



# Case Details - No Attachments

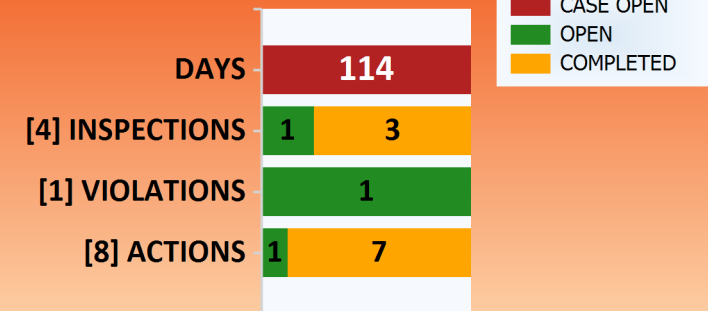
City of Ocala

Case Number

**CE25-0903**

|                            |         |                         |                    |
|----------------------------|---------|-------------------------|--------------------|
| Description: Overgrowth    |         |                         | Status: HEARING    |
| Type: GENERAL VIOLATION    |         | Subtype: OVERGROWTH     |                    |
| Opened: 8/18/2025          | Closed: | Last Action: 12/11/2025 | Flw Up: 12/10/2025 |
| Site Address: 0 , FL 34475 |         |                         |                    |
| Site APN: 2195-127-000     |         | Officer: STEPHANI SMITH |                    |
| Details:                   |         |                         |                    |

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

| CHRONOLOGY TYPE    | STAFF NAME      | ACTION DATE | COMPLETION DATE | NOTES                                                                                                                                  |
|--------------------|-----------------|-------------|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ADMIN POSTING      | SHANEKA GREENE  | 11/4/2025   | 11/4/2025       | NOVPH                                                                                                                                  |
| CERTIFIED MAIL     | SHANEKA GREENE  | 11/4/2025   | 11/4/2025       | NOVPH MAILED<br>9489 0090 0027 6697 0025 90<br>FILS AIME ANTOINE<br>FILS AIME CHRISTIANNE<br>1630 VALMONT LN<br>APOPKA, FL. 32703-3672 |
| HEARING CODE BOARD | YVETTE J GRILLO | 12/11/2025  |                 | NEW BUSINESS                                                                                                                           |
| OFFICER POSTING    | STEPHANI SMITH  | 11/5/2025   | 11/5/2025       | NOVPH READY FOR POSTING<br>NOVPH POSTED ONTO THE PROPERTY.                                                                             |

|                      |                    |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------------|--------------------|------------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PREPARE NOTICE       | SHANEKA GREENE     | 8/20/2025  | 8/20/2025  | CLTO X 1<br><br>FILS AIME ANTOINE<br>FILS AIME CHRISTIANNE<br>1630 VALMONT LN<br>APOPKA FL 32703-3672                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PREPARE NOTICE       | SHANEKA GREENE     | 11/4/2025  | 11/4/2025  | NOVPH X1<br><br>FILS AIME ANTOINE<br>FILS AIME CHRISTIANNE<br>1630 VALMONT LN<br>APOPKA FL 32703-3672                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| REGULAR MAIL         | SHANEKA GREENE     | 8/20/2025  | 8/20/2025  | CLTO MAILED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 11/28/2025 | 11/25/2025 | Find the Respondent(s) guilty of violating city code section(s):<br>34-95 and order to:<br><br>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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 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.<br>(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.<br><br>2.) Pay the cost of prosecution of \$219.21 by January 1st, 2026. |

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0903**

## CONTACTS

| NAME TYPE    | NAME              | ADDRESS                                     | PHONE | FAX | EMAIL |
|--------------|-------------------|---------------------------------------------|-------|-----|-------|
| OWNER        | FILS AIME ANTOINE | 1630 VALMONT LN APOPKA, FL 32703-3672       |       |     |       |
| RESPONDENT 1 | FILS AIME ANTOINE | FILS AIME CHRISTIANNE APOPKA, FL 32703-3672 |       |     |       |

## FINANCIAL INFORMATION

| DESCRIPTION                | ACCOUNT                  | QTY | AMOUNT   | PAID   | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|----------|--------|-----------|-----------|---------|--------|---------|---------|
| CERTIFIED POSTAGE          | 001-359-000-000-06-35960 | 2   | \$17.72  | \$0.00 |           |           |         |        |         |         |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 6   | \$132.00 | \$0.00 |           |           |         |        |         |         |
| INSPECTION FEE             | 001-359-000-000-06-35960 | 4   | \$50.00  | \$0.00 |           |           |         |        |         |         |
| RECORDING COSTS            | 001-359-000-000-06-35960 | 1   | \$18.75  | \$0.00 |           |           |         |        |         |         |
| REGULAR POSTAGE            | 001-359-000-000-06-35960 | 1   | \$0.74   | \$0.00 |           |           |         |        |         |         |
| Total Paid for CASE FEES:  |                          |     | \$219.21 | \$0.00 |           |           |         |        |         |         |
| TOTALS:                    |                          |     | \$219.21 | \$0.00 |           |           |         |        |         |         |

## INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT        | REMARKS | NOTES                                                                                                                                                                                                              |
|-----------------|-----------|----------------|----------------|---------------|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CASE WORK       | SMS       | 11/18/2025     | 11/18/2025     | NON COMPLIANT |         | On 11/18/2025, I have conducted a re-inspection in reference to overgrowth. I have observed that the overgrowth still remains on the property as of the time of the NOVPH compliance inspection. View attachments. |

|                    |     |            |           |               |  |                                                                                                                                                                                                                                                                                                                                             |
|--------------------|-----|------------|-----------|---------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOLLOW UP          | SMS | 11/3/2025  | 11/3/2025 | NON COMPLIANT |  | On 11/03/2025, I have re-inspected the property in reference to overgrowth. I have observed that the overgrowth still remains on the property. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.                                                                                                   |
| HEARING INSPECTION | SMS | 12/10/2025 |           |               |  |                                                                                                                                                                                                                                                                                                                                             |
| INITIAL            | SMS | 8/19/2025  | 8/19/2025 | NON COMPLIANT |  | Overgrown vacant parcel observed while in the area. Photo, MCPA, and tax deed attached.<br><br>On 08/19/2025, I have responded out to the property in reference to a complaint referred by City Staff. I have observed overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled. |

| 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 | STEPHANI SMITH | 8/19/2025     |                |          |         | Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc). |



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

**THE CITY OF OCALA**

**CASE NO: CE25-0903**

Petitioner,

VS.

**FILS AIME, ANTOINE  
FILS AIME, CHRISTIANNE**

Respondents \_\_\_\_\_ /

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

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector 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:**

|                | <b>Cost</b> | <b># of hour(s)</b> | <b>Total:</b> |
|----------------|-------------|---------------------|---------------|
| Attorney Fees: |             |                     |               |

**2. Inspector(s) Time:**

|               | <b>Cost</b> | <b># @ .5 hour(s)</b> | <b>Total:</b> |
|---------------|-------------|-----------------------|---------------|
| Inspection(s) | \$12.50     | 4                     | \$50.00       |

**3. Clerical & Casework Time:**

|           | <b>Cost</b> | <b># of hour(s)</b> | <b>Total:</b> |
|-----------|-------------|---------------------|---------------|
| Clerical: | \$22.00     | 6                   | \$132.00      |

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

|         | <b>Cost</b> | <b># of page(s)</b> | <b>Addl. page(s)</b> | <b># of addl. page(s)</b> | <b>Total:</b> |
|---------|-------------|---------------------|----------------------|---------------------------|---------------|
| Fee(s): | \$18.75     | 1                   |                      |                           | \$18.75       |

**5. Copies of Related Document(s):**

|           | <b>Cost</b> | <b># of page(s)</b> | <b>Total:</b> |
|-----------|-------------|---------------------|---------------|
| Clerical: |             |                     |               |

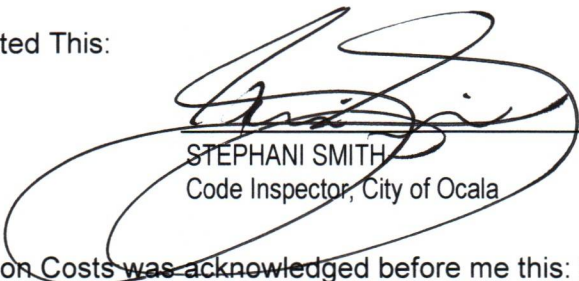
**6. Postage Cost(s):**

|          | <b>Cost</b> | <b># of Regular</b> | <b>Cost</b> | <b># of Certified</b> |         |
|----------|-------------|---------------------|-------------|-----------------------|---------|
| Postage: | \$0.74      | 1                   | \$17.72     | 2                     | \$17.72 |

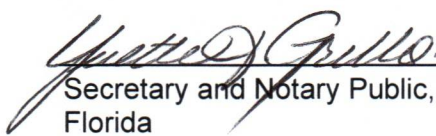
**Total Costs:    \$219.21**

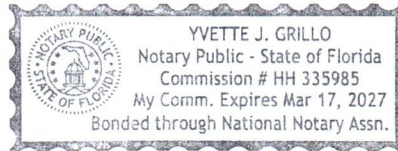
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
11/24/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
STEPHANI SMITH  
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs ~~was acknowledged~~ before me this: 24 Nov  
by STEPHANI SMITH 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

## 2025 Property Record Card

2195-127-000

Prime Key: 555126

[MAP IT+](#)

Current as of 8/19/2025

### Property Information

FILS AIME ANTOINE  
FILS AIME CHRISTIANNE  
1630 VALMONT LN  
APOPKA FL 32703-3672

### Taxes / Assessments:

Map ID: 161

Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .12

### 2024 Certified Value

|                      |         |                  |           |
|----------------------|---------|------------------|-----------|
| Land Just Value      | \$5,655 |                  |           |
| Buildings            | \$0     |                  |           |
| Miscellaneous        | \$0     |                  |           |
| Total Just Value     | \$5,655 | Impact           |           |
| Total Assessed Value | \$1,753 | <u>Ex Codes:</u> | (\$3,902) |
| Exemptions           | \$0     |                  |           |
| Total Taxable        | \$1,753 |                  |           |
| School Taxable       | \$5,655 |                  |           |

### History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2024 | \$5,655   | \$0      | \$0        | \$5,655  | \$1,753      | \$0        | \$1,753     |
| 2023 | \$6,525   | \$0      | \$0        | \$6,525  | \$1,594      | \$0        | \$1,594     |
| 2022 | \$3,480   | \$0      | \$0        | \$3,480  | \$1,449      | \$0        | \$1,449     |

### Property Transfer History

| Book/Page                 | Date    | Instrument  | Code | Q/U | V/I | Price   |
|---------------------------|---------|-------------|------|-----|-----|---------|
| <a href="#">3829/0276</a> | 09/2004 | 34 TAX      | 0    | U   | V   | \$1,400 |
| <a href="#">2119/0457</a> | 02/1995 | 07 WARRANTY | 0    | U   | V   | \$100   |
| <a href="#">1748/1832</a> | 06/1991 | 07 WARRANTY | 0    | U   | V   | \$100   |

### Property Description

SEC 12 TWP 15 RGE 21  
PLAT BOOK C PAGE 098  
BUNCHE HEIGHTS  
LOT 127

### Land Data - Warning: Verify Zoning

|     |      |       |       |        |       |      |      |     |     |     |       |       |            |
|-----|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|
| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|-----|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|

000150.0107.0R250.0FF

Neighborhood 4523

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 |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

DATE: 09/23/2004 04:38:11 PM

FILE #: 2004138746 OR BK 03829 PGS 0276-0278

REC 27-00  
DS 9.80

Tax Deed File Number#280684-1

RECORDING FEES 27.00

DEED DOC TAX 9.80

Property Identification Number #2195-127-000

State of Florida  
County of Marion***Tax Deed***

The following Tax Sale Certificate Numbered 6652 issued on 1996 for 1995 taxes was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 30th day of July, 2003, offered for sale as required by law for cash to the highest bidder. No bids were received and pursuant to Florida Statute 197.502(7) the property was placed on the List of Lands Available for Taxes.

NOW, this 20th day of September, 2004, the County of Marion, State of Florida, in consideration of the sum of **(\$1,384.47) One thousand three hundred eighty-four dollars and 47 cents**, being the amount required by the Laws of Florida does hereby sell to: **Antoine Fils Aime and Christianne Fils Aime** whose address is **2201 Kingsland Ave; Orlando, FL 32808** the following lands situated in the County and State and described as follows:

SEC 12 TWP 15 RGE 21  
Bunche Heights Lot 127  
Plat Book C Page 98

SUBJECT TO CURRENT YEAR TAXES

Witness:

Melanie Z Alexander  
Dawn M. Greenup

State of Florida  
County of Marion



David R. Ellspermann  
David R. Ellspermann  
Clerk of the Circuit Court  
Marion County

On this 22nd, day of September, 2004, Before me a Notary Public personally appeared David R. Ellspermann, Clerk of the Circuit Court in and for the State and this County Known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid

Prepared By: Tax Deed Clerk  
P O Box 1030  
Ocala, FL 34478



Dawn M. Greenup  
Dawn M. Greenup  
MY COMMISSION # DD271059 EXPIRES  
October 7, 2006  
BONDED THRU TROY FAIR INSURANCE, INC.

**PROOF OF PUBLICATION**

**STAR-BANNER**

**Published—Daily**

**OCALA, MARION COUNTY, FLORIDA**

STATE OF FLORIDA,  
COUNTY OF MARION

Before the undersigned authority personally appeared Robin Baldeschwieler who on oath says that she is an authorized employee of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida; that the attached copy of advertisement, being a notice in the matter of

**NOTICE OF APPLICATION FOR TAX DEED #5223026**

\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
June 17, 24, July 1 and 8, 2003

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala, in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Robin Baldeschwieler

Sworn to and subscribed before me this 14th day

of July A.D., 2003



Gloria Thomas  
Notary Public

GLORIA THOMAS  
(Print, Type or Stamp Name of Notary Public)

Sale #280684-1  
**NOTICE OF APPLICATION  
FOR TAX DEED**  
NOTICE IS HEREBY GIVEN,  
that Marion County the hold-  
er of the following certificate  
has filed said certificate for a  
tax deed to be issued there-  
on. The certificate number  
and year of issuance, the de-  
scription of the property, and  
the names in which it was as-  
sessed are as follows:  
Certificate No. 6652 Year of  
issuance 1996  
Description of Property:  
# 2195-127-000  
SEC 12 TWP 15 RGE 21  
Bunche Heights Lot 127  
Plat Book C Page 98  
Name in which assessed:  
Linda Holliman.  
Said property being in the  
County of Marion, State of  
Florida. Unless such certifi-  
cate shall be redeemed ac-  
cording to law the property  
described in such certificate  
shall be sold to the highest  
bidder in the Jury Assembly  
Room of the Marion County  
Judicial Center on the 30th  
day of July, 2003 at 8:30  
A.M.  
Dated this 17th day of June,  
2003.  
DAVID R. ELLSPERMANN,  
CLERK OF THE CIRCUIT  
COURT OF  
MARION  
COUNTY, FLORIDA  
SIGNATURE  
DAVID R. ELLSPERMANN  
No. 523026 - June 17, 24,  
July 1, 8, 2003.

# Clerk of the Circuit Court

Marion County

Post Office Box 1030 • Ocala, Florida 34478-1030

Telephone (352) 620-3933



**David R. Ellspermann**  
*Clerk of the Circuit Court*

## CLERK'S AFFIDAVIT / NO ADDRESS CERTIFICATE

State of Florida  
County of Marion

I, David R. Ellspermann, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that I did, on or before the 17th day of June, 2003, mail a copy of the notice of application for tax deed addressed to:

Marion County AT 601 SE 25th Avenue; Ocala, FL 34471

Linda Holliman AT 1707 NW 18 Ave; Ocala, FL 34475-4935

Retirement Investments, Inc. AT 7595 Hwy 25A Ste B; Ocala, FL 34475

Marion County Board of County Commissioners AT County Attorney 601 SE 25 Ave; Ocala, FL 34471

WITNESS my hand and seal this 30th day of July, 2003.



DAVID R. ELLSPERMANN  
CLERK OF THE CIRCUIT COURT  
MARION COUNTY

BY: \_\_\_\_\_

Deputy Clerk



GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

8/20/2025

CASE NO: CE25-0903

FILS AIME ANTOINE  
FILS AIME CHRISTIANNE  
1630 VALMONT LN  
APOPKA, FL. 32703-3672

**RE: 2195-127-000| VACANT LOT OCALA, FL.**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 10/15/2025***

***Violations:***

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

Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,  
Code Enforcement Officer  
352-355-5242 [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)





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

## NOTICE OF VIOLATION AND PUBLIC HEARING

11/05/2025

FILS AIME ANTOINE  
FILS AIME CHRISTIANNE  
1630 VALMONT LN  
APOPKA, FL. 32703-3672

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2195-127-000|VACANT LOT

**Case Number:** CE25-0903

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 12/10/2025

**Public Hearing Date & Time:** 12/11/2025 17:30

**Violation(s) and How to Abate:**

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

Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

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 inspector 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 – 2<sup>nd</sup> 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:

Stephani Smith      Code Inspector  
smsmith@ocalafl.gov  
352-355-5242

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

**CASE NO: CE25-0903**

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

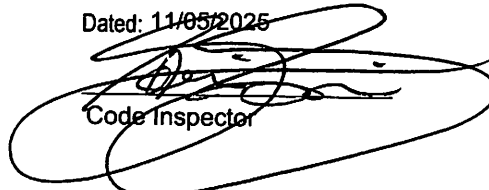
**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 11/05/2025 post the Notice of Violation & Public Hearing to the property, located at 2195-127-000|VACANT LOT.
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.**

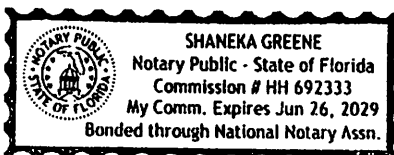
Dated: 11/05/2025

  
Code Inspector

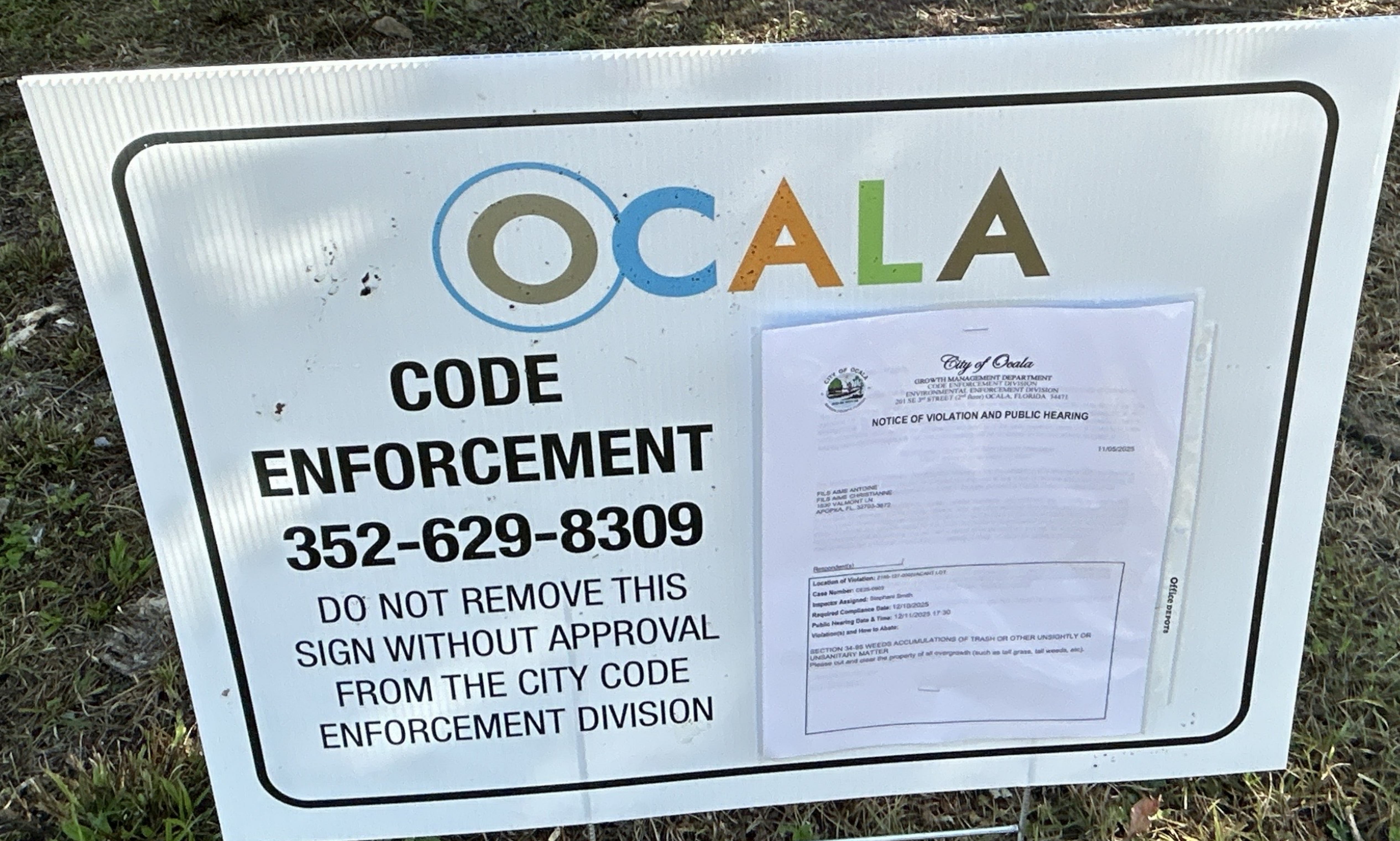
**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/05/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







11/5/25, 10:10 AM  
City of Ocala  
Code Enforcement Division





# 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  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**

11/05/2025

FILS AIME ANTOINE  
FILS AIME CHRISTIANNE  
1630 VALMONT LN  
APOPKA, FL 32703-3672

Respondent(s) \_\_\_\_\_

Location of Violation: 2195-127-000[VACANT LOT]

Case Number: CE25-0903

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/10/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

Office Depore

11/5/25, 10:10 AM  
City of Ocala  
Code Enforcement Division



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

CASE NO: CE25-0903

**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 11/04/2025 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.

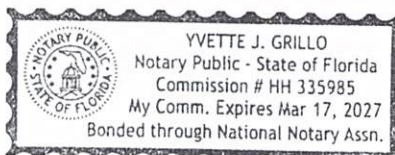
Dated: 11/04/2025  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 11/04/2025 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida







11/18/25, 9:45 AM  
City of Ocala  
Code Enforcement Division





City of Ocala  
Code Enforcement Division  
8/18/2025 8:28 AM