

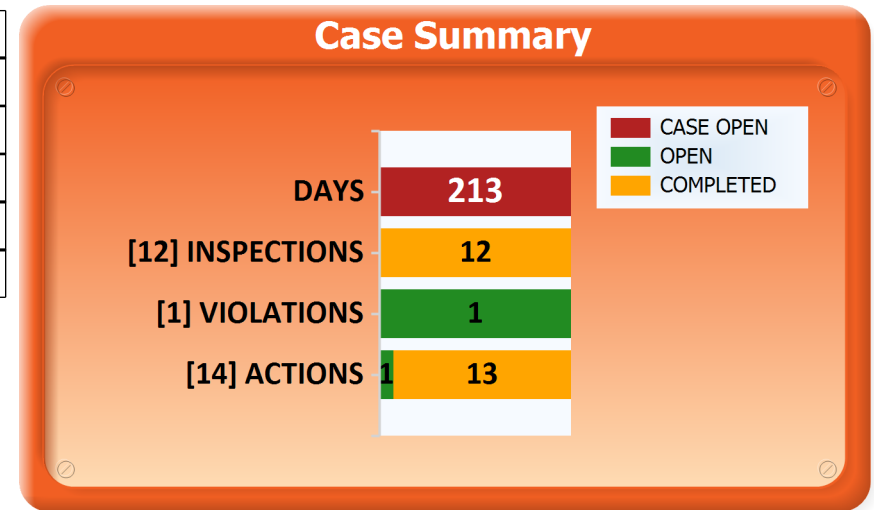


Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

Description: PUTTING UP 6FT FENCE W/O A PERMIT			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 1/2/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/10/2026
Site Address: 4235 SE 17TH LN OCALA, FL 34471			
Site APN: 2960-004-011		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	GINA JACUPKE	4245 SE 17TH LN ,			
OWNER	YARLOTT ADAM	222 SE 15TH AVE OCALA, FL 34471-2440			
RESPONDENT 1	YARLOTT ADAM	MCMINN BRITTANY LEE OCALA, FL 34471-2440			

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						

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:			\$37.21	\$0.00						
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						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$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:			\$38.13	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
EMAIL	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:			\$17.82	\$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						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTORS	001-359-000-000-06-35960	11	\$178.31	\$0.00						
Total Paid for INSPECTION FEES:			\$178.31	\$0.00						
TOTALS:			\$293.53	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	1/9/2026				Please obtain a permit for the pergola on the property, or remove the pergola from off the property. Contact the Permitting Department at (352)-629-8421 to apply for the permit. Please obtain a permit for the pergola and the shed on the property, or remove the pergola and the shed from off the property. Contact the Permitting Department at (352)-629-8421 to apply for the permit.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

INITIAL	SMS	1/5/2026	1/5/2026	NON COMPLIANT	On 01/05/2026, I have responded out to the listed location in reference to a citizen's complaint received about an unpermitted fence. From the R.O.W., it appears that the fencing is approximately six (6) feet in height (and is approximate in height with the neighbor's wooden fencing). There is a pile of junk and debris at the front of the property. However, I have confirmed that trash pick-up is scheduled for today (Monday) for this area. Therefore, a follow-up inspection will be scheduled for tomorrow to confirm if the trash has been removed from off the front of the property. View related attachments.
FOLLOW UP	SMS	1/6/2026	1/6/2026	IN COMPLIANCE	On 01/06/2026, I have responded out to the property in reference to the junk and debris. I have confirmed that the pile of junk and debris has been removed by the weekly trash service. The property appears to be maintained with the trees being healthy at this time. View related attachments. Case closed. Violation(s) abated.
CASE WORK	SMS	1/7/2026	1/7/2026	NON COMPLIANT	On 01/07/2026, I have re-opened the case in reference to another complaint received from the neighbor. She has informed Admin that there are chickens and rooster at this property. From 12:02 P.M. to 12:14 P.M., I have sat in my vehicle with the window rolled down. At this timeframe, I did not hear any clucking of chickens or crowing of a rooster. I will set an inspection up tomorrow so I may go earlier in the morning after a scheduled meeting/



Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

FOLLOW UP	SMS	1/8/2026	1/8/2026	NON COMPLIANT	On 01/08/2026, I have re-inspected the property in reference to any sounds of chickens or roosters. Between the timeframe of 10:17 A.M. to 10:26 A.M., I did not hear any clucking of chickens or crowing of a rooster. A final attempt will be made tomorrow morning (reported by the complainant that they make the most noise from 08:30 A..M. to 09:00 A.M. Inspection set for tomorrow.
FOLLOW UP	SMS	1/9/2026	1/9/2026	NON COMPLIANT	On two separate occasions on this day, I went out to the property in reference to multiple complaints received from the neighbor. The first time, between 08:33 A.M. to 08:41 A.M., I have parked in front of the residence. For a brief period of time (a few seconds no longer than 5 seconds), I have heard the clucking of chickens. However, due to the brevity of this, I was unable to confirm if the chickens were from this location or from another location (due to privacy fences). Again, I have responded out to the property around 10:31 A.M. from a repeat complaint from the neighbor. For this time frame, I did not hear the chickens. I have spoken to the complainant (the neighbor) who was walking her dog. She has informed me of the violations such as the fencing, a water break (and how the Utility Department said that Code Enforcement would fine them for it), the pergola, and the chickens. She also provided me the phone number of the Central Lines Technician (Mason Johnson) that responded out on that day of the water break. I have called the phone number she provided at 12:19 P.M. He has recalled this incident, and he has informed me that the water line broke on private property and not on the public (City's) side. They have tested the water pressure of the meter, and it has read as normal on the city's side. I have then spoken to a member of the Building Department about the fencing and the pergola. They have informed me that a pergola



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

						would require a permit. However, the fencing would not require a permit. As for Planning and Zoning, they have informed me that the fencing is fine as-is (did not obstruct the line of vision from backing out the drive-way, seeing oncoming traffic, etc). I have then spoken to one of the property owners about the details of the complaint. She has informed me that she will complete an application for the chickens (to which she has completed and submitted). Along with this, she has even shown me the chickens she owned which were all hens (female chickens). I did not see a rooster or hear a rooster on the premises. As for the pergola, she will fill out a separate application and have this submitted (she was unaware she needed a permit). She will be submitting the application as soon as she can. I also did mention the garage sales (which the complainant has mentioned), and also informed her that they can be held twice a year. At the time, there was no supporting evidence of a yard sale being held at that location. View related attachments. Set inspection to monitor progress.
FOLLOW UP	SMS	2/11/2026	2/11/2026	NON COMPLIANT		On 02/11/2026, I have re-inspected the property in reference to multiple permits. At the time of inspection, I did not observe a permit for the pergola. However, I did observe that the permit for the chickens HAS been issued (as of 01/09/2026). View attachments. E-mail sent to property owner in reference to update with the pergola.



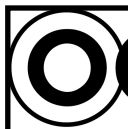
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

FOLLOW UP	SMS	3/4/2026	3/4/2026	COMPLETED	On 03/04/2026, I have re-inspected the property in reference to a gazebo. I have observed that it still remained and is currently unpermitted. I have spoken to the property owner in reference to this. She has informed me that her husband called the permitting office, and they said that it may fall under a religious exemption since they pray under the gazebo. I have spoken to the permit manager, and she has informed me that religious or non-religious, if it is a permanent structure, it still requires a permit. I have then spoken to the property owner and informed them of this. They will be applying for the permit.
FOLLOW UP	SMS	3/27/2026	3/27/2026	COMPLETED	On 03/27/2026, I have re-inspected the property in reference to the pergola. I have observed no active permit(s) applied and/or issued for the structure via CS Permitting. Shortly after, I have sent a detailed e-mail to the property representative (which the e-mail address was obtained from a recent BTR application). I have explained in detail the necessity of applying for a permit for this structure (along with any additional permanently affixed structures). I have also sent a gentle reminder about the chicken coop requirements (and confirmation if the coop is three feet off the adjacent property line). Also, I have included the means to apply for the permit with different methods to kick-start the process. I have scheduled a re-inspection for next month considering the fact that the pergola IS something they built versus a pre-made with drawings. Set inspection to monitor progress. If no progress is made with the pergola by next inspection, proceed with the NOVPH.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

FOLLOW UP	SMS	4/28/2026	4/28/2026	COMPLETED		On 04/28/2026, I have re-inspected the property in reference to unpermitted structures such as the shed and the pergola. I have observed no active permit(s) applied and/or issued for either one of these structures. In addition to this, I have searched the Marion County Clerk of Courts and observed no current recorded Notice of Commencement's for this property. Due to the lapse of time and no applications in the system for this address (other than the chicken permit), I have decided to move forward with the generation of the NOVPH and the scheduling of the hearing. View attachments. Inspections scheduled.
CASE WORK	SMS	5/14/2026	5/14/2026	COMPLETED		On 05/14/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that both the pergola (structure with slats) and shed still remain on the property. No active permit(s) applied and/or issued for either one. View related attachments.
HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED		On 05/14/2026, I re-inspected the property in reference to a NOVPH compliance inspection. During the inspection, I observed that both the pergola (structure with slats) and shed remained on the property. A review of permitting records revealed that no permit applications had been submitted and no permits had been issued for either structure. Photographs were obtained and attached to the case file for documentation. Based on the continued non-compliance, staff recommends that the Respondent(s) be found in violation of City Code Section 122-51 and be ordered to bring the property into compliance.
COMPLIANCE	SMS	7/10/2026	7/10/2026	COMPLETED		Compliance inspection concerning Final Administrative Order.

COMPLIANCE	SMS	7/10/2026	7/10/2026	COMPLETED	On 07/10/2026, I have re-inspected the property in reference to a compliance inspection. I have observed no active permit(s) applied for either the shed and/or the gazebo. Prosecution costs of \$293.53 remain unpaid. View attachments. Affidavit of Non-compliance has been completed, and submitted to Admin.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	SHANEKA GREENE	1/2/2026	1/2/2026	GINA CALLED STATED THAT A 6FT FENCE IS IN PROCESS OF BEING PUT UP WITHOUT A PERMIT SEE ATTACHED EMAILS TO CASE FROM COMPL
CONTACT	STEPHANI SMITH	1/9/2026	1/9/2026	CONTACT WITH THE PROPERTY OWNER WAS MADE IN-PERSON. I HAVE INFORMED HER OF THE DETAILS TO THE COMPLAINT. SHE WILL BE TAKING CARE OF THE ISSUES THAT WERE MENTIONED SUCH AS THE PERMIT FOR THE CHICKENS AND THE PERGOLA.
CONTACT	STEPHANI SMITH	1/9/2026	1/9/2026	CONTACT WAS MADE WITH THE COMPLAINANT. SHE HAS EXPRESSED HER CONCERNS TO WHICH I HAVE LATER INVESTIGATED (SEE THE FOLLOW-UP INSPECTION NOTES FOR THIS DATE IN REFERENCE TO THE ISSUES SHE HAS BROUGHT UP).
EMAIL	STEPHANI SMITH	3/27/2026	3/27/2026	E-MAIL SENT TO finalphaseccllc@gmail.com (FOUND ON RECENT BTR APP FOR PROPERTY OWNER). VIEW RELATED PDF ATTACHMENT AND INSPECTION NOTE FOR FURTHER).
ADMIN POSTING	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH MAILED 9489 0090 0027 6697 0313 23 YARLOTT ADAM MCMINN BRITTANY LEE 222 SE 15TH AVE OCALA, FL. 34471-2440



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0002

PREPARE NOTICE	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH X 1 YARLOTT ADAM MCMINN BRITTANY LEE 222 SE 15TH AVE OCALA FL 34471-2440
FIELD POSTING	STEPHANI SMITH	4/30/2026	4/30/2026	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT DOOR. VIEW ATTACHMENT. AFFIDAVIT OF POSTING SIGNED AND PROVIDED TO ADMIN.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/22/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) (a) Remove the unpermitted pergola and shed by 4:00 pm on Thursday, July 9th, 2026, or (b) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted work; pergola and the shed by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$293.53 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO

CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9932 26 YARLOTT ADAM MCMINN BRITTANY LLE 222 SE 15TH AVE OCALA FL 34471-2440
FIELD POSTING	STEPHANI SMITH	6/18/2026	6/18/2026	FAO READY FOR POSTING FAO POSTED TO PROPERTY. VIEW ATTACHMENTS. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.
MASSEY	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
7/10/26, 10:55 AM



City of Ocala
Code Enforcement Division
1/5/26, 10:36 AM

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0002

vs.

**YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA, FL 34471-2440**
Respondents /


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/25/2026 03:29:17 PM
FILE #: 2026082375 OR BK 8945 PGS 163-164
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **ADAM YARLOTT and BRITTANY LEE MCMINN** owner(s) in charge of the property described as **2690-004-011 | 4235 SE 17TH LN, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 5th, 2026, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **ADAM YARLOTT and BRITTANY LEE MCMINN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

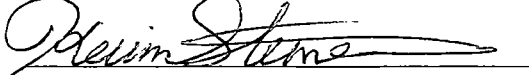
III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:
 - 1.) (a) Remove the unpermitted pergola and shed by 4:00 pm on Thursday, July 9th, 2026, or
 - (b) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted work; pergola and the shed by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) Pay the cost of prosecution of \$293.53 by July 9th, 2026.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the

address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 16th day of June 2026.

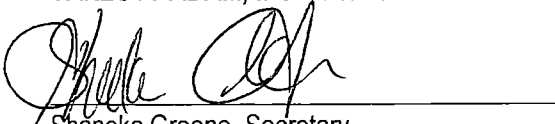
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Kevin Steiner, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to:
YARLOTT ADAM, MCMINN BRITTANY LEE 222 SE 15TH AVE OCALA, FL 34471-2440 this 16th day of June 2026.



Shaneka Greene, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 13TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



THIS IS TO CERTIFY THAT
THE FOREGOING IS A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

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

CASE NO: CE26-0002

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 06/18/2026 post the Final Administrative Order to the property, located at 4235 SE 17TH LN.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

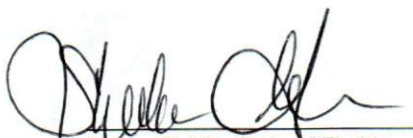
FURTHER, AFFIANT SAYETH NAUGHT.

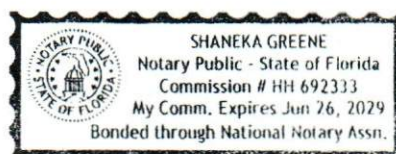
Dated: 06/18/2026


Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/18/26, 2:28 PM



City of Ocala
Code Enforcement Division
6/18/26, 9:36 AM

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

THE CITY OF OCALA
Petitioner

YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA, FL 34471-2440
Respondents

CASE NO: CE26-0002

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), ADAM YARLOTT and BRITTANY LEE MCMINN owner(s) in charge of the property described as 2690-004-011 | 4235 SE 17TH LN, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between January 5th, 2026, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-51 BUILDING PERMIT REQUIRED.

II. CONCLUSION OF LAW:

A. The Respondent(s), ADAM YARLOTT and BRITTANY LEE MCMINN, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-51 BUILDING PERMIT REQUIRED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to

1.) (a) Remove the unpermitted pergola and shed by 4:00 pm on Thursday, July 9th, 2026, or

(b) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted work, pergola and the shed by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$293.53 by July 9th, 2026.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the

Page 1 of 2

Office DEPOTS

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

CASE NO: CE26-0002

AFFIDAVIT OF POSTING

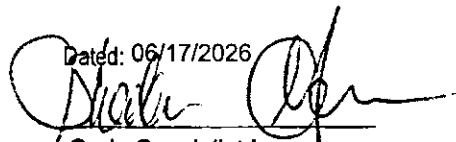
Section 2-446 (b) 2 (b)

**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:

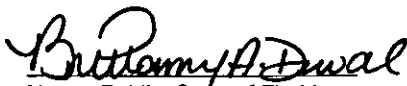
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

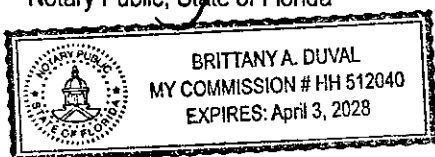
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

YARLOTT ADAM

MCMINN BRITTANY LEE

222 SE 15TH AVE

OCALA, FL 34471-2440

Respondent. _____ /

CASE NO: CE26-0002

AFFIDAVIT OF NON-COMPLIANCE

**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:

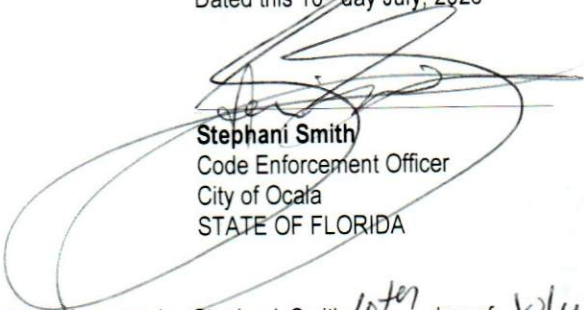
1. That on June 11th, 2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before July 10th, 2026.
3. That a re-inspection was performed on July 10th, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have not** been taken:

Abatement of violations as ordered; 122-51

5. The prosecution costs of \$293.53 has not been paid.

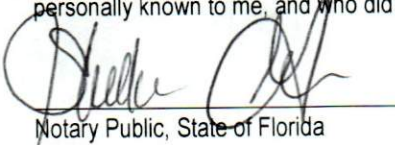
FURTHER, AFFIANT SAYETH NOT.

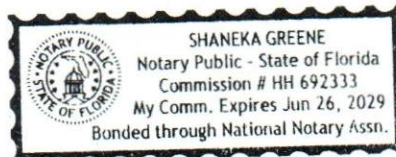
Dated this 10th day July, 2026


Stephani Smith
Code Enforcement Officer
City of Ocala
STATE OF FLORIDA

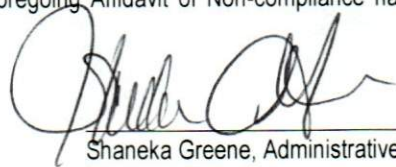
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 10th day of July 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 10th day of July 2026.


Shanela Greene, Administrative Specialist
Municipal Code Enforcement Board
Ocala, Florida

From: [Stephani Smith](#)
To: ["finalphaseccllc@gmail.com"](mailto:finalphaseccllc@gmail.com)
Subject: (Update)-4235 SE 17th LN
Date: Friday, March 27, 2026 1:25:00 PM
Attachments: [image001.png](#)

Good Afternoon,

I am reaching out to you in reference to an update about 4235 SE 17th LN since my inspection is scheduled for today.

This is in regards to the pergola. Have you begun the application process for this item (such as completing the drawings for the structure)? Permanently affixed structures do require a permit (such as a pergola/gazebo, sheds, etc) through the Permitting Department. The Permitting Department can be reached at (352)-629-8421, in-person at 201 SE 3rd ST on the Second Floor, through e-mail at building@ocalafl.gov, etc. The permit can also be applied for online through the eTrakIt portal at [eTRAKiT](#).

The chicken coop is fine as is permit-wise on the similar scope of a dog kennel. Unfortunately, we are receiving multiple complaints from the same individual about the chickens which do possess an issued permit. The main complaints I have received was about the chicken coop and the chickens being loose. As how I interpret the ordinance, all the chickens need are access to an outdoor enclosure that protects them from predators and their home. If the door is kept open during daylight hours when they are allowed to free-roam, this is acceptable for as long as they aren't flying from off the property. Also, the other complaint received was about the chicken house being too close to the neighboring property. If you are able to do so, can you please take a picture of the measurement(s) from the chicken house to the nearby fencing (to be at least three feet away from the adjoining property)? That way, I will update the case file to reflect that it meets this standard to squash this other portion of the complaint to show that the status of the chicken coop and location satisfies the chicken permit requirement. I can also schedule an inspection with you in-person to take the measurement if needed.

Thank you and have a good day,

Stephani Smith
Senior Code Inspector
City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@ocalafl.gov



Search: 2960-004-011

GO



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Filter by: Permitting

☒ Limit to 200 records

Record #	Status	Result	Source	Type	Address
B00-1192	APPROVED	2960-004-011	Assessor PIN or Tax Lot No.	RES BLDG	4235 SE 17TH LN SILVER SPRINGS
B02-1197	FINALED	2960-004-011	Assessor PIN or Tax Lot No.	RES BLDG	4235 SE 17TH LN
BLD21-0420	FINALED	2960-004-011	Assessor PIN or Tax Lot No.	RES BLDG	4235 SE 17TH LN OCALA

Close

Total Record Count: 3