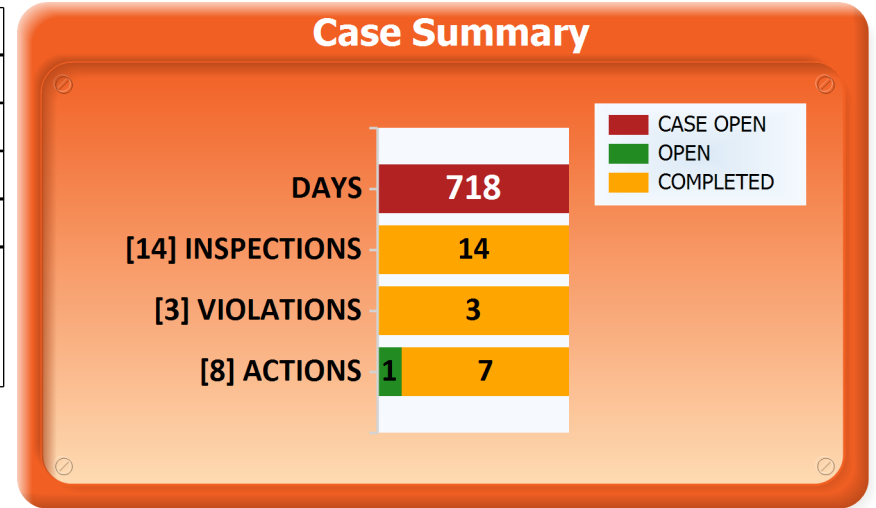


OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

Description: STANDARD HOUSING/SHED WITHOUT PERMIT		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 6/21/2024	Closed:	Last Action: 6/11/2026	Flw Up: 2/19/2026
Site Address: 2216 SW 2ND ST OCALA, FL 344711977			
Site APN: 2260-173-019		Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 7680 6927 FLAX, MAGGIE LEE EST 2216 SW 2ND ST OCALA, FL 34471-1977			



ADDITIONAL SITES

LINKED CASES

CONTACTS

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$239.91							
Total Paid for CASE PROSECUTION COSTS:			\$239.91							
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$660.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$6,929.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$7,589.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$100 FINE PER DAY	001-359-000-000-06-35960	468	\$46,800.00	\$0.00						
Total Paid for DAILY FINES:			\$46,800.00	\$0.00						
TOTALS:			\$54,728.91	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
STANDARD HOUSING CODE ADOPTED		6/21/2024	2/19/2026		See Standard Housing checklist. Residence was in a state of disrepair/deterioration concerning every	There is hereby adopted by reference the Standard Housing Code, 1994 edition, as recommended by the Southern Building Code Congress, International, Inc. One copy of such code shall be maintained in the office of the building official for public inspection. (Code 1961, 8-86.1; Code 1985, Â§ 7-351; Ord. No. 2060, Â§ 9, 1-3-89; Ord. No. 2753, Â§ 7, 8-19-97)
BUILDING PERMIT REQUIRED		6/21/2024	11/8/2024		Shed upon property without a permit. Obtain a permit for the shed and complete final inspection or r	No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661)
						(a) It shall be unlawful to erect or construct a barbed wire fence upon any premises. Any such barbed wire fence erected or constructed in violation of this section shall be held and deemed to be a nuisance. This prohibition shall not apply to (except as set forth in subsection (b)(2)d. of this section) barbed wire used as security wire and placed at the top of fences six feet or higher on brackets vertically mounted or installed at an angle, provided that security barbed wire installed

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

<p>BARBED WIRE, ELECTRIFIED FENCES, RAZOR WIRE AND FENCES/WALLS</p>		<p>8/14/2024</p>	<p>11/8/2024</p>			<p>at an angle toward a public walkway or public street shall not extend over or beyond any portion of public walkways or public streets; nor shall it apply to barbed wire fences of any height installed in an agricultural zone for the confinement of livestock. (b) It shall be unlawful to erect or construct an electrified fence upon any premises, except as follows: (1) In an agricultural zone to confine livestock; (2) In nonresidential zoning districts when outdoor storage or display is allowed subject to the following restrictions and standards: a. No electrified fence shall be installed on any property that does not contain a principal structure. b. No electrified fence shall be installed or used unless it is completely surrounded by a non-electrified fence or wall that is not less than six feet in height. When an electrified fence is installed on property adjacent to a residential zoning district, such non-electrified fence or wall must be solid (wood with 100 percent opacity (if a fence) or brick, stone, concrete or similar materials (if a wall)) along the portion of the property adjacent to the residential zoning district. The separation between the non-electrified fence or wall and the electrified fence shall be no less than four inches and no more than eight inches. c. Electrified fences shall have a maximum height of ten feet. d. No electrified fence installed forward of the street-front plane of any structure on the property shall be taller than the non-electrified fence require</p>
---	--	------------------	------------------	--	--	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

INITIAL	JENNIPHER BULLER	6/21/2024	6/21/2024	COMPLETE		On 06/21/2024, while in the area I observed standard housing violations and a shed without a permit upon the property. The residence was in a state of disrepair/deterioration concerning every exterior component; roof, siding, front, porch, windows. A shed was in the front/side yard possibly used as housing (no permit on file for shed). I made contact with a resident, Nicole and provided her with my business card. She said the property owner, Charles Flax was not there. Property owner shows in an estate (FLAX MAGGIE LEE EST). Photos attached.
FOLLOW-UP	JENNIPHER BULLER	6/24/2024	6/26/2024	COMPLETE		On 06/26/2024, courtesy letter mailed to property owner.
FOLLOW-UP	JENNIPHER BULLER	6/27/2024	6/27/2024	COMPLETE		On 06/27/2024, I posted the Notice to Vacate (Condemned/Unfit for Human Habitation) upon the residence with a expiration date of 07/25/2024 @ 10:30am. I did make contact with Charles Flax. He said that the property belonged to his mother. No probate has been initiated due to funding. Charles said he's not sure if they will be able to renovate or demolish. I explained the notice to him and the violations. He said that he has been staying with a relative, but people are in and out of the residence all the time. No utilities on at location since 04/16/2018. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	7/24/2024	7/24/2024	COMPLETE		On 07/24/2024, I conducted a follow up inspection. Prior to arrival to location I checked the city database and found no active permits for parcel concerning repairs, demolition, or shed. Property is in estate with no probate activity. I posted a notice of violation and public hearing upon the property. Photo's attached. Affidavit of posting completed.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

FOLLOW-UP	JENNIPHER BULLER	8/8/2024	8/8/2024	COMPLETE	On 08/08/2024, I received a visit at the office from Treomedia Flax Jones (352-875-8484) concerning the property. She had the courtesy letter in hand, but did not have the Notice of Violation and Public Hearing. I provided her a copy and explained everything to her to include the hearing date/time. She told me she has no yet contact a Probate attorney. No living relative is listed for ownership. She intends to demolish the residence. Will work to get shed removed in the meantime.
FOLLOW-UP	JENNIPHER BULLER	8/14/2024	8/14/2024	COMPLETE	On 08/14/2024, I conducted a follow up inspection I observed all violations remained. Dilapidated fence also upon property. Photos attached. No permits on file for any repairs, demolition, and/or shed. Revised Notice of Violation and Public Hearing.
FOLLOW-UP	JENNIPHER BULLER	8/20/2024	8/20/2024	COMPLETE	On 08/15/2024, I posted the Notice of Violation and Public Hearing upon the property. Photos attached. Affidavit of posting completed.
FOLLOW-UP	JENNIPHER BULLER	9/4/2024	9/5/2024	COMPLETE	On 09/05/2024, I conducted a follow up inspection. I checked the city database. I found no active permits for repairs, shed, or demolition. I called a family member of the deceased property owner, Treomedia Flax Jones (352-875-8484). A recording said the wireless customer was not available, no voicemail. Proceed to hearing. Updated photo attached.
CODE BOARD INSPECT	JENNIPHER BULLER	9/10/2024	9/10/2024	COMPLETE	On 09/10/2024, I conducted a follow up inspection prior to Code Board hearing. I observed all violations remained. Some was on the enclosed front porch when I arrived. No one should be staying there according to Ms. Treomedia Flax Jones. Photos attached. No permits on file. Proceed to hearing to obtain an order.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11170

FOLLOW-UP	JENNIPHER BULLER	9/19/2024	9/19/2024	COMPLETE		On 09/18/2024, I posted the Final Administrative Order upon the property. Photos attached. Affidavit of posting completed.
COMPLIANCE	JLB	11/8/2024	11/8/2024	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection per Final Administrative Order. I observed the property remained non-complaint for Section 82-151 Standard Housing Code Adopted. Violations 82-3 and 122-51 in compliance (dilapidated fence and unpermitted shed removed). Photos attached. No permit on file for necessary repairs or demolition. Affidavit of non-compliance completed. Prosecution costs \$239.91 unpaid.
CASE REVIEW	JLB	3/11/2025	3/11/2025	NON COMPLIANT		UPDATED PICTURES FOR DEMO Property remained non-compliant. Photos attached. Proceed with demolition.
CASE REVIEW	JLB	10/1/2025	10/1/2025	NON COMPLIANT		Updated photos added to case prior to sending to procurement for demolition bid. Property remains non-compliant.
COMPLIANCE	JLB	2/19/2026	2/19/2026	NON COMPLIANT		DEMO PERMIT #DEMO26-0004 I conducted a compliance inspection after the assigned city vendor demolished the residence. I observed the property had been brought into (involuntary) compliance. Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
MASSEY	YVETTE J GRILLO	11/14/2024	11/14/2024	
CONTACT	JENNIPHER L BULLER	3/11/2025	3/11/2025	I attempted to call the number on file for a family member of the deceased property owner., Treomedia Flax Jones 352-875-8484. Number disconnected.

Case Details - No Attachments

City of Ocala

Case Number
2024_11170

CONTACT	YVETTE J GRILLO	4/9/2025	4/9/2025	THOMAS SMITH 352-207-3004 CALLED TO ADVISE PEOPLE ARE NOW ILLEGALLY DUMPING THEIR TRASH AND JJUNK & DEBRIS ON THIS PROPERTY.
CLEAN-UP	SHANEKA GREENE	11/7/2025	11/7/2025	SENT FOR BID CONTRACT UPLOADED NTP SENT TO CONTRACTOR
ADMIN POSTING	SHANEKA GREENE	5/18/2026	5/18/2026	NOTICE NON COMP HEARING
CERTIFIED MAIL	SHANEKA GREENE	5/18/2026	5/18/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6696 9957 63 FLAX MAGGIE LEE EST 2216 SW 2ND ST OCALA, FL. 34471-1977
FIELD POSTING	JENNIPHER L BULLER	5/19/2026	5/19/2026	NOTICE NON COMP HEARING READY FOR POSTING Posted.
MASSEY	SHANEKA GREENE	6/11/2026		MASSEY FOR LIEN

<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/11/2026</p>		<p>PROPERTY VALUE: \$27,195.00 HARD COSTS: \$7,928.91 TOTAL FINES: \$46,800.00 REDUCED TO = \$12,500.00 \$7,928.91 + \$12,500.00= TOTAL LIEN: \$20,428.91</p> <p>Staff evaluated this case using the City’s proportionality guidelines, including the property value, violation severity, compliance behavior, total accrued fine, and fine-to-value ratio. The accrued fine of \$46,800.00 exceeds the property’s assessed value of \$27,195.00, requiring staff review under the SOP due to the disproportionate fine-to-value ratio.</p> <p>This case involved a major standard housing violation involving unsafe structural conditions that ultimately required demolition of the residence by the City. The property remained in non-compliance for approximately 468 days, reflecting a prolonged failure to correct serious code violations and necessitating substantial municipal intervention.</p> <p>The major nature of the violation, extended duration of non-compliance, and City demolition support the imposition of a significant penalty. However, the total accrued fine substantially exceeds the property value and would likely present proportionality and collectability concerns if imposed in full.</p> <p>Accordingly, staff recommends reducing the fine to \$12,500.00, which appropriately reflects the seriousness of the violations, the extended period of non-compliance, and the City’s enforcement efforts, while maintaining a penalty that is proportionate to the property value and legally defensible.</p>
---------------	-----------------------	------------------	--	---

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

THE CITY OF OCALA

CASE NO: 2024_11170

Petitioner,

VS.

**FLAX, MAGGIE LEE EST
2216 SW 2ND ST
OCALA FL 34471-1977**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 09/20/2024 11:26:16 AM

FILE #: 2024125284 OR BK 8427 PGS 1641-1643

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on September 12, 2024, 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), **FLAX, MAGGIE LEE EST**, owner(s) in charge of the property described as: **2260-173-019 | 2216 SW 2ND ST, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between June 21, 2024, and September 12, 2024, the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 82-151 - Standard Housing Code adopted, Section 122-51 - Building permit required, Section 82-3 - Barbed wire, electrified fences, razor wire and fences/walls.

II. CONCLUSION OF LAW:

A. The Respondent(s), **FLAX, MAGGIE LEE EST**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 82-151 - Standard Housing Code adopted, Section 122-51 - Building permit required, Section 82-3 - Barbed wire, electrified fences, razor wire and fences/walls, in that the Respondent(s) has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 82-151, 122-51, 82-3 and Order to;

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, November 7th, 2024. 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, November 8th, 2024, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) 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, November 7th, 2024. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 8th, 2024, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, November 7th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday,

November 8th, 2024, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.

(d) Failure to comply with any subsection of this item in the times allowed for compliance, for both the residence and the shed, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$239.91 by November 7th, 2024.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 12th day of September 2024

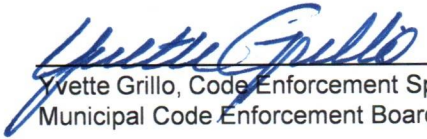
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **FLAX, MAGGIE LEE EST, 2216 SW 2ND ST, OCALA, FL 34471-1977**, this 12th day of September 2024.



Yvette Grillo, Code Enforcement Specialist
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 14TH, 2024, 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 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.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: 2024_11170

FLAX, MAGGIE LEE EST
2216 SW 2ND ST
OCALA FL 34471-1977
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

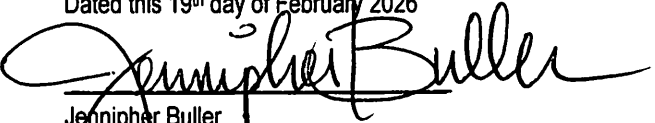
1. That on September 12, 2024 the Municipal Code Enforcement Code Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, November 7th, 2024.**
3. The City of Ocala has brought property located in the city limits into compliance on: **February 19th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have been taken:

Abatement of violations as Ordered; Sections 82-151

5. Daily fines for **468 days** of non-compliance with **Section(s) 82-151** (@ \$100.00/day) total **\$46,800.** Prosecution costs **\$239.91** unpaid. These costs will result in a lien.

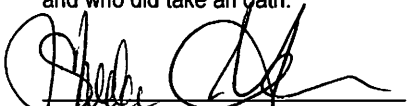
FURTHER AFFIANT SAYETH NOT.

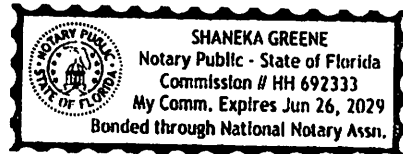
Dated this 19th day of February 2026


 Jennifer Buller
 Code Supervisor
 City of Ocala

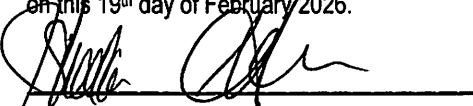
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 19th day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.


 Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 19th day of February 2026.


 Shaneka Greene, Secretary
 Municipal Code Enforcement Board
 Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026

Case No: 2024_11170

**To: FLAX MAGGIE LEE EST
2216 SW 2ND ST
OCALA, FL. 34471-1977**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, **2216 SW 2ND ST**, Ocala, Florida, **2260-173-019** Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 053 WEST END OCALA BLK 173 LOT 19.21** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-151	STANDARD HOUSING CODE ADOPTED
SECTION 82-3	BARBED WIRE, ELECTRIFIED FENCES, RAZOR WIRE AND FENCES/WALLS
SECTION 122-51	BUILDING PERMIT REQUIRED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **6/11/2026** in the **City Council Chamber, City Hall**, of the **City of Ocala, 110 SE Watula Avenue**, at **5:30pm**, 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 of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 18th day of May 2026

Shaneka Greene

Shaneka Greene
Secretary, Municipal Code Enforcement Board

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

CASE NO: 2024_11170

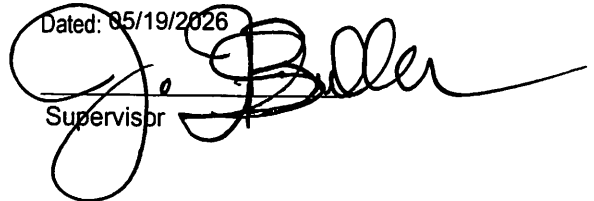
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/19/2026 post the Notice of Non-Compliance Hearing to the property, located at 2216 SW 2ND ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

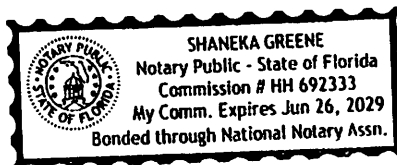
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/19/2026

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/19/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CITY OF OCALA
FLORIDA

City of Ocala
Code Enforcement Division
5/19/2026 11:58 AM



MENT
-8309
OVE THIS
APPROVAL
CITY CODE
NT DIVISION

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026
Case No: 2024_11170
To: FLAX MAGGIE LEE EST
2216 SW 2ND ST
OCALA, FL. 34471-1977

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor for the City of Ocala, under oath, makes claim that the property described as, 2216 SW 2ND ST, Ocala, Florida, 2260-173-019 Legal Description SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 053 WEST END OCALA BLK 173 LOT 19.21 is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

- | | |
|----------------|--|
| SECTION 82-151 | STANDARD HOUSING CODE ADOPTED |
| SECTION 82-3 | BARBED WIRE, ELECTRIFIED FENCES, RAZOR WIRE AND FENCES/WALLS |
| SECTION 122-51 | BUILDING PERMIT REQUIRED |

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 6/11/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, 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 of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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.

City of Ocala
Code Enforcement Division
5/19/2026 11:56 AM

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

CASE NO: 2024_11170

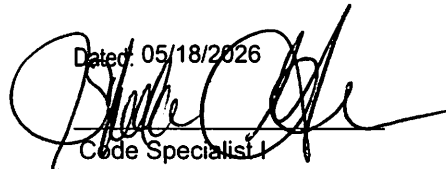
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
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:

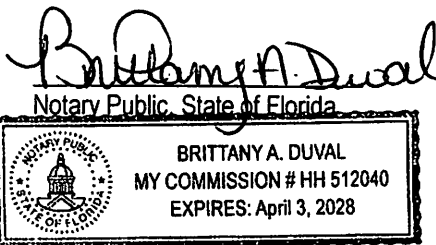
1. I did on 05/18/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/18/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/18/2026 by Brittany Duval, City of Ocala, who is personally known to me.





CITY OF OCALA
CODE ENFORCEMENT DIVISION
 201 SE 3rd STREET, 2nd FLOOR
 OCALA, FLORIDA 34471

Mon Comp Hearing 2024-11170

: 5/18/2026

e No: 2024_11170

FLAX MAGGIE LEE EST
2216 SW 2ND ST
OCALA, FL. 34471-1977

.. 9327010678472159

3447121977 VAS
 34471>2172

POSTAL SERVICE® **CERTIFIED MAIL®**



9489 0090 0027 6696 9957 63

FIRST-CLASS
 Label 890-PB, Oct. 2015
 Pitney Bowes



US POSTAGE™SM **PITNEY BOWES**



ZIP 34471 **\$ 008.86⁰**
 02 7W
 0008039548 MAY 20 2026

Vacant Lot

NIXIE 326 CE 1 7205/30/26

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 34471217299 *0548-01890-21-40



Ho.Man Contracting, LLC
 PO Box 249
 Anthony, FL 32617-0249
 Office: 352-390-8020
 Fax: 352-509-3150

INVOICE
2783

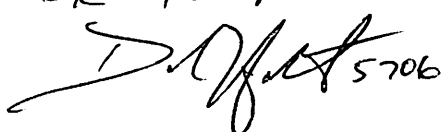
Bill To
City of Ocala's Growth Management Dept. 201 SE 3rd Street 2nd Floor Ocala, FL34471

Date	2/13/2026
P.O. No.	

Terms

Quantity	Description	U/M	Rate	Amount
1	2216 SW 2nd St, Ocala GRM/260187 Demolition of SFR as outlined in contract		6,929.00	6,929.00
<p>Case# 2024-11170</p> <hr/> <p>Vendor# .3460</p> <hr/> <p>Contract# 260187</p> <hr/> <p>Acct# 103-016-711-524-52-46020</p> <hr/>				

Total Amount Due	\$6,929.00
-------------------------	------------

OK TO PAY
 5706



City of Ocala
Code Enforcement Division
2/19/2026 9:32 AM



City of Ocala
Code Enforcement Division
10/1/2025 1:26 PM



City of Ocala
Code Enforcement Division
10/1/2025 1:28 PM