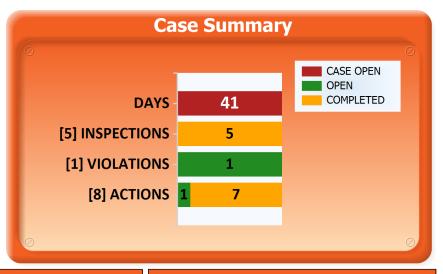


**Case Number CE25-1038** 

**City of Ocala** 

Description: OVERGROWTH Status: HEARING Subtype: OVERGROWTH Type: GENERAL VIOLATION Opened: 9/30/2025 | Closed: Last Action: 11/13/2025 Fllw Up: 11/10/2025 Site Address: 929 NE 11TH AVE OCALA, FL 34470 Officer: JEFFREY GUILBAULT Site APN: 2614-011-009 Details:



#### **ADDITIONAL SITES**

**LINKED CASES** 

	CHRONOLOGY										
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES							
ADMIN POSTING	SHANEKA GREENE	10/16/2025	10/16/2025	NOVPH							
CERTIFIED MAIL	SHANEKA GREENE	10/16/2025	10/16/2025	NOVPH MALED 9489 0090 0027 6697 0022 24 PURCELL MIKE 929 NE 11TH AVE OCALA, FL. 34471-5432							
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025		NEW BUSINESS							
OFFICER POSTING	JEFFREY GUILBAULT	10/17/2025	10/17/2025	NOVPH READY FOR POSTING  NOVPH POP							
PREPARE NOTICE	SHANEKA GREENE	9/30/2025	9/30/2025	ССТО							
PREPARE NOTICE	SHANEKA GREENE	10/15/2025	10/16/2025	NOVPH							
REGULAR MAIL	SHANEKA GREENE	9/30/2025	9/30/2025	CLTO MAILED							

**Case Number CE25-1038** 

**City of Ocala** 

STAFF RECOMMENDATION DALE HOLLINGSWORTH	10/31/2025	11/4/2025	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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 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 December 4th, 2025
	СО	NTACTS	

	CONTACTS								
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL				
OWNER	PURCELL MIKE	929 NE 11TH AVE OCALA, FL 34470-5432							
RESPONDENT 1	PURCELL MIKE	929 NE 11TH AVE OCALA, FL 34470-5432							

	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						



### **Case Number** CE25-1038

**City of Ocala** 

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	\$0.74	\$0.00						

\$0.00

**Total Paid for CASE FEES:** \$206.71

> \$206.71 \$0.00 **TOTALS:**

				INSPECT	IONS	
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	JGB	10/17/2025	10/17/2025	COMPLETED		novph pop at 1025 today. see photos.
FOLLOW UP	JGB	10/14/2025	10/14/2025	NON COMPLIANT		There has been no changes to the grass and weeds as well as the junk and debris on the property. The house is almost unable to be seen from the road due to overgrown bushes, weeds, and other vegetation. See photos.
FOLLOW UP	JGB	11/6/2025	11/6/2025	NON COMPLIANT	VERIFY STATUS OF VIOLATION	Verified the junk and debris are still present and the overgrowth has not been cut. See photos.
HEARING INSPECTION	JGB	11/10/2025	11/10/2025	NON COMPLIANT		I verified this morning at 0915 that there have been no changes to the property. No contact has been made with anyone involving this property, residence is unoccupied.

**Case Number CE25-1038** 

**City of Ocala** 

INITIAL	JGB	9/30/2025	9/30/2025	NON COMPLIANT		Today at 1230 I conducted an initial inspection at this property and verified the grass and weeds have grown up around the front of the property and have not been maintained in quite some time. There is also junk and debris in the side/ rear yard consisting of car tires, trash, car parts, and other miscellaneous items. Please see photos. Please cut and clean the property. clto sent to admin. RI in 14 days.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY	JEFFREY GUILBAULT	9/30/2025				Please cut and clean the property. Removing any junk and debris from the property as well as cutting any overgrowth of grass, weeds, or any other vegetation.

**MATTER** 

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

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**CASE NO: CE25-1038** 

Total Costs: \$206.71

Petitioner,

VS.

**PURCELL, MIKE** 

Respondents	
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 Inspector 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.

	p	and respondent(s) if	Tulio Casc.		
1. Code Enfo	orcement Sp	ecial Magistrate H	learing:		
Attorney Fees:	Cost	# of hour(s)			Total:
2. Inspector(	s) Time:				
	Cost	# @ .5 hour(s	)		Total:
Inspection(s)	\$12.50	3			\$37.50
3. Clerical &	Casework Ti	ime:			
	Cost	# of hour(s)			Total:
Clerical:	\$22.00	6			\$132.00
4. Recording	Cost(s): (i.e	. Lien(s) / Lien rel	ease(s) / Satisfa	action, etc.)	
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75
5. Copies of I	Related Docu	ument(s):			
Clerical:	Cost	# of page(s)			Total:
6. Postage Co	ost(s):				
	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

FURTHER. AFFIANT SAYETH NOT. Dated This: 11/3/2025

STATE OF FLORIDA COUNTY OF MARION

JEFFREY GUILBAULT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 3 Nov by JEFFREY GUILBAULT who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

#### 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

2614-011-009

GOOGLE Street View

**Property Information** 

PURCELL MIKE
929 NE 11TH AVE

Taxes / Assessments:
Map ID: 178

OCALA FL 34470-5432 <u>Millage:</u> 1001 - OCALA

Situs: 929 NE 11TH AVE OCALA

M.S.T.U. PC: 01

Acres: .26

#### **Current Value**

Land Just Value	\$37,500		
Buildings	\$106,376		
Miscellaneous	\$299	I4	
Total Just Value	\$144,175	Impact	(\$101,504)
Total Assessed Value	\$42,671	<u>Ex Codes:</u> 01 38	
Exemptions	(\$25,000)		
Total Taxable	\$17.671		

#### History of Assessed Values

Year	<b>Land Just</b>	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$35,625	\$88,362	\$251	\$124,238	\$41,468	\$25,000	\$16,468
2023	\$35,625	\$86,305	\$275	\$122,205	\$40,260	\$25,000	\$15,260
2022	\$37,500	\$73,300	\$263	\$111,063	\$39,087	\$25,000	\$14,087

#### **Property Transfer History**

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5511/0816	04/2011	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$22,000
4293/0320	12/2005	60 CRT ORD	0	U	I	\$100
<u>4276/0215</u>	12/2005	25 PER REP	0	U	I	\$100
DETH/REGS	04/2004	71 DTH CER	0	U	I	\$100
3951/0689	07/1996	74 PROBATE	0	U	I	\$100
UNRE/INST	06/1985	71 DTH CER	0	U	I	\$100
0928/0297	10/1978	07 WARRANTY	0	U	I	\$24,900
<u>0570/0762</u>	06/1973	02 DEED NC	0	U	I	\$19,000

#### **Property Description**

SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST

#### BLK K LOT 9 Land Data - Warning: Verify Zoning Use **CUse** Front Depth Zoning Units Type Rate Loc Shp Phy **Class Value** Just Value 0100 150.0 R1A 75.00 FF 500.0000 1.00 1.00 1.00 37,500 37,500 75.0 Neighborhood 5144 Total Land - Class \$37,500 Mkt: 8 70 Total Land - Just \$37,500 **Traverse** Building 1 of 1 RES01=R20D2R7U8R13U26L44D10R4D22.R20D2R7 FSP02=R13U8L13D8.U8R13U26L19 UCP03=U12L25D12R25.R19 PTO04=R12D34L12U34. UCP03 12 12 RES01 PTO04 12 10 26 22 13 FSP02 20 **Building Characteristics** Year Built 1956 **Improvement** 1F - SFR- 01 FAMILY RESID **Physical Deterioration** 0% **Effective Age** 6 - 25-29 YRS **Obsolescence: Functional 0%** Condition

**Quality Grade** 400 - FAIR **Obsolescence: Locational 0%** Inspected on 4/25/2025 by 118 **Architecture** 0 - STANDARD SFR **Base Perimeter** 156 Type IDExterior Walls Stories Year Built Finished Attic Bsmt Area Bsmt Finish Ground Floor Area Total Flr Area RES 0124 - CONC BLK-PAINT 1.00 1956 0 % 0% 1.256 N 0 % 0 % FSP 0201 - NO EXTERIOR 1.00 1956 104 104 UCP 0301 - NO EXTERIOR 1.00 1956 Ν 0% 0% 300 300 PTO 0401 - NO EXTERIOR 1.00 2010 Ν 0 % 0 % 408 408 Section: 1 Roof Style: 12 HIP Blt-In Kitchen: Y Floor Finish: 24 CARPET **Bedrooms: 2** Roof Cover: 08 FBRGLASS SHNGL Dishwasher: Y Wall Finish: 20 PLASTER 4 Fixture Baths: 0 Heat Meth 1: 22 DUCTED FHA Garbage Disposal: N **Heat Fuel 1:** 06 GAS 3 Fixture Baths: 1 Heat Meth 2: 00 **Garbage Compactor:** N Heat Fuel 2: 00 2 Fixture Baths: 0 Foundation: 7 BLK PERIMETER Intercom: N Fireplaces: 0 Extra Fixtures: 2 **A/C:** Y Vacuum: N Miscellaneous Improvements Type Nbr Units Type Life Year In Grade Length Width 144 PAVING ASPHALT 360.00 SF 1956 40.0 5 1 9.0 Total Value - \$299 **Appraiser Notes** Planning and Building \*\* Permit Search \*\* Permit Number **Date Completed Date Issued** Description BLD21-1211 5/17/2021 PURCELL / REROOF OC01631 9/1/1994 ROOF **Cost Summary** Buildings R.C.N. \$109,808 4/7/2020 (\$40,629) Total Depreciation Bldg - Just Value \$69,179 **Bldg Nbr RCN Depreciation Depreciated** (\$40,629) Misc - Just Value \$299 3/11/2011 \$109,808 \$69,179 Land - Just Value 5/9/2025 \$37,500 Total Just Value \$106,978

Prepared by:

Patricia K. Stokes, CLE/CLS

Ocala Land Title Insurance Agency, Ltd.

503 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: OL1104025

DATE: 05/02/2011 04:29:07 PM

FILE #: 2011038946 OR BK 05511 PG 0816

REC 10.00 DEED DS 154.00

W

#### **General Warranty Deed**

Made this April 28, 2011 A.D. By Susan D. Aldrich, an unmarried woman, hereinafter called the grantor, to Mike Purcell, whose post office address is: 929 NE 1142 Aug CXAVI, 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 9, BLOCK K, WYOMINA CREST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK C, PAGE(S) 12, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
Parcel ID Number: 2614-011-009
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

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:	4 4
Bes	Susand Ildrick (Seal)
Witness #1 Signature Witness #1 Printed Name	Susan D. Aldrich Address: Oct. Pos. pt. (0.0 a.)
	Port Closer alen Port Closer. NY 10573
Witness #2 Signature Witness #2 Printed Name CAROL CARPENTER	
State of Florida	
County of Marion	
	ril 28, 2011, by Susan D. Aldrich, an unmarried woman, who is/ar is identification.

Notary Public Print Name:\_\_

My Commission Expires:

NOTARY ROLL S. BUS CAROLINARY 23, 2011

DEED Individual Warranty Deed - Legal on Face

subsequent to December 31, 2010.

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

9/30/2025

CASE NO: CE25-1038

PURCELL MIKE 929 NE 11TH AVE OCALA, FL, 34470-5432

RE: 2614-011-009 | 929 NE 11<sup>TH</sup> AVE

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: 10/14/2025

#### **Violations:**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**Please cut and clean the property. Removing any junk and debris from the property as well as cutting any overgrowth of grass, weeds, or any other vegetation.

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.

JEFFREY GUILBAULT, Code Enforcement Environmental Officer 352-598-7571 jguilbault@ocalafl.gov



# City of Ocala

# 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

10/17/2025

PURCELL MIKE 929 NE 11TH AVE OCALA, FL. 34471-5432

Respondent(s)	1
i (Cabolidelitia)	1

Location of Violation: 929 NE 11TH AVE|2614-011-009

Case Number: CE25-1038

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 11/10/2025

Public Hearing Date & Time: 11/13/2025 17:30

Violation(s) and How to Abate:

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

Please cut and clean the property. Removing any junk and debris from the property as well as cutting any overgrowth of grass, weeds, or any other vegetation.

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 inspector 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 Environmental Inspector jguilbault@ocalafl.gov 352-598-7571

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

**CASE NO: CE25-1038** 

#### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

### STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared,	, for the Code Enforcement
I did on 10/17/2025 post the Notice of Violation & Public Hearing to the property  929 NE 11TH AVE	, located at
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the C	ity of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.  Dated: 19797/2025  Environmental Inse	pector
STATE OF FLORIDA	

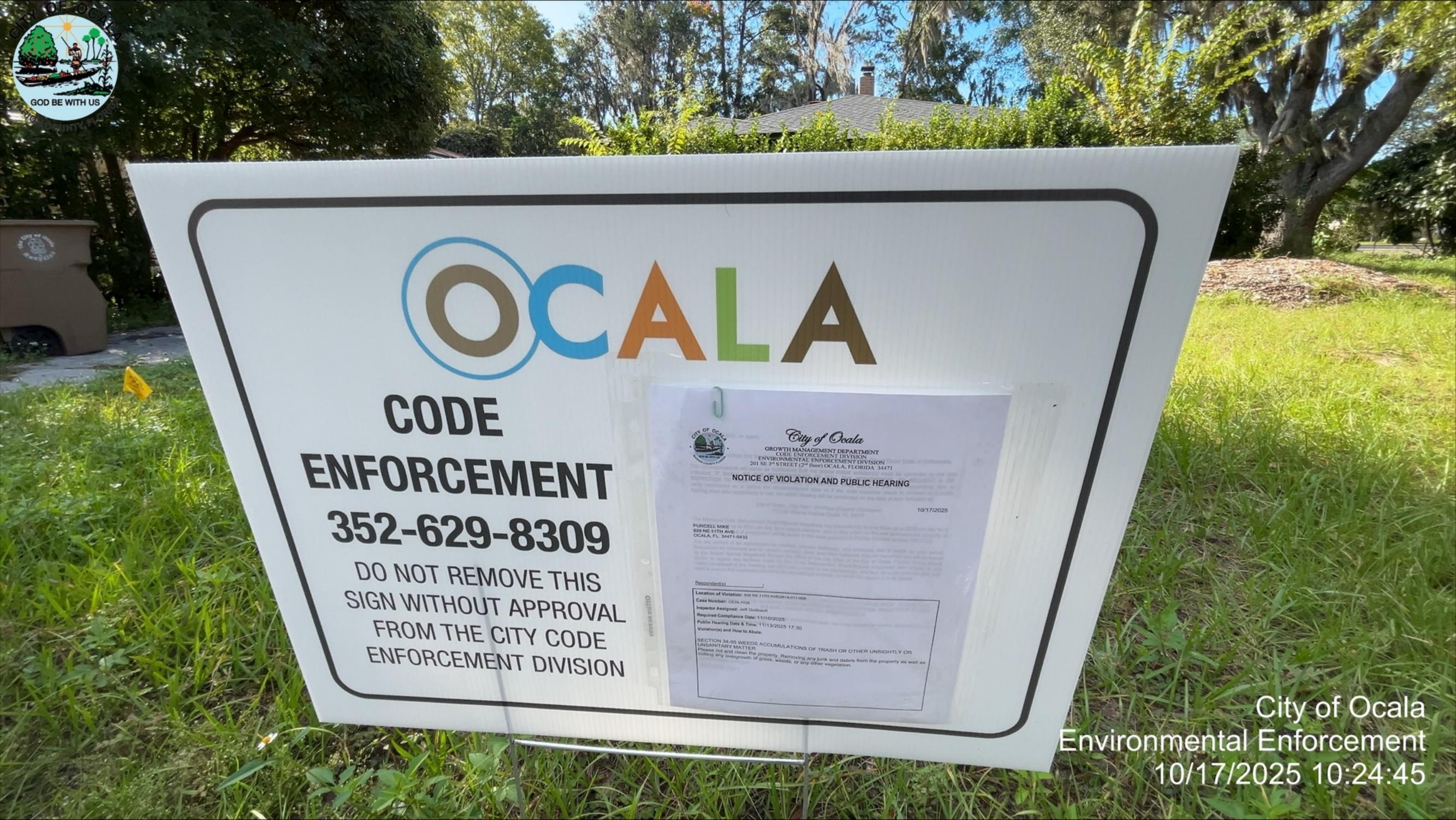
SWORN TO (or affirmed) before me: 10/17/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

(Notary Public, State of Florida

**MARION COUNTY** 

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.





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

**CASE NO: CE25-1038** 

#### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

### STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, _ Division of the, City of Ocala, who after being duly sworn, deposes	Shaneka Greene and states as follows:	_, for the Code Enforcement
I did on 10/16/2025 post the Notice of Violation & Pub     110 SE Watula Avenue Ocala, FL .	olic Hearing to Ocala City	<u>' Hall</u> , located at
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: 19/16/2025 Code Specialist I	
STATE OF ELORIDA		

STATE OF FLORIDA MARION COUNTY

SWORN TO (or affirmed) before me: 10/16/2025 by Yvette Grillo is personally known to me.

Code Specialist, City of Ocala, who

Notary Public, State of Florida

YVETTE J. GRILLO

Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.













