



Case Details - No Attachments

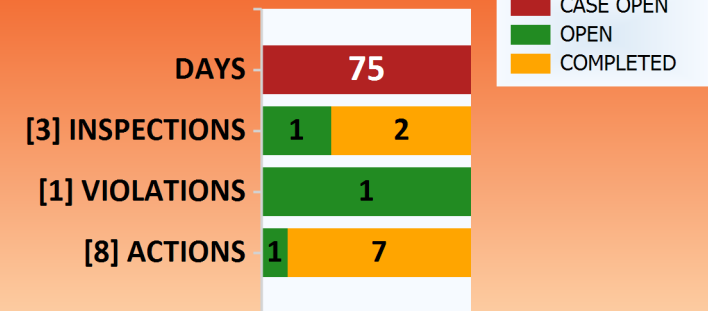
City of Ocala

Case Number

CE25-0577

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 6/26/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/9/2025
Site Address: 3411 NE 12TH ST OCALA, FL 34470			
Site APN: 26847-000-00		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

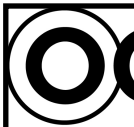
CHRONOLOGY

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 0860 OSWALD RONALD 3411 NE 12TH ST OCALA, FL.34470-6466
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
PREPARE NOTICE	SHANEKA GREENE	6/27/2025	6/27/2025	CLTO OSWALD RONALD 3411 NE 12TH ST OCALA, FL 34470-6466

PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH for Sept Magistrate hearing CLTO OSWALD RONALD 3411 NE 12TH ST OCALA, FL 34470-6466
REGULAR MAIL	SHANEKA GREENE	6/27/2025	6/27/2025	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.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	OSWALD RONALD	3411 NE 12TH ST Ocala, FL 34470-6466			
RESPONDENT 1	OSWALD RONALD	3411 NE 12TH ST Ocala, FL 34470			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number
CE25-0577

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 to be overgrown with weeds and grass. NOVPH will be sent. View attachments.
HEARING INSPECTION	SKN	9/9/2025				
INITIAL	SKN	6/26/2025	6/26/2025	NON COMPLIANT		Upon driving through the neighborhood, I observed the property to be overgrown with grass, weeds, and other vegetation. View attachments, follow up scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	6/26/2025				Property is overgrown with grass, weeds, and other vegetation. Property needs to be cut and cleaned.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0577

Petitioner,

VS.

OSWALD, RONALD

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

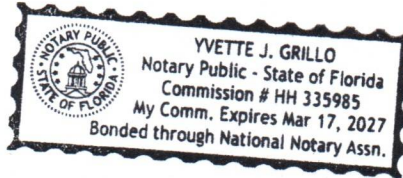
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

**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

26847-000-00

[GOOGLE Street View](#)

Prime Key: 633003

[MAP IT+](#)

Current as of 6/26/2025

[Property Information](#)

OSWALD RONALD
3411 NE 12TH ST
OCALA FL 34470-6466

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

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

[PC:](#) 01

Acres: .29

Situs: 3411 NE 12TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$44,590		
Buildings	\$73,468		
Miscellaneous	\$1,223		
Total Just Value	\$119,281	Impact	
Total Assessed Value	\$53,395	Ex Codes: 01 35 38	(\$65,886)
Exemptions	(\$33,395)		
Total Taxable	\$20,000		
School Taxable	\$23,395		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$44,590	\$73,468	\$1,223	\$119,281	\$53,395	\$33,395	\$20,000
2023	\$44,590	\$77,471	\$1,345	\$123,406	\$51,840	\$31,840	\$20,000
2022	\$35,672	\$62,240	\$1,223	\$99,135	\$50,330	\$25,830	\$24,500

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2581/0257	10/1998	02 DEED NC	4 V-APPRAISERS OPINION	U	I	\$36,000
2538/1013	08/1998	06 SPECIAL WARRANTY	0	U	I	\$100
2496/0019	04/1998	31 CERT TL	0	U	I	\$100
1817/1544	03/1992	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$45,500
1549/1685	12/1988	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$40,000

[Property Description](#)

SEC 10 TWP 15 RGE 22
COM AT NW COR OF NE 1/4 OF SE 1/4 E 517.75
FT S 01-23-00 W 545 FT TO POB TH E 139.66 FT
S 01-23-00 W 91.35 FT S 89-00-00 W 139.64 FT

N 01-23-00 E 91.45 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		91.0	140.0	R1	91.00	FF							
Neighborhood 4996 - COUNTRY EST ALL													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L42D24R42U24.L7

PTO02=U12L35D12R35.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1985
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
		Obsolescence: Locational 0%

Quality Grade 500 - FAIR
Inspected on 7/6/2020 by 025

Architecture 0 - STANDARD SFR
Base Perimeter 132

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0138	- WD SIDING-SHTG	1.00	1985	N	0 %	0 %	1,008	1,008
PTO 0201	- NO EXTERIOR	1.00	1987	N	0 %	0 %	420	420

Section: 1

Roof Style: 10 GABLE	Floor Finish: 30 SOFTWD ON CONC	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,104.00	SF	20	1987	3	12.0	92.0

Appraiser Notes

2 BAY WINDOWS ARE SHELVES

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC02012	12/1/1993	-	RSRA
OC00852	5/1/1985	10/1/1985	BLDG01= ADD NEW RES

US TITLE
2622/B2 NW 43rd St.
Gainesville, FL 32606
Return to:

Record and Return to ↑

This instrument was prepared by Thomas L. Merrill
Contract Closing Agent, U.S. Department of Housing
and Urban Development, Property Disposition Branch,
Jacksonville, Florida

P.O. Box 1159, Gainesville, Florida 32602

Tax Parcel # 26847-000-00

Grantee(s) S.S. #(s) [REDACTED]

Old FHA Case # 091-239073

New FHA Case # N/A

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT

FILE: 98109035

12/09/98 15:42

OR BOOK/PAGE: 2581/257

MARION COUNTY

Deed Doc Stamps 252.00 PAID

12/09/98 MARION COUNTY

[Signature]

DEED FOR FLORIDA

THIS INDENTURE, Made OCTOBER 21, 1998 by and between ANDREW CUOMO, Secretary, Department of Housing and Urban Development, Washington, D.C., (hereinafter referred to as "Grantor"), RONALD OSWALD, a single person (hereinafter referred to as "Grantee(s)"). Mailing Address: 3411 NE 12th Street, Ocala Fl. 32670.

WITNESSETH: That the said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) to him/her in hand paid and other valuable considerations, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, release, conveyed and confirmed, and by these presents doth grant, bargain, sell, alien, remise, release, convey and confirm unto the said Grantee(s), and the heirs and assigns of said Grantee(s), forever, all that certain parcel of land lying and being in the County of MARION and State of Florida, more particularly described as follows, to wit:

Commencing at the NW corner of the NE 1/4 of the SE 1/4 of Section 10, Township 15 South, Range 22 East, thence East along the North boundary of said NE 1/4 of the SE 1/4 517.75 feet, thence South 1° 23' West 545 feet for the Point of Beginning; thence East 139.66 feet, thence South 1° 23' 37" West 91.35 feet, thence South 89° 57' 42" West 139.64 feet, thence North 1° 23' East 91.45 feet to the Point of Beginning. Also known as Lot 10 of an unrecorded subdivision.

BEING the same property acquired by the grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of Housing and Urban Development Act (79 Stat. 667).

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof. And also all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the Grantor, of, in and to the same, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD the above granted and described premises with the appurtenances, unto the Grantee(s), and the heirs and assigns of said Grantee(s), to their only proper use, benefit and behoof forever.

SUBJECT TO ALL covenants, restriction, reservations, easements, conditions and rights appearing of record; and subject to any state of facts an accurate survey would show.

AND the said Grantor does hereby specially warrant the title to said land against the lawful claims of all persons claiming by, through or under him/her.

Old FHA Case # 091-239073
New FHA Case # N/A

DEED FOR FLORIDA

IN WITNESS WHEREOF the undersigned has his/her hand and seal as Authorized Agent, U.S. Department Housing and Urban Development, Jacksonville Office, Jacksonville, Florida, for and on behalf of the said Secretary of Housing and Urban Development, under authority and by virtue of the Code of Federal Regulations, Title 24, Chapter II, Part 200, Subpart D, and 35 F.R. 16106 (10/14/70), as amended by 39 F.R. 7608 (2/27/74).

Signed, sealed and delivered in the presence of: Andrew Cuomo

Secretary of Housing and Urban Development

James C. Hardy
Signature

James C. Hardy
Type or print name

By Maria L. Pitti (SEAL)
Authorized Agent Maria L. Pitti
US Department Housing and Urban Development
Jacksonville Office, Jacksonville, Florida

HUD Jacksonville Office, Jacksonville, FL
301 West Bay Street, Suite 2200
Jacksonville, FL 32202-5121

Jolene Miller
Signature

Jolene Miller
Type or print name

STATE OF FLORIDA
COUNTY OF DUVAL

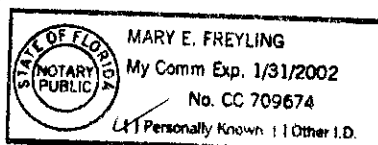
ss

Before me personally appeared Maria L. Pitti, who is personally well known to me and known to me to be duly appointed Authorized Agent, U.S. Department Housing and Urban Development, Jacksonville Office, Jacksonville, Florida, and the person who executed the foregoing instrument bearing date OCTOBER 21, 1998 by virtue of the above cited authority, and acknowledged before me that he/she executed same as Authorized Agent, for and on behalf of Andrew Cuomo, Secretary of Housing and Urban Development, Washington DC, for the purpose therein expressed.

Witness my hand and official seal this 21st day of October, 19 98

Mary E. Freyling
Notary Public in and for the County and State aforesaid

My Commission Expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Entity Name](#) /

[Next List](#)

OSWALD RONALD

Search

Entity Name List

Corporate Name	Document Number	Status
OSWALD RUPP, INC.	P03000153860	INACT
OSWALD RUSSELL AND ASSOCIATES INC.	P04000085670	INACT
OSWALD'S CONSTRUCTION INC	P18000060149	INACT
OSWALD & SCOTT, P.A.	P02000122538	Active
OSWALD & SON, CORP	P19000010422	Active
OSWALD & SONS TRUCKING LLC	L22000284090	Active
OSWALD'S PAINTING INC	P16000019381	Active
OSWALD'S TREE CARE LLC	L22000293690	Active
OSWALD'S TREE SERVICE, LLC	L13000034094	INACT
OSWALD TOWING LLC	L24000193283	InActive
OSWALD TRAILER REPAIRS, INC.	M27598	INACT
OSWALD, TRIPPE AND COMPANY, INC.	F42875	INACT/MG
OSWALD, TRIPPE AND COMPANY OF CAPE CORAL, INC.	S56363	INACT/MG
OSWALD, TRIPPE AND COMPANY OF THE CAROLINAS, INC.	P05000132462	NAME HS
OSWALD, TRIPPE AND COMPANY OF MIAMI, INC.	K62474	INACT/MG
OSWALD, TRIPPE AND COMPANY OF NAPLES, INC.	V36213	INACT/MG
OSWALD T. SAAVEDRA, M.D., P.A.	F86155	NAME HS
OSWALD WEALTH MANAGEMENT, LLC	L16000226628	Active
OSWALD WOODWORK AND BOATING LLC	L22000028241	Active
OSWALD YACHT SERVICES LLC	L22000172633	Active

[Next List](#)

OSWALD RONALD

Search



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

6/27/2025

CASE NO: CE25-0577

OSWALD RONALD
3411 NE 12TH ST
OCALA, FL. 34470-6466

RE: 26847-000-00 | 3411 NE 12TH 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: 07/17/2025

Violations:

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

Property is overgrown with grass, weeds, and other vegetation. 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
352-456-8820 sknight@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

OSWALD RONALD
3411 NE 12TH ST
OCALA, FL.34470-6466

Respondent(s) _____ /

Location of Violation: 3411 NE 12TH ST|26847-000-00

Case Number: CE25-0577

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 is overgrown with grass, weeds, and other vegetation. 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: CE25-0577

**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 3411 NE 12TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

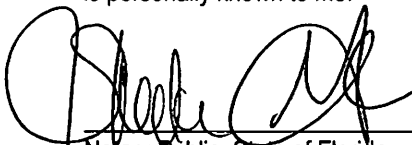
FURTHER, AFFIANT SAYETH NAUGHT.

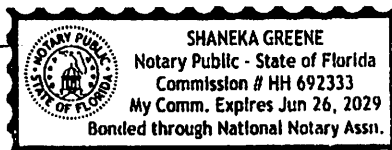
Dated: 08/13/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

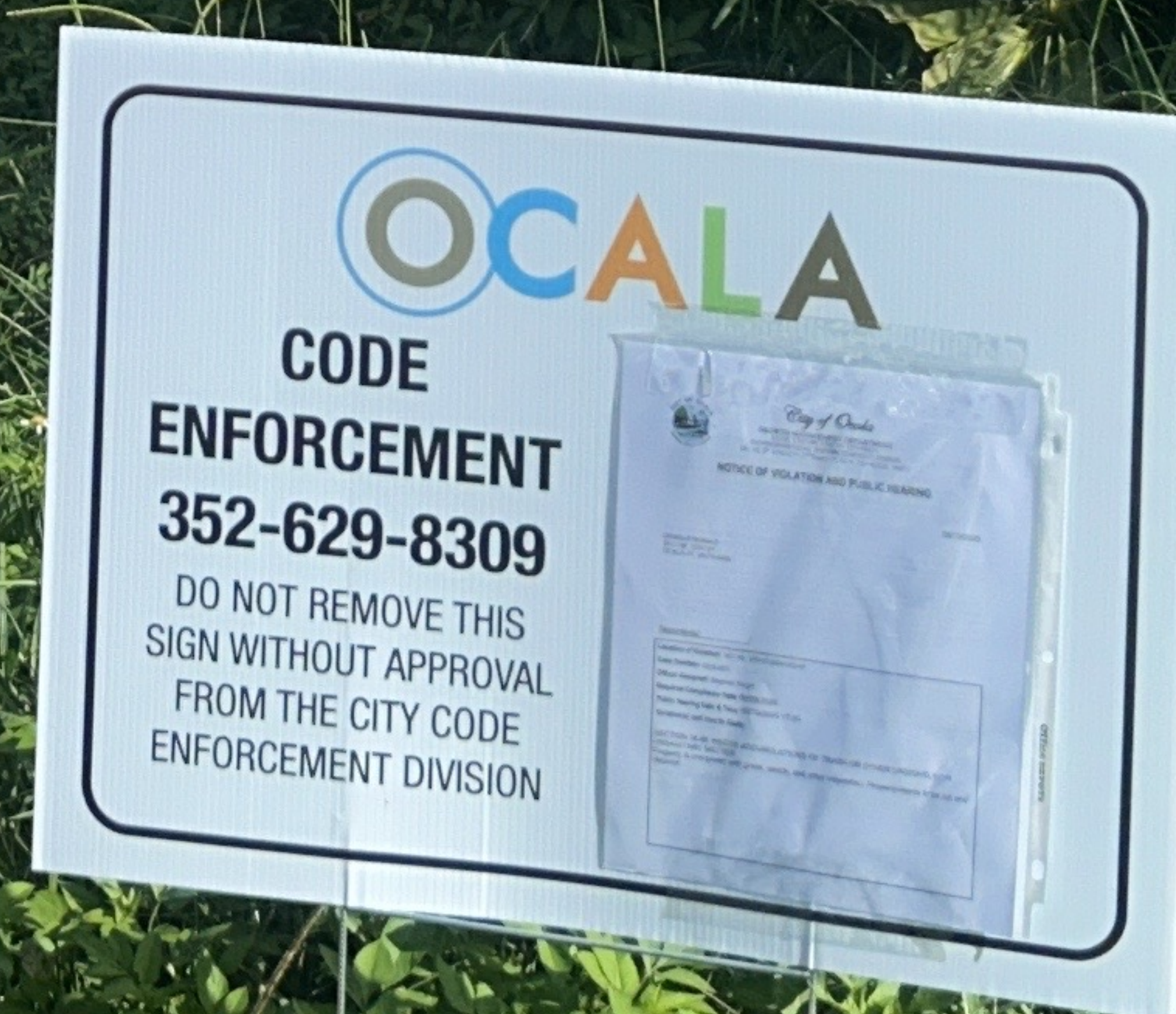
SWORN TO (or affirmed) before me: 08/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



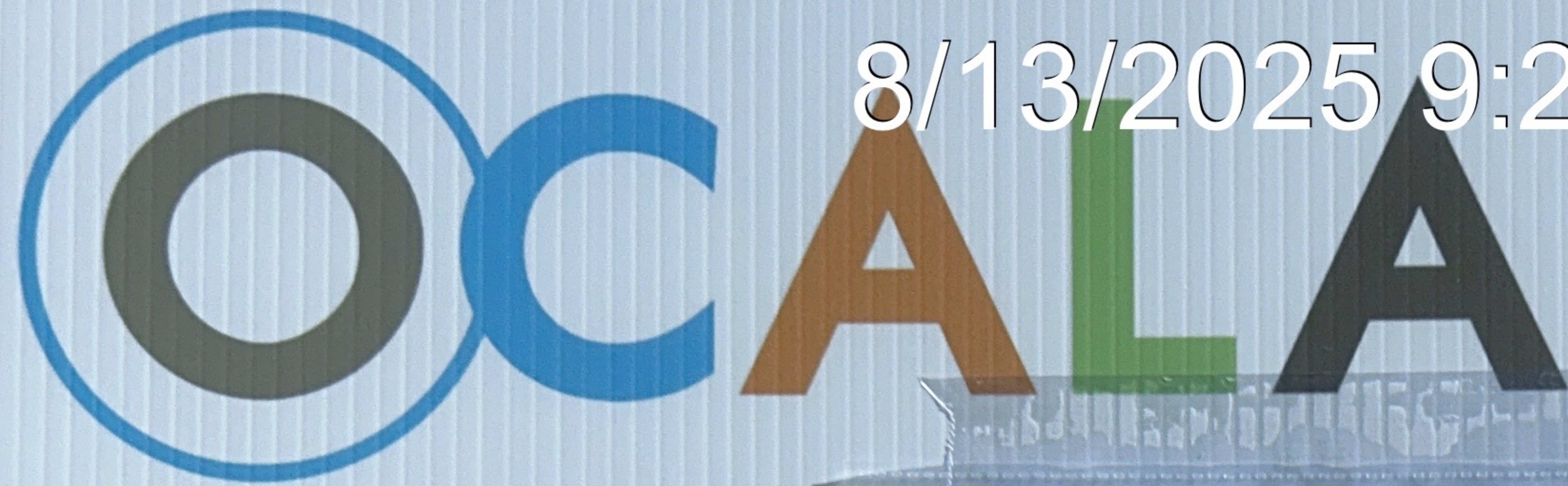


City of Ocala
Code Enforcement Division
8/13/2025 9:27 AM






City of Ocala
Code Enforcement Division
8/13/2025 9:27 AM



**CODE
ENFORCEMENT
352-629-8309**

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

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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/13/2025

OSWALD RONALD
3411 NE 12TH ST
OCALA, FL 34470-6466

Respondent(s) _____ /

Location of Violation: 3411 NE 12TH ST|26847-000-00
Case Number: CE25-0577
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 is overgrown with grass, weeds, and other vegetation. Property needs to be cut and
cleaned.

Office DEPOT®

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

CASE NO: CE25-0577

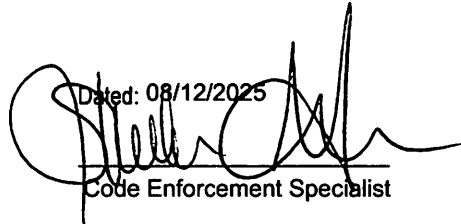
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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.

FURTHER, AFFIANT SAYETH NAUGHT.

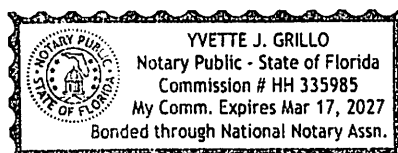

Dated: 08/12/2025
Code Enforcement Specialist

**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





City of Ocala
Code Enforcement Division
8/11/2025 10:16 AM



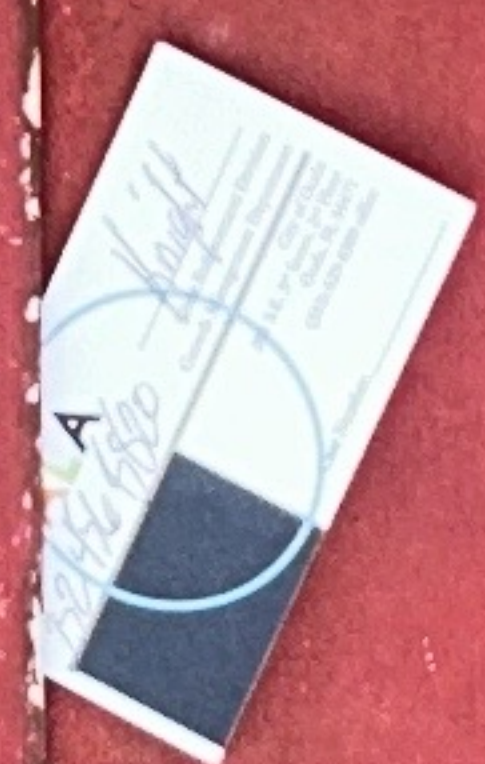
City of Ocala
Code Enforcement Division
8/11/2025 10:16 AM



NO SMOKING



~~OSWALD~~



City of Ocala
Code Enforcement Division
6/26/2025 1:26 PM



City of Ocala
Code Enforcement Division
6/26/2025 1:26 PM



City of Ocala
Code Enforcement Division
6/26/2025 1:26 PM