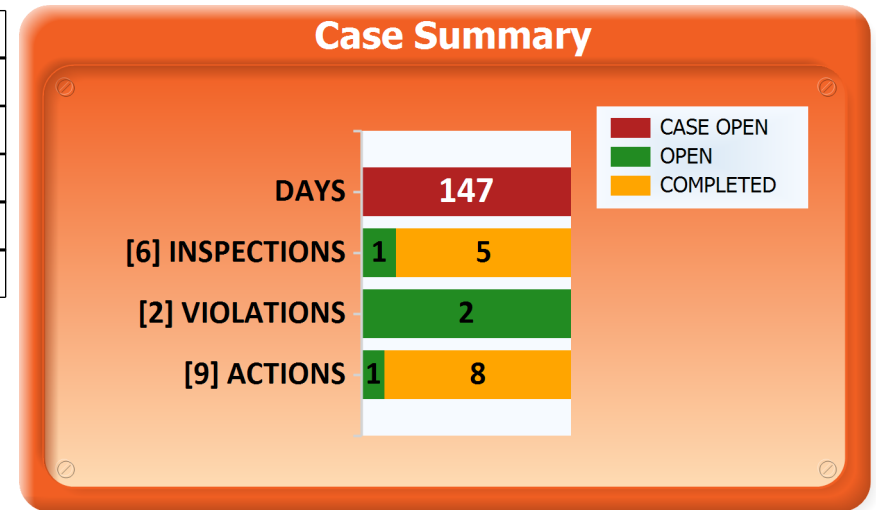


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0420

Description: Dilapidated fence and derelict utility trailer			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 5/14/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/8/2025
Site Address: 1123 NE 9TH AVE OCALA, FL 34470			
Site APN: 2618-003-033		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH MAILED 91 7199 9991 7039 7684 0563 KESSEL ROBERTA 3 HICKORY TRACK PASS OCALA, FL. 34472-2475
CONTACT	STEPHANI SMITH	6/27/2025	6/27/2025	Phone call to property owner (at 352-857-1906). View "Follow-Up" entry notes for further details.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/6/2025	8/6/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN/

PREPARE NOTICE	SHANEKA GREENE	5/19/2025	5/19/2025	CLTO X 1 KESSEL ROBERTA 3 HICKORY TRACK PASS Ocala FL 34472-2475
PREPARE NOTICE	SHANEKA GREENE	8/4/2025	8/5/2025	NOVPH X 1 KESSEL ROBERTA 3 HICKORY TRACK PASS Ocala FL 34472-2475
REGULAR MAIL	SHANEKA GREENE	5/19/2025	5/19/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 82-3 and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being May 16th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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.</p>

			<p>2,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, November 6th, 2025, or remove the fence by 4:00 pm on Thursday, November 6th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 7th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3) Pay the cost of prosecution of \$281.71 by November 6th, 2025.</p>
--	--	--	---

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	KESSEL ROBERTA	3 HICKORY TRACK PASS OCALA, FL 34472-2475			
RESPONDENT 1	KESSEL, ROBERTA S	3 HICKORY TRACK PASS OCALA, FL 34472	(352)817-2740		

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	9	\$112.50	\$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:			\$281.71	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0420

TOTALS: \$281.71 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	5/16/2025	5/16/2025	COMPLETED		On 05/16/2025, all necessary documents have been uploaded onto the case file. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
CASE WORK	SMS	8/22/2025	8/22/2025	NON COMPLIANT		On 08/22/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the overgrowth and dilapidated fencing still remains on the property. View attachments.
CASE WORK	SMS	8/1/2025	8/1/2025	NON COMPLIANT		On 08/01/2025, I have re-inspected the property in reference to the overgrowth and the fencing. Both remain in the same state, with this case originating back in May 16th of this year. Due to the lapse of time, and little to no progress, I have decided to escalate this to a NOVPH. View attachments. NOVPH generation assigned to Admin, and a Follow-Up has been scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0420

FOLLOW UP	SMS	6/27/2025	6/27/2025	COMPLETED		<p>On 06/27/2025, I have re-inspected the property in reference to the fencing (of the gate that is not standing on its own/leaning) and the trailer. I have observed that the fencing appears to be in the same state. I was unable to confirm if the trailer still remained on the property (I have attempted to speak to the neighbor twice in one day, but they did not answer the door, and therefore could not look through their backyard). I have then called the property owner in reference to this case (at 352-857-1906), and about the dilapidated portion of the fencing (with the gate). She has informed me that they are working on this property (they have a limited income and the daughter starts work on Monday). View attachments. Set inspection to monitor progress.</p>
HEARING INSPECTION	SMS	10/8/2025				
INITIAL	SMS	5/15/2025	5/15/2025	COMPLETED		<p>While conducting a compliance inspection for cut and clean for a previous code case (2024_10714) I observed a derelict vehicle in the yard (a trailer in the rear yard order with permission from the rear neighbor's yard) and a dilapidated fence upon the property. Photos attached.</p> <p>On 05/15/2025, I have received an initial from another officer. From permission granted by a neighbor (and their neighboring property), they were able to document a derelict trailer at the property in addition to a dilapidated fence. On this same day, I have also taken my own pictures of the fencing. I have attempted to make contact by knocking on the door of the next door residence (also owner of the property) at the time of inspection, however, no one has answered the door at this time. View attachments.</p>

VIOLATIONS



Case Details - No Attachments

City of Ocala

Case Number

CE25-0420

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	5/16/2025			**REPEAT VIOLATOR**	Please remove any sources of unsightly or unsanitary matter from off the property such as the derelict trailer with the flat tire (and tires on the trailer that may be collecting water).
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	5/16/2025				Please make any repair(s) to the fencing, replace the fencing, or remove the fencing. The fencing should not have anything bracing against it, and it should be able to stand on its own.

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

THE CITY OF OCALA

CASE NO: CE25-0420

Petitioner,

VS.

KESSEL, ROBERTA

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

DALE HOLLINGSWORTH

BEFORE ME, the undersigned authority, personally appeared, ~~STEPHAN SMITH~~, 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	9	\$112.50

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:		

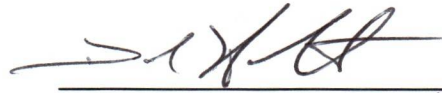
6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	
Postage: \$0.74	1	\$17.72	2	\$17.72

Total Costs: \$281.71

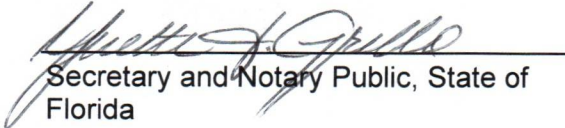
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION

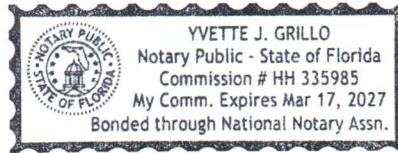


~~STEPHANI SMITH~~ *DALE HOLLINGSWORTH*
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by STEPHANI SMITH 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

2618-003-033

[GOOGLE Street View](#)

Prime Key: 1250650

[MAP IT+](#)

Current as of 5/16/2025

[Property Information](#)

KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA FL 34472-2475

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .14

Situs: 1123 NE 9TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$20,210		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$20,210	Impact	
Total Assessed Value	\$4,164	Ex Codes:	(\$16,046)
Exemptions	\$0		
Total Taxable	\$4,164		
School Taxable	\$20,210		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$20,210	\$0	\$0	\$20,210	\$4,164	\$0	\$4,164
2023	\$22,325	\$0	\$0	\$22,325	\$3,785	\$0	\$3,785
2022	\$23,500	\$0	\$0	\$23,500	\$3,441	\$0	\$3,441

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5361/0473	05/2010	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$12,500
4862/1148	07/2007	07 WARRANTY	0	U	V	\$100
4789/1039	05/2007	70 OTHER	0	U	V	\$100
4789/1037	05/2007	05 QUIT CLAIM	0	U	V	\$100
3793/1792	07/2004	31 CERT TL	0	U	I	\$100
1260/0759	01/1985	07 WARRANTY	0	U	I	\$21,100
1196/1295	01/1984	07 WARRANTY	0	U	V	\$15,000
1196/0086	12/1983	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 019
SILVER TERRACE
BLK C LOTS 33.34

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		50.0	124.0	R1A	50.00	FF							
Neighborhood 4669 - MISC SUBS IN 8-15-22													
Mkt: 8 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC00103	1/1/2005	-	DEMO
OC	9/1/1996	-	BLDG01= ROOF
OC15238	12/1/1982	12/1/1983	BLDG01= ADD VINYL SIDING

Rec. \$ 10.00
D.S. \$ 87.50
This instrument prepared by:
CHARLES RUSE, JR.
500 NE 8th Avenue
Ocala, FL 34470



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 05/20/2010 01:59:22 PM
FILE #: 2010045764 OR BK 05361 PG 0473

RECORDING FEES 10.00
DEED DOC TAX 87.50

UK

Tax Parcel No.: 2618-003-033

WARRANTY DEED

THIS WARRANTY DEED made the 4th day of May, 2010, by **JAMES H. MAURY, JR., INDIVIDUALLY**, whose address is 160 SE 53rd Ct, Ocala, Florida hereinafter called the Grantor, to **ROBERTA KESSEL, INDIVIDUALLY**, whose address is 3 Hickory Track Pass, Ocala, Florida, 34472, hereinafter called the Grantee.

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain and sell to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

Parcel ID # 2618-003-033
Sec 8, Twp 15, Rge 22
Lots 33 and 34, Block C, Silver Terrace Subdivision, as recorded in
Plat Book C, Page 19, Public Records of Marion County, Florida
Street address, city, zip of the Property is: 1123 NE 9th Ave., Ocala, Florida
34470.

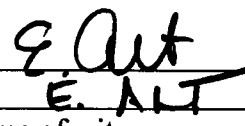
Grantor represents and warrants that the property described herein is not the homestead of Grantor as defined by Article 10, Section 4, of the Florida Constitution, nor contiguous to any property claimed by Grantor as homestead.

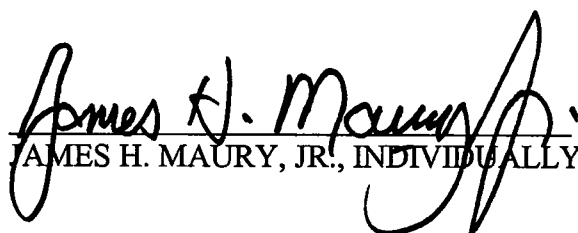
Said Grantor hereby fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.
Signed, sealed and delivered in our presence as witnesses:

Witnessed as to:

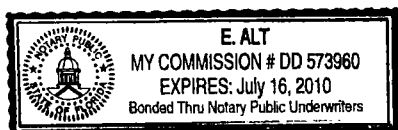

C. RUSE
Print name of witness


E. ALT
Print name of witness



JAMES H. MAURY, JR., INDIVIDUALLY

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me, this 4th day of May, 2010, by, James H. Maury, Jr., Individually, who is personally known to me or who has produced FL Drivers Lic. as identification.



(SEAL/STAMP)

Sign: 
Notary Public, State of Florida
Print Name: E. ALT

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

THE CITY OF OCALA

CASE NO: 2024_10714

Petitioner,

VS.

**KESSEL, ROBERTA
3 HICKORY TRACK PASS
OCALA, FL 34472-2475**

Respondents

**ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES**

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on July 31st, 2024, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. PREVIOUS FINDINGS OF FACT: DATED JUNE 3RD, 2024

A. The Respondent(s), **KESSEL, ROBERTA**, owner(s) in charge of the property described as: **2618-003-033 | 1123 NE 9TH AVE OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between March 22, 2024 and May 29, 2024 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

11. PREVIOUS CONCLUSION OF LAW: DATED JUNE 3RD, 2024

A. The Respondent(s), **KESSEL, ROBERTA**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. PREVIOUS ORDER: DATED JUNE 3RD, 2024

A. 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, July 25th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, July 26th, 2024, 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. Additionally, 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.

(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 \$ 182.73 by July 25th, 2024.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

IV. ORDER EFFECTIVE: JULY 31ST, 2024

A..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 3rd, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, October 4th, 2024, 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. Additionally, 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.

(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 \$ 182.73 by July 25th, 2024.

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B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 2nd day of August 2024

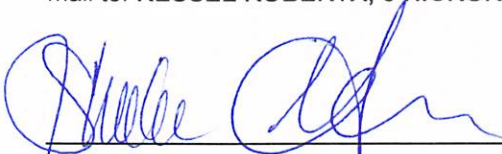
CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Thomas J. Dobbins, Chair
Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **KESSEL ROBERTA, 3 HICKORY TRACK PASS, OCALA FL 34472-2475**, this 2nd day of August 2024.



Shaneka Greene, Code Enforcement Specialist
Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON OCTOBER 10TH, 2024, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



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

5/19/2025

CASE NO: CE25-0420

KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA, FL. 34472-2475

RE: 2618-003-033 | 1123 NE 9TH AVE OCALA, FLORIDA Vacant lot

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: 06/20/2025

Violations:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please make any repair(s) to the fencing, replace the fencing, or remove the fencing. The fencing should not have anything bracing against it, and it should be able to stand on its own.

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

Please remove any sources of unsightly or unsanitary matter from off the property such as the derelict trailer with the flat tire (and tires on the trailer that may be collecting water).

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.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

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FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



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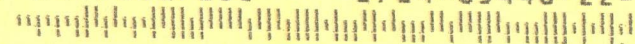
KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA, FL. 34472-2475

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RETURN TO SENDER
NO MAIL RECEPTACLE
UNABLE TO FORWARD

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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

REPEAT VIOLATOR

08/06/2025

KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA, FL. 34472-2475

Respondent(s) _____ /

Location of Violation: 1123 NE 9TH AVE|2618-003-033

Case Number: CE25-0420

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

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

Violation(s) and How to Abate:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please make any repair(s) to the fencing, replace the fencing, or remove the fencing. The fencing should not have anything bracing against it, and it should be able to stand on its own.

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

Please remove any sources of unsightly or unsanitary matter from off the property such as the derelict trailer with the flat tire (and tires on the trailer that may be collecting water).

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:

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0420

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/06/2025 post the Notice of Violation & Public Hearing to the property, located at 1123 NE 9TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

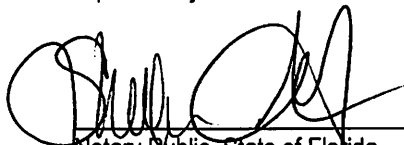
FURTHER, AFFIANT SAYETH NAUGHT.

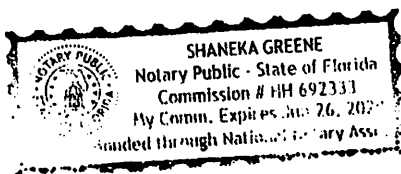
Dated: 08/06/2025

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/06/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Ocala
**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
1000 SOUTH UNIVERSITY AVENUE
SUITE 200 Ocala, FL 34476-1000
352.629.8309

NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

VIOLATOR: ROBERTA
2 HICKORY TRACE FARM
OCALA, FL 34476-1000

Residential:

Location of Violation: 1000 W. 10th Avenue, Ocala, FL 34476-1000
Case Number: 1000-000
Officer Assigned: Deyan Smith
Reported Violation Date: 10/06/2025
Public Hearing Date & Time: 10/06/2025 17:30
Violations and How to Abate:

SECTION 22-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES
Please make any repairs to the fencing, replace the fencing, or remove the fencing. The
fencing should not have anything leaning against it, and it should be able to stand on its own.

SECTION 24-06 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSATURATED AND MESSY
Please remove any weeds or unsightly or unsightly matter from all the property such as the
driveway and the lot area on the lot that may be unsightly matter.

8/6/25, 8:25 AM
City of Ocala
Code Enforcement Division



**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
REPEAT VIOLATOR

City of Ocala - City Hall - 2nd Floor (Council Chambers)
100 SE 3rd Avenue, Ocala, FL 34471

08/06/2025

The Municipal Code Enforcement Department has the authority to levy fines up to \$200 per day for a first violation, \$400 per day for a second violation, and to levy a lien on the real and personal property of the violator as provided in the code contained in Florida Statutes section 218.01(1).

KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA, FL. 34472-2475

Respondent(s) _____

Location of Violation: 1123 NE 9TH AVE | 2618-003-033
Case Number: CE25-0420
Officer Assigned: Stephani Smith
Required Compliance Date: 10/08/2025
Public Hearing Date & Time: 10/09/2025 17:30
Violation(s) and How to Abate:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Please make any repair(s) to the fencing, replace the fencing, or remove the fencing. The fencing should not have anything bracing against it, and it should be able to stand on its own.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please remove any sources of unsightly or unsanitary matter from off the property such as the derelict trailer with the flat tire (and tires on the trailer that may be collecting water).

8/6/25, 8:25 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0420

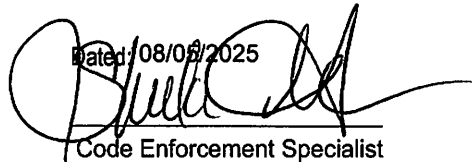
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/05/2025 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.

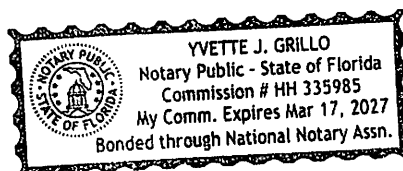
Dated: 08/05/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/05/2025 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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

MOPH-0420

X/L
8/9

KESSEL ROBERTA
3 HICKORY TRACK PASS
OCALA, FL. 34472-2475

CERTIFIED MAIL



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JACKSONVILLE RPDC 320

7 AUG 2025 PM 2 L

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

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8/22/25, 3:33 PM
City of Ocala
Code Enforcement Division



8/1/25, 11:11 AM
City of Ocala
Code Enforcement Division



6/27/25, 11:12 AM
City of Ocala
Code Enforcement Division



5/15/25, 1:48 PM
City of Ocala
Code Enforcement Division



5/15/25, 1:48 PM
City of Ocala
Code Enforcement Division



8/1/25, 11:12 AM
City of Ocala
Code Enforcement Division