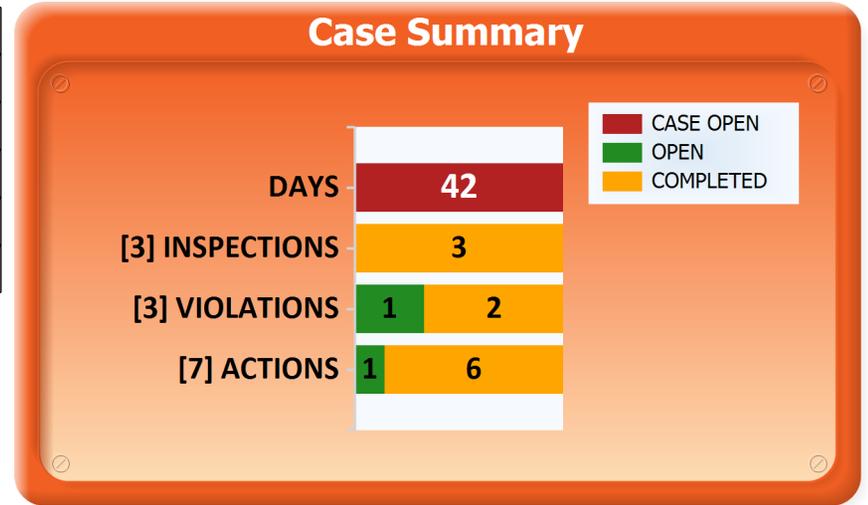


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0535**

Description: Numerous Violations		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 6/17/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/25/2025
Site Address: 2601 NE 28TH AVE OCALA, FL 34470			
Site APN: 2461-006-005		Officer: DALE HOLLINGSWORTH	
Details:			



#### 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
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	6/17/2025	6/17/2025	Email attached regarding complaint received.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	DALE HOLLINGSWORTH	7/10/2025	7/10/2025	NOVPH READY FOR POSTING

# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0535**

OFFICER POSTING	DALE HOLLINGSWORTH	7/10/2025	7/10/2025	<p>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.</p>
PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/9/2025	<p>NOVPH for July Magistrate</p> <p>SUSAN MEAD 2601 NE 28TH AVENUE OCALA, FL</p>

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0535**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/22/2025	7/22/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-517, and 122-1217 and order to:</p> <ol style="list-style-type: none"> <li>1.) Maintain compliance with section 122-1217.</li> <li>2.) Maintain compliance with section 34-95.</li> <li>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:             <ol style="list-style-type: none"> <li>(a) Maintain water clarity so that all parts of the bottom can be seen.</li> <li>(b) Maintain water so that it is free of all foreign matter.</li> <li>(c) Prevent harborage or breeding places for insects or rodents.</li> </ol> </li> </ol> <p>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.</p> <ol style="list-style-type: none"> <li>4.) Pay the cost of prosecution of \$190.11 by August 21st, 2025.</li> </ol>
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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	\$0.00						

# Ocala Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0535**

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	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$190.11	\$0.00						
<b>TOTALS:</b>			<b>\$190.11</b>	<b>\$0.00</b>						

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	RDH	7/25/2025	7/25/2025	NON COMPLIANT		<p>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.</p> <p>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.</p>
FOLLOW UP	RDH	7/10/2025	7/10/2025	NON COMPLIANT		See officer posting chronology 07/10/2025.
						<p>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</p>

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0535**

INITIAL	RDH	6/17/2025	6/17/2025	NON COMPLIANT	<p>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.</p> <p>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 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</p>
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0535**

						<p>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 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.</p> <p>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.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0535**

<p>Sec. 122-1217. - Chickens.</p>	<p>DALE HOLLINGSWORTH</p>	<p>6/17/2025</p>	<p>7/25/2025</p>			<p>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.</p>
<p>SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER</p>	<p>DALE HOLLINGSWORTH</p>	<p>6/17/2025</p>	<p>7/25/2025</p>			<p>Rear Yard Overgrowth; Mow and clear all trash, debris, and dead trees.</p>
<p>SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS</p>	<p>DALE HOLLINGSWORTH</p>	<p>6/17/2025</p>				<p>Unmaintained Pool. Clean pool water and ensure properly maintained.</p>

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

THE CITY OF OCALA

CASE NO: CE25-0535

Petitioner,

VS.

MEAD,SUSAN

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS  
FSS. 162.07(2)

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, DALE HOLLINGSWORTH, 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:
Attorney Fees:			

**2. Inspector(s) Time:**

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	2	\$25.00

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

**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:
Clerical:			

**6. Postage Cost(s):**

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

**Total Costs: \$190.11**

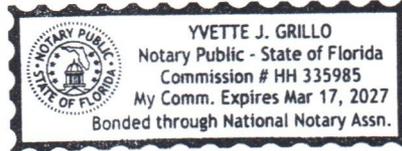
FURTHER. AFFIANT SAYETH NOT. Dated This:  
7/15/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
\_\_\_\_\_  
DALE HOLLINGSWORTH  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by DALE HOLLINGSWORTH 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

2461-006-005

[GOOGLE Street View](#)

Prime Key: 3251601

[MAP IT+](#)

Current as of 6/17/2025

### [Property Information](#)

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

[Taxes / Assessments:](#)  
Map ID: 195  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 01  
Acres: .22

Situs: 2601 NE 28TH AVE OCALA

### [2024 Certified Value](#)

Land Just Value	\$40,000		
Buildings	\$183,437		
Miscellaneous	\$5,820		
Total Just Value	\$229,257		
Total Assessed Value	\$121,586	Impact	
Exemptions	(\$50,000)	<a href="#">Ex Codes:</a> 01 38	(\$107,671)
Total Taxable	\$71,586		
School Taxable	\$96,586		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$40,000	\$183,437	\$5,820	\$229,257	\$121,586	\$50,000	\$71,586
2023	\$40,000	\$179,814	\$5,854	\$225,668	\$118,045	\$50,000	\$68,045
2022	\$35,000	\$161,281	\$5,887	\$202,168	\$114,607	\$50,000	\$64,607

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">4979/0280</a>	02/2008	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$179,000
<a href="#">4393/0794</a>	04/2006	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">3652/0029</a>	02/2004	41 CORP	2 V-SALES VERIFICATION	Q	I	\$133,900
<a href="#">3329/1515</a>	01/2003	07 WARRANTY	8 ALLOCATED	U	V	\$124,500

### [Property Description](#)

SEC 03 TWP 15 RGE 22  
PLAT BOOK 007 PAGE 001  
RAVEN GLEN UNIT 1  
BLK F LOT 5

Parent Parcel: 2461-000-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		80.0	120.0	R1A	1.00	LT							
Neighborhood 5232 - RAVEN GLEN UNIT 1 & 2													
Mkt: 8 70													

[Traverse](#)

**Building 1 of 1**

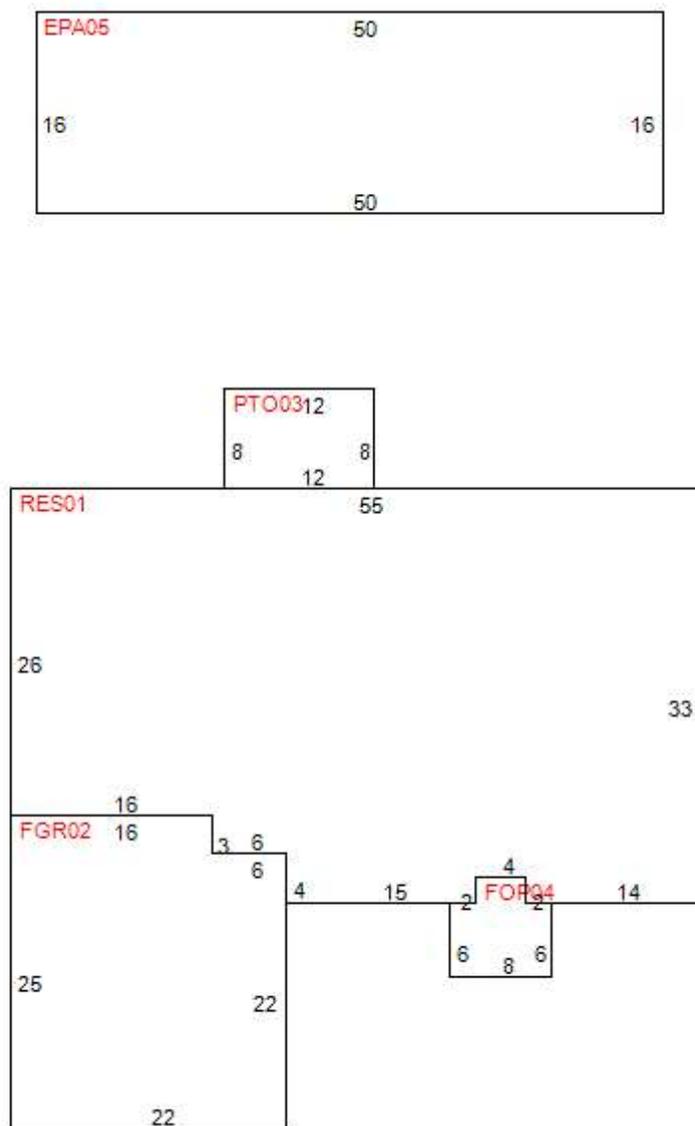
RES01=U26R55D33L14U2L4D2L15U4L6U3L16.

FGR02=D25R22U22L6U3L16.U26R17

PTO03=U8R12D8L12.L17D26R16D3R6D4R15

FOP04=U2R4D2R2D6L8U6R2.L35U55

EPA05=R50U16L50D16.



[Building Characteristics](#)

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 1  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 2/22/2021 by 210

**Year Built** 2004  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 180

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	1,671	1,671
FGR	0232	- CONC BLK-STUCO	1.00	2004	N	0 %	0 %	532	532
PTO	0301	- NO EXTERIOR	1.00	2004	N	0 %	0 %	96	96
FOP	0401	- NO EXTERIOR	1.00	2004	N	0 %	0 %	56	56
EPA	0501	- NO EXTERIOR	1.00	2005	N	0 %	0 %	800	800

**Section: 1**

<b>Roof Style:</b> 12 HIP	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 4	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 08 FBRGLASS SHINGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 1	<b>Dishwasher:</b> Y
<b>Heat Meth 1:</b> 20 HEAT PUMP	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> Y
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 3	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	760.00	SF	20	2004	3	0.0	0.0
226 RES SWIM POOL	400.00	SF	20	2005	2	10.0	40.0
099 DECK	400.00	SF	50	2005	2	0.0	0.0
116 FENCE VINYL	88.00	LF	99	2011	4	0.0	0.0

Appraiser Notes

STERLING

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
OC02053	11/1/2004	-	POOL
M01057	-	2/1/2004	SFR

OLTA

Rec 10.00  
PS 1253.00

2

Prepared by:  
Patricia K. Stokes, CLC/CLS  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

File Number: OL0801008



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 02/11/2008 08:30:25 AM  
FILE #: 2008013875 OR BK 04979 PG 0280

RECORDING FEES 10.00

DEED DOC TAX 1,253.00

### General Warranty Deed

Made this February 4, 2008 A.D. By **Marjorie E. Kunneman, an unmarried woman, Individually and as Trustee of the Marjorie E. Kunneman Living Trust UTD April 3, 2006**, hereinafter called the grantor, to **Susan Mead**, whose post office address is: 2601 NE 28th Ave Ocala, FL 34470, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$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 situate in Marion County, Florida, viz:

Lot 5, Block F, RAVEN GLEN, Unit 1, as per plat thereof recorded in Plat Book 7, Pages 1 and 2, Public Records of Marion County, Florida.

Parcel ID Number: **2461-006-005**

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

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

**To Have and to Hold**, the same in 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, 2007.

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

Signed, sealed and delivered in our presence:

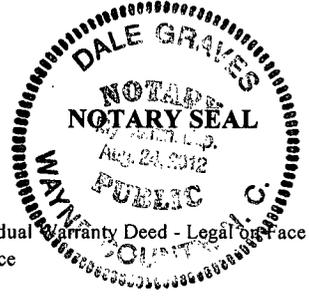
Dale Graves  
Witness #1 Printed Name Dale Graves

Marjorie E. Kunneman (Seal)  
**Marjorie E. Kunneman, Individually and as Trustee**  
Address: Mek

Kimberly A. Cleave  
Witness #2 Printed Name Kimberly A. Cleave

State of NC  
County of Wayne

The foregoing instrument was acknowledged before me this February 1st, 2008, by Marjorie E. Kunneman, an unmarried woman, Individually and as Trustee of the Marjorie E. Kunneman Living Trust UTD April 3, 2006, who is/are personally known to me or who has produced FLDL as identification.



Dale Graves  
Notary Public  
Print Name: Dale Graves  
My Commission Expires: 8-24-12

DEED Individual Warranty Deed - Legal Closers' Choice



# 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

07/09/2025

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

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2601 NE 28TH AVE|2461-006-005

**Case Number:** CE25-0535

**Officer Assigned:** Dale Hollingsworth

**Required Compliance Date:** 07/24/2025

**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

Rear Yard Overgrowth; Mow and clear all trash, debris, and dead trees.

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS

Unmaintained Pool. Clean pool water and ensure properly maintained.

Sec. 122-1217. - Chickens.

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.

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:

Dale Hollingsworth Chief Code Official

dhollingsworth@ocalafl.gov

352-629-8460

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

**CASE NO: CE25-0535**

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

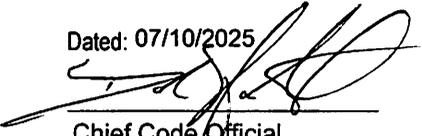
**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on   07/10/2025   post the Notice of Violation & Public Hearing to   the property          , located at   2601 NE 28TH AVE          .
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

**FURTHER, AFFIANT SAYETH NAUGHT.**

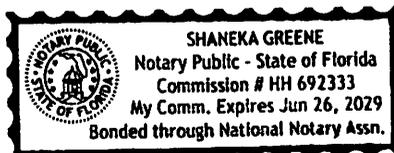
Dated: 07/10/2025

  
\_\_\_\_\_  
Chief Code Official

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/10/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida





07/10/2025 15:56  
City of Ocala  
Code Enforcement Division



*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**

07/09/2025

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

Office DEPOT®

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2601 NE 28TH AVE|2461-006-005

**Case Number:** CE25-0535

**Officer Assigned:** Dale Hollingsworth

**Required Compliance Date:** 07/24/2025

**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  
Rear Yard Overgrowth; Mow and clear all trash, debris, and dead trees.

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS  
Unmaintained Pool. Clean pool water and ensure properly maintained.

Sec. 122-1217. - Chickens.  
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.

07/10/2025 15:49  
City of Ocala  
Code Enforcement Division

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

CASE NO: CE25-0535

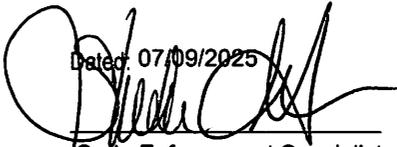
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, 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 07/09/2025 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.

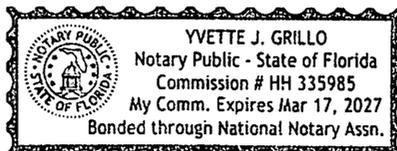
Dated: 07/09/2025  
  
Code Enforcement Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 07/09/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida





07/25/2025 14:03

City of Ocala  
Code Enforcement Division



07/25/2025 14:04  
City of Ocala  
Code Enforcement Division



07/25/2025 14:04  
City of Ocala  
Code Enforcement Division



07/25/2025 14:05  
City of Ocala  
Code Enforcement Division



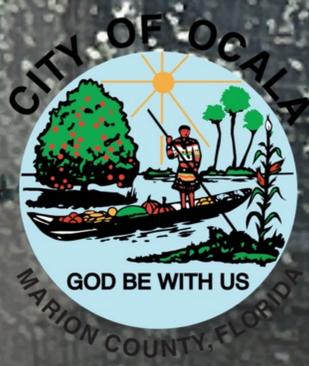
07/25/2025 14:06  
City of Ocala  
Code Enforcement Division



06/17/2025 13:42  
City of Ocala  
Code Enforcement Division



06/17/2025 13:30  
City of Ocala  
Code Enforcement Division



06/17/2025 13:32  
City of Ocala  
Code Enforcement Division



06/17/2025 13:32  
City of Ocala  
Code Enforcement Division



06/17/2025 13:35  
City of Ocala  
Code Enforcement Division

