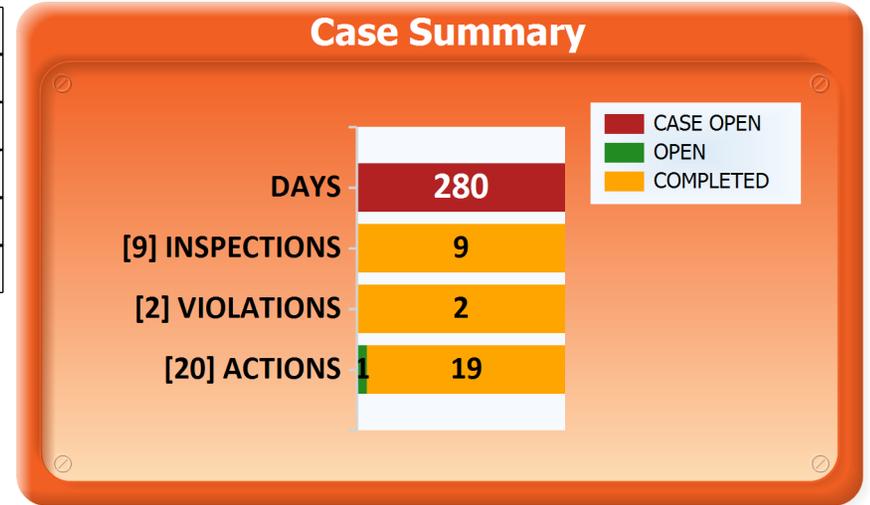


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

Description: Overgrowth and unsightly matter		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 6/2/2025	Closed:	Last Action: 3/12/2026	Flw Up: 2/6/2026
Site Address: 304 NW 21ST AVE OCALA, FL 34475			
Site APN: 2260-166-002		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GASTON EDDIE C	428 NW 8TH AVE OCALA, FL 34475-6186			
RESPONDENT 1	GASTON EDDIE C & C/O EDDIE BROWN	428 NW 8TH AVE OCALA, FL 34475-6186			

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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	7	\$87.50	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$279.45	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$6,208.60	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$6,208.60	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	91	\$4,550.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	91	\$4,550.00	\$0.00						
Total Paid for DAILY FINES:			\$9,100.00	\$0.00						
TOTALS:			\$15,688.05	\$0.00						

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	6/3/2025	2/6/2026			Please remove any sources of unsightly or unsanitary matter from off the property such as scattered junk/debris, tent(s), tarp(s), etc. Overgrowth must be cut and cleared, and any tree debris must be removed from off the property. Any dead trees must be removed with the stump grinded down to 12 inches or less.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	6/3/2025	2/6/2026			Please repair or replace the deteriorated and missing portions of the fencing (such as metal sections being missing and dilapidated and the wooden fencing leaning) or remove the fencing from off the property.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT		<p>While in the area, I observe someone living in a tent upon the vacant parcel. Residence demolished in . Dilapidated fence, overgrowth, and unsightly matter upon the property as well. Photo attached.</p> <p>On 06/03/2025, I have responded out to the listed location in reference to a complaint (from another Code Enforcement Officer) received about someone residing within a tent on a vacant parcel along with overgrowth, unsightly matter, and dilapidated fencing. I have observed that portions of the fencing is in a dilapidated state (such as the wooden fencing being in a leaning position and not standing straight and pieces of the metal fencing either completely missing in patches or askew). Along with this, I have observed overgrowth, tree debris, and a dead tree on the property. Finally, I have observed other sources of unsightly and unsanitary matter such as scattered junk/debris, a tent with a tarp draped over it, etc. View attachments. No contact made in-person due to it being a vacant parcel with no residence upon it. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

FOLLOW UP	SMS	7/3/2025	7/3/2025	COMPLETED	<p>On 07/03/2025, I have responded out to the property in reference to a follow-up inspection for junk and debris, overgrowth, and dilapidated fencing. I have observed that the property remains in the same condition (with the same dilapidated fencing, scattered junk and debris, overgrowth, etc). View attachments. As a last attempt to make contact with the property owner, I have left a case card behind at the front door of the residence that reflects off the Marion County Property Appraiser page (428 NW 8th Ave) with details such as case number, property location, and what needs to be done at said compliance. If no progress is made and/or I receive no contact, this case will escalate to a NOVPH.</p>
CASE WORK	SMS	7/7/2025	7/7/2025	COMPLETED	<p>On 07/07/2025, I have received a phone call from Mrs. Williford at (850)-405-4335 who is the resident of 428 NW 8th AVE (where the case card has been left behind). She has informed me that she has no relation to the property itself, and the son of the property owner was using her address to receive the mail. They have not gone through the probate process with this particular property, because the family cannot come into an agreement and was deemed as too much of a hassle. She has informed the current property owner that she wanted nothing to do with the property, and to have the MCPA address changed (to which I have confirmed they have done). Due to a new mailing address, I have decided to re-notice the property owner based off the new address of the MCPA page. View related PDF attachment. A follow-up inspection has been scheduled.</p>
CASE WORK	SMS	7/10/2025	7/10/2025	COMPLETED	<p>**Re-notice to new owner**</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

CASE WORK	SMS	8/8/2025	8/8/2025	NON COMPLIANT	On 08/07/2025, I have re-inspected the property in reference to sources of unsightly and/or unsanitary matter such as overgrowth, junk/debris, and deteriorated fencing. I have observed that all violations continue to exist. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	10/1/2025	10/20/2025	NON COMPLIANT	novph comp **VIEW HEARING INSPECTION NOTES**
HEARING INSPECTION	JLB	10/7/2025	10/7/2025	NON COMPLIANT	I conducted a re-inspection. I observed the property remained non-compliant. Photos attached. Proceed to hearing to obtain an order.
COMPLIANCE	SMS	11/7/2025	11/7/2025	NON COMPLIANT	massey inspection On 11-7-2025, I responded to the property in reference to a compliance inspection, and I observed that junk and debris along with dilapidated fencing still remain. Prosecution costs of \$279.45 still remain unpaid. View attachments. Affidavit on non-compliance provided to admin.
COMPLIANCE	JLB	2/6/2026	2/9/2026	NON COMPLIANT	CUT AND CLEAN On 02/06/2026, I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property was in compliance (involuntary). Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO MAILED

Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

PREPARE NOTICE	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO X 1 GASTON EDDIE C C/O EDDIE BROWN 428 NW 8TH AVE OCALA FL 34475-6186
CONTACT	STEPHANI SMITH	7/7/2025	7/7/2025	MS.WILLIFORD (850)-405-4335 of 428 NW 8TH AVE. View "Case Work" entry for further details of this phone call.
REGULAR MAIL	SHANEKA GREENE	7/10/2025	7/10/2025	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	7/10/2025	7/10/2025	CLTO X 1 GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891 (**NEW ADDRESS CHANGE VIA MCPA/RE-NOTICE FOR SERVICE**)
ADMIN POSTING	SHANEKA GREENE	8/11/2025	8/11/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/11/2025	8/11/2025	NOVPH MAILED 91 7199 9991 7039 7684 0808 GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA, FL. 34471-8891
PREPARE NOTICE	SHANEKA GREENE	8/11/2025	8/11/2025	NOVPH X 1 GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891
OFFICER POSTING	STEPHANI SMITH	8/12/2025	8/12/2025	NOVPH READY FOR POSTING NOVPH POSTED DIRECTLY ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:</p> <p>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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$50.00 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>2,) 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, November 6th, 2025, or remove the fence by 4:00 pm on Thursday, November 6th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 7th, 2025, 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.</p> <p>3.) Pay the cost of prosecution of \$279.45 by November 6th, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF

Case Details - No Attachments

City of Ocala

Case Number
CE25-0476

CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5713 GASTON, EDDIE C. EST 2603 SW 10TH ST, APT 379 OCALA, FL 34471-8891
OFFICER POSTING	OSIAS FERREIRA	10/15/2025	10/15/2025	FOF READY TO POST Posted at the property, affidavit on file.
MASSEY	YVETTE J GRILLO	11/13/2025	11/14/2025	
CLEAN-UP	SHANEKA GREENE	1/26/2026	1/26/2026	REQUEST SENT FOR CUT AND CLEAN TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/2/2026	3/2/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/2/2026	3/2/2026	NOTICE NON-COMP HEARING MAILED 9489 0090 0027 6696 9840 57 GASTON EDDIE C EST 2603 SW 10TH ST APT 379 OCALA FL 34471-8891
OFFICER POSTING	JENNIPHER L BULLER	3/3/2026	3/3/2026	NOTICE NON-COMP HEARING READY FOR POSTING Posted upon the property.
MASSEY	YVETTE J GRILLO	3/12/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA

CASE NO: CE25-0476

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/16/2025 02:54:00 PM
FILE #: 2025138766 OR BK 8738 PGS 1122-1124
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

GASTON, EDDIE C. EST
2603 SW 10TH ST, APT 379
OCALA, FL 34471-8891

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 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), **GASTON, EDDIE C. EST**, owner(s) in charge of the property described as **304 NW 21ST AVE | 2260-166-002, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 3rd, 2025, and October 7th, 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 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.**
- C.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **GASTON, EDDIE C. EST**, 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 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**, 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 and 82-3 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$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.) 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, November 6th, 2025, or remove the fence by 4:00 pm on Thursday, November 6th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 7th, 2025, 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.

3.) Pay the cost of prosecution of \$279.45 by November 6th, 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **GASTON, EDDIE C. EST, 2603 SW 10TH ST, APT 379, OCALA, FL 34471-8891**, this 9th day of October 2025.


Yvette Grillo, 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 NOVEMBER 13TH, 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 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.



THIS IS TO CERTIFY,
FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0476

GASTON EDDIE C. EST
2603 SW 10TH ST, APT 379
OCALA, FL 34471-8891

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on October 9th, 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, November 6th, 2025.**
3. The City has brought the property located in the city limits into compliance on; February 6th. 2026.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as Ordered; **Section(s) 34-95, 82-3**
5. Daily fines for 91 days of non-compliance with Section(s) 34-95 @ \$50/day + 82-3 @ \$50/day + \$100 service fee total **\$9,200.**
6. Prosecution costs \$279.45 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

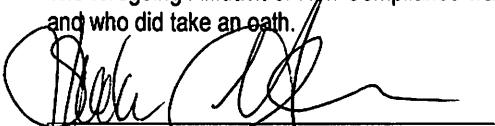
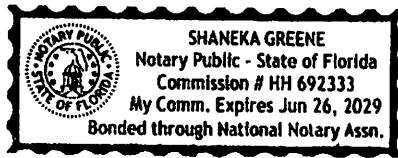
Dated this 9th day of February 2026



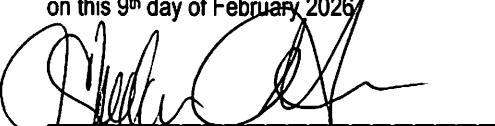
Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.


Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 9th day of February 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

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

Date: 3/2/2026

Case No: CE25-0476

**To: GASTON EDDIE C. EST
2603 SW 10TH ST APT 379
OCALA, FL. 34471-8891**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **304 NW 21ST AVE**, Ocala, Florida, **2260-166-002** Legal Description **SEC 13 TWP 15 RGE 21PLAT BOOK A PAGE 054 WEST END OCALA BLK 166 LOTS 2.4** , 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 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

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 **3/12/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

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

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 2nd day of March 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: CE25-0476

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/03/2026 post the Notice of Non-Compliance Hearing to the property, located at 304 NW 21ST 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.

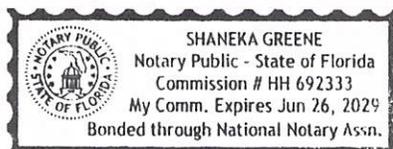
Dated: 03/03/2026


Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/03/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CITY
ENFORCEMENT
DIVISION

City of Ocala
Code Enforcement Division
3/3/2026 1:03 PM



MENT
-8309
MOVE THIS
T APPROVAL
CITY CODE
NT DIVISION

Office DPB010

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

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

Date: 3/2/2026
Shaneka Greene
Case No: CE25-0476

To: GASTON EDDIE C. EST
2603 SW 10TH ST APT 379
OCALA, FL. 34471-8891

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, 304 NW 21ST AVE, Ocala, Florida, 2260-166-002 Legal Description SEC 13 TWP 15 RGE 21PLAT BOOK A PAGE 054 WEST END OCALA BLK 166 LOTS 2.4, 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 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

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 3/12/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

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

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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

City of Ocala
Code Enforcement Division
3/3/2026 1:03 PM

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

CASE NO: CE25-0476

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

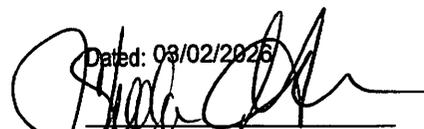
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/02/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

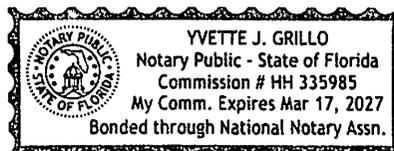
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/02/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/02/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





SPEED
LIMIT
30

City of Ocala
Code Enforcement Division
2/6/2026 4:29 PM



6/3/25, 9:14 AM
City of Ocala
Code Enforcement Division



Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #35
Date: 02/04/2026
From: David Accursio

Invoice For

City of Ocala Code Enforcement

201 SE 3rd St., 2nd Floor
Ocala, Florida 34471

main: (352) 629-8309
codeenforcement@ocalafl.gov

Location

304 NW 21st Ave
Ocala, FL 34475

Terms

Due on receipt

304 NW 21st Ave / 2260-166-002

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Code Enforcement Cut and Clear - Less than 1/4 Acre property Cut and Clear of less than 1/4 Acre property (.18 acres)	1	\$ 410.00	\$ 410.00
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Contract # GRM/250349A

Property Address: 304 NW 21st Ave

Parcel #: 2260-166-002

City of Ocala Code Enforcement Debris (per 1,000 lbs.) - GRM/250349A 7.34 tons (14,680 lbs.) of debris @ \$395.00/1,000 lbs. (see weight ticket(s) attached)	14.68	\$ 395.00	\$ 5,798.60
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Contract # GRM/250349A

Property Address: 304 NW 21st Ave

Parcel #: 2260-166-002

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc."

Contract # GRM/250349A

Property Address: 304 NW 21st Ave

Parcel #: 2260-166-002

Case # CE25-0476

Vendor # 8457

Contract # 250349

Acct # 103-016-711-524-52-46020

OK TO PAY
[Signature]





Native Tree of Central Florida, Inc.
 7098 SE 12th Cir
 Ocala, FL 34480

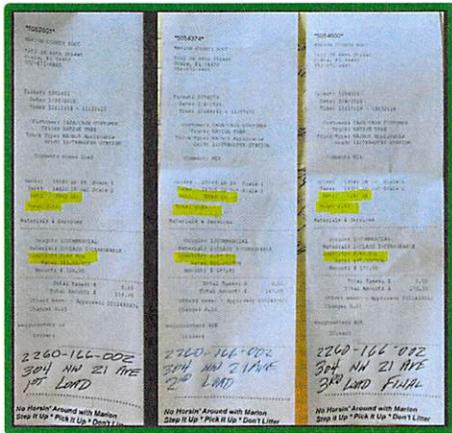
Invoice #35
 Date: 02/04/2026
 From: David Accursio

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 6,208.60
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 6,208.60
DUE DATE	02/04/2026

Assigned To	Sales Reps
David Accursio	David Accursio
sales@nativetreecf.com	sales@nativetreecf.com

Photos



5052601

MARION COUNTY BOCC
5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5052601
Date: 1/30/2026
Time: 11:11:03 - 11:31:22

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 11/TRANSFER STATION

Comment: mixed load

Gross: 18080 lb In Scale 1
Tare: 14420 lb Out Scale 2
Net: 3660 lb
Tons: 1.83

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 1.83 TON
Rate: \$65.00/TON
Amount: \$ 118.95

Total Taxes: \$ 0.00
Total Amount: \$ 118.95

Other: XXXX - Approved: 000248033:
Change: 0.00

Weighmaster: LS

Driver:

2260-166-002
304 NW 21 AVE
1ST LOAD

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter

5054374

MARION COUNTY BOCC
5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5054374
Date: 2/4/2026
Time: 10:48:43 - 11:07:52

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 11/TRANSFER STATION

Comment: MIX

Gross: 28068 lb In Scale 1
Tare: 24300 lb Out Scale 2
Net: 3768 lb
Tons: 2.89

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 2.89 TON
Rate: \$65.00/TON
Amount: \$ 187.85

Total Taxes: \$ 0.00
Total Amount: \$ 187.85

Other: XXXX - Approved: 000249760:
Change: 0.00

Weighmaster: ASE

Driver:

2260-166-002
304 NW 21 AVE
2ND LOAD

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter

5054500

MARION COUNTY BOCC
5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5054500
Date: 2/4/2026
Time: 13:19:19 - 13:32:14

Customer: CASH/CASH CUSTOMER
Truck: NATIVE TREE
Truck Type: NA/Not Applicable
Grid: 11/TRANSFER STATION

Comment: MIX

Gross: 19540 lb In Scale 1
Tare: 14300 lb Out Scale 2
Net: 5240 lb
Tons: 2.62

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 2.62 TON
Rate: \$65.00/TON
Amount: \$ 170.30

Total Taxes: \$ 0.00
Total Amount: \$ 170.30

Other: XXXX - Approved: 000249934:
Change: 0.00

Weighmaster: ASE

Driver:

2260-166-002
304 NW 21 AVE
3RD LOAD FINAL

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter