



Case Details - No Attachments

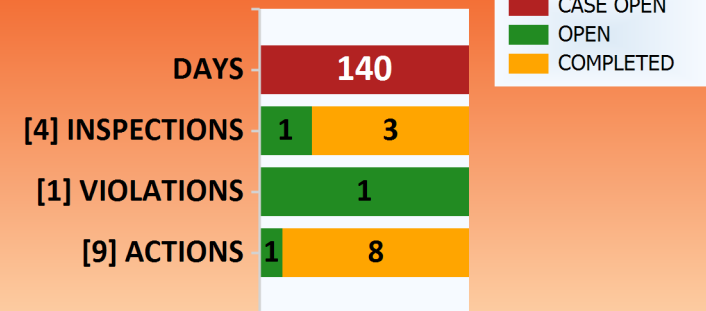
City of Ocala

Case Number

CE26-0385

Description:			Status: HEARING
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 3/19/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/11/2026
Site Address: 2509 NE 2ND AVE OCALA, FL 34470			
Site APN: 24905-000-00		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HILL TAMIKA	2509 NE 2ND AVE OCALA, FL 34470-3522			
RESPONDENT 1	HILL TAMIKA	2509 NE 2ND AVE OCALA, FL 34470			

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						
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:			\$37.21	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$169.89	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHEN KNIGHT	3/19/2026				The property has a portable container in the front yard. The container must be permitted or removed from the property.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	3/19/2026	3/19/2026	COMPLETED		While driving through the neighborhood, I observed a container sitting in the front yard of the property. There is no permit on file for the container. View attachments, follow up scheduled.
FOLLOW UP	SKN	5/15/2026	5/15/2026	COMPLETED		I followed up and found the container in the same place as the initial inspection and no permit.
FOLLOW UP	SKN	5/28/2026	5/28/2026	COMPLETED		I followed up and found the container in the same place as the initial inspection. An NOVPH will be sent.
HEARING INSPECTION	SKN	8/11/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	3/20/2026	3/20/2026	CLTO HILL TAMIKA 2509 NE 2ND AVE OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	3/20/2026	3/20/2026	CLTO MAILED
CONTACT	STEPHEN KNIGHT	3/30/2026	3/30/2026	I spoke to the owner and gave her information about acquiring a permit for the storage container.
ADMIN POSTING	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH MAILED 9489 0090 0027 6696 9953 67 HILL TAMIKA 2509 NE 2ND AVE OCALA, FL. 34470-3522
PREPARE NOTICE	SHANEKA GREENE	6/1/2026	6/1/2026	NOVPH Compliance date 6/24/26 HILL TAMIKA 2509 NE 2ND AVE OCALA, FL 34470
FIELD POSTING	STEPHEN KNIGHT	6/2/2026	6/2/2026	NOVPH READY FOR POSTING NOVPH has been posted in the front yard.
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/17/2026	Find that the Respondent(s) violated City Code Section 122-1193 and order the Respondent(s) to: 1. (a) Remove the portable storage container from the property by 4:00 p.m. on Thursday, September 10, 2026; or (b) Apply for and obtain the required no-fee permit from the Building Official for the temporary portable storage container and bring the container into compliance with all requirements of City Code Section 122-1193, including compliance with the permitted time period, size limitations, and placement requirements, by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$100.00 per day shall be imposed, until the violation has been fully abated. The City shall have the authority to enter upon the property and take any action necessary to abate the violation, including removal of the portable storage container. 2. Pay the cost of prosecution of \$169.89 by September 10, 2026.

HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS
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City of Ocala
Code Enforcement Division
5/28/2026 12:00 PM



City of Ocala
Code Enforcement Division
3/19/2026 3:32 PM



City of Ocala
Code Enforcement Division
3/19/2026 3:32 PM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

24905-000-00

[GOOGLE Street View](#)

Prime Key: 612171

[MAP IT+](#)

Current as of 3/19/2026

[Property Information](#)

HILL TAMIKA
2509 NE 2ND AVE
OCALA FL 34470-3522

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .32

Situs: 2509 NE 2ND AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$30,005		
Buildings	\$73,764		
Miscellaneous	\$762		
Total Just Value	\$104,531	Impact	
Total Assessed Value	\$34,486	Ex Codes: 01 38	(\$70,045)
Exemptions	(\$25,000)		
Total Taxable	\$9,486		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$30,005	\$73,764	\$762	\$104,531	\$34,486	\$25,000	\$9,486
2024	\$34,216	\$91,116	\$952	\$126,284	\$33,514	\$25,000	\$8,514
2023	\$33,163	\$84,722	\$991	\$118,876	\$32,538	\$25,000	\$7,538

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2834/0408	08/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$43,000
2034/1752	05/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$39,000
2009/1584	02/1994	60 CRT ORD	0	U	I	\$100
UNRE/INST	12/1993	71 DTH CER	0	U	I	\$100
2001/1206	12/1993	74 PROBATE	0	U	I	\$100

[Property Description](#)

SEC 05 TWP 15 RGE 22
PLAT BOOK G PAGE 050
MIRA MAR SUB
BLK C LOT 8

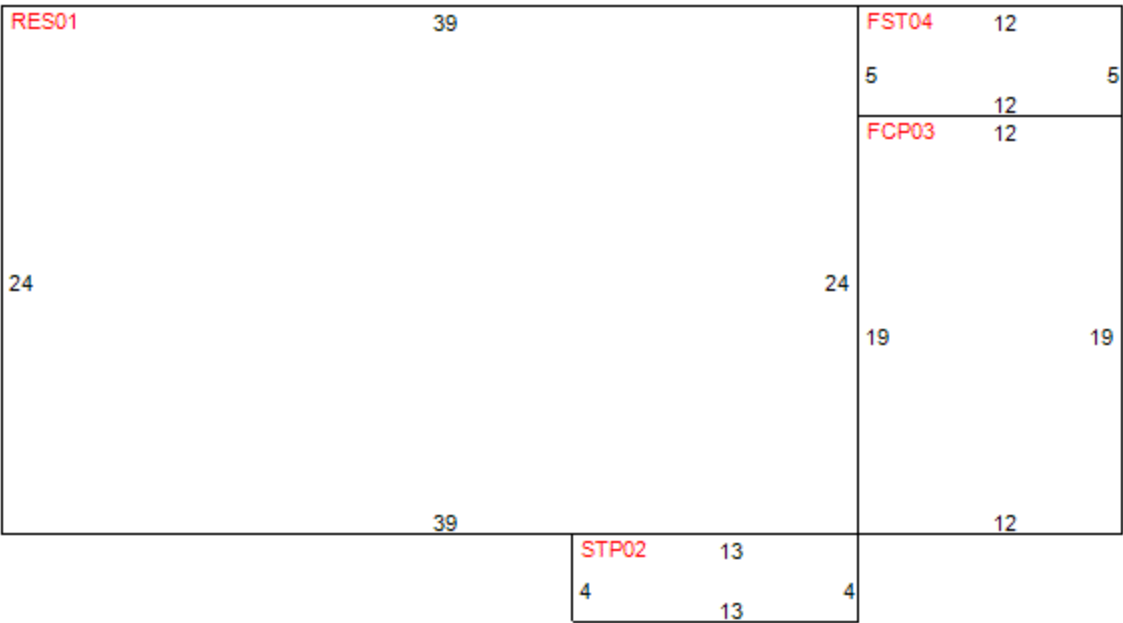
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		112.0	125.0	R1	112.00	FF						
Neighborhood 5235												
Mkt: 8 70												

Traverse

Building 1 of 1

RES01=L39U24R39D24.
STP02=D4L13U4R13.
FCP03=R12U19L12D19.U19
FST04=U5R12D5L12.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1963
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	6/16/2023 by 181	

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	936	936
STP 0201	- NO EXTERIOR	1.00	1963	N	0 %	0 %	52	52
FCP 0301	- NO EXTERIOR	1.00	1963	N	0 %	0 %	228	228
FST 0424	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	210.00	LF	20	1980	1	0.0	0.0
144 PAVING ASPHALT	350.00	SF	5	1980	3	0.0	0.0
ADU UTILITY-ALUM	121.00	SF	40	1980	1	11.0	11.0

[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
HAR25-0305	4/16/2025	4/23/2025	HILL HVAC CHANGE OUT

Record and
Return to: Roxanne Mastrantonio
Name: AAA Quality Title Services & Escrow Co., Inc.
Address: 10935 SE 177th Place Suite 506-507
Summerfield, Florida 34491

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT
FILE: 2000-079413
DATE: 08/24/00 15:20
OR BOOK/PAGE: 2834/408
MARION COUNTY

This Instrument Prepared:
Roxanne Mastrantonio
AAA Quality Title Services & Escrow Co., Inc.
10935 SE 177th Place Suite 506-507
Summerfield, Florida 34491

Deed Doc Stamps 301.00 PAID

08/24/00 MARION COUNTY -

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

24905-000-00

Grantee(s) S.S.#(s):

File No: 200021042

WARRANTY DEED

This Warranty Deed Made the 18th day of August, 2000, by John Fordham and Lorene P Fordham,
his wife, hereinafter called the grantor,

to Tamika Hill, whose post office address is: 2509 NE 2nd Ave, Ocala, FL 34470
hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable
considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases,
conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 8, Block C, of MIRA MAR, according to the plat thereof, as recorded in Plat Book G, Page 50,
of the Public Records of Marion County, Florida.

The property is not the homestead of the Grantor(s).

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor
has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and
will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except
taxes accruing subsequent to December 31, 1999, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature:

Printed Name:

LORRAINE SCHROEDER

John Fordham

1234 N.E. 42nd. Ave.
Ocala, Florida 34470

Witness Signature:

Printed Name:

Lorene P Fordham

1234 N.E. 42nd. Ave.
Ocala, Florida 34470

Witness Signature:

Printed Name:

Dora Fletcher

Lorene P. Fordham

same as above

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 18th day of August, 2000, by John Fordham and
Lorene P Fordham, his wife, who is/are personally known to me or who has/have produced driver license(s) as
identification.

My Commission Expires:



Lorraine Schroeder
MY COMMISSION # CC943305 EXPIRES
June 7, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Printed Name: LORRAINE SCHROEDER
Notary Public
Serial Number



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

3/20/2026

CASE NO: CE26-0385

HILL TAMIKA
2509 NE 2ND AVE
OCALA, FL. 34470-3522

RE: 24905-000-00 | 2509 NE 2ND AVE

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/20/2026

Violations:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

The property has a portable container in the front yard. The container must be permitted or removed from the property.

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 inspector 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.

STEPHEN KNIGHT,
Code Inspector
352-456-8820 sknight@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

06/02/2026

HILL TAMIKA
2509 NE 2ND AVE
OCALA, FL. 34470-3522

Respondent(s) _____/

Location of Violation: 2509 NE 2ND AVE|24905-000-00

Case Number: CE26-0385

Inspector Assigned: Stephen Knight

Required Compliance Date: 06/24/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

The property has a portable container in the front yard. The container must be permitted or removed from the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code 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 – 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:

Stephen Knight Code Inspector
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE26-0385

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

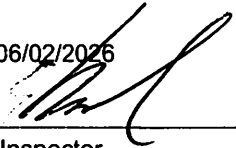
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/02/2026 post the Notice of Violation & Public Hearing to the property, located at 2509 NE 2ND AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

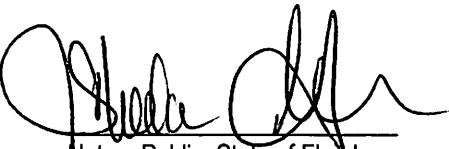
FURTHER, AFFIANT SAYETH NAUGHT.

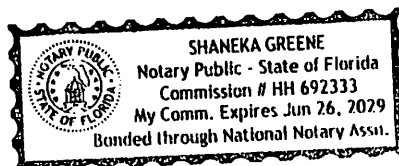
Dated: 06/02/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/02/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida



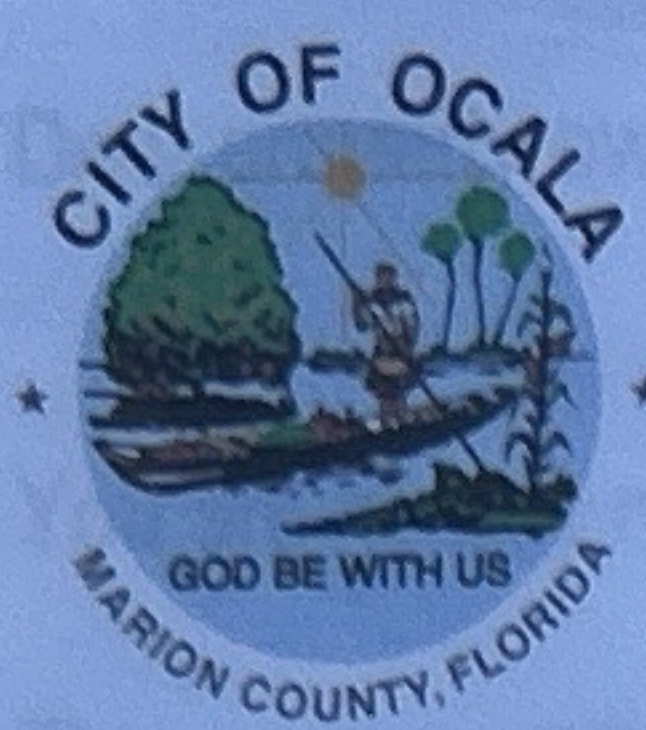


City of Ocala
Code Enforcement Division
6/2/2026 8:23 AM



MENT
3309
E THIS
PROVAL
CODE
DIVISION

Office DEPOT®



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

06/02/2026

HILL TAMIKA
2509 NE 2ND AVE
OCALA, FL. 34470-3522

Respondent(s) _____ /

Location of Violation: 2509 NE 2ND AVE 24905-000-00
Case Number: CE26-0385
Inspector Assigned: Stephen Knight
Required Compliance Date: 06/24/2026
Public Hearing Date & Time: 08/13/2026 17:30
Violation(s) and How to Abate: SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS The property has a portable container in the front yard. The container must be permitted or removed from the property. sknight@ocalafl.gov 352-450-8820

City of Ocala
Code Enforcement Division
6/2/2026 8:23 AM

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

CASE NO: CE26-0385

AFFIDAVIT OF POSTING

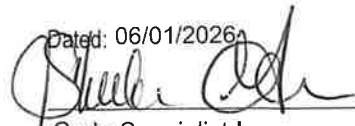
Section 2-446 (b) 2 (b)

**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 06/01/2026 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.

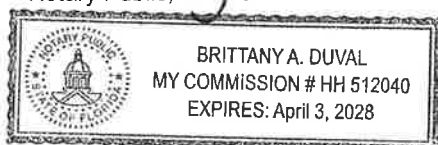
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/01/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/01/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NAPH CE26-0385

HILL TAMIKA
2509 NE 2ND AVE
OCALA, FL. 34470-3522

1 348832218817/130

34470-352202



CERTIFIED MAIL®



9489 0090 0027 6696 9953 67

JACKSONVILLE RPDC 320

Label 890-PB, Oct. 2015
Pitney Bowes

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 JUN 03 2026

*N/L
6/8/26*

NIXIE

321 CC 1

0206/26/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299

*3024-07654-04-37

