



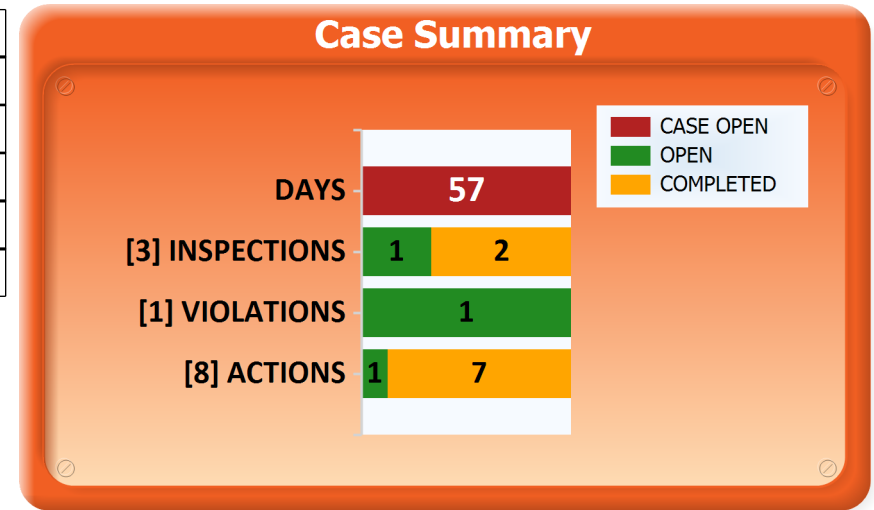
Case Details - No Attachments

City of Ocala

Case Number

CE25-0685

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/14/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/9/2025
Site Address: 1607 NE 3RD ST OCALA, FL 34470			
Site APN: 28390-000-00		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH MAILED 91 7199 9991 7039 7684 0891 ENROTH SUZANNE EST C/O MARK ENROTH 8 AIDA M CIRCLE SAGAMORE BEACH, MA. 02562-2701
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	8/13/2025	8/13/2025	NOVPH READY FOR POSTING NOVPH has been posted. View attachments



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0685

PREPARE NOTICE	SHANEKA GREENE	7/15/2025	7/15/2025	CLTO ENROTH SUZANNE EST 8 AIDA M CIRCLE SAGAMORE BEACH, MA 02562-
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH for September Magistrate hearing ENROTH SUZANNE EST 8 AIDA M CIRCLE SAGAMORE BEACH, MA 02562-
REGULAR MAIL	SHANEKA GREENE	7/15/2025	7/15/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	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, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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 \$206.71 by October 2nd, 2025.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0685

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ENROTH SUZANNE EST	8 AIDA M CIRCLE SAGAMORE BEACH, MA 02562-2701			

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	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$206.71	\$0.00						
TOTALS:			\$206.71	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	8/11/2025	8/11/2025	NON COMPLIANT		I followed up and found the property in the same condition as when I inspected it the first time. The property is still overgrown with vegetation. View attachments, NOVPH will be sent. Hearing inspection scheduled.
HEARING INSPECTION	SKN	9/9/2025				

INITIAL	SKN	7/14/2025	7/14/2025	NON COMPLIANT		While driving through the neighborhood, I observed the property to be overgrown with grass and weeds. The property needs to be cut and cleaned. View attachments, follow up 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	STEPHEN KNIGHT	7/14/2025				Property overgrown with weeds and grass. Property needs to be cut and cleaned.

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

THE CITY OF OCALA

CASE NO: CE25-0685

Petitioner,

VS.

ENROTH, SUZANNE EST

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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	3	\$37.50

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	
Postage:	\$0.74	1	\$17.72	2	\$17.72

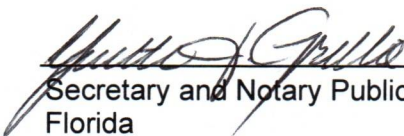
Total Costs: \$206.71

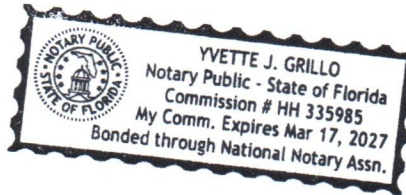
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by
STEPHEN KNIGHT 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

28390-000-00

[GOOGLE Street View](#)

Prime Key: 672378

[MAP IT+](#)

Current as of 7/14/2025

[Property Information](#)

ENROTH SUZANNE EST
C/O MARK ENROTH
8 AIDA M CIRCLE
SAGAMORE BEACH MA 02562-2701

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .50

[More Situs](#)

Situs: 1607 NE 3RD ST OCALA

[2024 Certified Value](#)

Land Just Value	\$41,040
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$41,040
Total Assessed Value	\$41,040
Exemptions	\$0
Total Taxable	\$41,040

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$41,040	\$0	\$0	\$41,040	\$41,040	\$0	\$41,040
2023	\$41,040	\$61,510	\$4,118	\$106,668	\$86,995	\$0	\$86,995
2022	\$41,040	\$56,237	\$4,203	\$101,480	\$79,086	\$0	\$79,086

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	08/2022	70 OTHER	0	U	I	\$100
UNRE/INST	08/2019	71 DTH CER	0	U	I	\$100
3813/1184	08/2004	07 WARRANTY	7 PORTIONUND INT	U	I	\$29,000
3579/1488	11/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$66,000
2759/0462	02/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$30,000
2318/1755	12/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$24,468
1822/1877	04/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$23,000
1781/0215	10/1991	05 QUIT CLAIM	0	U	I	\$100
OC01/3347	07/1981	02 DEED NC	0	U	I	\$1,400

[Property Description](#)

SEC 16 TWP 15 RGE 22

BEGIN AT A PT 60.86 CHS W OF THE NE COR OF THE ALVAREZ GRANT
ALSO THE SE COR OF FRAC SEC 16 TH N 200 FT TH W 54 FT TH S TO THE
N BNDY OF OLD SILVER SPRINGS RD TH E 54 FT TO THE POB &
COM 57.95 CHS W OF THE NE COR OF ALVAREZ GRANT ALSO THE SE COR
OF FRAC SEC 16 TH W 300 FT TO THE POB TH N 200 FT TH E 54 FT TH
S 200 FT TH W 54 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		108.0	200.0	R1	108.00	FF							
Neighborhood 4701 - LYNWOOD PARK REPLAT+													
Mkt: 8 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
DEMO23-0087	7/25/2023	8/8/2023	ENROTH / DEMO
DEMO16-0068	9/8/2016	10/27/2016	DEMO
OC02023	9/1/2007	-	GAZEBO
OC01218	5/1/2005	-	RSRA
OC01908	10/1/2004	-	SHED
OC01261	6/1/2004	-	INT. REMOD
OC10445	3/1/2001	-	CHANGE UDC & UST TO AOF

② R-10⁰⁰
DS-203⁰⁰

Prepared by:
S. Michelle Price-Foley
Affiliated Title of Marion County, Ltd.
2701 SE Maricamp Road, Suite 1
Ocala, Florida 34471

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/01/2004 03:23:42 PM

FILE #: 2004128539 OR BK 03813 PG 1184

File Number: 04-2056

RECORDING FEES 10.00

DEED DOC TAX 203.00 *KB*

Record and Return to:
Affiliated Title
2701 SE Maricamp Road #1
Ocala, FL 34471



General Warranty Deed

Made this August 30, 2004 A.D. By Carl Heise, hereinafter called the grantor, to Sue Enroth, whose post office address is: 1611 NE 3rd St 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:

Commencing at a point 57.95 chains West of the Northeast corner of the ALVAREZ GRANT (said Northeast corner of said ALVAREZ GRANT being the same as the Southeast corner of Fractional Section 16, Township 15 South, Range 22 East, Marion County, Florida); thence West 300 feet for a Point of Beginning, thence North 200 feet, thence East 54 feet, thence South 200 feet, thence West 54 feet to the Point of Beginning.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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, 2003.

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:

S. Michelle Price-Foley
Sign: S. Michelle Price-Foley

Print: [Signature]
Sign: _____

Print: _____

State of Florida
County of Marion

Carl Heise
Carl Heise
PO BOX 6974
OCALA, FL 34478

The foregoing instrument was acknowledged before me this 30 day of August, 2004, by Carl Heise, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL

S. Michelle Price-Foley
MY COMMISSION # DD082799
EXPIRES February 4, 2006
BONDED THRU TROY FARM INSURANCE, INC.

Notary Public
Print Name: [Signature]

My Commission Expires: _____

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice



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

7/15/2025

CASE NO: CE25-0685

ENROTH SUZANNE EST
C/O MARK ENROTH
8 AIDA M CIRCLE
SAGAMORE BEACH, MA. 02562-2701

RE: 28390-000-00 | 1607 NE 3RD ST

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: 08/11/2025

Violations:

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

Property overgrown with weeds and grass. Property needs to be cut and cleaned.

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.

STEPHEN KNIGHT,
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

08/13/2025

ENROTH SUZANNE EST
C/O MARK ENROTH
8 AIDA M CIRCLE
SAGAMORE BEACH, MA. 02562-2701

Respondent(s) _____ /

Location of Violation: 1607 NE ERD ST|28390-000-00

Case Number: CE25-0685

Officer Assigned: Stephen Knight

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

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

Property overgrown with weeds and grass. Property needs to be cut and cleaned.

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:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0685

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

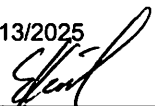
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/13/2025 post the Notice of Violation & Public Hearing to the property, located at 1607 NE 3RD ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

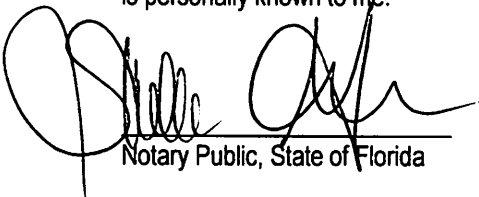
FURTHER, AFFIANT SAYETH NAUGHT.

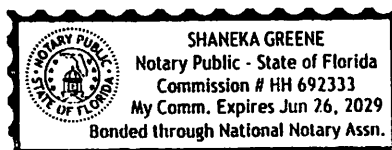
Dated: 08/13/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

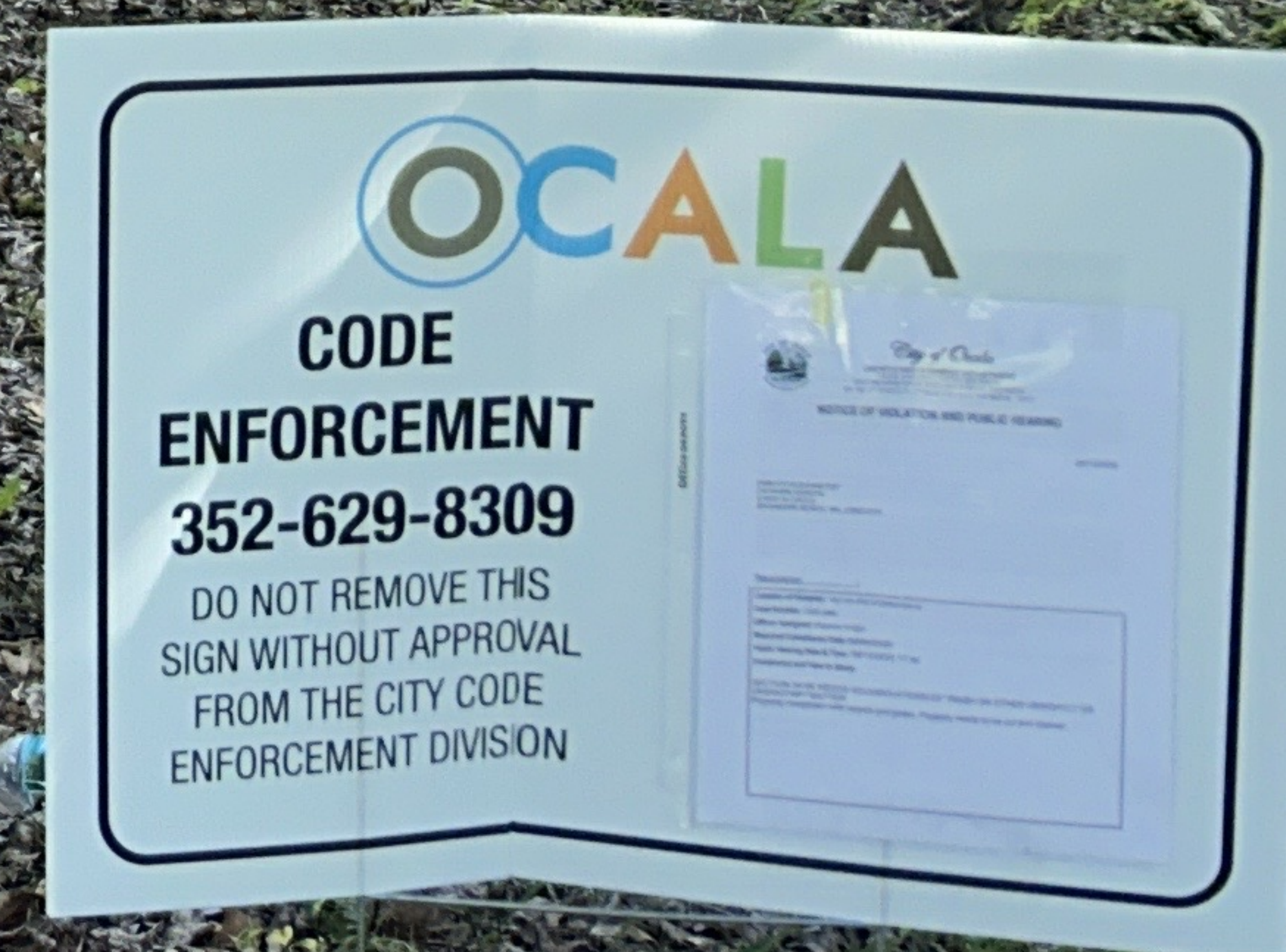
SWORN TO (or affirmed) before me: 08/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/13/2025 9:45 AM





City of Ocala
Code Enforcement Division
8/13/2025 9:45 AM

OCALA

**CODE
ENFORCEMENT**

352-629-8309

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

Office Depote

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

City of Ocala - City Code - 2ND Floor (Community Center)
110 SE 3RD Street, Ocala, FL 34471

08/13/2025

ENROTH SUZANNE EST
C/O MARK ENROTH
8 ALMA M CIRCLE
SAGAMORE BEACH, MA 02562-2701

Respondent(s) _____

Location of Violation: 1807 NE ERO ST 23350-000-00
Case Number: CE25-0685
Officer Assigned: Stephen Knight
Required Compliance Date: 09/09/2025
Public Hearing Date & Time: 09/10/2025 17:30
Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Property overgrown with weeds and grass. Property needs to be cut and cleaned.

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

CASE NO: CE25-0685

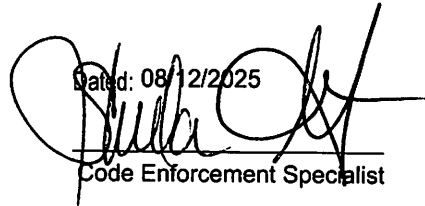
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/12/2025 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.

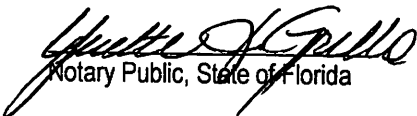
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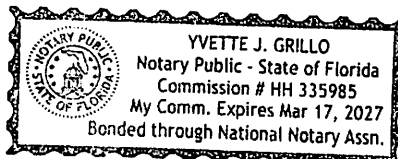
Dated: 08/12/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/12/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7684 0891. Our records indicate that this item was delivered on 08/18/2025 at 10:25 a.m. in SAGAMORE BEACH, MA 02562. The scanned image of the recipient information is provided below.

Signature of Recipient :

M. Enroth
S. Hida M.

Address of Recipient :

S. Hida M.

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 0685



City of Ocala
Code Enforcement Division
8/11/2025 3:50 PM



City of Ocala
Code Enforcement Division
7/14/2025 10:47 AM



City of Ocala
Code Enforcement Division
7/14/2025 10:47 AM