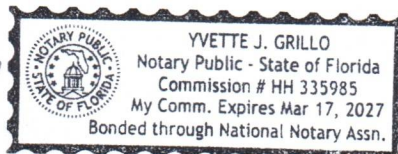
Robert Moore  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/27/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

Yvette J. Grillo  
Notary Public, State of Florida







**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

City of Ocala  
Environmental Enforcement  
2/27/2026 9:06 AM





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

THE CITY OF OCALA  
Petitioner,

vs.

CASE NO: CE25-1308

**MAXEY, TRACEY**  
3515 SE 73RD ST  
OCALA, FL 34480-8069  
Respondents

**FINAL ADMINISTRATIVE ORDER**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on February 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **MAXEY, TRACEY**, owner(s) in charge of the property described as **2844-029-021 / 1016 NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between December 29th, 2025, and February 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **MAXEY, TRACEY**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

**III. ORDER:**

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
  - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
  - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$231.71 by March 26th, 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.

City of Ocala  
Environmental Enforcement  
2/27/2026 9:06 AM



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

CASE NO: CE25-1308

**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 02/26/2026 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.

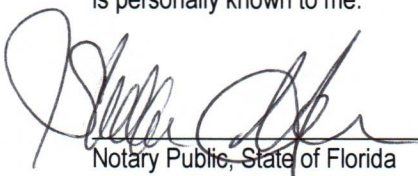
FURTHER, AFFIANT SAYETH NAUGHT.

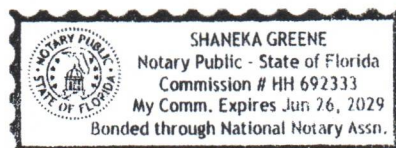
Dated: 02/26/2026

  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/26/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



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

CITY OF OCALA  
Petitioner,

Vs.

CASE NO: CE25-1308

MAXEY, TRACEY  
3515 SE 73<sup>RD</sup> ST  
OCALA, FL 34480-8069  
Respondents. \_\_\_\_\_ /

**AFFIDAVIT OF NON-COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on 01/28/2026 the Municipal Code Enforcement Special Magistrate 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 03/26/2026.
3. That a re-inspection was performed on 03/27/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have not been taken:

**Abatement of violations as ordered; section(s) 34-95**

5. The prosecution costs of \$231.71 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

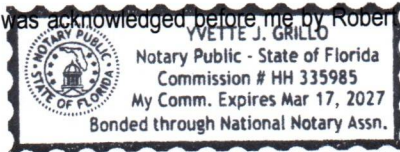
Dated this 27th day March 2026,

Robert Moore  
Robert Moore  
Environmental Inspector  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 27th day March 2026, who is personally known to me, and who did take an oath.

Yvette Grillo  
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 27th day March 2026.

Yvette Grillo  
Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate  
Ocala, Florida





City of Ocala  
Environmental Enforcement  
3/27/2026 11:39 AM





City of Ocala  
Environmental Enforcement  
3/27/2026 11:39 AM