



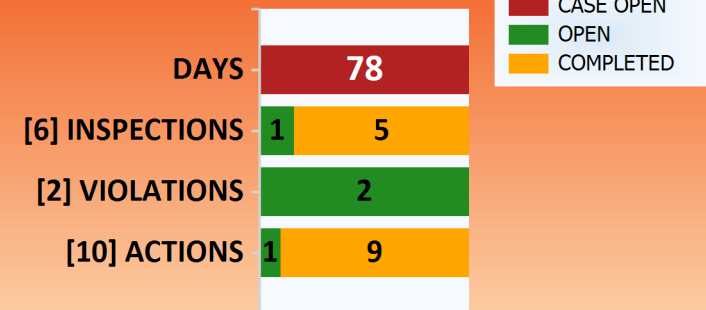
Case Details - No Attachments

City of Ocala

Case Number
CE25-0492

Description: Junk & Debris			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 6/5/2025	Closed:	Last Action: 8/27/2025	Flw Up: 8/26/2025
Site Address: 0 , FL 34475			
Site APN: 2195-181-000		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/24/2025	7/24/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/24/2025	7/24/2025	NOVPH MAILED 91 7199 9991 7039 7683 9789 MCDONALD CARLTON PAMELA LEWIS 1112 NW 11TH AVE OCALA, FL. 34475-5433
CONTACT	STEPHANI SMITH	7/2/2025	7/2/2025	Mr.McDonald (352)-512-1709 at 02:46 P.M. I have called and left a voice-mail message with the property owner pertaining to this case. View "Follow-Up" inspection for further details.
CONTACT	YVETTE J GRILLO	7/7/2025	7/7/2025	A neighbor at 1604 NW 18th CT called and stated there is a travel trailer that is parked on this vacant parcel, and someone is living in it.



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0492

HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	8/27/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	7/25/2025	7/25/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	6/6/2025	6/6/2025	CLTO X 1 MCDONALD CARLTON LEWIS PAMELA 1112 NW 11TH AVE OCALA FL 34475-5433
PREPARE NOTICE	SHANEKA GREENE	7/24/2025	7/24/2025	NOVPH X 1 MCDONALD CARLTON LEWIS PAMELA 1112 NW 11TH AVE OCALA FL 34475-5433
REGULAR MAIL	SHANEKA GREENE	6/6/2025	6/6/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/15/2025	8/20/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-332 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, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 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,) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00pm on Thursday, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 2025, there shall be an additional fine of \$100 per day that shall run until this violation has 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 items stored upon the property. 3.) Pay the cost of prosecution of \$244.21 by September 18th, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	REED RUTH ETTA	1604 NW 18TH CT OCALA, FL	(352)351-0688		
OWNER	MCDONALD CARLTON	1112 NW 11TH AVE OCALA, FL 34475-5433			

Case Details - No Attachments

City of Ocala

Case Number
CE25-0492

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	MCDONALD CARLTON & LEWIS PAMELA	1112 NW 11TH AVE OCALA, FL 34475-5433			

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	6	\$75.00	\$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: \$244.21 \$0.00

TOTALS: \$244.21 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/23/2025	7/23/2025	NON COMPLIANT		On 07/23/2025, I have re-inspected the property in reference to various junk and debris on the property. I have observed that the junk and debris remains on the property. In addition to this, I have added the additional violation of permitted uses for R-2 zoning (pertaining to the storage of these items on a vacant lot). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0492

CASE WORK	SMS	8/13/2025	8/13/2025	NON COMPLIANT		On 08/13/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the property remains in the same condition such as junk and debris being stored on the property in addition to the recreational trailer on a vacant parcel. View attachments.
CASE WORK	SMS	7/25/2025	7/25/2025	NON COMPLIANT		On 07/25/2025, I have posted the NOVPH directly onto the property. View attachments. Affidavit of Posting provided to Admin.
FOLLOW UP	SMS	7/2/2025	7/2/2025	COMPLETED		On 07/02/2025, I have re-inspected the property in reference to junk and debris on the property. I have observed that junk and debris is still being stored on the vacant lot. The property owner Carlton McDonald has informed me via voice-mail message today at 09:09 A.M. that he has received the letter, and was inquiring on what needed to be done. I have called him on the same day at 2:46 P.M., and I have informed him via voice-mail message that all the items on the property has to be removed (no storage of these items on a vacant parcel). Due to coming in contact with the property owner, I have decided to set an inspection for three weeks. If there is no improvement, a NOVPH will be generated by next inspection. View attachments.
HEARING INSPECTION	SMS	8/26/2025				
INITIAL	SMS	6/5/2025	6/5/2025	NON COMPLIANT		On 06/05/2025 while patrolling the area, I have observed a vacant lot/parcel with junk and debris such as pile of bricks, cut logs/tree debris, pile of fencing material, pallet(s), item(s) covered beneath tarp(s), etc. Due to the property being a vacant parcel, I was unable to make in-person contact. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0492

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	7/23/2025				Please remove all items from off the vacant R-2 lot. The storage of these items (such as trailers, piles of junk and debris, etc) are not allowed on a vacant R-2 lot,
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/5/2025				Please clear all junk and debris from off the vacant property such as the pile of bricks, pile of fencing materials, pallet(s), tree debris, etc.

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

THE CITY OF OCALA

CASE NO: CE25-0492

Petitioner,

VS.

MCDONALD, CARLTON
LEWIS, PAMELA

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 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	6	\$75.00

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:			

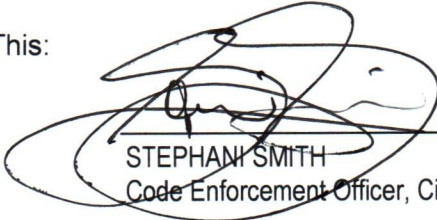
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

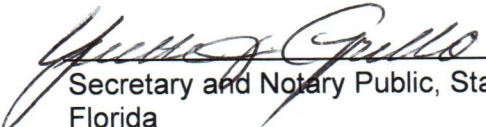
Total Costs: \$244.21

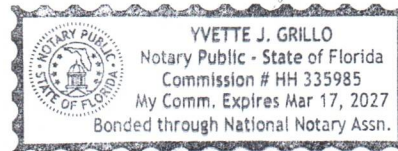
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/21/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 21 Aug
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 Real Estate

2195-181-000

Prime Key: 555380

[MAP IT+](#)

Current as of 6/5/2025

Property Information

MCDONALD CARLTON
LEWIS PAMELA
1112 NW 11TH AVE
OCALA FL 34475-5433

Taxes / Assessments:

Map ID: 161

Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .39

2024 Certified Value

Land Just Value	\$17,757		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$17,757	Impact	
Total Assessed Value	\$5,501	<u>Ex Codes:</u>	(\$12,256)
Exemptions	\$0		
Total Taxable	\$5,501		
School Taxable	\$17,757		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$17,757	\$0	\$0	\$17,757	\$5,501	\$0	\$5,501
2023	\$20,488	\$0	\$0	\$20,488	\$5,001	\$0	\$5,001
2022	\$10,927	\$0	\$0	\$10,927	\$4,546	\$0	\$4,546

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3763/1107	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$6,200
3171/1536	03/2002	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$3,500
2687/1005	08/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$5,000

Property Description

SEC 12 TWP 15 RGE 21
PLAT BOOK C PAGE 098
BUNCHE HEIGHTS
LOTS 181.182.183

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just	Value
0001		157.0	107.0	R2	157.00	FF								
Neighborhood 4523 - BUNCHE/ RICHMOND/BELEDAR ETC														
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		

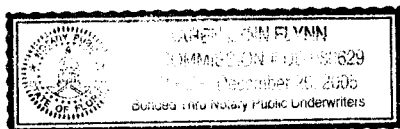
Ret $\rightarrow$

FILE #: 2004095872 OR BK 03763 PG 1107

DEED DOC TAX 43.40

PR

WITNESSETH





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

6/6/2025

CASE NO: CE25-0492

MCDONALD CARLTON
PAMELA LEWIS
1112 NW 11TH AVE
OCALA, FL. 34475-5433

RE: 2195-181-000| VACANT

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: 07/02/2025

Violations:

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

Please clear all junk and debris from off the vacant property such as the pile of bricks, pile of fencing materials, pallet(s), tree debris, 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



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

07/25/2025

MCDONALD CARLTON
PAMELA LEWIS
1112 NW 11TH AVE
OCALA, FL. 34475-5433

Respondent(s) _____ /

Location of Violation: 2195-181-000 VACANT LOT

Case Number: CE25-0492

Officer Assigned: Stephani Smith

Required Compliance Date: 08/26/2025

Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

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

Please clear all junk and debris from off the vacant property such as the pile of bricks, pile of
fencing materials, pallet(s), tree debris, etc.

SECTION 122-332 PERMITTED USES R-2

Please remove all items from off the vacant R-2 lot. The storage of these items (such as
trailers, piles of junk and debris, etc) are not allowed on a vacant R-2 lot,

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:

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

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

CASE NO: CE25-0492

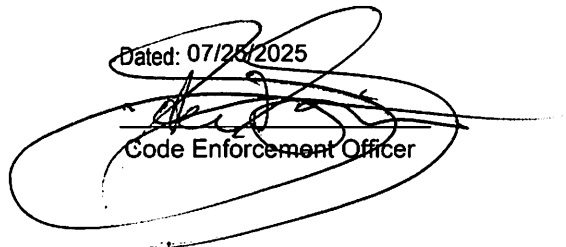
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

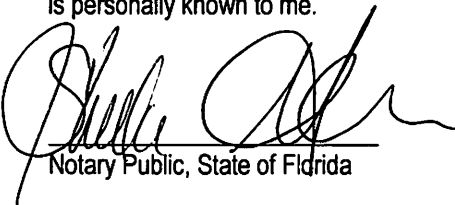
1. I did on 07/25/2025 post the Notice of Violation & Public Hearing to the property, located at 2195-181-000 VACANT LOT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

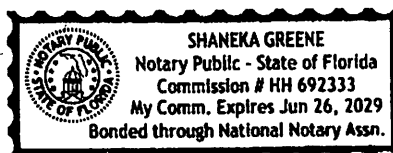
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/26/2025

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/25/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





7/25/25, 11:31 AM
City of Ocala
Code Enforcement Division



**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 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

07/25/2025

MCDONALD CARLTON
PAMELA LEWIS
1112 NW 11TH AVE
OCALA, FL. 34475-5433

Respondent(s)

Location of Violation: 2195-181-000 VACANT LOT

Case Number: CE25-0492

Officer Assigned: Stephani Smith

Required Compliance Date: 08/26/2025

Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

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UNSANITARY MATTER
Please clear all junk and debris from off the vacant property such as the pile of bricks, pile of
fencing materials, pallet(s), tree debris, etc.

SECTION 122-332 PERMITTED USES R-2
Please remove all items from off the vacant R-2 lot. The storage of these items (such as
trailers, piles of junk and debris, etc) are not allowed on a vacant R-2 lot.

Office Report

7/25/25, 11:31 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0492

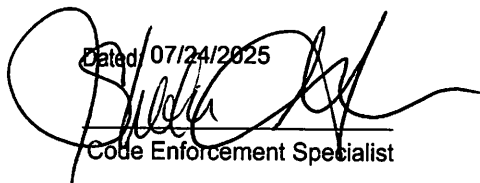
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 07/24/2025 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.

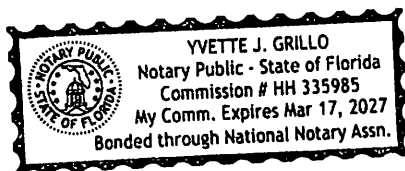
Dated: 07/24/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/24/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





8/13/25, 10:07 AM
City of Ocala
Code Enforcement Division



6/5/25, 3:10 PM
City of Ocala
Code Enforcement Division



6/5/25, 3:10 PM
City of Ocala
Code Enforcement Division



6/5/25, 3:10 PM
City of Ocala
Code Enforcement Division