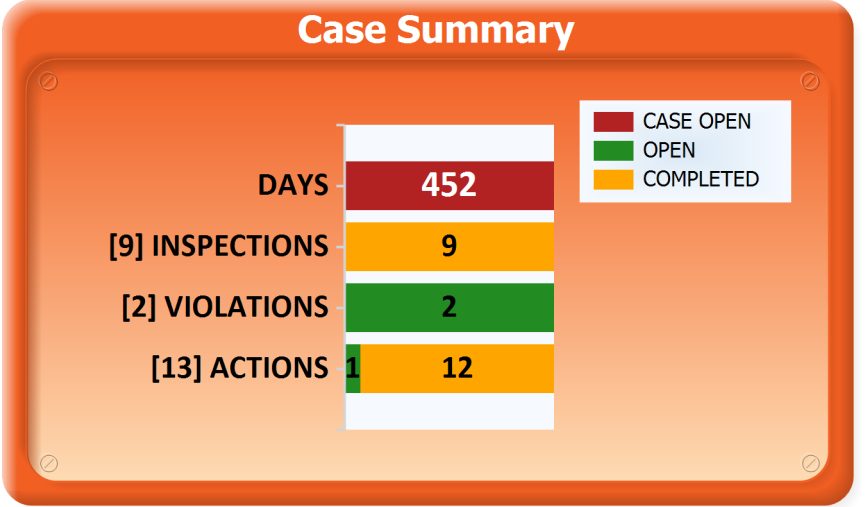


Description: VACANT/UNSECURED RESIDENCE			Status: NON COMP HEARING		
Type: BUILDING REGULATIONS			Subtype: DANGEROUS STRUCTURE		
Opened: 5/20/2024	Closed:		Last Action: 8/14/2025		Flw Up: 8/12/2025
Site Address: 1648 SW 3RD ST OCALA, FL 344722620					
Site APN: 2262-004-018			Officer: JENNIPHER L BULLER		
Details: 91 7199 9991 7039 7683 6245 FUCE OLLIE M EST C/O MARY WALKER 424 BAHIA TRAK OCALA, FL. 34472					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/9/2025	4/9/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/8/2025	7/8/2025	NOTICE OF NON COMPLIANCE HEARING
CERTIFIED MAIL	SHANEKA GREENE	4/9/2025	4/9/2025	NOVPH MAILED 91 7199 9991 7039 7937 4249 FUCE OLLIE M EST C/O MARY WALKER 424 BAHIA TRAK OCALA, FL. 34472-2620
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7382 FUCE, OLLIE M. EST C/O MARY WALKER 424 BAHIA TRAK OCALA, FL 34472-2620

CERTIFIED MAIL	YVETTE J GRILLO	7/8/2025	7/8/2025	NOTICE NON COMPLIANCE HEARING 91 7199 9991 7039 7680 9355 FUCE, OLLIE M. EST C/O MARY WALKER 424 BAHIA TRAK OCALA, FL 34472-2620
CONTACT	JENNIPHER L BULLER	5/8/2025	5/8/2025	Phone call received from Nick with Home Help Advisers 305-798-4898 working on behalf of the estate to sell the property. No record on file concerning any probate activity. I informed him of the hearing. He is to provide an email address to forward any additional notices to him.
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	7/10/2025	7/8/2025	MASSEY MASSEY RESCHEDULED DUE TO LACK OF QUORUM FOR HEARING
MASSEY	YVETTE J GRILLO	8/14/2025		
OFFICER POSTING	JENNIPHER L BULLER	7/8/2025	7/8/2025	Notice of Non-Compliance Hearing.
OFFICER POSTING	JENNIPHER L BULLER	4/9/2025	4/9/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted.
PREPARE NOTICE	SHANEKA GREENE	4/9/2025	4/9/2025	Respondent 1: FUCE OLLIE M EST C/O MARY WALKER 424 BAHIA TRAK OCALA FL 34472-2620
				Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator, and 82-182 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted additions and improvements by 4:00pm on Thursday, July 3rd, 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



Case Details - No Attachments

City of Ocala

Case Number

2024_11041

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>comply by 7:00am on Friday, July 4th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the unpermitted additions or improvements by 4:00pm on Thursday, July 3rd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, 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 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this item in the times allowed for compliance 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. 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.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into</p>
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				<p>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 \$500.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(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.</p> <p>3.) Pay the cost of prosecution of \$240.11 by July 3rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	FUCE OLLIE M EST : 29538	C/O MARY WALKER 424, BAHIA			
OWNER	FUCE OLLIE M EST C/O MARY WALK	C/O MARY WALKER , BAHIA TRAK			
RESPONDENT 1	FUCE OLLIE M EST	C/O MARY WALKER OCALA, FL 34472-2620			

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	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$240.11	\$0.00						
TOTALS:			\$240.11	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
2024_11041

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	JLB	4/9/2025	4/9/2025	NON COMPLIANT		While conducting an review of open cases I found that this case was never on the June Special Magistrate agenda as scheduled. The property remains non-compliant and currently there are "squatters" at the location. Overgrowth and trash upon the property (Repeat violator). Request for new Notice of Violation and Public Hearing for the next available hearing date.
COMPLIANCE	JLB	7/8/2025	7/8/2025	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection prior to the Code Board hearing. I found no permits on file for necessary repairs or demolition. Property is non-compliance. Prosecution costs unpaid. Affidavit of non-compliance completed. Code Board Hearing for 07/10/2025 was canceled due to lack of a quorum. Follow up scheduled.
FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT		Hearing re-scheduled. Property remained in same non-compliant condition. No permits on file for any repairs. Current photo attached. Prosecution costs unpaid. Proceed to non-compliant hearing.
FOLLOW UP	JLB	4/30/2025	4/30/2025	NON COMPLIANT		I conducted a follow up inspection. Property remained non-compliant. No permits on file for repairs or demolition. Residence remains unsecured. Proceed to scheduled hearing.
FOLLOW UP	JLB	5/8/2025	5/8/2025	NON COMPLIANT		While in the area I observed someone at the location. I made contact with an adult female. She said she was just passing through. I informed her of the active code case on the property. Photos attached as additional reference to show residence in not secured.

FOLLOW-UP	JENNIPHER BULLER	6/11/2024	6/10/2024	COMPLETE		On 06/10/2024, I conducted a follow up inspection. I observed the property remained in violation. Property in an estate and it appears that home maybe occupied by squatters. Scheduled for hearing.
HEARING INSPECTION	JLB	5/6/2025	5/6/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed all violations remained. No permits on file for repairs or demolition. Photos attached. Proceed to hearing to obtain an order.
INITIAL	JENNIPHER BULLER	5/21/2024	5/21/2024	COMPLETE		On 05/21/2024, while conducting a follow up inspection for a cut and clean by city vendor, I observed the property was no secured with possible squatter activity. Photos attached. Notice of Violation and Public Hearing posted upon the property due to the nature of the violation. Follow up scheduled.
SPECIAL MAGISTRATE INSPECTION	JENNIPHER BULLER	6/24/2024	6/24/2024	COMPLETE		On 06/24/2024 I conducted a re-inspection prior to Special Magistrate hearing. I observed all violations remained. Photos attached. I made contact with a female staying at the residence. She collected her things and left the property. Another female was inside the residence, but would not come outside. No contact with property owner. Squatters confirmed to be living at residence. Proceed with hearing to obtain an order.

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		5/20/2024			Repeat Violator	Repeat Violator. Overgrowth and trash upon the property. Cut and clean the property.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.		5/21/2024				The building, structure, or any portion thereof, has deteriorated due to inadequate maintenance, resulting in a public nuisance. The doors and windows are unsecured, and squatters have established residence on the premises. Additionally, the roof exhibits signs of deflection and is in a state of disrepair. Please make the necessary repairs and secure the property to ensure compliance with current Florida Building Code. Permits may be required for repairs.

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

THE CITY OF OCALA

CASE NO: 2024_11041

Petitioner,



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 05/19/2025 03:08:10 PM

FILE #: 2025066535 OR BK 8614 PGS 1633-1635

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

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

vs.

**FUCE, OLLIE M. EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL 34472-2620**

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; May 8th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **FUCE, OLLIE M. EST, C/O MARY WALKER, 424 BAHIA TRAK, OCALA, FL 34472-2620**, owner(s) in charge of the property described as: **1648 SW 3RD ST | 2260-004-019, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 21st, 2024, and May 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIMES LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **FUCE, OLLIE M. EST, C/O MARY WALKER**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIMES LIMITS**, 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 as a Repeat Violator, and 82-182 and order to:
 - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted additions and improvements by 4:00pm on Thursday, July 3rd, 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, July 4th, 2025, 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 unpermitted additions or improvements by 4:00pm on Thursday, July 3rd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, 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 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance 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. 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.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$500.00 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.


3.) Pay the cost of prosecution of \$240.11 by July 3rd, 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.

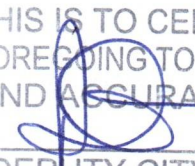
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 8th day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Chair Pro Tem
Municipal Code Enforcement Board



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: FUCE, OLLIE M. EST, C/O MARY WALKER, 424 BAHIA TRAK, OCALA, FL 34472-2620, this 8th day of May 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JULY 10TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE 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
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2024_11041

FUCE, OLLIE M. EST
C/O MARY WALKER'
424 BAHIA TRAK
OCALA, FL 34472-2620
Respondents /

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

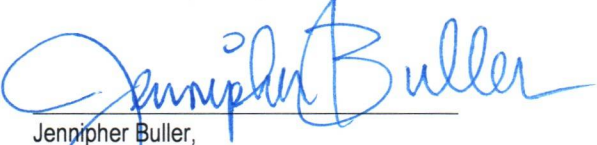
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 8th July 2025, post the **Notice of Non-Compliance Hearing** in the above styled cause of this action, located at **1648 SW 3RD ST | 2262-004-018**, Ocala, Florida, upon which the violations are alleged to exist.
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.

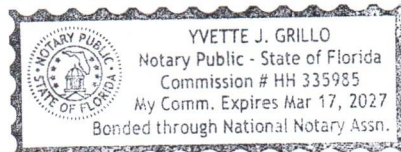
Dated this 8th day of July 2025


Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 8th day of July 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024_11041

FUCE, OLLIE M. EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL 34472-2620

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on May 8th, 2025 the Municipal Code Enforcement 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, July 3rd, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95 (repeat violator) and 82-182

4. Prosecution costs of \$240.11 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

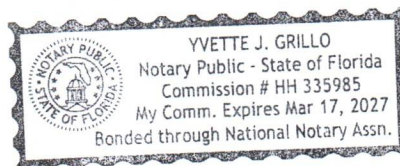
Dated this 8th day of July 2025

Jennipher Buller
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 8th day of July 2025 by Jennipher 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 8th day of July 2025.

Yvette Grillo, 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

Date: 7/8/2025

Case No: 2024_11041

**TO: FUCE, OLLIE M. EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL 34472-2620**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **1648 SW 3RD ST**, Ocala, Florida, **2262-004-018**, Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 075 ANDERSONS ADD OCALA BLK 4 W 33 FT OF LOT 18 & E 27 FT OF LOT 20**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS**

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 **8/14/2025 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 8th day of July 2025

Yvette Grillo

Yvette Grillo

Secretary, Municipal Code Enforcement Board



CODE ENFORCEMENT

352-629-8309

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

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 7/8/2025

Case No: 2024_11041

To: FUCE, OLLIE M. EST
C/O MARY WALKER
424 BAHIA TRAK
OCALA, FL 34472-2620

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennifer Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **1648 SW 3RD ST, Ocala, Florida, 2262-004-018**, Legal Description SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 075 ANDERSON'S ADD OCALA BLK 4 W 33 FT OF LOT 18 & E 27 FT OF LOT 20, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS

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 8/14/2025 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.**

City of Ocala
Code Enforcement Division
7/8/2025 1:57 PM



City of Ocala
Code Enforcement Division
7/8/2025 1:57 PM



City of Ocala
Code Enforcement Division
8/11/2025 11:35 AM