

**Case Number** CE25-0204

**City of Ocala** 

Description: Status: HEARING Type: GENERAL VIOLATION Subtype: OVERGROWTH Opened: 3/17/2025 | Closed: Last Action: 6/12/2025 Fllw Up: 6/11/2025 Site Address: 2695 NW 21ST ST OCALA, FL 34475 Officer: STEPHANI SMITH Site APN: 21393-000-00 Details:



#### **ADDITIONAL SITES**

**LINKED CASES** 

	CHRONOLOGY											
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES								
ADMIN POSTING	SHANEKA GREENE	4/21/2025	4/21/2025	NOVPH								
CERTIFIED MAIL	SHANEKA GREENE	4/21/2025	4/21/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7937 4430 HAYES MONTGOMERY PAMELA LINDELL 1226 SW 5TH ST OCALA, FL. 34471-1740  91 7199 9991 7039 7937 4447 MIRACLE JAYLA LINDELL HAYES C/O ROSE KING 1702 NW 27TH AVE OCALA, FL. 34475								
COMPLAINT RECEIVED	YVETTE J GRILLO	3/17/2025	3/17/2025									

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CONTACT	STEPHANI SMITH	6/4/2025	6/4/2025	On 06/04/2025, I have attempted to make contact with the property owner via phone call at (352)-207-4282 (provided by another Code Enforcement Officer). However, it has led to the voice-mail inbox. I have left a detailed voice-mail message who I was, what I was calling about (referencing the case, if there was any progress with the deteriorated section of the roof to the front of the property or debris to the rear of the property).
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	4/23/2025	4/23/2025	NOVPH READY FOR POSTING NOVPH POSTED AT FRONT OF PROPERTY
PREPARE NOTICE	SHANEKA GREENE	3/19/2025	3/19/2025	HAYES MONTGOMERY PAMELA LINDELL 1226 SW 5TH ST OCALA FL 34471-1740  MIRACLE JAYLA LINDELL HAYES C/O ROSE KING 1702 NW 27TH AVE OCALA, FL 34475
PREPARE NOTICE	SHANEKA GREENE	4/21/2025	4/21/2025	NOVPH X2  HAYES MONTGOMERY PAMELA LINDELL  1226 SW 5TH ST  OCALA FL 34471-1740  MIRACLE JAYLA LINDELL HAYES  C/O ROSE KING  1702 NW 27TH AVE  OCALA, FL 34475
REGULAR MAIL	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO MAILED (2) WITH STANDARD HOUSING CHECKLIST

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				Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:
				1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or
				(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, August 7th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 30 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 31st day after the issuance of the permit, subsection (d) shall apply.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/3/2025	6/3/2025	(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the

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International Standard	Housing	Code
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- (d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, 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 \$265.07 by August 7th, 2025

**CONTACTS NAME TYPE** NAME **ADDRESS PHONE FAX EMAIL COMPLAINANT** JULIET DONKOR 2155 NW 27TH AVE OCALA, FL (760)403-0238 HAYES MONTGOMERY **OWNER** 1226 SW 5TH ST OCALA, FL 34471-1740 PAMELA LINDELL HAYES MONTGOMERY **RESPONDENT 1** 1226 SW 5TH ST OCALA, FL 34471-1740 (352)207-4282 PAMELAHM1979@GMAIL.COM PAMELA LINDELL MIRACLE JAYLA LINDELL **RESPONDENT 2** 1702 NW 27TH AVE OCALA, FL 34475 **HAYES** 

	FINANCIAL INFORMATION												
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY			
CERTIFIED POSTAGE	001-359-000-000-06- 35960	4	\$28.72	\$0.00									
CLERICAL AND CASEWORK TIME	001-359-000-000-06- 35960	7	\$154.00	\$0.00									



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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06- 35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06- 35960	2	\$1.10	\$0.00						

**Total Paid for CASE FEES:** \$0.00 \$265.07

> \$265.07 \$0.00 **TOTALS:**

	INSPECTIONS											
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES						
CASE WORK	SMS	5/9/2025	5/9/2025	COMPLETED		On 05/09/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that some miscellaneous items (such as household items like a lamp, toilet, etc) still remain on the property. In addition to this, the portion of the roof near the front entry appears to be in a state of disrepair (with no active permits applied and/or issued via the CS Permitting module). View attachments.						
CASE WORK	SMS	4/23/2025	4/23/2025	COMPLETED		On 04/23/2025, the Notice of Violation and Public hearing has been posted directly onto the property. No contact made (approach to the door) due to displayed "No Trespassing" signage posted at the door. View attachments. Signed Affidavit of Posting provided to Admin.						

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FOLLOW UP	SMS	4/18/2025	4/18/2025	COMPLETED		On 04/18/2025, I have re-inspected the property in reference to a Follow-Up inspection. I have observed that the Standard Housing violations still remain on the property (such as junk/debris, rotted overhang of the porch, etc). No contact from the property owner. No active permit(s) applied and/or issued via the CS Permitting module. NOVPH generation assigned to Admin, and inspections have been scheduled.
HEARING INSPECTION	JGB	6/11/2025				
INITIAL	SMS	3/18/2025	3/18/2025	NON COMPLIANT		OVERGROWN PROPERTY  On 03/18/2025, I have responded out to the listed location in reference to a citizen's complaint received about overgrowth. While there is no overgrowth at the time of inspection that would constitute as a violation, other violations are present on the property. The violation(s) are for a pile of junk/debris and scattered debris to the rear of the property in addition to issues with the roof for the primary structure itself (such as rotted and damaged soffit/fascia near the front entry of the property in addition to a visible dip/sag of the roof itself. I have observed no active permit(s) applied and/or issued for the property at this time. I have attempted to make contact at the property at the time of inspection, but no one answered the door. Therefore, a case card has been left behind at the property. View attachments. CLTO assignment to Admin. A Follow-Up inspection has been scheduled.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

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SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	3/18/2025		Please removes all sources of unsightly or unsanitary matter (such as pile of junk/debris and scattered debris to the rear of the property). Please repair/replace any issues regarding the roof (such as the damaged and rotted soffit and fascia near the front entry of the property and issue of dip/sag of the roof itself). Some scopes of work will require a permit.
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### BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA, MARION COUNTY, FLORIDA

#### THE CITY OF OCALA

**CASE NO: CE25-0204** 

Total Costs: \$265.07

Petitioner,

VS.

#### MONTGOMERY, PAMELA LINDELL HAYES

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.

oosts involved	in the prosecut	ion of the responden	t(o) in this case.		
1. Code Enfo	rcement Spe	cial Magistrate He	earing:		
Attorney Fees:	Cost	# of hour(s)			Total:
2. Inspector(	s) Time:				
	Cost	# @ .5 hour(s)			Total:
Inspection(s)	\$12.50	5			\$62.50
3. Clerical &	Casework Ti	me:			
	Cost	# of hour(s)			Total:
Clerical:	\$22.00	7			\$154.00
4. Recording	Cost(s): (i.e.	Lien(s) / Lien rele	ease(s) / Satisfa	ction, etc.)	
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75
5. Copies of	Related Doci	ument(s):			
	Cost	# of page(s)			Total:
Clerical:					
6. Postage C	ost(s):				
	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.10	2	\$28.72	4	\$28.72

FURTHER. AFFIANT SAYETH NOT. Dated This: 6/2/2025

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: 2 Jun by STEPHANI SMITH who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

#### 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

#### Real Estate

21393-000-00

**GOOGLE Street View** 

Prime Key: 546500 <u>MAP IT+</u> Current as of 3/18/2025

**Property Information** 

HAYES MONTGOMERY PAMELA

LINDELL 1226 SW 5TH ST

OCALA FL 34471-1740

Taxes / Assessments:
Map ID: 161

Millage: 1001 - OCALA

Situs: 2695 NW 21ST ST OCALA

M.S.T.U.

Acres: .27

PC: 01

#### 2024 Certified Value

Land Just Value	\$19,008
Buildings	\$30,249
Miscellaneous	\$934
Total Just Value	\$50,191
Total Assessed Value	\$37,609
Exemptions	\$0
Total Taxable	\$37,609
School Taxable	\$50,191

Impact (\$12,582)

#### **History of Assessed Values**

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$19,008	\$30,249	\$934	\$50,191	\$37,609	\$0	\$37,609
2023	\$19,008	\$28,429	\$934	\$48,371	\$34,190	\$0	\$34,190
2022	\$12,960	\$24,778	\$934	\$38,672	\$31,082	\$0	\$31,082

#### **Property Transfer History**

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8491/1497	05/2024	08 CORRECTIVE	7 PORTIONUND INT	U	I	\$100
8423/0428	05/2024	05 QUIT CLAIM	0	U	I	\$100
8411/0829	05/2024	25 PER REP	0	U	I	\$100
8397/0420	05/2024	25 PER REP	0	U	I	\$100
8393/1722	05/2024	70 OTHER	0	U	I	\$100
8265/1064	03/2024	70 OTHER	0	U	I	\$100
8167/1280	10/2023	21 ADMNSTR	0	U	I	\$100
8148/1138	09/2023	24 GUARDAN	0	U	I	\$100
8265/0263	11/2021	71 DTH CER	0	U	I	\$100
<u>8265/0265</u>	03/2014	71 DTH CER	0	U	Ι	\$100
<u>3110/1309</u>	01/2002	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$13,000

3090/1368	01/2002	60 CRT ORD	0	U	I	\$100
<u>3059/0796</u>	05/1995	74 PROBATE	0	U	I	\$100
2031/0897	03/1986	71 DTH CER	0	U	I	\$100
1000/0147	10/1979	43 R-O-W	0	U	I	\$100

#### **Property Description**

SEC 01 TWP 15 RGE 21 E 146.70 FT OF W 176.7 FT OF N 80 FT OF S 105 FT OF SW 1/4 OF SW 1/4 LESS & EXCEPT W 30 FT THEREOF & LESS & EXCEPT S 25 FT THEREOF

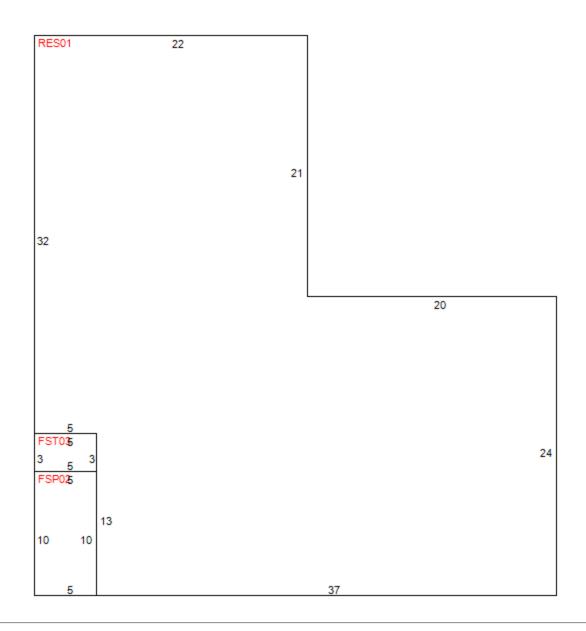
#### Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	<b>Units Type</b>	Rate Loc Shp Phy	Class Value	Just Value
0100		146.0	80.0	R1	.27 AC			
9994		.0	.0	R1	1.00 UT			
Neighb	orhood 4525 -	15-21 N OF SE	R 40 RESID	ENTIAL				
Mkt: 8	70							

#### **Traverse**

#### Building 1 of 1

RES01=R37U24L20U21L22D32R5D13. FSP02=L5U10R5D10.U10 FST03=U3L5D3R5.



#### **Building Characteristics**

**Improvement** 1F - SFR- 01 FAMILY RESID

Effective Age 9 - 40-99 YRS

**Condition** 0

**Quality Grade** 300 - LOW **Inspected on** 10/3/2023 by 222

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 174

TypeIDExterior Walls	Stories	Year Built	Finished A	Attic Bsmt Area	Bsmt Finish	<b>Ground Floor Area</b>	Total Flr Area
RES 0134 - WD FRAME-STUCO	1.00	1958	N	0 %	0 %	1,405	1,405
FSP 0201 - NO EXTERIOR	1.00	2004	N	0 %	0 %	50	50
FST 0332 - CONC BLK-STUCO	1.00	2010	N	0 %	0 %	15	15

Section: 1

Roof Style: 10 GABLE

**Roof Cover:** 06 ASPHALT SHNGL **Heat Meth 1:** 20 HEAT PUMP

Heat Meth 2: 00

**Foundation:** 7 BLK PERIMETER

**A/C:** Y

Floor Finish: 24 CARPET Wall Finish: 16 DRYWALL-PAINT

Wall Finish: 16 DRYWALL-PAINT Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00 Fireplaces: 0 Bedrooms: 3 4 Fixture Baths: 0 3 Fixture Baths: 1 2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y Dishwasher: N Garbage Disposal: N Garbage Compactor: N

Intercom: N Vacuum: N

		Miscellane	eous Imp	rovemen	<u>its</u>			
<b>Type</b> 159 PAV CONCRETE		Nbr Units 843.00	<b>Type</b> SF	Life 20	Year In 1958	Grade 3	Length 0.0	<b>Width</b> 0.0
		<u>App</u>	oraiser N	<u>otes</u>				
			ng and Brmit Sear					
Permit Number	<b>Date Issued</b>	Dat	te Comp	leted	Description	on		
BLD17-1024	6/26/2017		-		WALLED	SCREEN DO	OR	
BLD11-0709	5/26/2011		-		RES REPA	AIRS		
OC01338	11/5/2010		-		RESIDEN	TIAL REPAIR	RS	
OC17757	6/1/1984				ENCLOSI	ELICD		

#### CORRECTIVE QUIT CLAIM DEED

(as to property description)

Prepared by: Nathan Dougherty Law P.A. P.O. Box 380984 Murdock, FL 33938 941.270.4489 Parcel ID: 21393-000-00

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO DATE: 12/12/2024 02:57:30 PM

FILE #: 2024162990 OR BK 8491 PGS 1497-1498

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

State: Florida County: Marion

Grantor: Pamela Lindell Hayes Montgomery and Miracle Jayla Lindell Hayes c/o Victoria Rose

King, as guardian.

Grantee: Pamela Lindell Hayes Montgomery

Effective Date: // .05.2024 , 2024

For adequate consideration, Pamela Lindell Hayes Montgomery, a single individual, whose address is 1226 SW 5th St., Ocala, FL 34471, and Miracle Jayla Lindell Hayes, a single individual c/o Victoria Rose King, as guardian, whose addresses is 1702 NW 27th Ave., Ocala, FL 34475, Grantors, named above, conveys, assigns, and guit claims to same, Pamela Lindell Haves Montgomery, a single individual, whose address is 1226 SW 5th St., Ocala, FL 34471, Grantee, named above, and Grantee's heirs and assigns, all of Grantor's rights, title, and interests, if any, in the following lands (the "Lands") in the county and state named above:

> The East 146.70 feet of the West 176.70 feet of the North 80 feet of the South 105 feet of the SW 1/4 of the SW 1/4 of Section 1, Township 15 South, Range 21 East, Marion County, Florida, LESS AND EXCEPT the West 30 feet thereof and LESS AND EXCEPT the South 25 feet thereof. also known as: 2695 NW 21st Street

Grantor deems herself to have conveyed, assigned, and quit claimed to Grantee all of Grantor's interests in the Lands, and on or after the Effective Date stated above, Grantor shall not have, claim, or demand any rights, title, or interests in the Lands or any part of the Lands.

Subject property is not the homestead of grantors or contiguous thereto, and neither said grantor nor any one for whose support the grantor is responsible, resides on or adjacent to said property.

This Quit Claim Deed is signed by Grantor as of the date of acknowledgment of Grantor's signature below, but is effective for all purposes as of the Effective Date stated above.

Victoria Rose King, as guardian, for Miracle Jayla Lindell Hayes

Huse Jorde Tarile Dardon 3/6 Su 19th Ave Deela Fl 34471
Signature Witness 1 Clearly Printed Name Clearly printed Address

Trank Bould Roynows 1706 Nw 27th Ave Signature Witness 2 Clearly Printed Name Clearly printed address State of Florida **County of Marion** The foregoing quit claim deed was acknowledged before me this date: 11/05/24 by Victoria Rose King, as guardian who appeared \_\_remotely or \_\_\_in person, and who \_\_\_\_is personally known or produced a Fig. 2 as identification. Notary Signature: [Notary Seal] Notary Printed Name: Daniel Rames

Tax F	oll Pro	perty Summary						<u>Help</u>
Accou	nt Num	ber R2	1393-000-00	Туре	e RE	AL ESTATE	Request	Future E-Bill
Address 2695 NW 21ST ST OCALA		Stat	us					
Sec/Tv	vn/Rng	1 15 21		Sub	division 452	25		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
<u>2010</u>	R	2010 R21393-000-00	PAID	12/2010	507.24			Tax Bill
<u>2011</u>	R	2011 R21393-000-00	PAID	11/2011	456.12			Tax Bill
2012	R	2012 R21393-000-00	PAID	12/2012	387.94			Tax Bill
2013	R	2013 R21393-000-00	PAID	11/2013	343.66			Tax Bill
2014	R	2014 R21393-000-00	PAID	12/2014	364.58			Tax Bill
<u>2015</u>	R	2015 R21393-000-00	PAID	11/2015	405.33			Tax Bill
<u>2016</u>	R	2016 R21393-000-00	PAID	11/2016	416.52			Tax Bill
2017	R	2017 R21393-000-00	PAID	11/2017	431.67			Tax Bill
<u>2018</u>	R	2018 R21393-000-00	PAID	11/2018	436.68			Tax Bill
<u>2019</u>	R	2019 R21393-000-00	PAID	12/2019	472.44			Tax Bill
2020	R	2020 R21393-000-00	PAID	03/2021	490.79			Tax Bill
2021	R	2021 R21393-000-00	PAID	02/2022	870.27			Tax Bill
2022	R	2022 R21393-000-00	PAID	02/2023	762.29			Tax Bill
2023	R	2023 R21393-000-00	CER SOLD	06/2024				Tax Bill
2023	CER	2024-00010067-00	UNPAID			1,181.75		Certificate
2024	R	2024 R21393-000-00	UNPAID			1,047.54		Tax Bill



#### CURRENT ACCOUNT DETAILS

Account Number         2024         R21393-000-00         Tax Bill
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#### **DELINQUENT TAXES DUE**

Property Desc	cription	Owner Information  MONTGOMERY HAYES LINDELL PAMELA		
SEC 01 TWP 15 RGE	21 E 146.70 FT			
OF W 176.7 FT OF N	80 FT OF S 1	LINDELL HAYES MIRACLE	JAYLA	
05 FT OF SW 1/4 OF S	SW 1/4 LESS &	1226 SW 5TH STREET		
EXCEPT W 30 FT THE		OCALA FL 34471-1740		
Current Value	es and Exemptions	Taxes and Fees Le	vied	
	-			
	50,191	TAXES	734.34	
 MARKET VALU 5	<u> </u>	TAXES SP. ASMT	734.34 313.20	
MARKET VALU 5 COUNTY ASMT 3	50,191			
MARKET VALU 5 COUNTY ASMT 3 COUNTY TXBL 3	- 50,191 37,609			

1,047.54	1,078.97	1,084.90	AFTER	APRIL 30 2025	APR 1 2025	
Post Date	Receipt	# Pmt Typ	e Status	Disc	Interest	Total

#### Links of Interest

LINK TO PA GIS
LINK TO PROPERTY APPRAISER WEB



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

3/19/2025

CASE NO: CE25-0204

HAYES MONTGOMERY PAMELA LINDELL 1226 SW 5TH ST OCALA, FL. 34471-1740

MIRACLE JAYLA LINDELL HAYES C/O ROSE KING 1702 NW 27<sup>TH</sup> AVE OCALA, FL. 34475

RE: 21393-000-00 | 2695 NW 21<sup>ST</sup> ST OCALA, FLORIDA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/18/2025

#### Violations:

#### SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please removes all sources of unsightly or unsanitary matter (such as pile of junk/debris and scattered debris to the rear of the property). Please repair/replace any issues regarding the roof (such as the damaged and rotted soffit and fascia near the front entry of the property and issue of dip/sag of the roof itself). Some scopes of work will require a permit.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@calafl.gov



# City of Ocala code enforcement division

CASE NUMBER:	DATE:
ADDRESS:	PARCEL ID:

<sup>\*</sup>A mark or check next to a code section indicates a violation of such.

302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
303.1 – Windows	Every habitable room must have at least 1 window or skylight.
303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/approved ventilating system.
303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles.  Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



# City of Ocala CODE ENFORCEMENT DIVISION

II (SI Ee I	HON CHECKLIST
304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6'8".
305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30" above ground level, or on steps containing 4 or more risers.
305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



# City of Ocala CODE ENFORCEMENT DIVISION

INSPECTION CHECKLIST				
Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.				
Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.				
All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.				
Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.				
Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.				
Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.				
Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.				
Firestopping must be maintained to cut off all concealed draft openings.				
Every interior door shall fit within its frame and shall be capable of being opened and closed.				
Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.				
Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.				
Skirting shall be maintained free from broken or missing sections, pieces or cross members.				
Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.				



# City of Ocala CODE ENFORCEMENT DIVISION

	306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.	
	306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.	
	306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.	
	307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.	
	307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.	
	307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.	
	307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.	
	307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility	
	307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.	

*****	NOTES:
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CODE EN	FORCE	MENT	INSPE	CTOR:
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# City of Ocala

# GROWTH MANAGEMENT DEPARTMENT CODE ENFORCEMENT DIVISION ENVIRONMENTAL ENFORCEMENT DIVISION 201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

#### NOTICE OF VIOLATION AND PUBLIC HEARING

04/21/2025

HAYES MONTGOMERY PAMELA LINDELL 1226 SW 5TH ST OCALA, FL. 34471-1740

MIRACLE JAYLA LINDELL HAYES C/O ROSE KING 1702 NW 27TH AVE OCALA, FL. 34475

Respondent	(s	)
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Location of Violation: 2695 NW 21ST ST|21393-000-00

Case Number: CE25-0204

Officer Assigned: Stephani Smith

Required Compliance Date: 06/11/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

#### SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please removes all sources of unsightly or unsanitary matter (such as pile of junk/debris and scattered debris to the rear of the property). Please repair/replace any issues regarding the roof (such as the damaged and rotted soffit and fascia near the front entry of the property and issue of dip/sag of the roof itself). Some scopes of work will require a permit.

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 – 2<sup>nd</sup> 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

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

**CASE NO: CE25-0204** 

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

#### STATE OF FLORIDA

is personally known to me.

Notary Public, State of Florida

COUNTY OF MARION		
BEFORE ME, the undersigned authority personal Division of the, City of Ocala, who after being duly		, ici the code Eliferosinem
1. I did on 04/22/2025 post the Notice of 2695 NW 21ST ST	f Violation & Public Hearing to	the property , located at
2. This Affidavit is provided pursuant to Sect	ion 2-446(b) 2(b), Code of Ordinan	ces of the City of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.	Dated: Date de la company de l	T2212025
	De	nforcement Officer
STATE OF FLORIDA MARION COUNTY		

SWORN TO (or affirmed) before me: 04/22/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who

SHANEKA GREENE Notary Public - State of Florida

Commission # HH 116685
My Comm. Expires Jun 18, 2025
Bonded through National Notary Assn.

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

**CASE NO: CE25-0204** 

#### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

STATE	OF	FL	ori	DA
COUNT	ΥC	F	/AF	SION

<b>BEFORE ME</b> , the undersigned authority personally appeared, _ Division of the, City of Ocala, who after being duly sworn, deposes		_, for the Code Enforcement
I did on 04/21/2025 post the Notice of Violation & Pub     110 SE Watula Avenue Ocala, FL .	olic Hearing toOcala City	Hall , located at
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 04/22/2025	t Specialist
STATE OF FLORIDA MARION COLINTY		

MARION COUNTY

SWORN TO (or affirmed) before me: 04/22/2025 by Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Notary Public, State of Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn.

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

400H-0204

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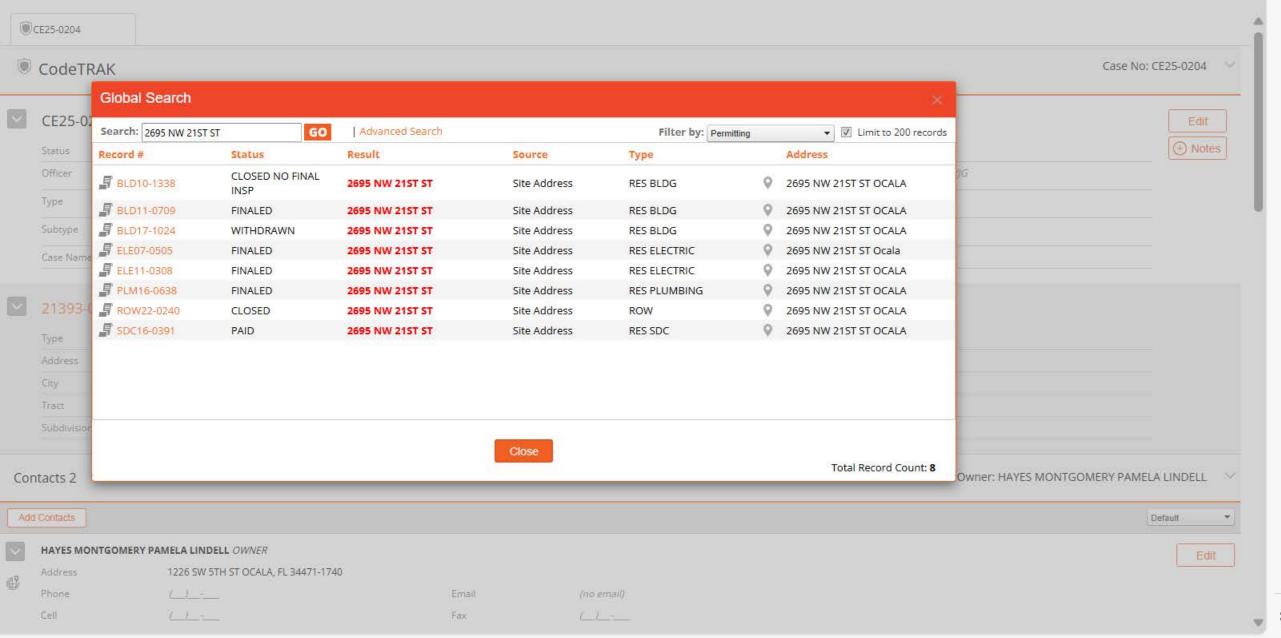
OCALA, FL. 34471-1740 HAYES MONTGOMERY PAMELA LINDELL 1226 SW 5TH ST

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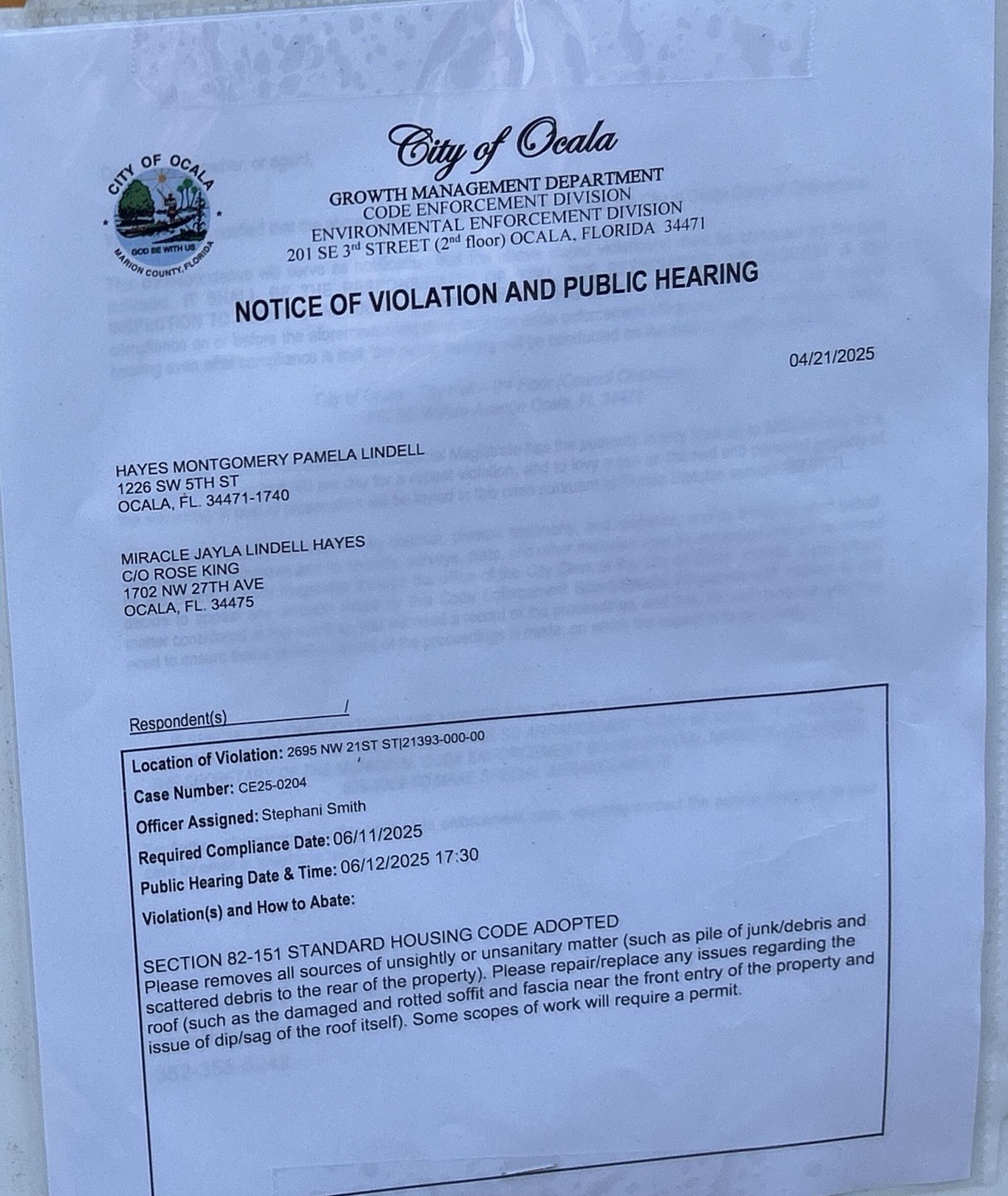






# CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



4/23/25, 8:31 AM
City of Ocala
Code Enforcement Division













