



# Case Details - No Attachments

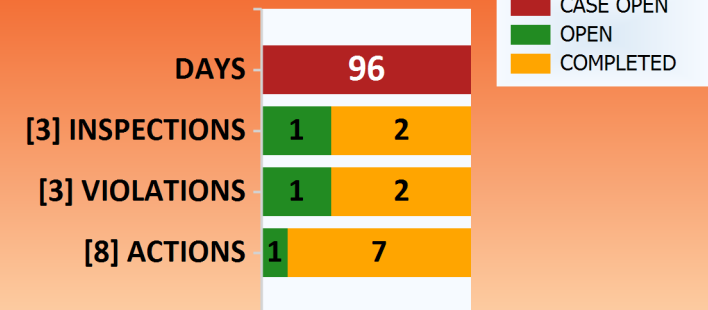
City of Ocala

Case Number

**CE25-0008**

Description: COMMERICAL VEHICLES PARKED IN DRIVEWAY BEING WORKED ON			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 1/2/2025	Closed:	Last Action: 4/10/2025	Flw Up: 4/8/2025
Site Address: 2131 NE 9TH ST OCALA, FL 34470			
Site APN: 2830-013-012		Officer: JEFFREY GUILBAULT	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH MAILED 91 7199 9991 7039 7684 4417 PATTISON OTIS 2131 NE 9TH ST OCALA FL 34470
COMPLAINT RECEIVED	SHANEKA GREENE	1/2/2025	1/2/2025	ROBERT CALLED STATED THAT THEY ARE POSSIBLY RUNNING A MECHANIC SHOP OUT OF THE HOME COMMERICAL TRUCKS ARE THERE ALL TIME BEING WORKED ON
HEARING CODE BOARD	YVETTE J GRILLO	4/10/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	2/26/2025	2/26/2025	NOVPH READY FOR POSTING NOVPH POSTED ON FRONT DOOR AT 0956
PREPARE NOTICE	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH

REGULAR MAIL	SHANEKA GREENE	1/3/2025	1/3/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/7/2025	4/7/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-122 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 4:00pm on Thursday, May 1st, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, May 1st, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city’s code. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 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 removal of all abandoned or derelict vehicles in violation of city code section 34-122.</p> <p>2.) Pay the cost of prosecution of \$247.16 by May 1st, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ROBERT BICE	2141 NE 9TH ST ,			
OWNER	PATTISON OTIS	2131 NE 9TH ST OCALA , FL 34470			
RESPONDENT 1	PATTISON OTIS	2131 NE 9TH ST OCALA, FL 34470			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

CE25-0008

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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	\$0.55	\$0.00						

Total Paid for CASE FEES: \$247.16 \$0.00

TOTALS: \$247.16 \$0.00

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	2/24/2025	2/24/2025	NON COMPLIANT		Verified that the white van has been removed from the property. The oil spots are still present and the truck is still in disrepair. See Photos. NOVPH sent to admin.
HEARING INSPECTION	JGB	4/8/2025				
INITIAL	JGB	1/3/2025	1/3/2025	NON COMPLIANT		I responded to the complaint at 1225 and verified there is a truck on jack stands missing the left front wheel in disrepair, there is also a second derelict car missing a license plate parked to the right of the property. Additionally there is a white fedex commercial vehicle parked in front of the residence. I did notice oil stains in front of the property in the street. Please see photos. CLTO sent to admin. RI in 30 days.

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS	JEFFREY GUILBAULT	1/3/2025	4/3/2025			Please clean up all oil spills and spots in the road and on property.  Per Jennipher Buller She doesn't believe this violation fits the ordinance and per her I am removing the violation from the case.
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JEFFREY GUILBAULT	1/3/2025	2/24/2025			Please remove white commercial van from the residential zoned district.  White van has been removed from the property.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	1/3/2025				Please get current tags, repair, or remove all derelict vehicles from the property. One truck in disrepair and one car with no license plates.





01/03/25

12:20PM

City of Ocala

Code Enforcement Division





01/03/25

12:20PM

City of Ocala  
Code Enforcement Division





02/24/25  
02:05PM  
City of Ocala  
Code Enforcement Division





02/24/25  
02:05PM  
City of Ocala  
Code Enforcement Division





02/24/25

02:07PM

City of Ocala

Code Enforcement Division



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

**THE CITY OF OCALA**

**CASE NO: CE25-0008**

Petitioner,

VS.

**PATTISON, OTIS**

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS  
FSS. 162.07(2)**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, JEFFREY GUILBAULT, 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:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Attorney Fees:			

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

	<b>Cost</b>	<b># @ .5 hour(s)</b>	<b>Total:</b>
Inspection(s)	\$12.50	3	\$37.50

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	8	\$176.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	<b>Cost</b>	<b># of page(s)</b>	<b>Addl. page(s)</b>	<b># of addl. page(s)</b>	<b>Total:</b>
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	<b>Cost</b>	<b># of page(s)</b>	<b>Total:</b>
Clerical:			

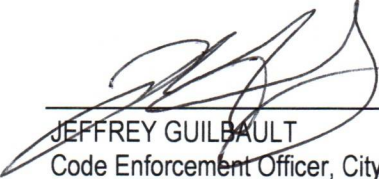
**6. Postage Cost(s):**

	<b>Cost</b>	<b># of Regular</b>	<b>Cost</b>	<b># of Certified</b>	
Postage:	\$0.55	1	\$14.36	2	\$14.36

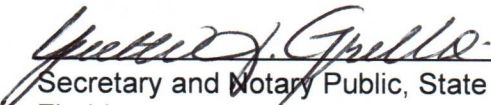
**Total Costs: \$247.16**

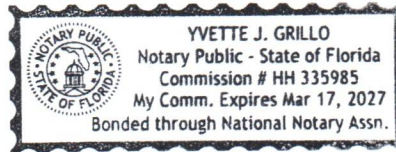
FURTHER. AFFIANT SAYETH NOT. Dated This:  
4/7/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
JEFFREY GUILBAULT  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 7 Apr by  
JEFFREY GUILBAULT who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





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

1/3/2025

CASE NO: CE25-0008

PATTISON OTIS  
2131 NE 9TH ST  
OCALA FL 34470-6216

RE:2830-013-012|2131 NE 9<sup>TH</sup> ST OCALA

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 see the following page(s) for a detailed list and description of those violations.

Violations:

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

Please get current tags, repair, or remove all derelict vehicles from the property. One truck in disrepair and one car with no license plates.

**SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS**

Please clean up all oil spills and spots in the road and on property.

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

Please remove white commercial van from the residential zoned district.

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 **2/10/2025**. 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 me at (352) 598-7571. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jeff Guilbault

Code Enforcement Officer





# *City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

## NOTICE OF VIOLATION AND PUBLIC HEARING

PATTISON OTIS  
2131 NE 9TH ST  
OCALA, FL. 34470

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

**Location of Violation:** 2131 NE 9TH ST|2830-013-012

**Case Number:** CE25-0008

**Officer Assigned:** Jeff Guilbault

**Required Compliance Date:** 04/08/2025

**Public Hearing Date & Time:** 04/10/2025 17:30

**Violation(s) and How to Abate:**

SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS  
Please clean up all oil spills and spots in the road and on property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES  
Please get current tags, repair, or remove all derelict vehicles from the property. One truck in disrepair and one car with no license plates.

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:

Jeff Guilbault                      Code Enforcement Officer  
jguilbault@ocalafl.gov  
352-598-7571

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

**CASE NO: CE25-0008**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 02/26/2025 post the Notice of Violation & Public Hearing in the above styled cause of this action, located at 2131 NE 9TH ST Ocala, Florida, upon which the violations are alleged to exist, at City Hall Lobby, City of Ocala, 110 SE Watula Avenue, Ocala, Florida.
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.**

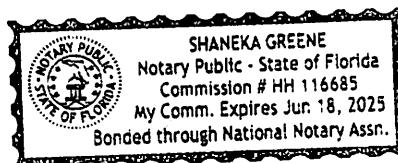
Dated: 02/26/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/26/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
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

2830-013-012

[GOOGLE Street View](#)

Prime Key: 671321

[MAP IT+](#)

Current as of 1/3/2025

### Property Information

PATTISON OTIS  
2131 NE 9TH ST  
OCALA FL 34470-6216Taxes / Assessments:  
Map ID: 195  
Millage: 1001 - OCALA[M.S.T.U.](#)PC: 01

Acres: .28

Situs: Situs: 2131 NE 9TH ST OCALA

### 2024 Certified Value

Land Just Value	\$50,000		
Buildings	\$151,830		
Miscellaneous	\$5,224		
Total Just Value	\$207,054		
Total Assessed Value	\$165,296	Impact	
Exemptions	\$0	<a href="#">Ex Codes:</a>	(\$41,758)
Total Taxable	\$165,296		
School Taxable	\$207,054		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$50,000	\$151,830	\$5,224	\$207,054	\$165,296	\$0	\$165,296
2023	\$50,000	\$148,948	\$5,857	\$204,805	\$150,269	\$0	\$150,269
2022	\$50,000	\$121,524	\$5,423	\$176,947	\$136,608	\$0	\$136,608

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">3880/0966</a>	10/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$132,400
<a href="#">3191/1205</a>	07/2002	07 WARRANTY	0	U	I	\$100
<a href="#">3067/1969</a>	12/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$101,000
<a href="#">1834/1650</a>	07/1991	71 DTH CER	0	U	I	\$100
<a href="#">1554/1971</a>	01/1989	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$69,000
<a href="#">0513/0251</a>	06/1972	02 DEED NC	0	Q	I	\$33,900

[Property Description](#)

SEC 09 TWP 15 RGE 22  
 PLAT BOOK F PAGE 129  
 HERITAGE HILLS REPLAT  
 BLK M LOT 12

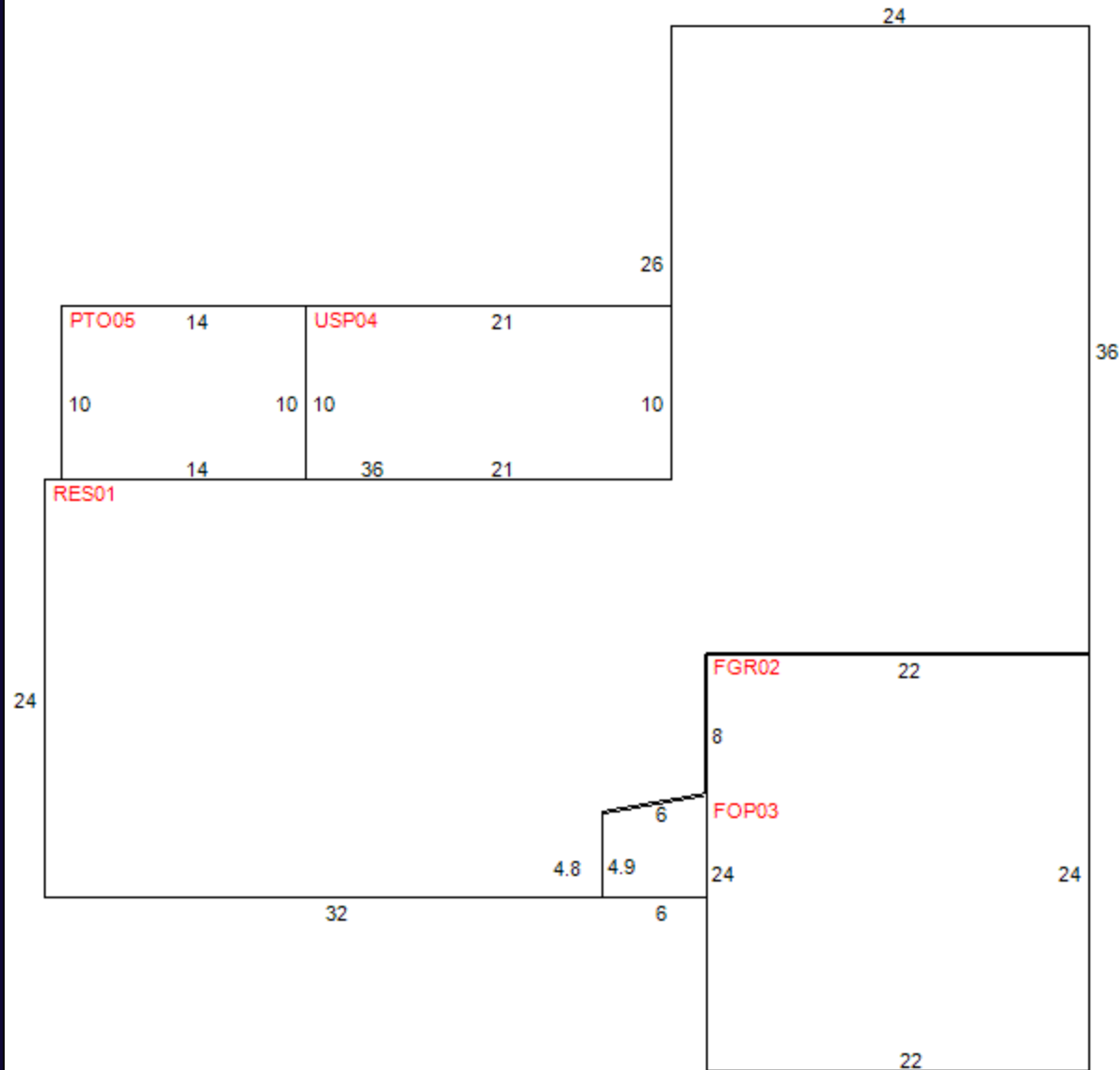
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		101.0	120.0	R1	1.00	LT						
Neighborhood 5112 - HERITAGE HILLS												
Mkt: 8 70												

[Traverse](#)**Building 1 of 1**

RES01=L22D8A260|6D4,9L32U24R36U26R24D36.  
 FGR02=L22D24R22U24.L22,1D8,2  
 FOP03=A260|6D4,8R6U6.U18L2  
 USP04=L21U10R21D10.L21

PTO05=L14U10R14D10.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 0

**Year Built** 1973  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%

**Quality Grade  
Inspected on**600 - AVERAGE  
2/16/2017 by 210**Architecture 0 - STANDARD SFR  
Base Perimeter 219**

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 24 - CONC BLK-PAINT	1.00	1973	N	0 %	0 %	1,722	1,722
FGR	02 24 - CONC BLK-PAINT	1.00	1973	N	0 %	0 %	528	528
FOP	03 01 - NO EXTERIOR	1.00	1973	N	0 %	0 %	32	32
USP	04 01 - NO EXTERIOR	1.00	1989	N	0 %	0 %	210	210
PTO	05 01 - NO EXTERIOR	1.00	1973	N	0 %	0 %	140	140

**Section: 1****Roof Style:** 10 GABLE**Roof Cover:** 08 FBRGLASS SHNGL**Heat Meth 1:** 22 DUCTED FHA**Heat Meth 2:** 00**Foundation:** 7 BLK PERIMETER**A/C:** Y**Floor Finish:** 24 CARPET**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 06 GAS**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 3**4 Fixture Baths:** 0**3 Fixture Baths:** 2**2 Fixture Baths:** 0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** Y**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	300.00	LF	20	1979	1	0.0	0.0
159 PAV CONCRETE	720.00	SF	20	2016	3	0.0	0.0
159 PAV CONCRETE	60.00	SF	20	1973	3	0.0	0.0
099 DECK	234.00	SF	50	1992	2	0.0	0.0
226 RES SWIM POOL	322.00	SF	20	1992	5	0.0	0.0

Appraiser NotesPlanning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD23-3064	12/28/2023	-	PATTISON/WINDOW REPLACEMENT
BLD19-1200	6/17/2019	-	ROOF
OC00939	6/1/1992	-	POOL
OC0614	4/1/1991	-	BLDG01= R/A
OC01203	6/1/1989	-	BLDG01=PTO TO FSP

Prepared by:  
Donna Dolan  
Premier Title of Ocala, Inc.  
2300 South Pine Avenue  
Ocala, Florida 34471

File Number: PT04936



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 11/29/2004 03:33:52 PM  
FILE #: 2004172696 OR BK 03880 PG 0966

RECORDING FEES 10.00

DEED DOC TAX 926.80

*W*

## General Warranty Deed

Made this October 28, 2004 A.D. By **Adele Siyufy Buffington**, a single person, hereinafter called the grantor, to **Otis Pattison**, whose post office address is: ~~951 NE 19th Street, Ocala, FL 34470~~, hereinafter called the grantee:

*231 NE 9th St, Ocala, FL 34470*

(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 12, Block M, Heritage Hills Replat, as per plat thereof, recorded in Plat Book F, Page(s) 129 and 129A, of the Public Records of Marion County, Florida

Parcel ID Number: 2830-013-02

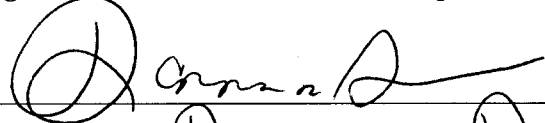
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

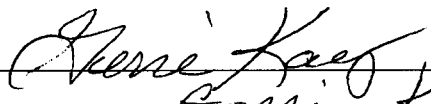
**To Have and to Hold**, the same in fee simple forever.

**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

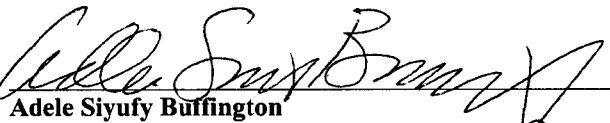
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Donna Dolan

  
Witness Printed Name Terri Kay

State of Florida  
County of Marion

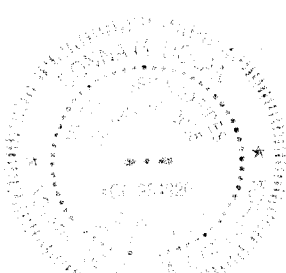
 (Seal)  
Adele Siyufy Buffington  
Address: 151 N. Orlando Ave  
Winter Park, FL 32789 (Seal)

Address:

The foregoing instrument was acknowledged before me this 28th day of October, 2004, by Adele Siyufy Buffington, a single person who is/are personally known to me or who has produced drivers license as identification.

  
Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



DEED Individual Warranty Deed - Legal on Face  
Closers' Choice