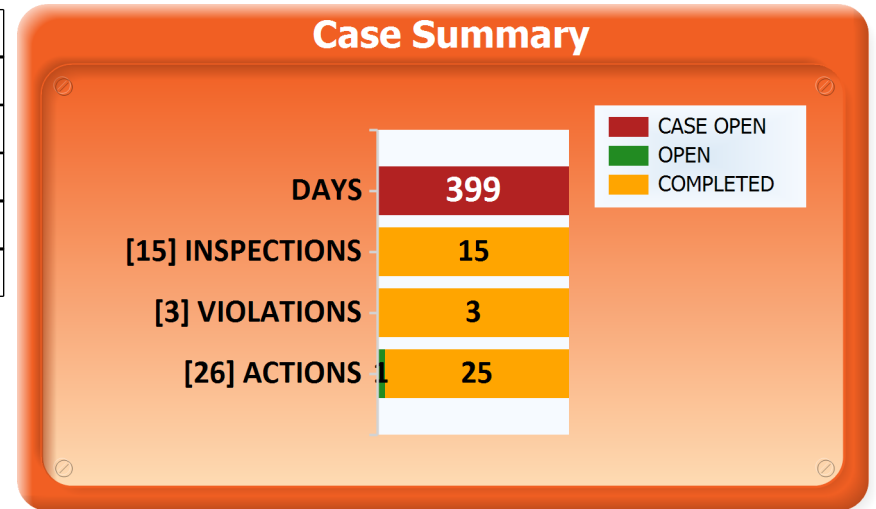


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

Description: Permitted Uses R-2		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/5/2025	Closed:	Last Action: 4/9/2026	Flw Up: 2/26/2026
Site Address: 646 NW 6TH ST OCALA, FL 34475			
Site APN: 2865-004-001		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COX CORNELL	402 NW 20TH AVE OCALA, FL 34475-6002			
RESPONDENT 1	COX CORNELL	402 NW 20TH AVE OCALA, FL 34475-6002			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	11	\$137.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$381.57	\$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	\$3,593.30	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$3,593.30	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	20	\$1,000.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	20	\$1,000.00	\$0.00						
Total Paid for DAILY FINES:			\$2,000.00	\$0.00						
TOTALS:			\$6,074.87	\$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	3/5/2025	2/26/2026			Please remove all sources of unsightly and/or unsanitary matter from off the property (such as the pile of junk/debris and tree-related debris to serve as an example).

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	3/5/2025	2/26/2026			Please remove all vehicles (both inoperable and operable condition), trailer(s), recreational vehicle (s) and/or recreational trailer(s), equipment, etc that is currently being stored at this property. This property is an R-2 Zoning Designation, and the storage of said items are not appropriate for this Zoning Designation (befitting of a Light Industrial M-1 or B-5 Zoning Designation). If you have any additional questions in regards to Zoning Designations, contact the Planning and Zoning Department at (352)-629-8404.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	3/5/2025	11/14/2025			Please either obtain building permit for the shed on the property or remove the shed from off the property. You may apply for a permit either in-person at 201 SE 3rd ST (Second FL) or contact the Permitting Department at (352)-629-8421 to begin the permitting process.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	3/5/2025	3/5/2025	NON COMPLIANT		On 03/05/2025 while patrolling the area, I have observed a large pile of trash near the center of the property in addition to multiple derelict vehicles (such as vehicles in a disassembled state, vehicles without valid FL tags, etc), trailer(s), etc. I have verified the Zoning Designation for this property via Marion County Property Appraiser's page, and I have confirmed that it is an R-2 Zone (not a M-1 or B-5 Zoning Designation where this operation may have been acceptable). Along with this, a shed has been installed at the property without a permit (verified via the CS Permitting module). The property is a vacant lot with no actual building on the property. View attachments. CLTO has been scheduled for preparation. Follow-Up inspection has been scheduled.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

FOLLOW UP	SMS	4/7/2025	4/7/2025	COMPLETED	On 04/07/2025, I have re-inspected the property in reference to multiple derelict vehicles (and trailers) being stored on a vacant lot, unsightly and unsanitary sources of matter (such as piles of miscellaneous debris, remnants of burn pile, etc), and a new shed installed on the property without a permit. I have verified via the CS Permitting module that no active permit(s) have been applied and/or issued regarding the shed. I have observed that multiple derelict vehicles and trailers remain on the property in addition to strewn miscellaneous items and the pile of burnt materials. View attachments. No observable improvements at the property. NOVPH generation assigned to Admin. Inspections have been scheduled.
CASE WORK	SMS	4/9/2025	4/9/2025	COMPLETED	On 04/09/2025, I have posted the NOVPH (Notice of Violation and Public Hearing) onto the front gate of the property. Affidavit of Posting provided to Admin. View attachments.
CASE WORK	SMS	4/28/2025	4/28/2025	COMPLETED	On 04/28/2025, I have responded out to the property in reference to a NOVPH compliance inspection. I have observed that all violations remain at the property such as multiple derelict vehicles, sources of unsightly and/or unsanitary matter (junk/debris), unpermitted shed installed on the property, and the storage of these items on a vacant parcel. View attachments. I have verified via the CS Permitting module that there are no applied and/or issued permit for the shed installation.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

HEARING INSPECTION	SMS	5/7/2025	5/7/2025	COMPLETED	On 05/07/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that there are no active permit(s) applied and/or issued for the shed that has been installed on the property via the CS permitting module. In addition to this, the storage of multiple derelict vehicles, trailers, car parts or sections, and other items along with junk/debris continue at this location. View attachments.
CASE WORK	SMS	5/8/2025	5/8/2025	COMPLETED	On 05/08/2025, I have returned a phone call to the property representative (Darnell Cox; son of the property owner) at (321)-320-4891. They have informed me that they are taking care of the property, and they have been removing the junk vehicles from off the property (since the father/owner of the property is older, so the son is taking care of it). He has the information with the Permitting Department, so he will be also taking care of the shed situation. I have also informed him via phone call that no vehicles could be stored on a vacant lot as a reminder (whether or not they have a tag, junk car, etc). He had inquired about more time to fix these issues, to which I have granted (since now I have contact with a family member to represent the property). The case has been removed off the May 2025 hearing. Phone number and phone call has been logged in Chronology tab.
FOLLOW UP	SMS	7/24/2025	7/24/2025	NON COMPLIANT	Last inspection, 5/8/2025. No permits on file Please move forward with NOVPH if violation(s) still exist.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

FOLLOW UP	SMS	7/24/2025	7/24/2025	NON COMPLIANT	On 07/24/2025, I have re-inspected the property in reference to the permitted uses of the R-2 zone. While there are vehicles, some junk and debris, and trailers still remaining, there also has been other items that has been hauled off from the property. The shed also remains on the property, and would be unpermitted due to this being a vacant parcel. If there is no noticeable improvement by next inspection, a NOVPH will be generated. View attachments.
CASE WORK	SMS	8/18/2025	8/18/2025	NON COMPLIANT	On 08/18/2025, I have re-inspected the property in reference to a shed installed on the property without a permit, junk and debris, and unpermitted use of an R-2 lot. I have observed that the shed still remains on the property (and verified no permit for it via CS Permitting module). Along with this, there is also some scattered junk and debris in addition to the continued and unpermitted use of storage in an R-2 zone such as the vehicles. I have called the property representative at (321)-320-4891 at 04:15 P.M., and I have left behind a detailed voice-mail message pertaining to the case (how it started back in March of this year, progress being made of removal of items and permit or removal of the shed, etc). View attachments. Set inspection to monitor progress. If no further progress is being made by next inspection date, send to a hearing.
FOLLOW UP	JLB	10/14/2025	10/14/2025	NON COMPLIANT	4pm to meet with resident. Ciera 352-812-9281

Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

FOLLOW UP	JLB	10/14/2025	10/14/2025	NON COMPLIANT	I conducted a follow up inspection. I observed the fence and unsightly matter remain upon the property. Photos attached. I made contact with Ciera 352-812-9281 via phone call. I stressed to her that since the case had been opened back in March time was running out on time for compliance. She asked for 30 days. I explained to her that if the property was not in complete compliance by that time a Notice of Violation and Public Hearing would be the next step, scheduled for a hearing. Follow up scheduled.
FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT	I conducted a follow up inspection. I observed items were still stored upon the vacant parcel. Photos attached. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
FOLLOW UP	SMS	11/14/2025	11/14/2025	NON COMPLIANT	Schedule request for NOVPH to be prepared. On 11/14/2025, I have re-inspected the property in reference to various violations. I have observed that the shed has been completely removed from off the property. A majority of the derelict vehicles and trailers have been removed from off the property. However, the junk and debris, the storage of various items, and a derelict vehicle still remain at the property. Due to the lapse of time and ongoing issues (with this case being dated back in March of this year), I have decided to move forward with a NOVPH. View attachments. Inspections scheduled.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

CASE WORK	SMS	12/5/2025	12/5/2025	NON COMPLIANT	On 12/05/2025, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that at the time of inspection, there was an individual that was clearing up the lot. He has stopped his work to speak to me, and he introduced me as a family friend. He is working on clearing up the lot for them. He was separating the organic/wood pile from the other junk and debris that was on the property. From there, they were going to haul these items to the dump. He has requested a business card to which I have supplied. I have informed him to give me a call once the work was completed. View attachments.
HEARING INSPECTION	SMS	1/5/2026	1/5/2026	NON COMPLIANT	On 01/05/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that while a great deal of progress has been made, there is still some junk and debris still remaining on the property as of this date. View attachments.
COMPLIANCE	SMS	2/6/2026	2/6/2026	NON COMPLIANT	MASSEY INSPECTION On 02/06/2026, I have re-inspected the property in reference to a massey inspection. I have observed that some items still remain on the vacant property in addition to unpaid prosecution costs of \$381.57. View attachments. Affidavit of Non-compliance completed and submitted to Admin.
COMPLIANCE	JLB	2/26/2026	2/26/2026	COMPLETED	CUT AND CLEAN I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought in to compliance (involuntarily). Photos attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

REGULAR MAIL	SHANEKA GREENE	3/6/2025	3/6/2025	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	3/6/2025	3/6/2025	CLTO X 1 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
ADMIN POSTING	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH MAILED 91 7199 9991 7039 7937 4225 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH X1 NOVPH INSP: 04/28/2025 HEARING: 05/08/2025 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
OFFICER POSTING	STEPHANI SMITH	4/9/2025	4/9/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
CONTACT	JENNIPHER L BULLER	5/5/2025	5/5/2025	Family member of the property owner, Janelle 321-320-4891 called the office to inquire about the scheduled hearing. I provided him with all of the hearing information and the cell phone number for the officer, Stephani Smith assigned to the case.
CONTACT	STEPHANI SMITH	5/8/2025	5/8/2025	On 05/08/2025, I have called the son of the property owner (Darnell Cox) at (321)-320-4891 (they left a voice-mail message on a day off). View "Case Work" for further.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

CONTACT	STEPHANI SMITH	8/18/2025	8/18/2025	Phone call to the property representative at (321)-320-4891 at 04:15 P.M. I have called and left a detailed voice-mail message. View "Case Work" entry for further.
CONTACT	STEPHANI SMITH	8/20/2025	8/20/2025	SELENA (843)-668-0009 -Daughter of the property owner has called in reference to this case. She has asked several questions pertaining to the cars, to the zone type, etc.
CONTACT	JENNIPHER L BULLER	10/8/2025	10/8/2025	Returned call to Ciera 352-82-9281. Left voicemail.
PREPARE NOTICE	SHANEKA GREENE	11/17/2025	11/18/2025	NOVPH X 1 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
ADMIN POSTING	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH MAILED 9489 0090 0027 6697 0029 27 COX CORNELL 402 NW 20TH AVE OCALA, FL. 34475-6002
OFFICER POSTING	STEPHANI SMITH	11/19/2025	11/19/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	12/31/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-332 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</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,) 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, there shall be an additional fine of \$50 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.</p> <p>3.) Pay the cost of prosecution of \$381.57 by February 5th, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026	1/9/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	1/12/2026	1/12/2026	FOF

Case Details - No Attachments

City of Ocala

Case Number
CE25-0169

CERTIFIED MAIL	YVETTE J GRILLO	1/12/2026	1/12/2026	FOF 91 7199 9991 7039 7936 9023 COX CORNELL 402 NW 20TH AVE OCALA, FL. 34475-6002
OFFICER POSTING	STEPHANI SMITH	1/12/2026	1/12/2026	FOF FOF POSTED ONTO THE PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
MASSEY	YVETTE J GRILLO	2/12/2026	2/16/2026	
CLEAN-UP	SHANEKA GREENE	2/17/2026	2/17/2026	CUT AND CLEAN REQUEST SENT TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/27/2026	3/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/27/2026	3/27/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6696 9861 43 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
OFFICER POSTING	JENNIPHER L BULLER	3/31/2026	3/31/2026	NON COMP HEARING NOTICE READY FOR POSTING Posted.
MASSEY	YVETTE J GRILLO	4/9/2026		MASSEY FOR LIEN

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0169

COX, CORNELL
402 NW 20TH AVE
OCALA, FL 34475-6002
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 January 8th, 2026 the Municipal Code Enforcement Code 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, February 5th, 2026.**
3. The City of Ocala has brought property located in the city limits into compliance on: **February 26th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have been taken:

Abatement of violations as Ordered; Sections 34-95 and 122-332

5. Daily fines for **20 days** of non-compliance with **Section(s) 34-95 (@ \$50.00/day)** and **122-332 (@t\$50.00/day)** total **\$2,100.** Prosecution costs **\$381.57** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.


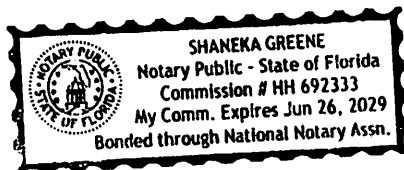
Dated this 26th day of February 2026



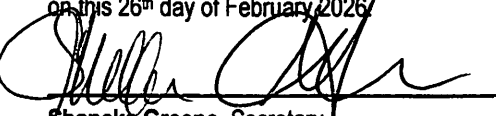
Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 26th day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.


Shaneka Greene, Secretary

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 26th 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: 3/27/2026

Case No: CE25-0169

To: **COX CORNELL
402 NW 20TH AVE
OCALA, FL. 34475-6002**

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, **646 NW 6TH ST**, Ocala, Florida, **2865-004-001** Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK E PAGE 006 DUNNS NW ADD OCALA BEG 25.05 FT S & S 89-32-30 E 106.89 FT FROM NW COR OF BLK 4, S 89-32-30 E 67.77 FT, S 141.17 FT, N 89-54-18 W 66.41 FT, N 00-32-46 E 141.67 FT TO POB & DUNNS NW AD OCALA COM 25.5 FT S & S 89-32-30 E 46.58 FT FROM NOW COR BLK 4 FOR POB TH S 89-32-30 E 60.31 FT TH S 0-32-46 E 141.67 FT TH N 89-54-18 W 60.16 FT TH N 0-36-17 W 142.12 FT TO POB &**, 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 122-332 PERMITTED USES R-2**

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 **4/9/2026** 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 27th 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: CE25-0169

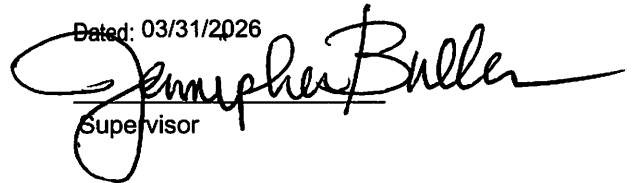
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

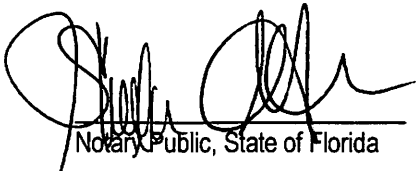
1. I did on 03/31/2026 post the Notice of Non-Compliance Hearing to the property, located at 646 NW 6TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

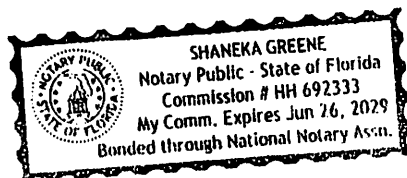
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/31/2026

Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/31/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CODE
ENFORCEMENT
352-629-8309
1000 W. STATE ST. SUITE 100
OCALA, FL 32067

646

City of Ocala
Code Enforcement Division
3/31/2026 12:07 PM



not required to give the violator a hearing. **BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD** presented to the Municipal Code Enforcement Board even if the violator is not present. **OF THE CITY OF OCALA, MARION COUNTY, FLORIDA** hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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

Date: 3/27/2026

Case No: CE25-0169

To: **COX CORNELL**
402 NW 20TH AVE
OCALA, FL. 34475-6002

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, **646 NW 6TH ST**, Ocala, Florida, **2865-004-001** Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK E PAGE 006 DUNNS NW ADD OCALA BEG 25.05 FT S & S 89-32-30 E 106.89 FT FROM NW COR OF BLK 4, S 89-32-30 E 67.77 FT, S 141.17 FT, N 89-54-18 W 66.41 FT, N 00-32-46 E 141.67 FT TO POB & DUNNS NW AD OCALA COM 25.5 FT S & S 89-32-30 E 46.58 FT FROM NOW COR BLK 4 FOR POB TH S 89-32-30 E 60.31 FT TH S 0-32-46 E 141.67 FT TH N 89-54-18 W 60.16 FT TH N 0-36-17 W 142.12 FT TO POB &**, 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 122-332 PERMITTED USES R-2

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 **4/9/2026** 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 notice from the City of Ocala that 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, 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.

ENT
309
E THIS
PPROVAL
Y CODE
DIVISION

Office DEPOT®

City of Ocala
Code Enforcement Division
3/31/2026 12:07 PM

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

CASE NO: CE25-0169

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 03/27/2026 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.

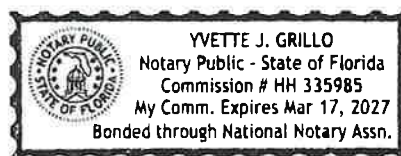
Dated: 03/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



CE25-0169



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

Invoice #65
Date: 02/21/2026
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

646 NW 6th St
Ocala, FL 34475

Terms
Due on receipt

646 NW 6TH ST / 2865-004-001

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Code Enforcement Cut and Clear -1/4 Acre to 1 Acre property Cut and Clear of 1/4 Acre to 1 Acre property (.41 acres)	1	\$ 615.00	\$ 615.00
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Contract # GRM/250349A

Property Address: 646 NW 6TH ST

Parcel #: 2865-004-001

City of Ocala Code Enforcement Debris (per 1,000 lbs.) - GRM/250349A 3.77 tons (7,540 lbs.) of debris @ \$395.00/1,000 lbs. (see weight ticket(s) attached)	7.54	\$ 395.00	\$ 2,978.30
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Contract # GRM/250349A

Property Address: 646 NW 6TH ST

Parcel #: 2865-004-001

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc." CE25-0169

Contract # GRM/250349A

Vendor# 8457

Property Address: 646 NW 6TH ST

Contract# 250349

Parcel #: 2865-004-001

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

OK TO PAY
[Signature] 5706





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

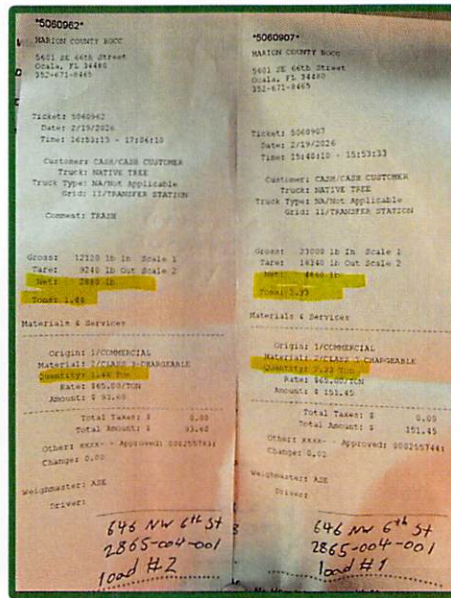
Invoice #65
Date: 02/21/2026
From: David Accursio

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	\$ 3,593.30
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 3,593.30
DUE DATE	02/21/2026

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

Photos



5060962

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

Ticket: 5060962
Date: 2/19/2026
Time: 16:53:13 - 17:06:10

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

Comment: TRASH

Gross: 12120 lb In Scale 1
Tare: 9240 lb Out Scale 2
Net: 2880 lb
Tons: 1.44

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 1.44 Ton
Rate: \$65.00/TON
Amount: \$ 93.60

Total Taxes: \$ 0.00
Total Amount: \$ 93.60

Other: xxxx - Approved: 000255783:
Change: 0.00

Weighmaster: ASE
Driver:

646 NW 6th St
2865-004-001
load #2

5060907

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

Ticket: 5060907
Date: 2/19/2026
Time: 15:40:10 - 15:53:33

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

Gross: 23000 lb In Scale 1
Tare: 18340 lb Out Scale 2
Net: 4660 lb
Tons: 2.33

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 2.33 Ton
Rate: \$65.00/TON
Amount: \$ 151.45

Total Taxes: \$ 0.00
Total Amount: \$ 151.45

Other: xxxx - Approved: 000255744:
Change: 0.00

Weighmaster: ASE
Driver:

646 NW 6th St
2865-004-001
load #1



City of Ocala
Code Enforcement Division
2/26/2026 8:53 AM



City of Ocala
Code Enforcement Division
2/26/2026 8:53 AM