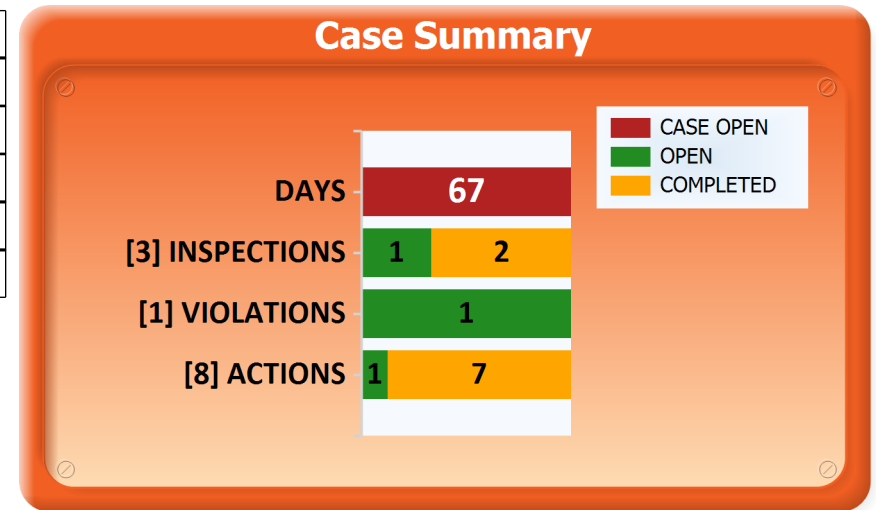


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0704

Description: Unpermitted Addition			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 6/1/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 901 NE 23RD AVE OCALA, FL 34470			
Site APN: 2830-017-031		Officer: DALE HOLLINGSWORTH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SPATA MATTHEW JAMES	901 NE 23RD AVE OCALA, FL 34470-6201			

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	\$18.48	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$37.23	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						



Case Details - No Attachments

City of Ocala

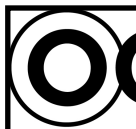
Case Number

CE26-0704

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$23.37	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$8.82	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$11.03	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$41.91	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	2	\$44.12	\$0.00						
Total Paid for INSPECTION FEES:			\$44.12	\$0.00						
TOTALS:			\$146.63	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 122-51 BUILDING PERMIT REQUIRED	DALE HOLLINGSWORTH	6/1/2026				Wood frame structure being constructed behind home without required permits. Additionally, previous addition was removed pursuant to permit BLD23-0946, but no inspections were ever scheduled, the permit was never finalized, and remains expired as of 06/01/2026. Must renew BLD23-0946 and obtain final inspection for permit closure, or obtain new replacement permit if required by permitting and obtain final inspection for permit closure. Must obtain a separate building permit for the wood frame structure be constructed in the rear yard OR remove the wood frame structure entirely.
---	-----------------------	----------	--	--	--	--

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number
CE26-0704

INITIAL	RDH	6/1/2026	6/1/2026	COMPLETED	On June 1, 2026, at approximately 11:35 a.m., I was in the area of the residence when I observed a partially constructed wood-frame structure located within the rear yard of the property. A review of the permitting database revealed that no permits had been applied for or issued for this construction. The review did identify an expired permit, BLD23-0946, which had been issued in 2023 for the removal of a previous addition in a similar location. That permit reflects no recorded inspections and remains in expired status. Photographs were taken and added to the case file. Due to the nature of the violation involving structural construction without the required permits, and considering the heightened public safety concerns associated with the onset of hurricane season, which could render the structure a significant wind hazard, I will proceed directly to a Notice of Violation and Public Hearing rather than issuing an initial courtesy letter. The matter will be scheduled for the August hearing; however, it may be removed from the agenda should compliance be achieved prior to the hearing date.
FOLLOW UP	RDH	7/6/2026	7/6/2026	COMPLETED	On inspection from the right-of-way revealed no changes to the unpermitted structure, no permits applied for, and no contact received from an owner, tenant, or representative. Proceeding as scheduled to the hearing.
HEARING INSPECTION	RDH	8/10/2026			

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/3/2026	6/3/2026	NOVPH



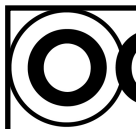
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0704

CERTIFIED MAIL	SHANEKA GREENE	6/3/2026	6/3/2026	NOVPH MAILED 9489 0090 0027 6696 9954 66 SPATA MATTHEW JAMES SIYUFY LYDIA ANNE 901 NE 23RD AVE OCALA, FL. 34470-6201 Unclaimed/Being Returned to Sender OCALA, FL 34478 June 25, 2026 10:17 AM
PREPARE NOTICE	SHANEKA GREENE	6/3/2026	6/3/2026	NOVPH SPATA, MATTHEW JAMES SIYUFY, LYDIA ANNE 901 NE 23RD AVE OCALA FL 34470-6201
FIELD POSTING	DALE HOLLINGSWORTH	6/4/2026	6/4/2026	NOVPH READY FOR POSTING
CONTACT	DALE HOLLINGSWORTH	7/10/2026	7/10/2026	Returned another call to Ms. Lydia and explained the violations, how to abate with either wall removal, reconstruction to an actual fence (which is what is desired by her), or permitting for the construction as currently being built. Also directed her to call the permitting division and gave her the expired screen additional removal permit number (BLD23-0946) to inquire as to how to get the permit closed.
CONTACT	DALE HOLLINGSWORTH	7/10/2026	7/10/2026	On 07/09/2026 I received a voice message from Lydia Siyufy requesting a call back on this case. I also received a follow-up email form her. At 11:13am 07/10/2026 I attempted a call back to Lydia but received an automated message that the voice mail box was full. I responded to her previous email informing her of such and requesting her call.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0704

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/27/2026	Find that the Respondent(s) violated City Code Section 122-51 and order the Respondent(s) to: 1. (a) Remove the unpermitted wood frame structure from the property by 4:00 p.m. on Thursday, September 10, 2026; or (b) Apply for and obtain all permits required to bring the unpermitted wood frame structure into compliance with the current Florida Building Code and, if applicable, the National Electrical Code by 4:00 p.m. on Thursday, September 10, 2026. Once the permits are issued, all work shall be completed and the permits inspected and finalized within ninety (90) days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permits are not inspected and finalized by the ninety-first (91st) day after issuance of the initial permits, subsection (c) shall apply. (c) If the Respondent(s) fail to comply with any provision of this section within the time allowed for compliance, a fine of \$150.00 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 bring the violation into compliance, including demolition and removal of the unpermitted wood frame structure. 2. Pay the cost of prosecution in the amount of \$146.63 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



07/06/2026 13:38
City of Ocala
Code Enforcement Division



06/01/2026 11:35
City of Ocala
Code Enforcement Division



06/01/2026 11:35
City of Ocala
Code Enforcement Division

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

2830-017-031

[GOOGLE Street View](#)

Prime Key: 672211

[MAP IT+](#)

Current as of 6/2/2026

[Property Information](#)

SPATA MATTHEW JAMES
SIYUFY LYDIA ANNE
901 NE 23RD AVE
OCALA FL 34470-6201

[Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .28

Situs: 901 NE 23RD AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$55,000
Buildings	\$171,383
Miscellaneous	\$1,081
Total Just Value	\$227,464
Total Assessed Value	\$227,464
Exemptions	\$0
Total Taxable	\$227,464

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$55,000	\$171,383	\$1,081	\$227,464	\$227,464	\$0	\$227,464
2024	\$50,000	\$169,341	\$1,081	\$220,422	\$217,774	\$50,000	\$167,774
2023	\$50,000	\$160,270	\$948	\$211,218	\$211,218	\$50,000	\$161,218

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7200/1639	02/2020	05 QUIT CLAIM	0	U	I	\$100
7200/1630	02/2020	70 OTHER	0	U	I	\$100
7200/1628	02/2020	26 TRUSTEE	0	U	I	\$100
DETH/REGS	12/2019	71 DTH CER	0	U	I	\$100
2906/0427	04/2000	71 DTH CER	0	U	I	\$100
2294/0463	09/1996	78 TRUSTHX	0	U	I	\$100

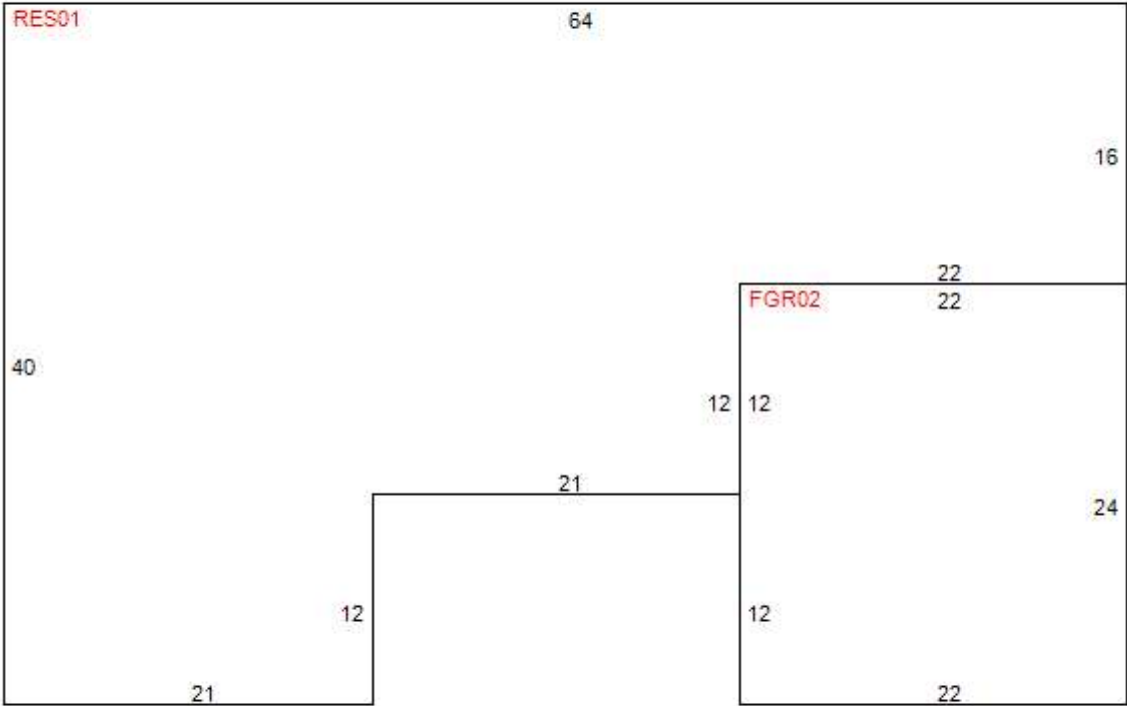
[Property Description](#)

SEC 09 TWP 15 RGE 22
PLAT BOOK F PAGE 129
HERITAGE HILLS REPLAT
BLK Q LOT 31

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		100.0	122.0	R1	1.00	LT						
Neighborhood 5112												
Mkt: 8 70												

Traverse

Building 1 of 1
RES01=L21D12L21U40R64D16L22D12.
FGR02=D12R22U24L22D12.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1971
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	9/30/2024 by 210	Architecture 0 - STANDARD SFR
		Base Perimeter 208

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	1971	N	0 %	0 %	1,780	1,780
FGR 0224 - CONC BLK-PAINT	1.00	1971	N	0 %	0 %	528	528

Section: 1

Roof Style: 12 HIP	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS	TILE	4 Fixture Baths: 0	Dishwasher: Y
SHNGL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	688.00	SF	20	1971	3	0.0	0.0
159 PAV CONCRETE	90.00	SF	20	1971	3	0.0	0.0
PTO PATIO	343.00	SF	40	1971	3	0.0	0.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-0946	4/27/2023	-	SIYUFY / DEMO PORCH

RECORD \$ 52.50
DS \$.70
Index \$ 3.00

This Instrument Prepared By:

Reuben S. Williams, IV
Wilson & Williams, PA
954 E. Silver Springs Blvd.
Ocala, Florida 34470
(352) 629-9747

Parcel I.D. Number #



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 06/03/2020 11:59:02 AM
FILE #: 2020056656 OR BK 7200 PGS 1639-1644
REC FEES: \$52.50 INDEX FEES: \$3.00
DDS: \$0.70 MDS: \$0 INT: \$0

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 17 day of February, 2020, by ANNE KINZER, ADELE BUFFINGTON, NANCY LYNN GARCIA, FREDERIC J. SIYUFY and ROBERT W. SIYUFY, first party, to MATTHEW JAMES SPATA and LYDIA ANNE SIYUFY, whose post office address is 901 NE 23rd Avenue, Ocala, FL, 34470 second party:

[Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.]

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MARION, State of Florida, to-wit:

Lot 31, Block Q, of HERITAGE HILLS REPLAT, as per plat thereof recorded in Plat Book F, Pages 129 and 129A of the Public Records of Marion County, Florida.

SUBJECT TO:

1. Real estate taxes for the current year and all subsequent years.
2. Easements, restrictions and restrictions of record, if any.

Title to the lands described herein has not been examined by Wilson & Williams, P.A. and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of boundaries thereof, or the existence of liens, unpaid taxes, or encumbrances. (This instrument was prepared and based solely upon information provided by grantor.)

The purpose of this deed is to show the Grantors assent to the distribution to the Grantees from the Tucker Family Living Trust.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence as witnesses:

Patty Karney
Printed Name: Patty Karney

Smith Gibbs
Printed Name: Smith Gibbs

Anne Kinzer
ANNE KINZER
Address: 5450 SE 43 Ct.
Ocala, FL 34480

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of { ☒ } physical presence or { ☐ } online notarization, this 17 day of February, 2020, by ANNE KINZER, who is personally known to me or who has produced _____ as identification.

Notary Public:

Sign Patricia A. Karney
Print PATRICIA A. KARNEY
State of FLORIDA At Large (Seal)
My Commission Expires:



PATRICIA A. KARNEY
Commission # GG 187708
Expires June 18, 2022
Bonded Thru Budget Notary Service

Signed, sealed and delivered
in our presence as witnesses:

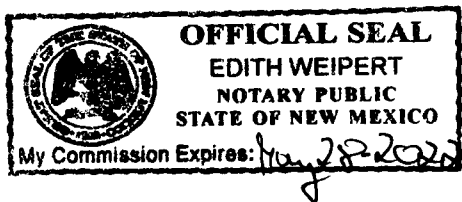
Autumn Anderson
Printed Name: Autumn Anderson

Carlee Clark
Printed Name: Carlee Clark

ADELE BUFFINGTON
Address: 8127 STARLIGHT CT, APT. B
ALAMOGORDO NM 88310

STATE OF New Mexico
COUNTY OF Otero

The foregoing instrument was acknowledged before me by means of {X} physical presence or { } online notarization, this 15 day of April, 2020, by **ADELE BUFFINGTON**, who is personally known to me or who has produced NM DL 513074891 as identification.



Notary Public:

Sign [Signature]
Print Edith Weipert

State of New Mexico At Large (Seal)

My Commission Expires: May 28, 2022

Signed, sealed and delivered
in our presence as witnesses:

Christy Okon
Printed Name: Christy Okon

Kelsie Hudes
Printed Name: Kelsie Hudes

Nancy Lynn Garcia
NANCY LYNN GARCIA
Address: 16910 S Bradley Dr.
Platte, KS 66062

STATE OF Kansas
COUNTY OF Johnson

The foregoing instrument was acknowledged before me by means of {X} physical presence or {} online notarization, this 17th day of April, 2020, by NANCY LYNN GARCIA, who is personally known to me or who has produced Kansas Drivers License as identification.

Notary Public:

JACKLYN WINTERS
Notary Public-State of Kansas
My Appt. Expires 04/11/2023

Sign Jacklyn Winters
Print Jacklyn Winters
State of Kansas At Large (Seal)
My Commission Expires: 04/11/2023

Signed, sealed and delivered
in our presence as witnesses:

Frederic J. Siyufy
Printed Name: FREDERIC J. SIYUFY
ANNE KINZER
Address: _____
Patty Karney
Printed Name: PATTY KARNEY

STATE OF Florida
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of { ☒ } physical presence
or { ☐ } online notarization, this 17th day of February, 2020, by **FREDERIC J. SIYUFY**,
who is personally known to me or who has produced _____ as identification.

Notary Public:

Sign Patricia A. Karney
Print PATRICIA A. KARNEY
State of FLORIDA At Large (Seal)
My Commission Expires:



PATRICIA A. KARNEY
Commission # GG 187703
Expires June 18, 2022
Banded Thru Budget Notary Services

Signed, sealed and delivered
in our presence as witnesses:

Chase Langlais
Printed Name: Chase Langlais

CJ Stell
Printed Name: CJ Stell

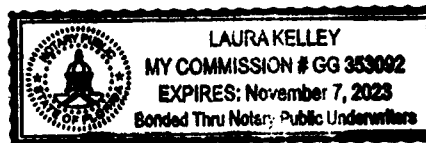
Robert W. Siyufy
ROBERT W. SIYUFY
Address: 3500 Kallins Acres Rd
PAGE FL 32571

STATE OF Florida
COUNTY OF Santa Rosa

The foregoing instrument was acknowledged before me by means of { } physical presence or { } online notarization, this 21 day of April, 2020, by **ROBERT W. SIYUFY**, who is personally known to me or who has produced _____ as identification.

Notary Public:

Sign Laura Kelley
Print Laura Kelley
State of Florida At Large (Seal)
My Commission Expires:





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

06/04/2026

SPATA MATTHEW JAMES
SIYUFY LYDIA ANNE
901 NE 23RD AVE
OCALA, FL. 34470-6201

Respondent(s) _____ /

Location of Violation: 901 NE 23RD AVE|2830-017-031

Case Number: CE26-0704

Inspector Assigned: Dale Hollingsworth

Required Compliance Date: 07/06/2026

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

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Wood frame structure being constructed behind home without required permits. Additionally, previous addition was removed pursuant to permit BLD23-0946, but no inspections were ever scheduled, the permit was never finalized, and remains expired as of 06/01/2026.

Must renew BLD23-0946 and obtain final inspection for permit closure, or obtain new replacement permit if required by permitting and obtain final inspection for permit closure.

Must obtain a separate building permit for the wood frame structure be constructed in the rear yard OR remove the wood frame structure entirely.

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:

Dale Hollingsworth Chief Code Official

dhollingsworth@ocalafl.gov

352-629-8460

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

CASE NO: CE26-0704

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 06/04/2026 post the Notice of Violation & Public Hearing to the property, located at 901 NE 23RD 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.

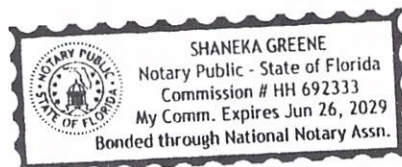
Dated: 06/04/2026


Chief Code Official

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/04/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





06/04/2026 13:21
City of Ocala
Code Enforcement 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

06/04/2026

SPATA MATTHEW JAMES
SIYUFY LYDIA ANNE
901 NE 23RD AVE
OCALA, FL. 34470-6201

Respondent(s) _____ /

Location of Violation: 901 NE 23RD AVE|2830-017-031

Case Number: CE26-0704

Inspector Assigned: Dale Hollingsworth

Required Compliance Date: 07/06/2026

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

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Wood frame structure being constructed behind home without required permits. Additionally, previous addition was removed pursuant to permit BLD23-0946, but no inspections were ever scheduled, the permit was never finalized, and remains expired as of 06/01/2026.

Must renew BLD23-0946 and obtain final inspection for permit closure, or obtain new replacement permit if required by permitting and obtain final inspection for permit closure.

Must obtain a separate building permit for the wood frame structure be constructed in the yard OR remove the wood frame structure entirely.

06/04/2026 13:21

City of Ocala

Code Enforcement Division

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

CASE NO: CE26-0704

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 06/03/2026 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: 06/03/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/03/2026 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

Naph26-0704

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®

JACKSONVILLE RPDC 320



9489 0090 0027 6696 9954 66

Label 890-PB, Oct. 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



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

SPATA MATTHEW JAMES
SIYUFY LYDIA ANNE
901 NE 23RD AVE
OCALA, FL. 34470-6201

ANK

34470-6201 0187

NIXIE

326 FE 1

0006/29/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471218701

*3024-04693-04-37

