



Case Details - No Attachments

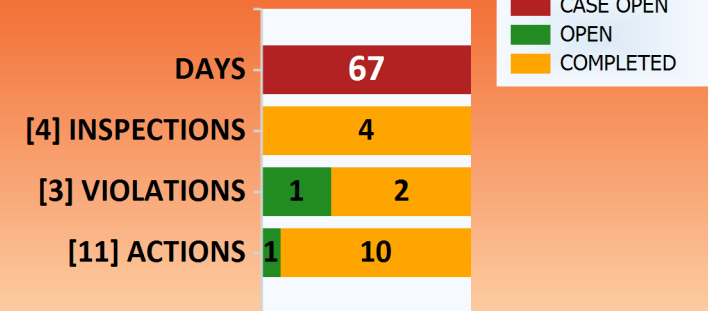
City of Ocala

Case Number

CE25-0535

Description: Numerous Violations			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 6/17/2025	Closed:	Last Action: 8/27/2025	File Up: 8/22/2025
Site Address: 2601 NE 28TH AVE OCALA, FL 34470			
Site APN: 2461-006-005		Officer: DALE HOLLINGSWORTH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/9/2025	7/9/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/9/2025	7/9/2025	NOVPH MAILED 91 7199 9991 7039 7682 8363 MEAD SUSAN 2601 NE 28TH AVE OCALA, FL. 34470-7916
CERTIFIED MAIL	YVETTE J GRILLO	7/31/2025	7/31/2025	FOF 91 7199 9991 7039 7680 9201 MEAD SUSAN 2601 NE 28TH AVE OCALA, FL. 34470-7916
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	6/17/2025	6/17/2025	Email attached regarding complaint received.



OCALA Case Details - No Attachments

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CONTACT	YVETTE J GRILLO	8/21/2025	8/21/2025	SUSAN MEAD CALLED AND STATED HER POOL WAS CLEAN HOWEVER HER FILTER HAD BLOWN AND A HANDLE BROKE. SHE WANTED TO KNOW IF SHE WAS IN COMPLIANCE WITH HER POOL BEING CLEAN. DALE HOLLINGSWORTH STATED IF HER POOL WAS CLEAN AND BACK TO BLUE THAT HE WOULD PUT HER IN COMPLIANCE AND CLOSE THE CASE. SHE SAID SHE WOULD CALL IN THE MORNING TO SPEAK WITH DALE TO CONFIRM HER CASE WAS CLOSED.
CONTACT	YVETTE J GRILLO	8/22/2025	8/22/2025	SUSAN MEAD CALLED AGAIN FOR DALE AND WANTED TO LEAVE HIM A MESSAGE ON HIS VOICE MAIL AS HE WAS OUT OF THE OFFICE. SHE STATED HER POOL WAS CLEAN BUT NOT CERTAIN ABOUT IT BEING BLUE. I TRANSFERRED HER TO DALE HOLLINGSWORTH VOICE MAIL.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025	7/31/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/27/2025		Extension Request by staff on behalf of the property owner to compliance by 4:00pm on Thursday September 18th, 2025.
OFFICER POSTING	DALE HOLLINGSWORTH	7/10/2025	7/10/2025	NOVPH READY FOR POSTING

OFFICER POSTING	DALE HOLLINGSWORTH	7/10/2025	7/10/2025	On July 10, 2025, at 1549 hours I posted the Notice of Violation and Public Hearing to the front door. Photo taken for documentation and Affidavit of Posting completed and signed. Upon posting, I knocked on the door, seeing a vehicle in the driveway. I was met by a female identifying herself as "Brenda." Brenda advised she is not the owner of the home, but does reside there with the owner. I explained the contents of the notice including the violations, how to abate, the compliance date, the date and time of hearing, and the location of the hearing. When explaining about the chickens, I expressed that we were aware there were possibly 10 chickens in the rear yard which she immediately denied the specific number 10. I replied that we have already confirmed at least 9, which she then agreed to. She also stated the chicken coop was a legitimate coop but needed repairs. She took the notice and advised she will provide it to the owner of the home when she returns from work that afternoon.
PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/9/2025	NOVPH for July Magistrate SUSAN MEAD 2601 NE 28TH AVENUE OCALA, FL

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Case Number
CE25-0535

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/22/2025	7/22/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-517, and 122-1217 and order to: 1.) Maintain compliance with section 122-1217. 2.) Maintain compliance with section 34-95. 3.) Maintain the pool in such a condition to not create a public health or safety hazard or nuisance to the general public by 4:00pm on Thursday, August 21st, 2025. This shall include the following: (a) Maintain water clarity so that all parts of the bottom can be seen. (b) Maintain water so that it is free of all foreign matter. (c) Prevent harborage or breeding places for insects or rodents. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all related violations have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include treating the pool with chemicals, drain, fill, cap, cover. and/or remove the pool. 4.) Pay the cost of prosecution of \$190.11 by August 21st, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MEAD SUSAN	2601 NE 28TH AVE OCALA, FL 34470-7916			

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	\$14.36	8/19/25	CODE189	1024	CHECK	MEAD SUSAN	YJG

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	8/19/25	CODE189	1024	CHECK	MEAD SUSAN	YJG
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$25.00	8/19/25	CODE189	1024	CHECK	MEAD SUSAN	YJG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	8/19/25	CODE189	1024	CHECK	MEAD SUSAN	YJG
Total Paid for CASE FEES:			\$190.11	\$190.11						
TOTALS:			\$190.11	\$190.11						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
COMPLIANCE	RDH	7/25/2025	7/25/2025	NON COMPLIANT			On Friday 07/25/2025 I met with the property owner for a walk-through of the property. The inspections revealed great progress and abatement of all violations with the exception of the pool. The owner reportedly has a pool company coming this same day to treat the pool to cure this violation and then will reach back out for final inspection. I informed her if all violations are abated prior to the hearing, I will close the case without prosecution. Additionally, I was very clear that if any of the same violations re-occur again, we will proceed to prosecution regardless of compliance status after notification pursuant to allowances in FSS Chapter 162.			



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Case Number

CE25-0535

COMPLIANCE	RDH	8/22/2025	8/22/2025	NON COMPLIANT		On this date I received a call from the property owner admitting the pool was still not visible at the bottom due to cloudy water and damage to the pump filter housing. She did have the pump replaced and pool treated which has allowed it to begin clearing but needs additional time for compliance to complete the process of restoration of the pool in its entirety to meet code. Staff supports extension.
FOLLOW UP	RDH	7/10/2025	7/10/2025	NON COMPLIANT		See officer posting chronology 07/10/2025.
						On this date at approximately 1300 hours, I responded to this location after receiving a complaint of chickens in excess of the allowable six (6), foul odor due to the chickens or conditions, overgrowth in the rear yard, and an unmaintained swimming pool. It was also verified there has been extensive complaint history regarding this location, including 5 code enforcement cases since 2021. Historically, the violations have been unfounded due to a privacy fence along the sides of the rear yard blocking inspectors' views. On this date, I responded and observed the front lawn mowed, and no clear violations at the front; however, I determine behind the residence was a City of Ocala owed DRA (drainage retention area). I legally accessed the DRA as an attempt to determine whether violations would be clearly visible from this vantage point where I had legal right to be. Once directly behind the subject property, I observed grey tarps secured to the city-owned chain-link fence on the inside of said fence. With clear gaps between the tarps, I could already see overgrowth and some chickens moving about in the rear yard. I also observed a dead tree leaning from the rear yard across the city-owned chain-link fence. There was also a separate blue tarp that was

INITIAL	RDH	6/17/2025	6/17/2025	NON COMPLIANT	hanging on the city-owned chain-link fence; however, this tarp was not secured in the same manner as the grey tarps and was only secured by the metal of the chain-link stabbing through the tarp material itself. It was also blowing freely in the wind. Additional staff on site made contact with Brian Herrick, the City's Stormwater Systems Manager in charge of DRA property maintenance, who advise the tarps were not allowed to be on the fence and would make contact with the resident to afford them opportunity to remove the grey tarps within their yard. With the blue tarp freely blowing and getting caught on the fence, I was able to clearly view into the rear yard of this property through the city fence. This revealed significant overgrowth throughout the entire back yard. Additionally, the pool didn't appear to be maintained at all, containing nearly black water and no flow, indicating the pool pumps were not active at the time of inspection. Chickens were also present, and a count revealed nine (9) chickens present. The make-shift coop was also clearly visible near a side fence but was completely covered in torn grey tarps. It did appear a "doorway" area was present allowing chickens to come and go, with one chicken observed exiting the coop. It is unknown whether more chickens were inside that would bring the total number of chickens in excess of nine (9). It also appeared portions of the coop was constructed with plastic pet gates, indicating the coop may not be predator resistant due to what I believe to be a clear lack of maintenance, violating city ordinances. A chicken permit remains active for this location (CKN23-0014) which was issued 10/23/2023. City ordinance allows for inspection of the premises up to twice per year pursuant to this permit; therefore, I attempted contact at the front door to request this
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						inspection but was met with no answer. An additional item to note was the front door was missing the doorknob; however, there is an active issued building permit for replacement of an exterior door. Due to no contact and the health concerns noted during inspection, I am preparing a Notice of Violation and Public Hearing, scheduling a hearing for the next available hearing date of July 10th, 2025, at 5:30pm. The notice will be posted to the property in addition to sending via certified mail and posting to City Hall's online kiosk.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Sec. 122-1217. - Chickens.	DALE HOLLINGSWORTH	6/17/2025	7/25/2025			At least 9 chickens on site in rear yard; ill-maintained and not predator resistant coop; foul odor present beyond property boundary. Remove all chickens that bring the total number of chickens over 6. Repair or replace coop so as to be well-maintained and safe for chickens from predators. Clean all areas accessible by chickens to eliminate or limit the current foul odors present from lack of cleaning and maintenance.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	6/17/2025	7/25/2025			Rear Yard Overgrowth; Mow and clear all trash, debris, and dead trees.

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS	DALE HOLLINGSWORTH	6/17/2025				Unmaintained Pool. Clean pool water and ensure properly maintained.
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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: CE25-0535

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/08/2025 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

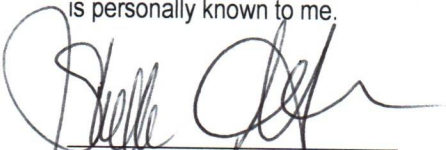
FURTHER, AFFIANT SAYETH NAUGHT.

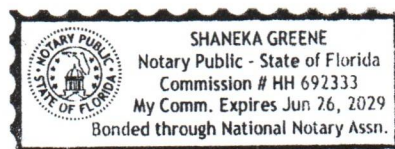
Dated: 08/08/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/08/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0535

vs.

**MEAD, SUSAN
2601 NE 28TH AVE
OCALA, FL 34470-7916**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on July 30th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **MEAD, SUSAN**, owner(s) in charge of the property described as: **2461-006-005 / 2601 NE 28TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 17th, 2025, and July 25th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS, SECTION 122-1217 CHICKENS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MEAD, SUSAN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS, SECTION 122-1217 CHICKENS**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-517, and 122-1217 and order to:

1.) Maintain compliance with section 122-1217.

2.) Maintain compliance with section 34-95.

3.) Maintain the pool in such a condition to not create a public health or safety hazard or nuisance to the general public by 4:00pm on Thursday, August 21st, 2025. This shall include the following:

(a) Maintain water clarity so that all parts of the bottom can be seen.

(b) Maintain water so that it is free of all foreign matter.

(c) Prevent harborage or breeding places for insects or rodents.

If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all related violations have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include treating the pool with chemicals, drain, fill, cap, cover. and/or remove the pool.

4.) Pay the cost of prosecution of \$190.11 by August 21st, 2025.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

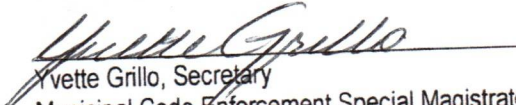
DONE AND ORDERED; this 31 day of July 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: MEAD, SUSAN, 2601 NE 28TH AVE, OCALA, FL 34470-7916, this 31 day of July 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON AUGUST 27TH, 2025, AT 10:30 AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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

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

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



Date Produced: 07/21/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7682 8363. Our records indicate that this item was delivered on 07/14/2025 at 03:14 p.m. in OCALA, FL 34470. The scanned image of the recipient information is provided below.

Signature of Recipient :

Handwritten signature and initials. The signature is a stylized, cursive "AD" with a horizontal line through it. Below it are the initials "C-34f" in a similar cursive style.

Address of Recipient :

Handwritten address "1601" in a cursive style.

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 0535