



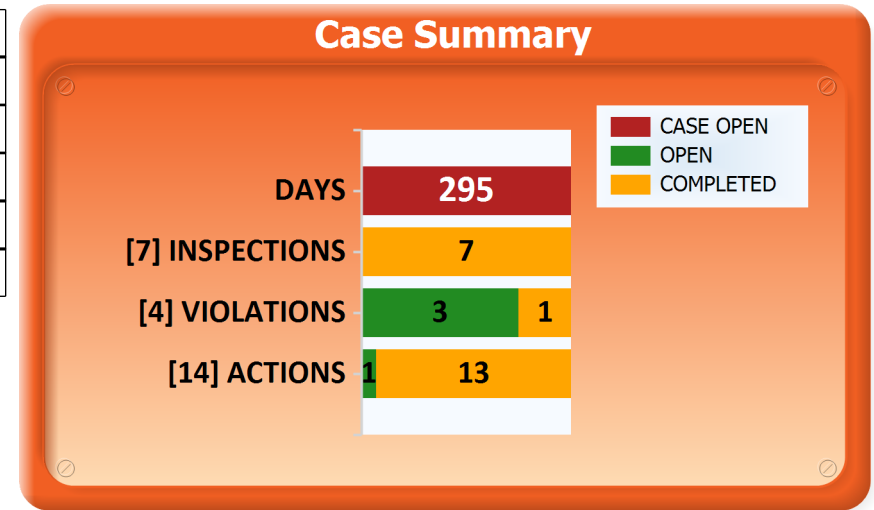
Case Details - No Attachments

City of Ocala

Case Number

CE25-0011

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 1/6/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/27/2025
Site Address: 2613 NE 19TH AVE OCALA, FL 34470			
Site APN: 24563-000-00		Officer: JEFFREY GUILBAULT	
Details:			



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
ADMIN POSTING	SHANEKA GREENE	10/10/2025	10/10/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH MAILED (2) 91 7199 9991 7039 7684 4424 SERRANO LISA 2613 NE 19TH AVE OCALA FL 34470 91 7199 9991 7039 7684 4431 DANIEL FRITZ 2401 NE 19TH AVE OCALA FL 34470

CERTIFIED MAIL	SHANEKA GREENE	10/10/2025	10/10/2025	NOVPH MAILED 9489 0090 0027 6697 0020 64 SERANNO LISA 2613 NE 19TH AVE OCALA, FL. 34470
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	10/9/2025	10/9/2025	At least 3 people living in the RV. Families living in tents in the rear yard. Dilapidated fencing. Junk and debris. Overgrowth in the rear yard. Possible standard housing violations. In reviewing photos for the case being closed in April, violations remained still at that time. It has been reported that the RV was brought in via rollback wrecker and has never been operational. Conduct an investigation and cite all violations observed for the next available hearing.
COMPLAINT RECEIVED	YVETTE J GRILLO	1/6/2025	1/6/2025	
CONTACT	JEFFREY GUILBAULT	1/6/2025	1/6/2025	Made contact with 4 people that are staying in the tent. One person stated they will be leaving in the next three to four days.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	2/26/2025	2/26/2025	NOVPH READY FOR POSTING NOVPH Posted in city right of way at 1032
OFFICER POSTING	JEFFREY GUILBAULT	10/13/2025	10/13/2025	NOVPH READY FOR POSTING NOVPH POP TODAY AT 0856 ON A SIGN IN THE CROW. PLEASE SEE PHOTO
PREPARE NOTICE	SHANEKA GREENE	2/25/2025	2/25/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	10/10/2025	10/10/2025	NOVPH FOR OCTOBER MAGISTRATE
REGULAR MAIL	YVETTE J GRILLO	1/6/2025	1/6/2025	CLTO
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 82-3 and order to: 1.) (a) Cut and clean the property grounds fully and properly



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City of Ocala

Case Number

CE25-0011

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	<p>removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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.</p> <p>(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.</p> <p>2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, November 20th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 20th, 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, November 21st, 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 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3,) 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 20th, 2025, or remove the fence by 4:00 pm on Thursday, November 20th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 21st, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0011

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.

4.) Pay the cost of prosecution of \$344.71 by November 20th, 2025.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	Cindy McKinney	,	(352)817-7363		cindymcknny@aol.com
OWNER	SERANNO LISA	2613 NE 19TH AVE Ocala, FL 34470			
REFERENCE 1	DANIEL FRITZ	2401 NE 19TH AVE OCALA, FL	(352)843-0562		
RESPONDENT 1	SERANNO LISA	2613 NE 19TH AVE 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	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	10	\$220.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	7	\$87.50	\$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: \$344.71 \$0.00

TOTALS: \$344.71 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0011

CASE WORK	JGB	10/13/2025	10/13/2025	COMPLETED		NOVPH POP TODAY AT 0856 ON A SIGN IN THE CROW. PLEASE SEE PHOTO
FOLLOW UP	JGB	10/10/2025	10/10/2025	NON COMPLIANT		<p>See complaint received chronology entry on 10/09/2025.</p> <p>Today at 0940 I verified there is an accumulation of junk and debris through out the property consisting of trash bags, pallets, tents, clothes, and many other miscellaneous items. Also the grass and weeds are growing over the chain link fence. Please cut and clean the entire property. There is a RV that is parked to the right of the driveway that is abandoned and has not moved in over 5 days. There is tall grass growing around the RV and there is junk and debris around the front of the RV. Please get the RV in good running condition or remove it from the property. Dilapidated fence, Please repair all damaged fencing on the property. All repaired fencing must be like materials or remove the fencing from the property. Per Dale schedule for next available hearing. See photos of the current status of the property as of 0944 today.</p>
FOLLOW UP	JGB	2/24/2025	2/24/2025	NON COMPLIANT		<p>At 0951 I conducted a follow up inspection and verified that the homeless camp was removed from the property. There is still junk and debris throughout the property that needs to be removed from the property. I attached 3 photos. NOVPH sent to admin.</p>
FOLLOW UP	JGB	4/2/2025	4/2/2025	NON COMPLIANT		<p>No changes Will get updated photos for hearing next week.</p>
HEARING INSPECTION	JGB	10/27/2025	10/27/2025	NON COMPLIANT		<p>I verified that all violations are still present. Please see photos. I have not had contact with property owners.</p>

HEARING INSPECTION	JGB	4/7/2025	4/7/2025	IN COMPLIANCE		At 0849 i verified that the original items and tent were all removed from the property. There is still debris present throughout the property however they are organized and in a neat manner. See photos.
INITIAL	JGB	1/6/2025	1/6/2025	NON COMPLIANT		<p>neighbor that has a tent encampment in their front yard with various people living in it. There are tarps and all kinds of stuff everywhere. They have fires in their yard as well. They do their laundry with a water hose and hang it on the fence to dry. The people have not been an issue but is quite unsightly for the neighborhood. They have a wooded fence enclosure and backyard they could move to but instead they're in the front yard.</p> <p>Responded to a complaint at 0930 and verified there is a homeless camp on this property. There is a tent on the right side of the property with a fire pit in front of it and a large amount of unsightly matter. I made contact with the people staying in the tent. I seen 4 people inside the tent at the time of my inspection. The gentleman i spoke with stated he would clean up and would be out of there in 3 to 4 days. See Photos. RI in 30 days CLTO sent to admin.</p>

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	10/10/2025				Please get the RV in good running order or remove it from the property.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0011

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	10/10/2025				Please cut and clean the property removing all junk and debris consisting of trash, tents, pallets, cardboard boxes, and many other miscellaneous items throughout the property. Please cut and clean all overgrowth of grass, weeds, and vines on the property. This includes the vines in the fencing.
SECTION 54-5 BURIAL OR BURNING OF MUNICIPAL SOLID WASTE OR RECOVERED MATERIALS	JEFFREY GUILBAULT	1/6/2025	2/24/2025			Please do not burn municipal solid waste. Please remove fire pit. Verified that the camp site has been removed from the property.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	10/10/2025				Please repair all damaged fencing on the property. chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.

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

THE CITY OF OCALA

CASE NO: CE25-0011

Petitioner,

VS.

SERANNO, LISA

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:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	7	\$87.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	10	\$220.00

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:			

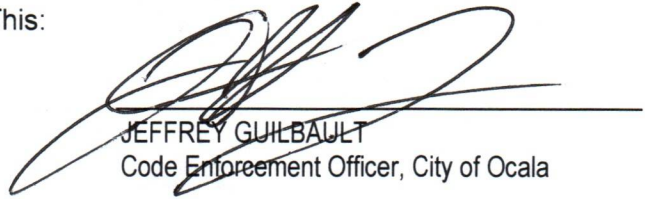
6. Postage Cost(s):

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

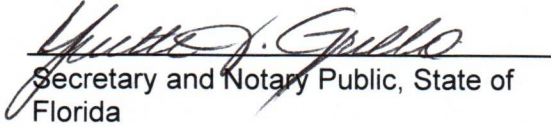
Total Costs: \$344.71

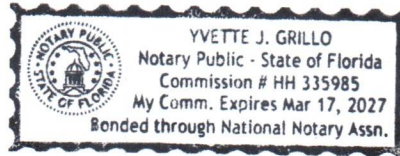
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

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: 17 Oct
by JEFFREY GUILBAULT 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

24563-000-00

[GOOGLE Street View](#)

Prime Key: 608157

[MAP IT+](#)

Current as of 1/6/2025

Property Information

SERANNO LISA
2613 NE 19TH AVE
OCALA FL 34470-3857

Taxes / Assessments:

Map ID: 195

Millage: 1001 - OCALAM.S.T.U.PC: 01

Acres: .38

Situs: Situs: 2613 NE 19TH AVE OCALA

2024 Certified Value

Land Just Value	\$31,164
Buildings	\$156,562
Miscellaneous	\$2,241
Total Just Value	\$189,967
Total Assessed Value	\$189,967
Exemptions	(\$50,000)
Total Taxable	\$139,967
School Taxable	\$164,967

Ex Codes: 01 38History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$31,164	\$156,562	\$2,241	\$189,967	\$189,967	\$50,000	\$139,967
2023	\$31,164	\$171,859	\$2,987	\$206,010	\$206,010	\$50,000	\$156,010
2022	\$22,334	\$87,072	\$2,348	\$111,754	\$94,218	\$0	\$94,218

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7726/1350	02/2022	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$252,300
7357/0073	12/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$45,000
7357/0067	06/2008	08 CORRECTIVE	0	U	I	\$100
5050/1492	06/2008	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$85,000
5050/1490	06/2004	71 DTH CER	0	U	I	\$100
3816/0585	06/2004	74 PROBATE	0	U	I	\$100
5050/1489	10/2000	71 DTH CER	0	U	I	\$100
2883/1412	04/1996	74 PROBATE	0	U	I	\$100
1386/1762	11/1986	05 QUIT CLAIM	0	Q	I	\$40,000
1220/1707	05/1984	53 ASN-AGD	0	U	I	\$15,000
0783/0384	06/1976	02 DEED NC	0	U	I	\$6,400

[Property Description](#)

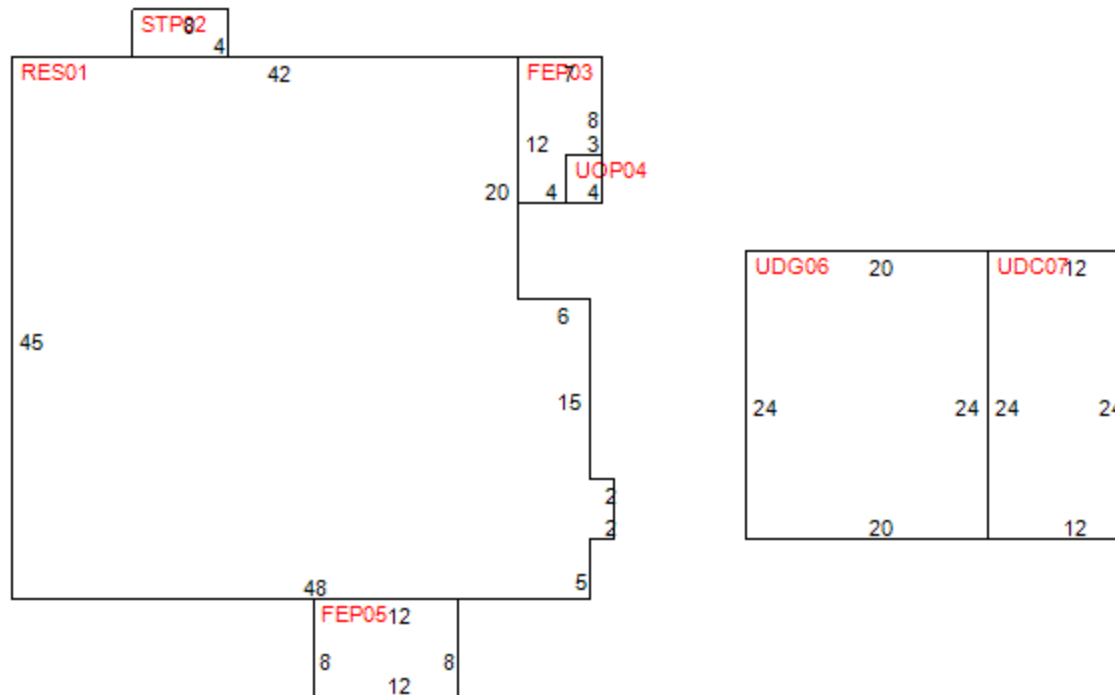
SEC 04 TWP 15 RGE 22
 PLAT BOOK A PAGE 062
 S 198 FT LOT 13 OCALA PLANTATION
 EXC E 175 FT
 EXC S 69 FT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		106.0	158.0	R1A	106.00	FF						
Neighborhood 4998 - RESIDENTIAL IN 4&5-15-22												
Mkt: 8 70												

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

RES01=L42D45R48U5R2U5L2U15L6U20.L24
 STP02=U4L8D4R8.R24
 FEP03=D12R4U4R3U8L7.D12R4
 UOP04=U4R3D4L3.D33L9
 FEP05=D8L12U8R12.R24U5
 UDG06=U24R20D24L20.R20
 UDC07=U24R12D24L12.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 1

Year Built 1950
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade		500 - FAIR					Architecture 0 - STANDARD SFR	
Inspected on		6/29/2020 by 025					Base Perimeter 190	

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 28 - SF ALUM SIDING	1.00	1950	N	0 %	0 %	2,050	2,050
STP	02 01 - NO EXTERIOR	1.00	1985	N	0 %	0 %	32	32
FEP	03 14 - WALLBOARD	1.00	1950	N	0 %	0 %	72	72
UOP	04 01 - NO EXTERIOR	1.00	1986	N	0 %	0 %	12	12
FEP	05 29 - VINYL SIDING	1.00	1984	N	0 %	0 %	96	96
UDG	06 16 - BOARD & BATTEN	1.00	1980	N	0 %	0 %	480	480
UDC	07 01 - NO EXTERIOR	1.00	1981	N	0 %	0 %	288	288

Section: 1

Roof Style: 10 GABLE Roof Cover: 16 GALVANIZED MTL Heat Meth 1: 20 HEAT PUMP Heat Meth 2: 00 Foundation: 3 PIER A/C: Y	Floor Finish: 28 SOFTWD ON WOOD Wall Finish: 16 DRYWALL-PAINT Heat Fuel 1: 10 ELECTRIC 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: N
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[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	106.00	LF	20	1998	3	0.0	0.0
159 PAV CONCRETE	1,364.00	SF	20	1970	3	0.0	0.0
105 FENCE CHAIN LK	425.00	LF	20	1998	1	0.0	0.0

[Appraiser Notes](#)

PETITION 3816/0582

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC00495	3/1/1997	-	RSRA
OC01574	9/1/1994	-	ROOF
OC12899	3/1/1981	-	BLDG 01 = ADD ROOM & FOP
OC12368	10/1/1980	-	BLDG 01 = ADD FDG
OC05870	6/1/1980	-	BLDG 01 = REMODEL

Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 22-1292

Parcel Identification No 24563-000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 23rd day of February, 2022 between Yoquinta Investment Group LLC, a Florida Limited Liability Company, whose post office address is 2052 Northeast 28th Street, Ocala, FL 34470, Grantor, to Lisa Seranno, whose post office address is 2613 NE 19th Avenue, Ocala, FL 34470, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

The South 198 feet of Lot 13, of Ocala Plantation, Except the East 175 feet and Except the South 69 feet, according to the Plat thereof, as recorded in Plat Book A, at Page 62, of the Public Records of Marion County, Florida.

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

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara J. O'Brien
WITNESS SIGNATURE

Barbara J. O'Brien
PRINTED NAME

Gina M. Preston
WITNESS SIGNATURE

Gina M. Preston
PRINTED NAME

Yoquinta Investment Group LLC, a Florida Limited Liability Company

By: Yosvany Quintana
Yosvany Quintana, Manager

STATE OF FLORIDA
COUNTY OF MARION

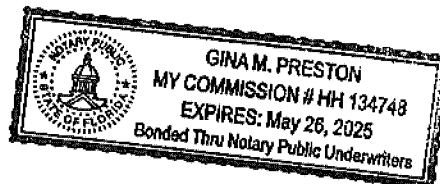
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23rd day of February, 2022 by Yosvany Quintana Manager of Yoquinta Investment Group LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: X

Type of Identification Produced: Driver's License





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

1/6/2025

CASE NO: CE25-0011

SERANNO LISA
2613 NE 19TH AVE
OCALA FL 34470-3857

RE:24563-000-00 | 2613 NE 19TH AVE 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 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Please clean property and remove all unsightly matter consisting of tarps, bike tires, totes, bins, gas cans, broken down lawn mowers, clothes, bags, trash, luggage, and many other miscellaneous items.

SECTION 54-5 BURIAL OR BURNING OF MUNICIPAL SOLID WASTE OR RECOVERED MATERIALS

Please do not burn municipal solid waste. Please remove fire pit.

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
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

10/13/2025

SERANNO LISA
2613 NE 19TH AVE
OCALA, FL. 34470

Respondent(s) _____ /

Location of Violation: 2613 NE 19TH AVE|24563-000-00

Case Number: CE25-0011

Officer Assigned: Jeff Guilbault

Required Compliance Date: 10/27/2025

Public Hearing Date & Time: 10/29/2025 10:30

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 all junk and debris consisting of trash, tents, pallets, cardboard boxes, and many other miscellaneous items throughout the property. Please cut and clean all overgrowth of grass, weeds, and vines on the property. This includes the vines in the fencing.

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

Please repair all damaged fencing on the property. chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please get the RV in good running order or remove it from the property.

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:

Jeff Guilbault Environmental Enforcement Officer
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: CE25-0011

**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 10/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2613 NE 19TH 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.

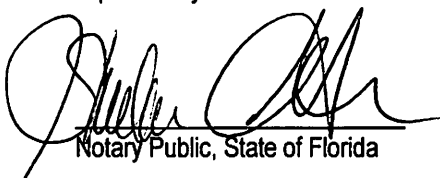
Dated: 10/13/2025



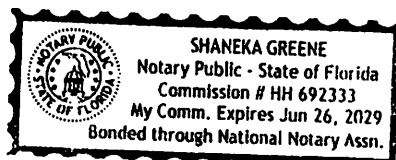
Environmental Enforcement Officer

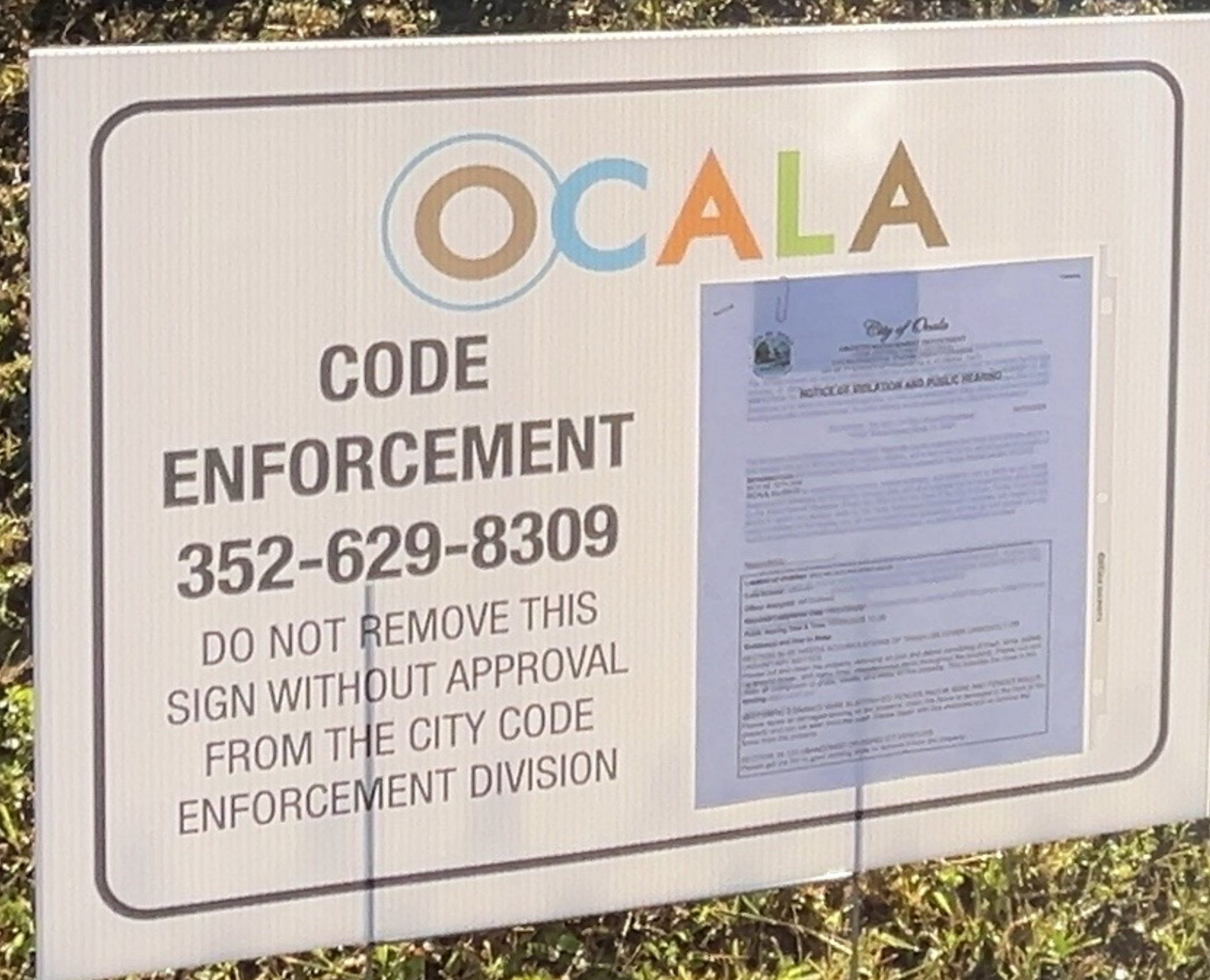
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida






City of Ocala
Environmental Enforcement
10/13/2025 08:56:54



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
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

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 VIOLATOR, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE. Failure to comply with the above stated 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 Webster Avenue Ocala, FL 34471

10/13/2025

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:

SERANNO LISA
2613 NE 19TH AVE
OCALA, FL 34470

Subpoenas for witnesses and for records, surveys, plans, 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.

Respondent(s) _____

IF SPECIAL APPOINTMENTS ARE NEEDED, PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-6306 TO MAKE SPECIAL ARRANGEMENTS.

Location of Violation: 2613 NE 19TH AVE (24563-000-00)
Case Number: CE25-0011
Officer Assigned: Jeff Guilbault
Required Compliance Date: 10/27/2025
Public Hearing Date & Time: 10/29/2025 10:30

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 all junk and debris consisting of trash, tents, pallets, cardboard boxes, and many other miscellaneous items throughout the property. Please cut and clean all overgrowth of grass, weeds, and vines on the property. This includes the vines in the fencing. info@ocalafl.gov

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Please repair all damaged fencing on the property, chain link fence is damaged in the front of the property and can be seen from the road. Please repair with like materials and or remove the fence from the property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Please get the RV in good running order or remove it from the property.

Office Report

City of Ocala
Environmental Enforcement
10/13/2025 08:56:50

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

CASE NO: CE25-0011

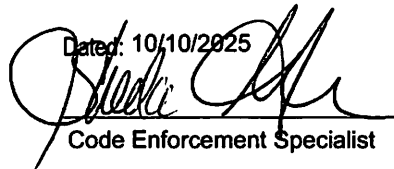
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 10/10/2025 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.

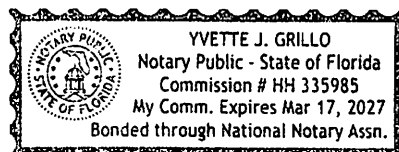
Dated: 10/10/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

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

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
10/27/2025 10:59:45



City of Ocala
Environmental Enforcement
10/27/2025 10:59:33



City of Ocala
Environmental Enforcement
10/27/2025 10:59:40



City of Ocala
Environmental Enforcement
10/27/2025 10:59:38



01/06/25

09:27AM

City of Ocala
Code Enforcement Division



01/06/25
09:27AM
City of Ocala
Code Enforcement Division



01/06/25

09:27AM

City of Ocala

Code Enforcement Division