



Case Details - No Attachments

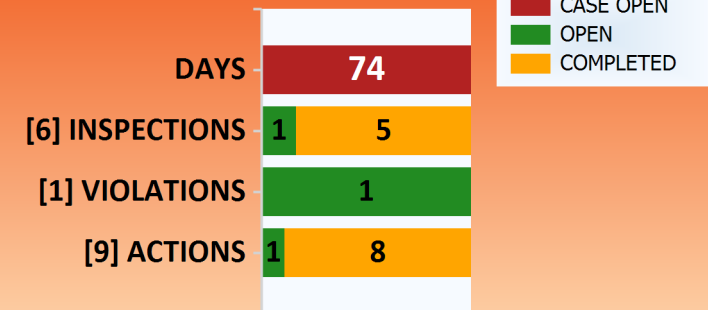
City of Ocala

Case Number

CE25-0403

Description: JUNK IN YARD			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 5/12/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/29/2025
Site Address: 1021 NE 12TH ST OCALA, FL 34470			
Site APN: 2614-004-010		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH MAILED 91 7199 9991 7039 7682 8158 QUIRK MARK A QUIRK KATHRYN L 2655 NE 37TH PL RD OCALA, FL. 34479-2110
COMPLAINT RECEIVED	YVETTE J GRILLO	5/20/2025	5/20/2025	
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	7/3/2025	7/3/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

PREPARE NOTICE	SHANEKA GREENE	5/21/2025	5/21/2025	CLTO X 1 QUIRK MARK A QUIRK KATHRYN L 2655 NE 37TH PLACE RD OCALA FL 34479-2110 UNKNOWN OCCUPANT(S) 1021 NE 12TH ST OCALA, FL 34470
PREPARE NOTICE	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH X 2 QUIRK MARK A QUIRK KATHRYN L 2655 NE 37TH PLACE RD OCALA FL 34479-2110 UNKNOWN OCCUPANT(S) 1021 NE 12TH ST OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	5/21/2025	5/21/2025	CLTO MAILED (2)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$250.71 by August 21st, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MICHELE GIBSON	1015 NE 12TH ST ,			
OWNER	QUIRK MARK A	2655 NE 37TH PLACE RD OCALA, FL 34479-2110			
RESPONDENT 1	QUIRK MARK A QUIRK KATHRYN L	QUIRK KATHRYN L OCALA, FL 34479			
RESPONDENT 2	UNKNOWN OCCUPANT(S)	1021 NE 12TH ST OCALA, FL 34470			
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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
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:			\$250.71	\$0.00						
TOTALS:			\$250.71	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/22/2025	7/22/2025	COMPLETED		On 07/22/2025, I have inspected the property in reference to a NOVPH compliance inspection. I have observed that junk and debris still remains on the property. View attachments.
CASE WORK	SMS	7/3/2025	7/3/2025	COMPLETED		On 07/03/2025, I have posted the NOVPH directly to the property. View attachments. Affidavit of Posting provided to Admin.
CASE WORK	SMS	7/1/2025	7/1/2025	COMPLETED		On 07/01/2025, I have re-inspected the property in reference to junk and debris. I have observed that the junk and debris still remains on the property (with little to no change). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.

FOLLOW UP	SMS	6/17/2025	6/17/2025	COMPLETED		On 06/17/2025, I have re-inspected the property in reference to junk and debris. I have observed that some of the junk and debris has been removed off the property (and some of this junk/debris was placed on the curb for removal at the time of inspection). I have spoken to one of the occupants who has informed me that the property owner was ill at the time, however, they will pass the message along to have this taken care of. View attachments. Set inspection to monitor progress.
HEARING INSPECTION	SMS	7/29/2025				
INITIAL	SMS	5/20/2025	5/20/2025	NON COMPLIANT		ADVISED JUNK AND DEBRIS ALL OVER PROPERTY AND PARKING OF TRAILER IN BACK ACCESS ROAD BEHIND PROPERTY On 05/20/2025, I have responded out to the property in reference to junk/debris on the property. I have observed some junk/debris set out for bulk and trash pick-up. However, some of these items will not be accepted through the sanitation department such as the tires, loose trash, etc. In addition to this, there appears to be other miscellaneous items in the driveway (household items like a microwave, shoes, hoverboards, etc). I have attempted to make contact by knocking on the door, but no one has answered at this time. Therefore, I have left a case card at the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	5/20/2025				Please remove all sources of unsightly and unsanitary matter from off the property such as pile(s) of junk/debris sitting on the curb (bulk pick-up will not remove tires, loose trash, etc) and either remove miscellaneous items in the driveway or properly store them away.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0403

Petitioner,

VS.

QUIRK, MARK A.
QUIRK, KATHRYN L.

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
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Attorney Fees:

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
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Clerical:

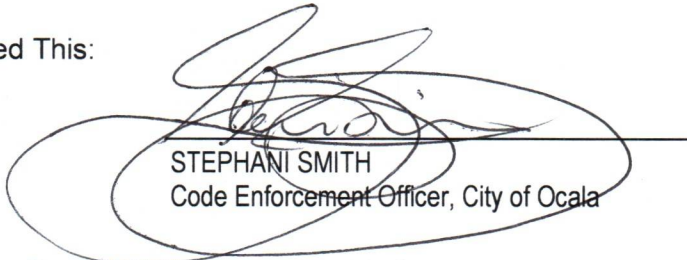
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.10	2	\$14.36	2	\$14.36

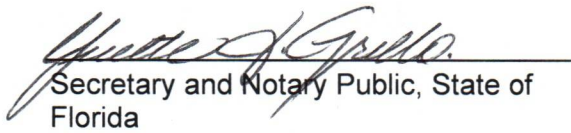
Total Costs: \$250.71

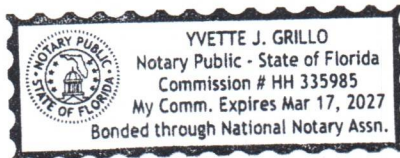
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

**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: 15 Jul by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

2614-004-010

[GOOGLE Street View](#)

Prime Key: 1262976

[MAP IT+](#)

Current as of 5/20/2025

Property Information

QUIRK MARK A
QUIRK KATHRYN L
2655 NE 37TH PLACE RD
OCALA FL 34479-2110

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .26

Situs: 1021 NE 12TH ST OCALA

2024 Certified Value

Land Just Value	\$35,625
Buildings	\$89,669
Miscellaneous	\$1,418
Total Just Value	\$126,712
Total Assessed Value	\$126,712
Exemptions	\$0
Total Taxable	\$126,712

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,625	\$89,669	\$1,418	\$126,712	\$126,712	\$0	\$126,712
2023	\$35,625	\$94,017	\$1,552	\$131,194	\$120,386	\$0	\$120,386
2022	\$37,500	\$773	\$1,484	\$39,757	\$27,600	\$0	\$27,600

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
OC01/1240	01/1980	02 DEED NC	0	U	I	\$300
0653/0753	08/1974	02 DEED NC	0	U	I	\$11,500

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 012
WYOMINA CREST
BLK D LOT 10

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		75.0	150.0	R1A	75.00	FF							
Neighborhood 5144 - WYOMINA TER/CREST/PARK													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=R30U2R9D4,5R12U29,5L12L9U1L30D28.R10

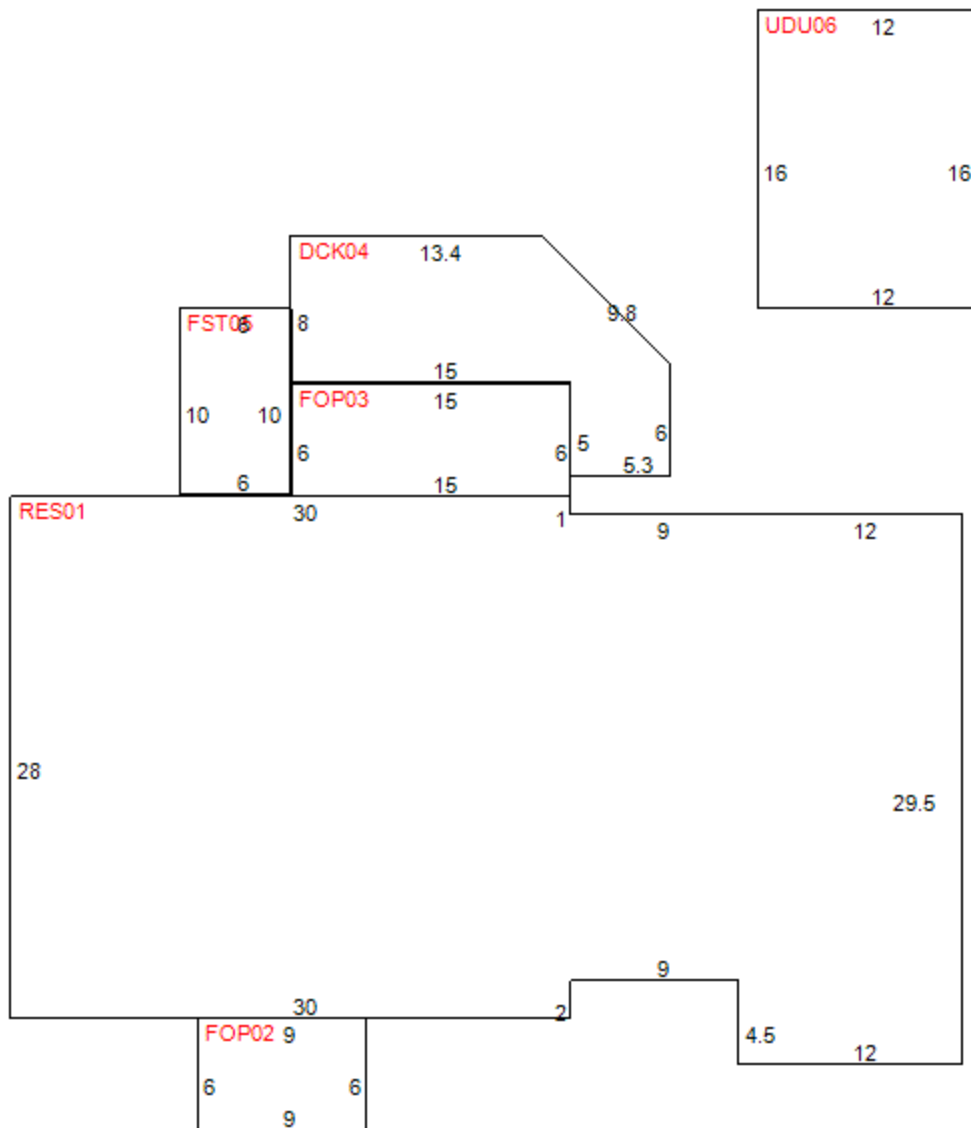
FOP02=R9D6L9U6.L10U28R15

FOP03=U6R15D6L15.U6

DCK04=U8R13,4A135|9,8D6L5,3U5L15.D6

FST05=U10L6D10R6.R25U10

UDU06=U16R12D16L12.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 12/21/2022 by 118

Year Built 1950
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 167

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0148	- CEDAR SIDING	1.00	1950	N	0 %	0 %	1,419	1,419
FOP 0201	- NO EXTERIOR	1.00	1950	N	0 %	0 %	54	54
FOP 0301	- NO EXTERIOR	1.00	1950	N	0 %	0 %	90	90
DCK 0401	- NO EXTERIOR	1.00	1950	N	0 %	0 %	164	164
FST 0538	- WD SIDING-SHTG	1.00	1950	N	0 %	0 %	60	60
UDU 0648	- CEDAR SIDING	1.00	1980	N	0 %	0 %	192	192

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 4	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	50.00	LF	10	1980	4	0.0	0.0
159 PAV CONCRETE	1,097.00	SF	20	1988	3	0.0	0.0
045 LEAN TO	84.00	SF	15	2004	1	7.0	12.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD21-1798	7/21/2021	-	QUIRK / WINDOW REPLACEMENT

1974 SEP 25 PM 3: 56

BOOK 653 PAGE 753

This instrument was prepared by:

Warranty Deed (STATUTORY FORM — SECTION 689.02 F.S.)

SEP 25 1974
Filed and recorded _____ in O. R. Book 653 Page 753
Record Verified. John F. Nicholson, Clerk of Circuit Court, Marion Co. Fla.
By Grace M. Hargreaves D. C.



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

5/21/2025

CASE NO: CE25-0403

QUIRK MARK A
QUIRK KATHRYN L
2655 NE 37TH PLACE RD
OCALA, FL. 34479-2110

UNKNOWN OCCUPANT(S)
1021 NE 12TH ST
OCALA, FL. 34470

RE: 2614-004-010 | 1021 NE 12TH 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: 06/17/2025

Violations:

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

Please remove all sources of unsightly and unsanitary matter from off the property such as pile(s) of junk/debris sitting on the curb (bulk pick-up will not remove tires, loose trash, etc) and either remove miscellaneous items in the driveway or properly store them away.

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@ocalafl.gov



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

07/03/2025

QUIRK MARK A
QUIRK KATHRYN L
2655 NE 37TH PL RD
OCALA, FL. 34479-2110

Respondent(s) _____ /

Location of Violation: 1021 NE 12TH ST|2614-004-010

Case Number: CE25-0403

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

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

Please remove all sources of unsightly and unsanitary matter from off the property such as pile(s) of junk/debris sitting on the curb (bulk pick-up will not remove tires, loose trash, etc) and either remove miscellaneous items in the driveway or properly store them away.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0403

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

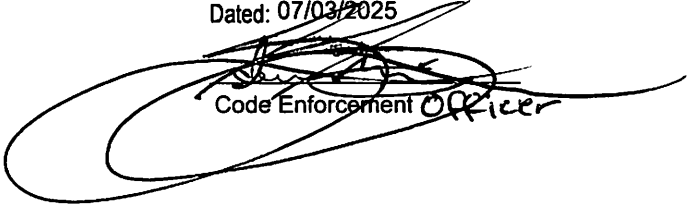
**STATE OF FLORIDA
COUNTY OF MARION**

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 07/03/2025 post the Notice of Violation & Public Hearing to the property, located at 1021 NE 12TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/03/2025

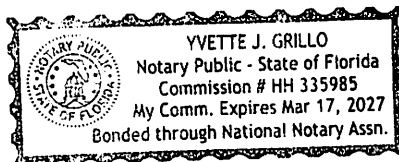

Code Enforcement **OFFICER**

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/03/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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

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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/03/2025

QUIRK MARK A
QUIRK KATHRYN L
2655 NE 37TH PL RD
OCALA, FL 34479-2110

Respondent(s) _____

Location of Violation: 1021 NE 12TH ST|2614-004-010
Case Number: CE25-0403
Officer Assigned: Stephani Smith
Required Compliance Date: 07/29/2025
Public Hearing Date & Time: 07/30/2025 10:30
Violation(s) and How to Abate:

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER**
Please remove all sources of unsightly and unsanitary matter from off the property such as
pile(s) of junk/debris sitting on the curb (bulk pick-up will not remove tires, loose trash, etc) and
either remove miscellaneous items in the driveway or property store them away.

Office DEPOT

7/3/25, 8:18 AM
City of Ocala
Code Enforcement Division



7/3/25, 8:18 AM
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: CE25-0403

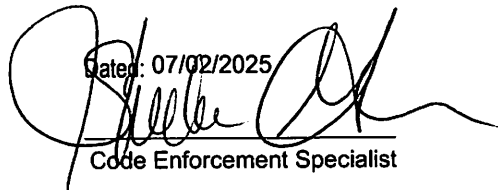
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 07/02/2025 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.

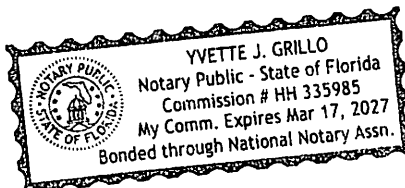

Dated: 07/02/2025
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





7/22/25, 8:45 AM
City of Ocala
Code Enforcement Division



7/22/25, 8:45 AM
City of Ocala
Code Enforcement Division



7/1/25, 3:42 PM
City of Ocala
Code Enforcement Division



7/1/25, 3:42 PM
City of Ocala
Code Enforcement Division



7/1/25, 3:42 PM
City of Ocala
Code Enforcement Division



6/17/25, 10:17 AM
City of Ocala
Code Enforcement Division



6/17/25, 10:17 AM
City of Ocala
Code Enforcement Division



6/17/25, 10:17 AM
City of Ocala
Code Enforcement Division



5/20/25, 11:44 AM
City of Ocala
Code Enforcement Division



5/20/25, 11:44 AM
City of Ocala
Code Enforcement Division



5/20/25, 11:49 AM
City of Ocala
Code Enforcement Division



5/20/25, 11:49 AM
City of Ocala
Code Enforcement Division