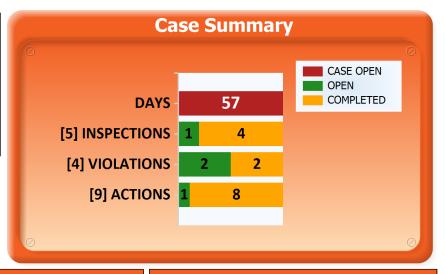


**Case Number CE25-0475** 

## **City of Ocala**

Description: Junk, overgrowth, and derelict vehicles Status: HEARING Subtype: OVERGROWTH Type: GENERAL VIOLATION Opened: 6/2/2025 Closed: Last Action: 7/30/2025 Fllw Up: 7/29/2025 Site Address: 2045 NW 1ST ST OCALA, FL 34475 Officer: STEPHANI SMITH Site APN: 2260-148-020 Details:



## **ADDITIONAL SITES**

**LINKED CASES** 

		CHR	ONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH MAILED 91 7199 9991 7039 7931 3866 CURTIS CHRISTOPHER W CURTIS ANGLETT E 2050 NW 1ST ST OCALA, FL. 34475
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
MEETING	STEPHANI SMITH	6/3/2025	6/3/2025	Meeting with Charlita Whitehead and Ramona Williams of Economic Development in reference to three properties (with two being in relation to a property owner that has applied for the grant). I have went over what violations were at the property based off of the initial inspection.



**Case Number CE25-0475** 

OFFICER POSTING	STEPHANI SMITH	6/24/2025	6/24/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO X 1  CURTIS CHRISTOPHER W  CURTIS ANGLETT E  2050 NW 1ST ST  OCALA FL 34475-6359
PREPARE NOTICE	SHANEKA GREENE	6/20/2025	6/23/2025	NOVPH X 1 (JULY MAGISTRATE)  CURTIS CHRISTOPHER W  CURTIS ANGLETT E  2050 NW 1ST ST  OCALA FL 34475-6359
REGULAR MAIL	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO MAILED

**Case Number** CE25-0475

				Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-332 and order to:
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	<ul> <li>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.</li> <li>(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.</li> </ul>
				2,) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00m 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 violation(s) into compliance to include removal of all items stored upon the property. 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.
				3.) Pay the cost of prosecution of \$237.66 by August 21st, 2025.



**Case Number CE25-0475** 

**City of Ocala** 

	CONTACTS									
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL					
OWNER	CURTIS CHRISTOPHER W	2050 NW 1ST ST OCALA, FL 34475-6359								
RESPONDENT 1	CURTIS CHRISTOPHER W & CURTIS ANGLETT E	2050 NW 1ST ST OCALA, FL 34475-6359								

	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	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06- 35960	1	\$0.55	\$0.00						
					•	· · · · · · · · · · · · · · · · · · ·			•	

**Total Paid for CASE FEES:** \$237.66 \$0.00

> \$237.66 \$0.00 **TOTALS:**

INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES				
CASE WORK	SMS	7/10/2025	7/10/2025	COMPLETED		On 07/10/2025, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that the derelict vehicle and the commercial vehicle has been removed from off the property. All that remains is the assortment of junk and debris stored on the property. View attachments.				

**Case Number** CE25-0475

CASE WORK	SMS	6/24/2025	6/24/2025	COMPLETED	On 06/24/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.
FOLLOW UP	SMS	6/18/2025	6/18/2025	COMPLETED	On 06/18/2025, I have re-inspected the property in reference to multiple violations occurring at the property such as the permitted uses of an R-2 property (storage of items on a vacant lot), junk and debris, and derelict vehicles located at the property. I have observed that the piles of junk and debris still remain on the property in addition to the storage of said items. Along with this, the derelict vehicles (including a commercial vehicle) remain on the property. View attachments. Due to this being a persistent issue (multiple past and previous cases in relation to similar issues of junk and debris), I have decided to move this case forward to the NOVPH stage. View attachments.  NOVPH generation assigned to Admin, and inspections have been scheduled.
HEARING INSPECTION	SMS	7/29/2025			
INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT	During a grant application site visit from Economic Development code violations were observed upon the property. Please contact Economic Development before initial inspection (Charlita Whitehead cwhitehead@ocalafl.gov OR Marie Mesadieu mmesadieu@ocalafl.gov).

**Case Number CE25-0475** 

INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT	On 06/03/2025, I have responded out to the property with a scheduled meeting from two representatives of the Economic Development Team at 02:30 P.M. On this vacant lot, I have observed multiple violations such as overgrowth, junk and debris (comprising of tires, household items such as toilets, ovens, fridges, tarp), derelict vehicle(s)/commercial vehicle (commercial vehicle had an expired tag back from 2020), and the storage of these items on a vacant lot. I have explained to Charlita Whitehead and Ramona Williams about my findings. These inspections are in relation to concerns arising from their initial inspection that was related to a grant application for their fencing. Upon the discovery of these violations, they have contacted our office to submit the complaints. As per the Economic Development team, they have a deadline of two weeks for their grant application. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
---------	-----	----------	----------	---------------	---

				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHANI SMITH	6/3/2025	7/10/2025			Please remove the commercial vehicle off the property. The storage of commercial vehicles are not allowed in residential zones (or vacant lots).
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	6/3/2025				Please remove all items on the vacant lot such as derelict vehicle(s), miscellaneous and household items, tires, tarps, etc. The storage of these items are not allowed on this property.

**Case Number CE25-0475** 

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	6/3/2025	7/10/2025	Please remove any derelict vehicles from off property (such as those that are not in a str operable condition). Storage of these vehicle not allowed on a vacant lot.	reet
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/3/2025		Please remove any junk, debris, and miscellar items from off the property. Storage of these are not allowed on a vacant lot. Cut and clea overgrowth on the property.	items

## BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA, MARION COUNTY, FLORIDA

## THE CITY OF OCALA

**CASE NO: CE25-0475** 

Petitioner,

VS.

CURTIS, CHRISTOPHER W. CURTIS, ANGLETT E.

Respondents

1

## 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 Enfo	rcement Spe	ecial Magistrate H	earing:		
The second secon	Cost	# of hour(s)			Total:
Attorney Fees:					
2. Inspector(	s) Time:				
	Cost	# @ .5 hour(s)			Total:
Inspection(s)	\$12.50	4			\$50.00
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 rel	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 Doc	ument(s):			
	Cost	# of page(s)			Total:
Clerical:					
6. Postage C	ost(s):				
	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$14.36	2	\$14.36

**Total Costs:** \$237.66

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

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

2260-148-020

GOOGLE Street View

**Property Information** 

CURTIS CHRISTOPHER W CURTIS ANGLETT E 2050 NW 1ST ST OCALA FL 34475-6359

Taxes / Assessments:
Map ID: 162
Millage: 1001 - OCALA

Situs: 2045 NW 1ST ST OCALA

M.S.T.U.

Acres: .09

PC: 00

2024 Certified Value

Land Just Value	\$4,760
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$4,760
Total Assessed Value	\$1,505
Exemptions	\$0
Total Taxable	\$1,505
School Taxable	\$4.760

Impact (\$3,255)

**History of Assessed Values** 

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$4,760	\$0	\$0	\$4,760	\$1,505	\$0	\$1,505
2023	\$3,400	\$0	\$0	\$3,400	\$1,368	\$0	\$1,368
2022	\$2,720	\$0	\$0	\$2,720	\$1,244	\$0	\$1,244

## **Property Transfer History**

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>5944/1906</u>	09/2013	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$2,000
3711/1647	04/2004	41 CORP	8 ALLOCATED	U	V	\$230,000
3064/0771	09/2001	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,100
<u>2810/1627</u>	06/2000	60 CRT ORD	0	U	I	\$100
2612/0132	02/1999	60 CRT ORD	0	U	I	\$100
2612/0129	01/1999	74 PROBATE	0	U	I	\$100
UNRE/INST	07/1990	71 DTH CER	0	U	I	\$100

**Property Description** 

SEC 13 TWP 15 RGE 21

			<u>L</u>	and Data - Wa	arning: Verify Zon	ning		
Use 0001 Neighb Mkt: 8	<b>CUse</b> orhood 4491 - V 70	Front 40.0 V. END OCA / I	Depth 100.0 POINC 20	Zoning R2 0-400 QG	<b>Units Type</b> 40.00 FF	Rate Loc Shp Phy	Class Value	Just Valu
				Miscellaneo	ous Improvements			
Туре		Nbr Units	Type	Life	Year In	Grade	Length	Widt
				<u>Appr</u>	raiser Notes			
					g and Building mit Search **			
Permit OC014	Number			e <b>Issued</b> /1/1997	Date	e Completed	<b>Description</b> DEMO	

THIS INSTRUMENT PREPARED BY:
Mark C. DeBolt
46 SW I<sup>st</sup> Avenue
Ocala, Florida 34471

RECORD AND RETURN TO:
Mark C. DeBolt
46 SW I" Avenue
Ocala, Florida 34471

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 10/21/2013 03:46:24 PM

FILE #: 2013108056 OR BK 05944 PG 1906

REC 10.00 DEED DS 14.00

Property Appraiser's Parcel I.D. (Folio) Number(s): 2260-148-020

## THIS SPECIAL WARRANTY DEED Made this 9th day of Goden A.D. 2013 by

Mark C. DeBolt, Individually and as Trustee Hereinafter called the grantor, to

Christopher W. Curtis and Anglett E. Curtis, Joint with the Right of Survivorship

Whose address is: PO Box 2292 Ocala, Florida 34478

Hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor for and in consideration of the sum of \$10.00---- and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Marion County, Florida to wit:

SEC 13 TWN 15 RGE21 WEST END OCALA BLK 148 LOT 20 PLAT BOOK A PAGE 053

Grantors warrant subject property is not his homestead nor is it contiguous to lands claimed by him as his homestead.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same is fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012, restrictions, reservations, covenants, and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first written above.

Signed, sealed and delivered in our presence:

Witnessignature

Derek Botse

Witness Signature

Λ. σ.

Print Name

STATE OF FLORIDA COUNTY OF MARION

COUNTY OF MARION

Notar

PHYLLIS M. FULTZ MY COMMISSION # DD 996072 EXPIRES: June 7, 2014 Bonded Thru Notary Public Understances

Print name of Notary DDG4
My Commission Expires: JUNE

IDG46075 JUNE 7 ZO1

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

6/4/2025 CASE NO: CE25-0475

CURTIS CHRISTOPHER W CURTIS ANGLETT E 2050 NW 1ST ST OCALA, FL, 34475-6359

RE: 2260-148-020 | 2045 NW 1<sup>ST</sup> ST VACANT LOT

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: 6/18/2025

#### Violations:

#### SECTION 122-332 PERMITTED USES R-2

Please remove all items on the vacant lot such as derelict vehicle(s), miscellaneous and household items, tires, tarps, etc. The storage of these items are not allowed on this property.

## **SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

Please remove any derelict vehicles from off the property (such as those that are not in a street operable condition). Storage of these vehicles are not allowed on a vacant lot.

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

Please remove any junk, debris, and miscellaneous items from off the property. Storage of these items are not allowed on a vacant lot. Cut and clear all overgrowth on the property.

#### SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please remove the commercial vehicle off the property. The storage of commercial vehicles are not allowed in residential zones (or vacant lots).

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 <a href="mailto:smsmith@ocalafl.gov">smsmith@ocalafl.gov</a>



## 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

06/23/2025

CURTIS CHRISTOPHER W CURTIS ANGLETT E 2050 NW 1ST ST OCALA, FL. 34475

Location of Violation: 2045 NW 1ST ST/2260-148-020

Case Number: CE25-0475

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 122-332 PERMITTED USES R-2

Please remove all items on the vacant lot such as derelict vehicle(s), miscellaneous and household items, tires, tarps, etc. The storage of these items are not allowed on this property.

## SECTION 34-122 ABANDONED OR DERELICT VEHICLE

Please remove any derelict vehicles from off the property (such as those that are not in a street operable condition). Storage of these vehicles are not allowed on a vacant lot.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER Please remove any junk, debris, and miscellaneous items from off the property. Storage of these items are not allowed on a vacant lot. Cut and clear all overgrowth on the property.

## SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please remove the commercial vehicle off the property. The storage of commercial vehicles are not allowed in residential zones (or vacant lots).

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

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

**CASE NO: CE25-0475** 

## AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

## STATE OF FLORIDA COUNTY OF MARION

COUNT	TOFMARION			
		d authority personally appeared, _ ho after being duly sworn, deposes		, for the Code Enforcement
1.	l did on 06/24/2025 2045 NW 1ST ST	post the Notice of Violation & Pub	lic Hearing tothe propert	y, located at
2.	This Affidavit is provide	ed pursuant to Section 2-446(b) 2(b)	, Code of Ordinances of the 0	City of Ocala.
FURTH	ER, AFFIANT SAYETH	I NAUGHT.	Dated: 85/24/2025 Code Emorcemen	at Officer
	OF FLORIDA N COUNTY	(		

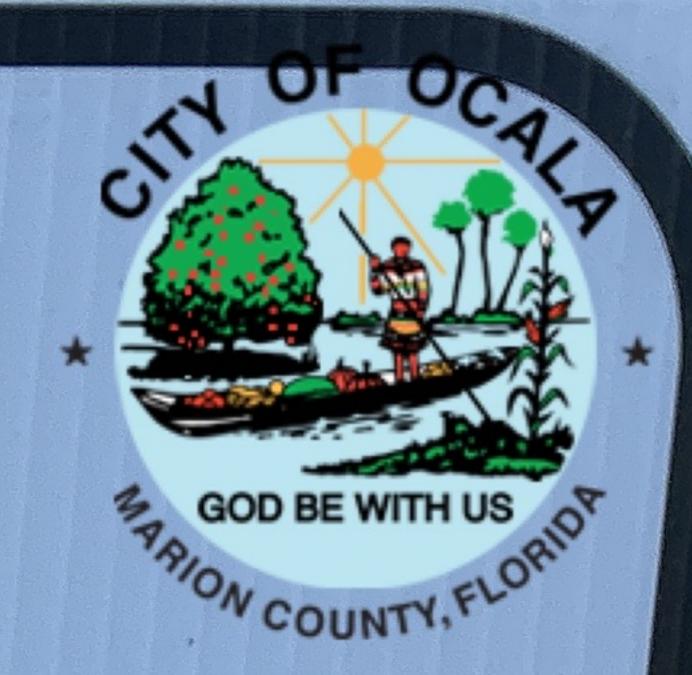
SWORN TO (or affirmed) before me: 06/24/2025 by Yvette Grillo is personally known to me.

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.





# ENFORCEMENT 352-629-8309

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



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

06/23/2025

CURTIS ANGLETT 2050 NW 1ST ST

Location of Violation: 2045 NW 1ST ST|2260-148-020

Case Number: CE25-0475

Officer Assigned: Stephani Smith

Violation(s) and How to Abate:

Required Compliance Date: 07/29/2025

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

SECTION 122-332 PERMITTED USES R-2

Please remove all items on the vacant lot such as derelict vehicle(s), miscellaneous and household items, tires, tarps, etc. The storage of these items are not allowed on this property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLE

Please remove any derelict vehicles from off the property (such as those that are not in a street operable condition). Storage of these vehicles are not allowed on a vacant lot.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER Please remove any junk, debris, and miscellaneous items from off the property. Storage of these items are not allowed on a vacant lot. Cut and clear all overgrowth on the property.

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please remove the commercial vehicle off the property. The storage of commercial vehicles are not allowed in residential zones (or vacant lots).

6/24/25, 8:47 AM

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: CE25-0475** 

## **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

STATE	OF	FLC	RI	DA
COUNT	ΥO	F M	ΔR	ION

<b>BEFORE ME,</b> the undersigned authority personally appeared, Division of the, City of Ocala, who after being duly sworn, deposes an		or the Code Enforcement
I did on 06/23/2025 post the Notice of Violation & Public 110 SE Watula Avenue Ocala, FL .	Hearing toOcala City Ha	II , located at
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), C	ode of Ordinances of the City	of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.	Option: 06/23/2025  Code Enforcement Sp	pecialist
STATE OF FLORIDA MARION COUNTY		

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

Bonded through National Notary Assn.

Notary Public, State of Florida

is personally known to me.

SWORN TO (or affirmed) before me: 06/23/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who



Date Produced: 07/07/2025

## CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7931 3866. Our records indicate that this item was delivered on 07/01/2025 at 03:26 p.m. in OCALA, FL 34475. The

scanned image of the recipient information is provided below.

Signature of Recipient:

Chek GAHER CO

Address of Recipient:

20500/1025+

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number:

8039548 37330412NOVPH 0475



























