



Case Details - No Attachments

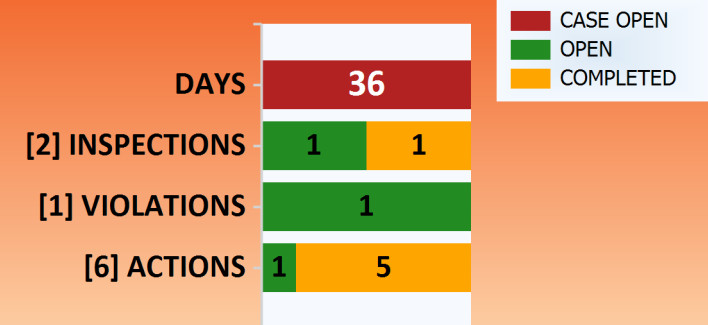
City of Ocala

Case Number

CE25-0159

Description: JUNK/DEBRIS			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/3/2025	Closed:	Last Action: 4/10/2025	Flw Up: 4/8/2025
Site Address: 0 , FL 34471			
Site APN: 2848-016-005		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH MAILED 91 7199 9991 7039 7680 8587 AUGUSTIN MONPREMIER AUGUSTIN MARIE J 1841 SW IDAHO LN PORT ST LUCIE FL 34953
HEARING CODE BOARD	YVETTE J GRILLO	4/10/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	3/5/2025	3/5/2025	NOVPH READY FOR POSTING NOVPH posted in CROW at 0847



Case Details - No Attachments

City of Ocala

Case Number

CE25-0159

PREPARE NOTICE	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH REPEAT VIOLATOR
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/7/2025	4/7/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being March 3rd, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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>2.) Pay the cost of prosecution of \$182.93 by May 1st, 2025.</p>

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	AUGUSTIN MONPREMIER	1841 SW IDAHO LN PORT ST LUCIE, FL 34953-1532			
RESPONDENT 1	AUGUSTIN MONPREMIER	1841 SW IDAHO LN PORT ST LUCIE, FL 34953			



Case Details - No Attachments

City of Ocala

Case Number

CE25-0159

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	AUGUSTIN MARIE J	1841 SW IDAHO LN PORT ST LUCIE , FL 34953			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	1	\$7.18	\$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	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$182.93 \$0.00

TOTALS: \$182.93 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	JGB	4/8/2025				
INITIAL	JGB	3/3/2025	3/3/2025	NON COMPLIANT		While patrolling the area i noticed several shopping carts dumped on this vacant parcel along with a good amount of trash. Please cut and clean this property. NOVPH Sent to admin. This property is a repeat violator. I attached copy of the signed order from case number 2020_5344. see photos.

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	JEFFREY GUILBAULT	3/3/2025			REPEAT VIOLATOR	Please cut and clean the property.



City of Ocala
Code Enforcement Division
03/03/25 01:12PM



City of Ocala
Code Enforcement Division
03/03/25 01:12PM



City of Ocala
Code Enforcement Division
03/03/25 01:13PM



Ocala

**CODE
ENFORCEMENT
352-629-8309**

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



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

**NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR**

AUGUSTIN MONPREMIER
AUGUSTIN MARIE J
1841 SW IDAHO LN
PORT ST LUCIE, FL 34953

Respondent(s) _____ /

Location of Violation: 2848-016-005/200 BLOCK OF SW 11TH AVE

Case Number: CE25-0159

Officer Assigned: Jeff Guilbault

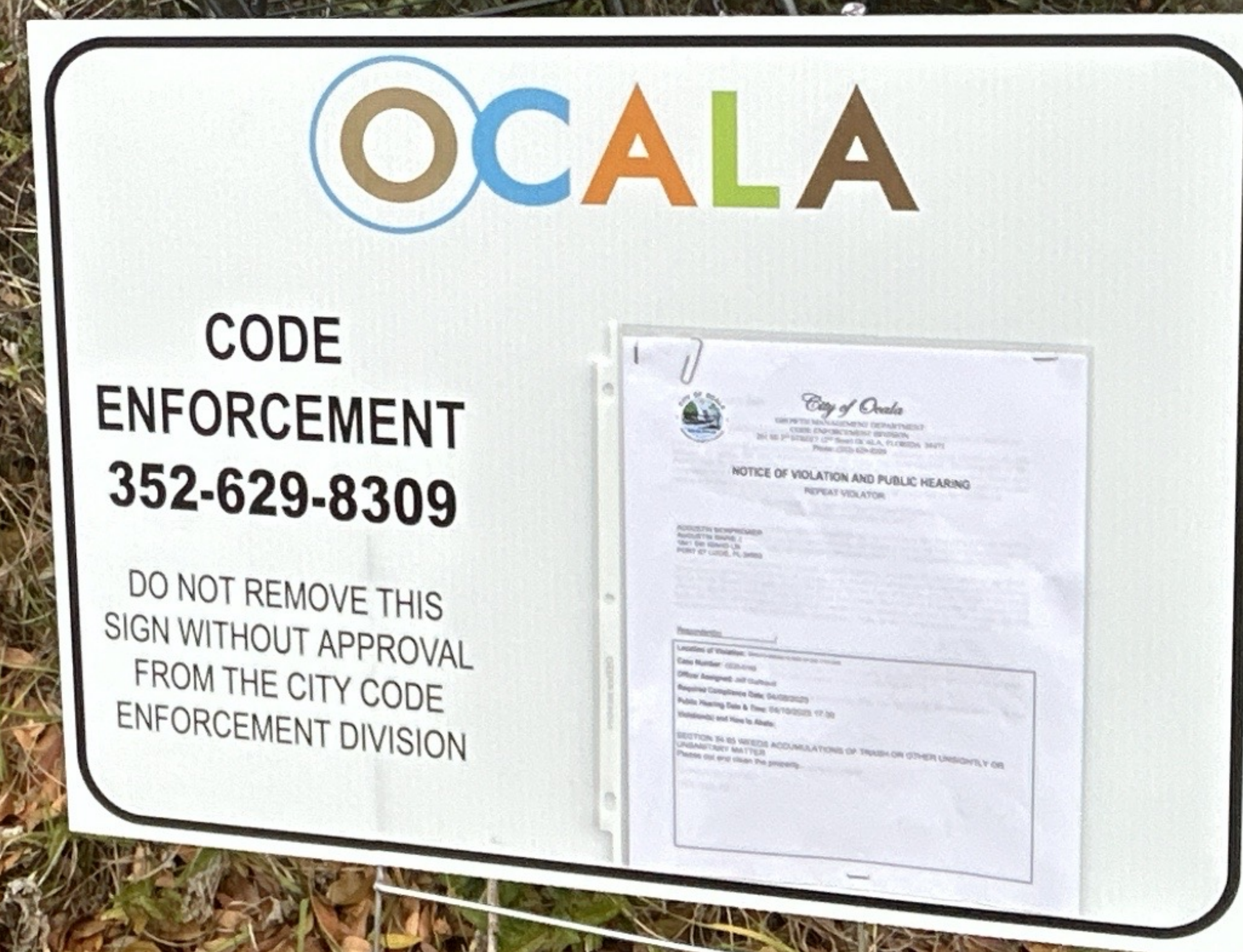
Required Compliance Date: 04/08/2025

Public Hearing Date & Time: 04/10/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clean the property.

City of Ocala
Code Enforcement Division
03/05/25 08:46AM



City of Ocala
Code Enforcement Division
03/05/25 08:46AM

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

THE CITY OF OCALA

CASE NO: CE25-0159

Petitioner,

VS.

**AUGUSTIN, MONPREMIER
AUGUSTIN, MARIE J.**

Respondents

/

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer 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	2	\$25.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:			

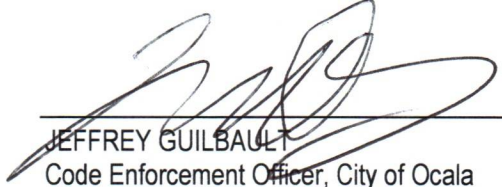
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$7.18	1	\$7.18

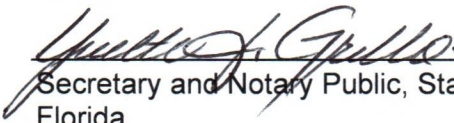
Total Costs: \$182.93

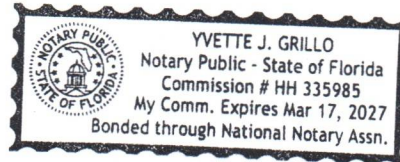
FURTHER. AFFIANT SAYETH NOT. Dated This:
4/7/2025

**STATE OF FLORIDA
COUNTY OF MARION**


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 7 Apr by JEFFREY GUILBAULT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

AUGUSTIN MONPREMIER
AUGUSTIN MARIE J
1841 SW IDAHO LN
PORT ST LUCIE, FL.34953

Respondent(s) _____ /

Location of Violation: 2848-016-005|200 BLOCK OF SW 11TH AVE

Case Number: CE25-0159

Officer Assigned: Jeff Guilbault

Required Compliance Date: 04/08/2025

Public Hearing Date & Time: 04/10/2025 17:30

Violation(s) and How to Abate:

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

Please cut and clean 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:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE25-0159

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/05/2025 post the Notice of Violation & Public Hearing in the above styled cause of this action, located at 2848-016-005 Ocala, Florida, upon which the violations are alleged to exist, at City Hall Lobby, City of Ocala, 110 SE Watula Avenue, Ocala, Florida.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

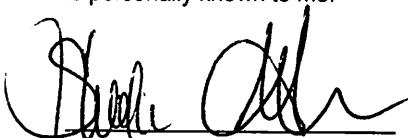
FURTHER, AFFIANT SAYETH NAUGHT.

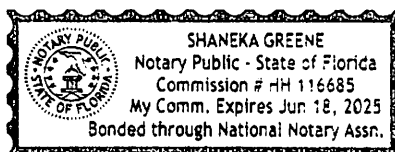
Dated: 03/05/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/05/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA


CASE NO: 2020_5344

Petitioner,

VS.

**AUGUSTIN MONPREMIER
AUGUSTIN MARIE J
1841 SW IDAHO LN
PORT ST LUCIE FL 34953-1532**

Respondents /


DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 12/11/2020 01:28:32 PM
FILE #: 2020134250 OR BK 7334 PGS 569-571
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on November 12, 2020, 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), **AUGUSTIN MONPREMIER, AND AUGUSTIN MARIE J**, owner(s) in charge of the property described as: **2848-016-005 | Next to 220 SW 11 AVE, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between August 25, 2020 and November 12, 2020 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter.

II. CONCLUSION OF LAW:

A. The Respondent(s), **AUGUSTIN MONPREMIER, AND AUGUSTIN MARIE J**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) have failed to remedy the violation(s) and are 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): 34-91, 34-95 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to;

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, December 3rd, 2020. If the Respondent(s) fail to comply by 7:00am on Friday, December 4th, 2020, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to

section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$176.40 by December 3rd, 2020.

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.

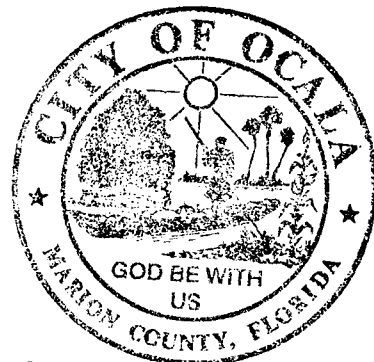
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 16 day of November 2020

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Kroitor, Chair
Municipal Code Enforcement Board

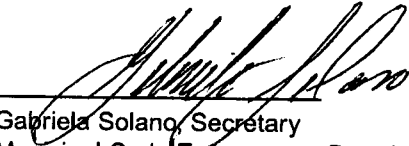


THIS IS TO CERTIFY THE FOREGOING TO
BE A TRUE AND ACCURATE COPY

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: **AUGUSTIN MONPREMIER, AUGUSTIN MARIE J, 1841 SW IDAHO LN, PORT ST LUCIE FL 34953-1532**, this 16 day of November 2020.


Gabriela Solano, 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 DECEMBER 10, 2020, AT 5:30PM, AT THE: CITY COJNCIL 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 STATUES, 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 INTIAL 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.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

2848-016-005

Prime Key: 1252717

[MAP IT+](#)

Current as of 3/3/2025

Property Information

AUGUSTIN MONPREMIER
 AUGUSTIN MARIE J
 1841 SW IDAHO LN
 PORT ST LUCIE FL 34953-1532

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALAM.S.T.U.PC: 00

Acres: .25

2024 Certified Value

Land Just Value	\$12,350		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$12,350		
Total Assessed Value	\$3,529	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$8,821)
Total Taxable	\$3,529		
School Taxable	\$12,350		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$12,350	\$0	\$0	\$12,350	\$3,529	\$0	\$3,529
2023	\$10,757	\$0	\$0	\$10,757	\$3,208	\$0	\$3,208
2022	\$9,960	\$0	\$0	\$9,960	\$2,916	\$0	\$2,916

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4246/1015	11/2005	61 FJDGMNT	0	U	V	\$100
3834/0748	09/2004	34 TAX	2 V-SALES VERIFICATION	U	V	\$2,200
3385/1950	08/2002	07 WARRANTY	0	U	V	\$100
2197/0581	11/1995	21 ADMNSTR	7 PORTIONUND INT	U	I	\$100
1698/1251	11/1990	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 118
 E G SMITH ADD
 S 1/2 OF LOT 16

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		83.0	132.0	R2	83.00	FF						
Neighborhood 4527 - RES SO OF 40 WEST OF PINE												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description