



Case Details - No Attachments

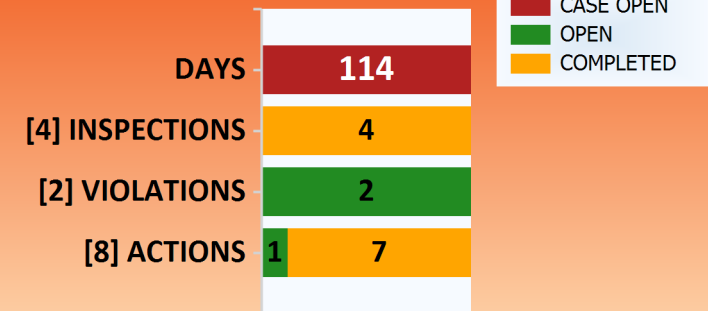
City of Ocala

Case Number

CE25-0636

Description: JUNK/DEBRIS			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 7/7/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 432 NW 9TH AVE OCALA, FL 34475			
Site APN: 2840-008-005		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH MAILED 91 7199 9991 7039 7684 0877 BROXTON EUGENE EST 2001 SW 5TH ST OCALA, FL. 34471-1858
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/13/2025	8/13/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.



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PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO X 1 BROXTON EUGENE EST 2001 SW 5TH ST OCALA FL 34471-1858
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH X 1 BROXTON EUGENE EST 2001 SW 5TH ST OCALA FL 34471-1858
REGULAR MAIL	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, 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, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, November 20th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 20th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the



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				Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies. 3,) 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, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be an additional fine of \$100 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored upon the property. 4.) Pay the cost of prosecution of \$281.96 by November 20th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BROXTON EUGENE EST	2001 SW 5TH ST OCALA, FL 34471-1858			
RESPONDENT 1	BROXTON EUGENE EST	2001 SW 5TH ST OCALA, FL 34471-1858			

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	8	\$176.00	\$0.00						



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City of Ocala

Case Number

CE25-0636

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						

Total Paid for CASE FEES: \$281.96 \$0.00

TOTALS: \$281.96 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	10/28/2025	10/28/2025	NON COMPLIANT		** VIEW HEARING INSPECTION NOTES**
FOLLOW UP	SMS	8/11/2025	8/11/2025	NON COMPLIANT		On 08/08/2025, I have re-inspected the property in reference to sources of unsightly or unsanitary matter. I have observed that piles of junk and debris remain on the property. Along with this, there is also a new storage container on the property. Due to it being a vacant R-2 parcel with no dwelling or issued permits, this is not a permitted use (to which this violation has been added). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.

HEARING INSPECTION	SMS	10/28/2025	10/28/2025	NON COMPLIANT	On 10/28/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that the storage container still remains on the vacant lot. In addition to this, a recreational trailer is also being stored at the property. There is also sources of unsightly and/or unsanitary matter located at the property (such as junk/debris pile between make-shift fence and recreational trailer). I have checked the GIS mapping (of the City of Ocala), and it appears that this parcel is separate from any neighboring structure and has not been combined with any other parcel. View attachments.
INITIAL	SMS	7/7/2025	7/7/2025	NON COMPLIANT	On 07/07/2025, I have responded out to the property after we (Code Enforcement division) has received a complaint from the Ocala Police Department about the neighboring area of the 400th BLK of NW 9th AVE. This lot in particular has a make-shift structure (pop-up tent/gazebo) placed on the vacant lot with various items stored on the property such as pallets, bags of presumably garbage, tarps, garbage cans and receptacles filled to the top with garbage, strung tarps across the trunks of trees, etc. 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 122-332 PERMITTED USES R-2	STEPHANI SMITH	7/7/2025	7/7/2025			Please remove any items (such as derelict vehicles) from off the property. The storage of these item(s) are not allowed on a vacant R-2 (residential) lot.
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	8/11/2025				Please remove the storage container from off the property. The storage of this container on a vacant R-2 lot is not allowed.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	7/7/2025				Please remove all derelict vehicles from off the property. The storage of said derelict vehicles are not allowed.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/7/2025				Please remove all sources of unsightly and unsanitary matter such as pile of garbage, any scattered junk and debris, make-shift structures, pallets, tarp(s), etc.

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

THE CITY OF OCALA

CASE NO: CE25-0636

Petitioner,

VS.

BROXTON, EUGENE EST

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	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

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	2			\$37.50

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

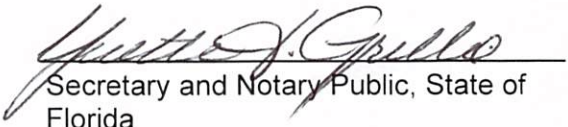
Total Costs: \$281.96

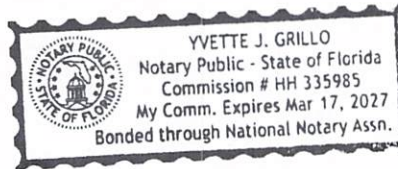
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

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: 17 Oct
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

2840-008-005

[GOOGLE Street View](#)

Prime Key: 1222745

[MAP IT+](#)

Current as of 7/7/2025

Property Information

BROXTON EUGENE EST
2001 SW 5TH ST
OCALA FL 34471-1858

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .10

Situs: 432 NW 9TH AVE OCALA

2024 Certified Value

Land Just Value	\$3,828		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$3,828	Impact	
Total Assessed Value	\$1,158	<u>Ex Codes:</u>	(\$2,670)
Exemptions	\$0		
Total Taxable	\$1,158		
School Taxable	\$3,828		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$3,828	\$0	\$0	\$3,828	\$1,158	\$0	\$1,158
2023	\$3,306	\$0	\$0	\$3,306	\$1,053	\$0	\$1,053
2022	\$2,610	\$0	\$0	\$2,610	\$957	\$0	\$957

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	06/2017	71 DTH CER	0	U	V	\$100
2366/1873	08/1996	71 DTH CER	0	U	V	\$100

Property Description

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 058
CLINES SUB
N 40 FT OF E 110 FT OF S 1/2 OF BLK 8

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		40.0	104.0	R2	40.00	FF							
Neighborhood 4707 - CLINES / DUNNS/TORREYS/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					



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

08/13/2025

BROXTON EUGENE EST
2001 SW 5TH ST
OCALA, FL. 34471-1858

Respondent(s) _____ /

Location of Violation: 432 NW 9TH AVE| 2840-008-005

Case Number: CE25-0636

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

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

Please remove all sources of unsightly and unsanitary matter such as pile of garbage, any
scattered junk and debris, make-shift structures, pallets, tarp(s), etc.

SECTION 122-332 PERMITTED USES R-2

Please remove the storage container from off the property. The storage of this container on a
vacant R-2 lot is not allowed.

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: CE25-0636

**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 08/13/2025 post the Notice of Violation & Public Hearing to the property, located at 432 NW 9TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

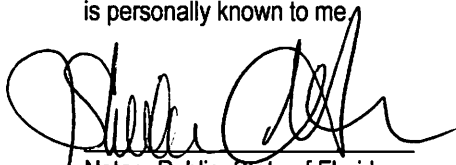
FURTHER, AFFIANT SAYETH NAUGHT.

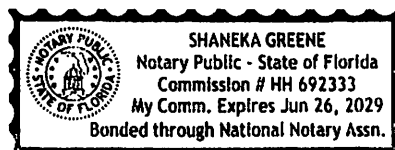
Dated: 08/13/2025

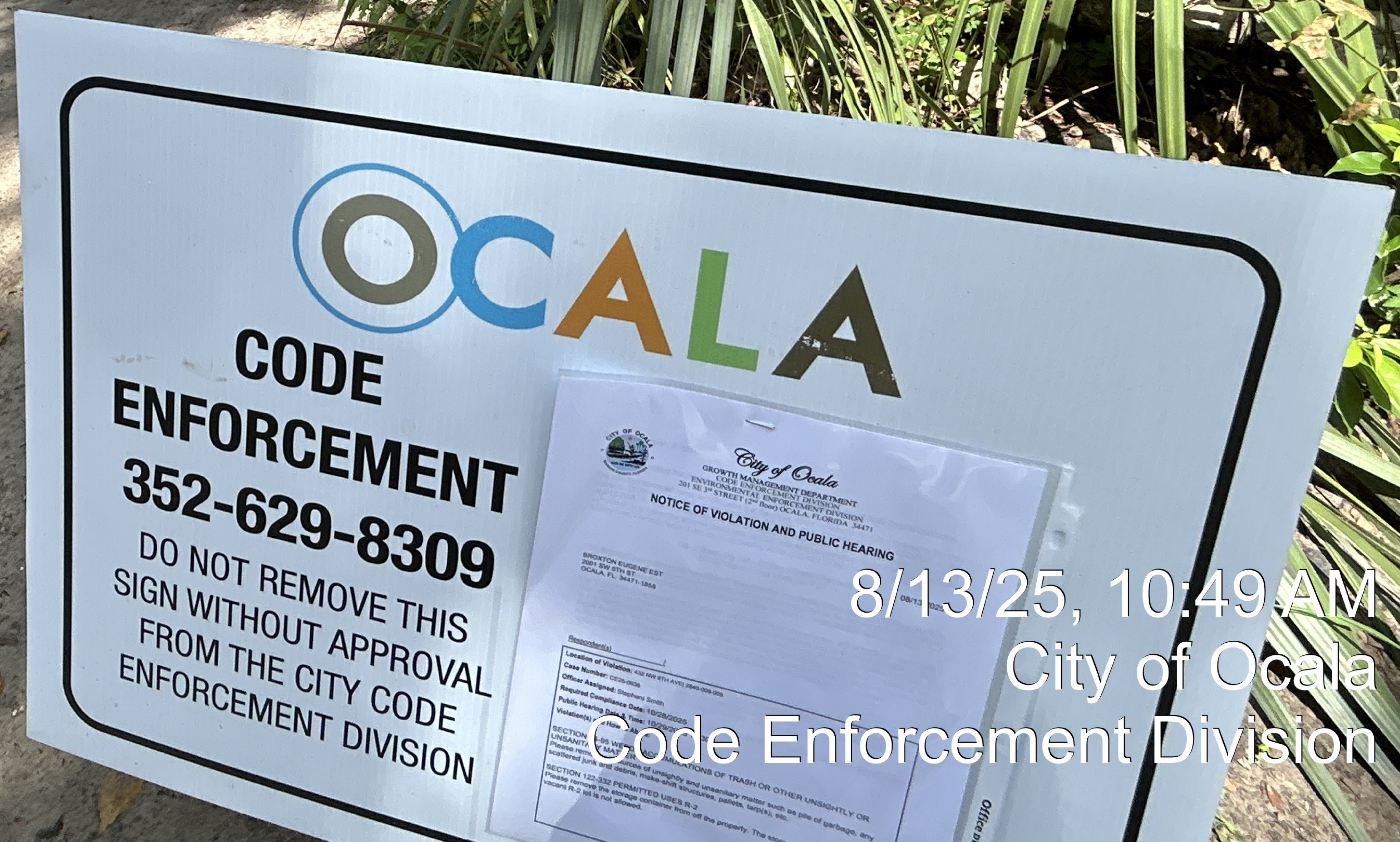
Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

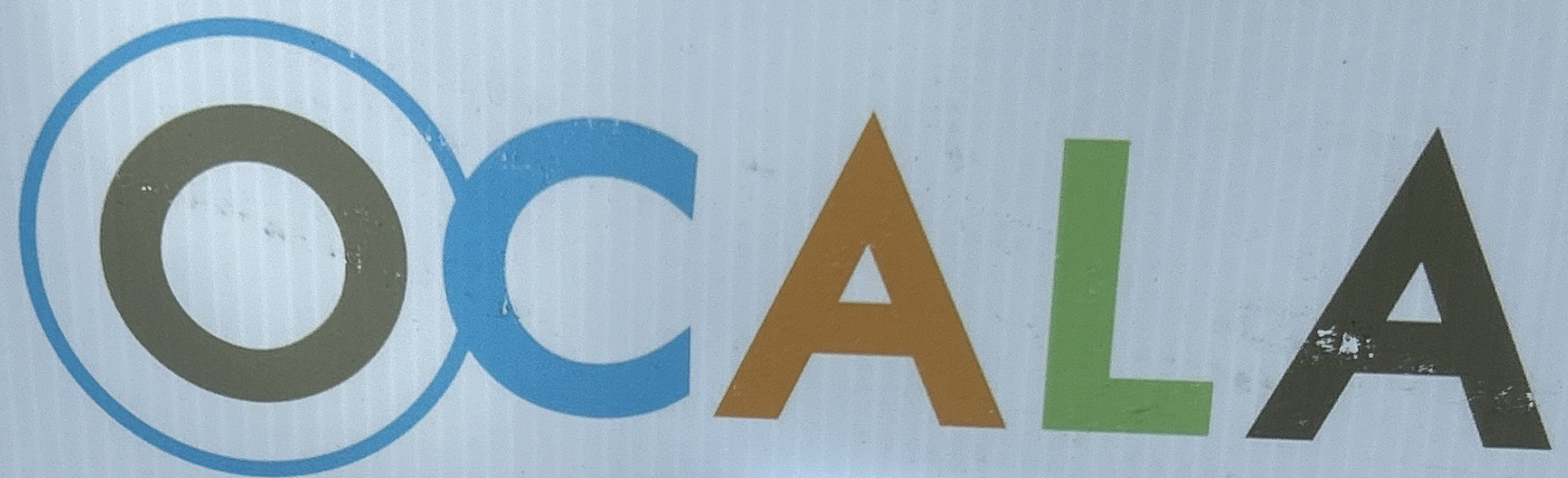
SWORN TO (or affirmed) before me: 08/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me


Notary Public, State of Florida





8/13/25, 10:49 AM
City of Ocala
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

08/13/2025

BROXTON EUGENE EST
2001 SW 5TH ST
OCALA, FL 34471-1858

Respondent(s) _____

Location of Violation: 432 NW 9TH AVE | 2840-008-005
Case Number: CE25-0636
Officer Assigned: Stephani Smith
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SECTION 122-332 PERMITTED USES R-2
Please remove the storage container from off the property. The storage of this container on a vacant R-2 lot is not allowed.

Office Depo

8/13/25, 10:49 AM
City of Ocala
Code Enforcement Division



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

MapH-0636



91 7199 9991 7039 7684 0877

JACKSONVILLE RPDC 320

14 AUG 2025PM 1

FIRST-CLASS



US POSTAGE TM **PITNEY BOWES**



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 AUG 13, 2025

BROXTON EUGENE EST
2001 SW 5TH ST
OCALA, FL. 34471-1858

34471-1858

NIXIE

326 DE 1

0008/24/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BL: 34471218701

34471-1858-14-11



10/28/25, 1:22 PM
City of Ocala
Code Enforcement Division



10/28/25, 1:24 PM
City of Ocala
Code Enforcement Division



10/28/25, 9:12 AM
City of Ocala
Code Enforcement Division



7/7/25, 3:43 PM
City of Ocala
Code Enforcement Division



7/7/25, 3:43 PM
City of Ocala
Code Enforcement Division