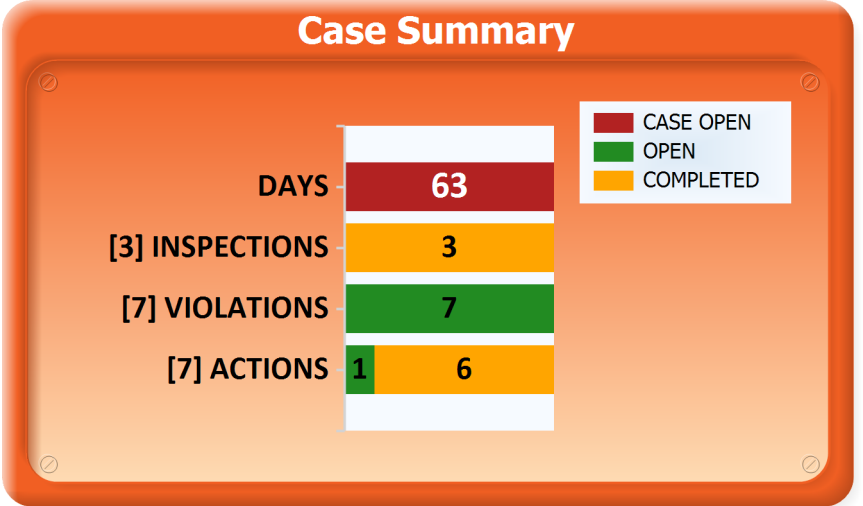


Description: Junk, overgrowth, and derelict vehicles			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 10/8/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/8/2025
Site Address: 837 NW 4TH AVE OCALA, FL 34475			
Site APN: 2572-005-008		Officer: JENNIPHER L BULLER	
Details:			



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

OFFICER POSTING	JENNIPHER L BULLER	10/20/2025	10/20/2025	Notice of Violation and Public Hearing posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	10/13/2025	10/14/2025	NOVPH Compliance date: 12/08/2025 Respondent: MAXWELL CATHERINE EST BUSBY MAGGIE 2801 NW 17TH ST OCALA FL 34475-4738
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 82-3, 122-51, 122-1193, and 82-182 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, February 5th, 2026. 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 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, February 5th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, February 5th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	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. 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
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Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

				completed by a licensed contractor 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
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OCALA Case Details - No Attachments
City of Ocala

OCALA Case Details - No Attachments
City of Ocala

Case Number

Case Number
CE25-1063

7.) Pay the cost of prosecution of \$183.97 by February 5th, 2026.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAXWELL CATHERINE EST	2801 NW 17TH ST OCALA, FL 34475-4738			
RESPONDENT 1	MAXWELL CATHERINE EST	BUSBY MAGGIE OCALA, FL 34475-4738			

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAXWELL CATHERINE EST	2801 NW 17TH ST OCALA, FL 34475-4738			
RESPONDENT 1	MAXWELL CATHERINE EST	BUSBY MAGGIE OCALA, FL 34475-4738			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$183.97	\$0.00						
TOTALS:			\$183.97	\$0.00						

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES:	\$183.97	\$0.00
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TOTALS:		\$183.97	\$0.00
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT		Status of clean-up. I contacted a follow up inspection. Property remains non-compliant. Little to no effort made to bring the property into compliance. Photos attached. Follow up inspection scheduled.

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT		Status of clean-up. I contacted a follow up inspection. Property remains non-compliant. Little to no effort made to bring the property into compliance. Photos attached. Follow up inspection scheduled.

HEARING INSPECTION	JLB	12/8/2025	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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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.
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VIOLATIONS



Case Details - No Attachments

City of Ocala

Case Number

CE25-1063

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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.

Section 82-182. - 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 _____ /

**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.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

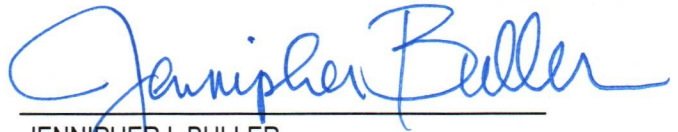
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$17.72	2	\$17.72

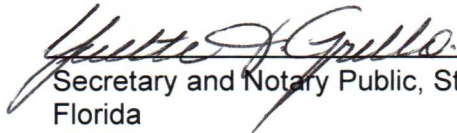
Total Costs: \$183.97

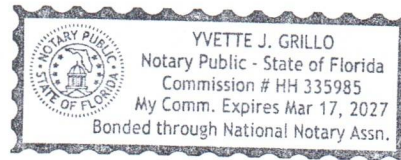
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

**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



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2026 Property Record Card

2572-005-008

[GOOGLE Street View](#)

Prime Key: 1810833

[MAP IT!](#)

Current as of 10/10/2025

[Property Information](#)

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

[Certified Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .26

Situs: 837 NW 4TH AVE OCALA

[2025 Certified Value](#)

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

[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
0831/0108	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						
Neighborhood 9917												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

RES01=D34L19D6L9U6L2U24R11U10R19.D34L3

FEP02=L16D6R16U6.R2U34L18D1

UST03=L8D9R8U9.



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

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Type	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

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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This Instrument Prepared by:
O.B. SAMUEL JR.
Attorney at Law
151 SE 8th Street
Ocala, Florida 34475

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 02957 PG 1685
FILE NUM 2001050233
RECORDED 05/21/2001 05:06:27 PM
DEED DOC TAX 0.70
RECORDING FEES 10.50
RECORDED BY T Banks

T Banks

Property Appraisers Parcel Identification Number

Grantee(s) SS#

This **QUIT-CLAIM DEED** executed this 21st day of May, 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: 34475

Witness: that the Grantor, for good and valuable consideration, does hereby 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:

James Maxwell
Witness Signature

James MAXWELL
Printed Witness Name

Catherine Maxwell
Catherine Maxwell

Dorothy Bryant
Witness Signature

Dorothy Bryant
Printed Witness Name

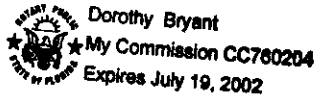
STATE OF FLORIDA
COUNTY OF MARION

I **HEREBY CERTIFY** that on this 21 day May 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 24th day of May 2001.

Dorothy Bryant My commission expires:
Notary Public, State of Florida at Large





City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd 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 applicable.

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 – 2nd 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**

BEFORE ME, the undersigned authority personally appeared, Jennipher 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 10/20/2025 post the Notice of Violation & Public Hearing to the property, located at 837 NW 4TH AVE.
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.

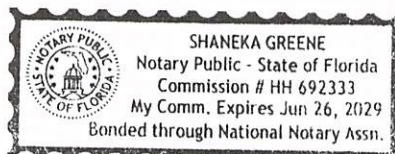
Dated: 10/20/2025

Jennipher Buller
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.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/20/2025 3:18 PM



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd 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 applicable.

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
All vehicles/trailers must be operable and have a current license plate displayed or removed from the property.
Multiple derelict vehicles and trailers upon the property. Completely out and clean property removing all overgrowth, weeds, underbrush, junk, and unsightly matter

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Weeds, overgrowth, and unsightly matter upon the property. Completely out and clean property removing all overgrowth, weeds, underbrush, junk, and unsightly matter

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
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
Dilapidated fence upon the property. All trailers must be stored in the rear yard ore removed from the property.
Trailers stored in front/side yard. All trailers must be stored in the rear yard ore removed from the property.

City of Ocala
Code Enforcement Division
10/20/2025 3:18 PM

**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

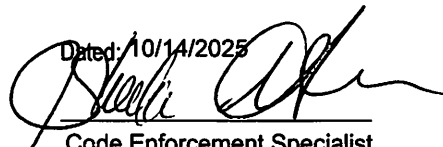
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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, 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.

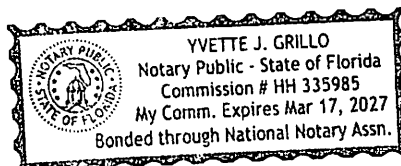
Dated: 10/14/2025

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


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
12/8/2025 9:21 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:21 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:21 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:21 AM



STOP

ELECT
MILTON
BUSBY
SHERIFF
FOR MARION COUNTY
BusbyForSheriff2024.co

City of Ocala
Code Enforcement Division
12/8/2025 9:22 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:22 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:22 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:24 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:24 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:24 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:24 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:24 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:26 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:26 AM



City of Ocala
Code Enforcement Division
11/12/2025 10:29 AM



City of Ocala
Code Enforcement Division
10/10/2025 10:18 AM



City of Ocala
Code Enforcement Division
10/10/2025 10:19 AM



City of Ocala
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10/10/2025 10:19 AM



City of Ocala
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City of Ocala
Code Enforcement Division
10/10/2025 10:23 AM



City of Ocala
Code Enforcement Division
10/8/2025 2:01 PM



City of Ocala
Code Enforcement Division
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City of Ocala
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City of Ocala
Code Enforcement Division
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City of Ocala
Code Enforcement Division
10/8/2025 2:04 PM