



Case Details - No Attachments

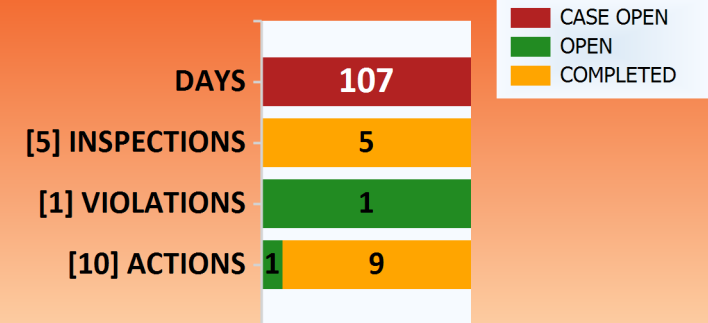
City of Ocala

Case Number

CE25-0686

Description: Deck and stairs without permit			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 7/14/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 801 NW 1ST ST OCALA, FL 34475			
Site APN: 2844-008-016		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH MAILED 9489 0090 0027 6697 0038 49 GIBBS-MITCHELL YVETTE 802 NW 1ST ST OCALA, FL. 34475-6538
CONTACT	JENNIPHER L BULLER	10/27/2025	10/27/2025	Phone call from Ms. Gibbs-Mitchell 352-817-9608. Wanted to know hearing information.
CONTACT	STEPHANI SMITH	8/15/2025	8/15/2025	ATTEMPTED PHONE CALL TO PROPERTY OWNER (PROVIDED BY OEU) AT (352)-817-9608 AT 11:14 A.M. VOICE-MAIL INBOX WAS FULL AT TIME OF CALL.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS



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City of Ocala

Case Number

CE25-0686

OFFICER POSTING	STEPHANI SMITH	8/25/2025	8/25/2025	NOVPH READY FOR POSTING On 08/25/2025, I have posted the NOVPH directly onto the property. View attachments. Signed affidavit of posting provided to Admin.
PREPARE NOTICE	SHANEKA GREENE	7/15/2025	7/15/2025	CLTO X 1 GIBBS-MITCHELL YVETTE 802 NW 1ST ST OCALA FL 34475-6538
PREPARE NOTICE	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH X 1 GIBBS-MITCHELL YVETTE 802 NW 1ST ST OCALA FL 34475-6538
REGULAR MAIL	SHANEKA GREENE	7/15/2025	7/15/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/22/2025	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted deck and stairs by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$294.46 by December 25th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GIBBS-MITCHELL YVETTE	802 NW 1ST ST OCALA, FL 34475-6538			
RESPONDENT 1	GIBBS MITCHELL YVETTE KATHLEEN	801 NW 1ST ST OCALA, FL 34475-6518			

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	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$294.46	\$0.00						
TOTALS:			\$294.46	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	10/14/2025	10/20/2025	NON COMPLIANT		NOVPH COMP On 10/20/2025, I have re-inspected the property in reference to the unpermitted steps and deck. At the time of inspection, I did not observe any active permit(s) applied and/or issued for the decks of the steps. View related attachment.

CASE WORK	SMS	8/22/2025	8/22/2025	NON COMPLIANT	On 08/22/2025, I have re-inspected the property in reference to deck and step installation without a permit. I have observed no active permit(s) applied and/or issued for the deck and steps installation at the property. The deck and steps still remain at the property without a permit. Therefore, NOVPH generation has been assigned to Admin. View attachments. Inspections scheduled.
FOLLOW UP	SMS	8/15/2025	8/15/2025	NON COMPLIANT	<p>On 08/15/2025, I have re-inspected the property in reference to a wooden deck and stair installation that was installed without a permit. I have observed that the wooden deck and stairs still remain at the property. I have taken pictures of the property to update the case file. I have then attempted to make contact with the property owner listed on MCPA at 802 NW 1st ST. I have rang the front doorbell twice, but there was no answer at the time of inspection. Therefore, a case card has been left behind at the property. View attachments. On this date, there are no active permit(s) applied and/or issued for the scope of the work. I have then contacted the City of Ocala Utility Department as another attempt to obtain a phone number for the potential property owner.</p> <p>They have provided me a telephone number associated with the MCPA address listed at (352)-817-9608. I have attempted to call the property owner at 11:14 A.M., however, the voice-mail inbox was full and I was unable to left a voice-mail message pertaining to the case. Awaiting response.</p> <p>If no response is given, proceed with NOVPH.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0686

HEARING INSPECTION	SMS	10/28/2025	10/28/2025	NON COMPLIANT		On 10/28/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that the deck and stairs still remain at the property (a portion of it such as the railings have been removed but remainder of deck and stairs still remain at the time of inspection). I have observed no active permit(s) applied and/or issued at the time of inspection. View attachments.
INITIAL	SMS	7/14/2025	7/14/2025	NON COMPLIANT		On 07/14/2025 while patrolling the area, I have observed a residential property with a recent deck and staircase installation. I have verified via the CS Permitting module that there are no active permit (s) applied and/or issued for the deck and staircase installation at the residential property (the most recent permit is for a shed related to BLD16-0411). I have attempted to make contact by knocking on the door of the property, but no one answered at the time of inspection. Therefore, I have left a case card behind at the property. E-mail sent to Admin for "double-fee" request pertaining to work done without a permit. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	7/14/2025				Please obtain an "after-the-fact" permit for the deck and staircase installation, or remove the deck and the staircase. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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

THE CITY OF OCALA

CASE NO: CE25-0686

Petitioner,

VS.

GIBBS-MITCHELL, YVETTE

Respondents /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHANI 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	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

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	2			\$37.50

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: \$294.46

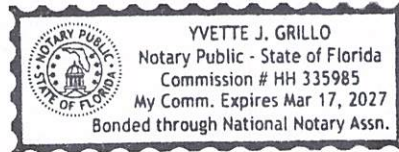
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
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

2844-008-016

[GOOGLE Street View](#)

Prime Key: 1253977

[MAP IT+](#)

Current as of 7/14/2025

Property Information

GIBBS-MITCHELL YVETTE
802 NW 1ST ST
OCALA FL 34475-6538

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .18

Situs: 801 NW 1ST ST OCALA

2024 Certified Value

Land Just Value	\$13,600		
Buildings	\$45,624		
Miscellaneous	\$1,169		
Total Just Value	\$60,393	Impact	
Total Assessed Value	\$56,577	<u>Ex Codes:</u>	(\$3,816)
Exemptions	\$0		
Total Taxable	\$56,577		
School Taxable	\$60,393		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$13,600	\$45,624	\$1,169	\$60,393	\$56,577	\$0	\$56,577
2023	\$8,160	\$42,077	\$1,197	\$51,434	\$51,434	\$0	\$51,434
2022	\$8,160	\$33,035	\$1,294	\$42,489	\$35,694	\$0	\$35,694

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7795/1771	05/2022	77 AFFIDAVIT	0	U	V	\$100
7659/1895	12/2021	62 DISTR	0	U	I	\$100
7795/1769	11/2021	26 TRUSTEE	0	U	I	\$100
7333/0870	12/2020	21 ADMNSTR	0	U	I	\$100
DETH/REGS	08/2020	71 DTH CER	0	U	I	\$100
7333/0898	08/2020	74 PROBATE	0	U	I	\$100
7145/1613	02/2020	07 WARRANTY	0	U	I	\$100
6605/0666	05/2017	05 QUIT CLAIM	0	U	I	\$100
5887/1971	07/2013	62 DISTR	0	U	I	\$100
5887/1965	06/2013	62 DISTR	0	U	I	\$100
5886/1060	07/2008	74 PROBATE	0	U	I	\$100
5847/1249	04/1990	71 DTH CER	0	U	I	\$100
EX89/0752	03/1990	EI E I	0	U	I	\$0

1563/0053	02/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100
1533/0980	10/1988	07 WARRANTY	9 UNVERIFIED	U	I	\$100
1468/0211	11/1987	07 WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 053
 WEST END OCALA
 BLK 8 LOTS 14.16

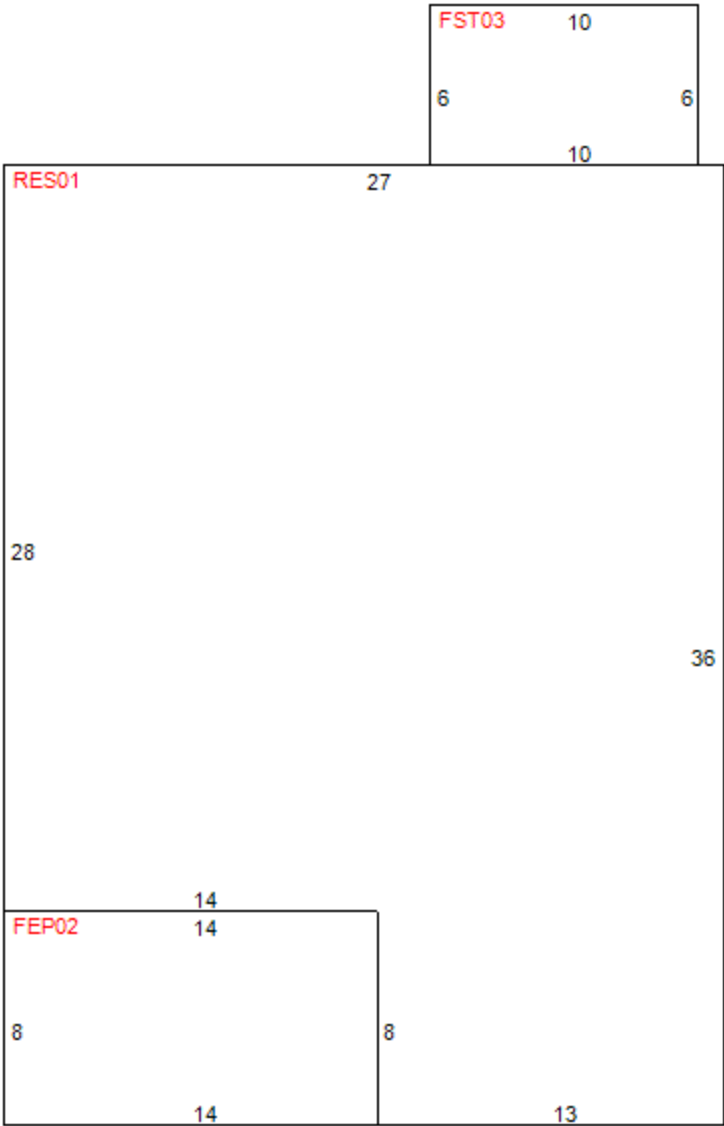
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		80.0	100.0	R3	80.00	FF							
Neighborhood 4489A - 300 QG AND LOWER													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=R13U36L27D28R14D8.
 FEP02=L14U8R14D8.R13U36L1



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1918
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	11/6/2024 by 250	Architecture H - HISTORICAL RESIDENCE
		Base Perimeter 126

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	- VINYL SIDING	1.00	1918	N	0 %	0 %	860	860
FEP 0238	- WD SIDING-SHTG	1.00	1918	N	0 %	0 %	112	112
FST 0329	- VINYL SIDING	1.00	1918	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths:	Dishwasher: N
MTL	Wall Finish: 16 DRYWALL-PAINT	0	Garbage Disposal: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths:	Garbage Compactor:
Heat Meth 2: 00	Heat Fuel 2: 00	1	N
Foundation: 3 PIER	Fireplaces: 0	2 Fixture Baths:	Intercom: N
A/C: Y			Vacuum: N

0
Extra Fixtures: 2

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	20.00	SF	20	1980	3	0.0	0.0

[Appraiser Notes](#)

UDU N/A

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

Permit Number	Date Issued	Date Completed	Description
BLD16-0411	4/8/2016	-	SHED
OC0538	3/1/2004	-	RSRA
OC00618	12/1/2003	-	WHEEL CHAIR RAMP



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

7/15/2025

CASE NO: CE25-0686

GIBBS-MITCHELL YVETTE
802 NW 1ST ST
OCALA, FL. 34475-6538

RE: 2844-008-016 | 801 NW 1ST ST

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 8/15/2025

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain an "after-the-fact" permit for the deck and staircase installation or remove the deck and the staircase. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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

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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/25/2025

GIBBS-MITCHELL YVETTE
802 NW 1ST ST
OCALA, FL. 34475-6538

Respondent(s) _____ /

Location of Violation: 801 NW 1ST ST|2844-008-016

Case Number: CE25-0686

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

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

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain an "after-the-fact" permit for the deck and staircase installation, or remove the deck and the staircase. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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: CE25-686⁰

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 08/25/2025 post the Notice of Violation & Public Hearing to the property, located at 801 NW 1ST ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

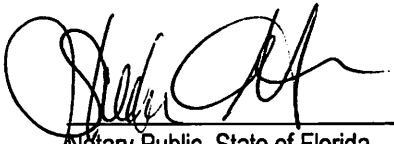
FURTHER, AFFIANT SAYETH NAUGHT.

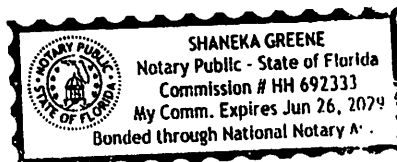
Dated: 08/25/2025

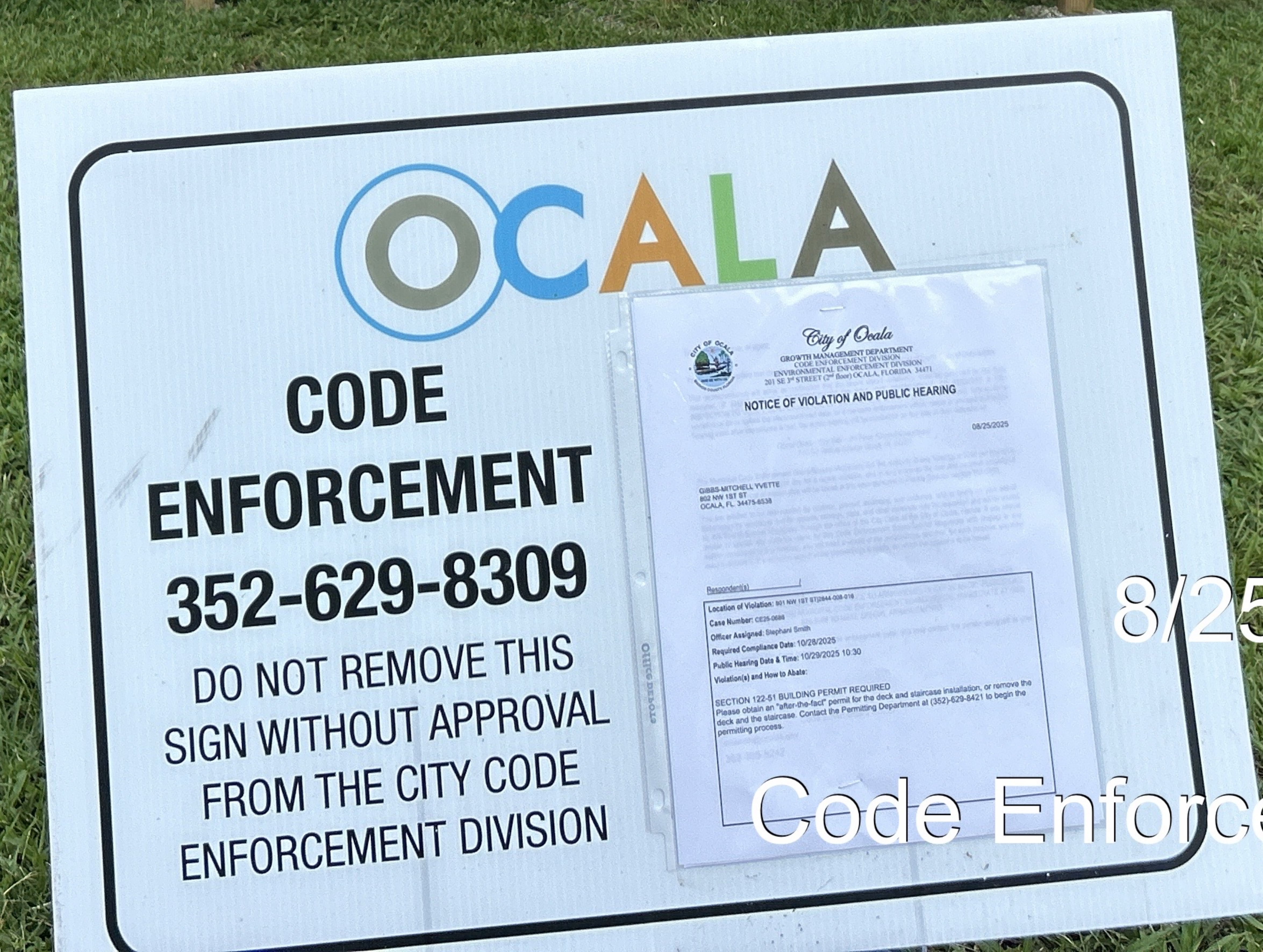

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

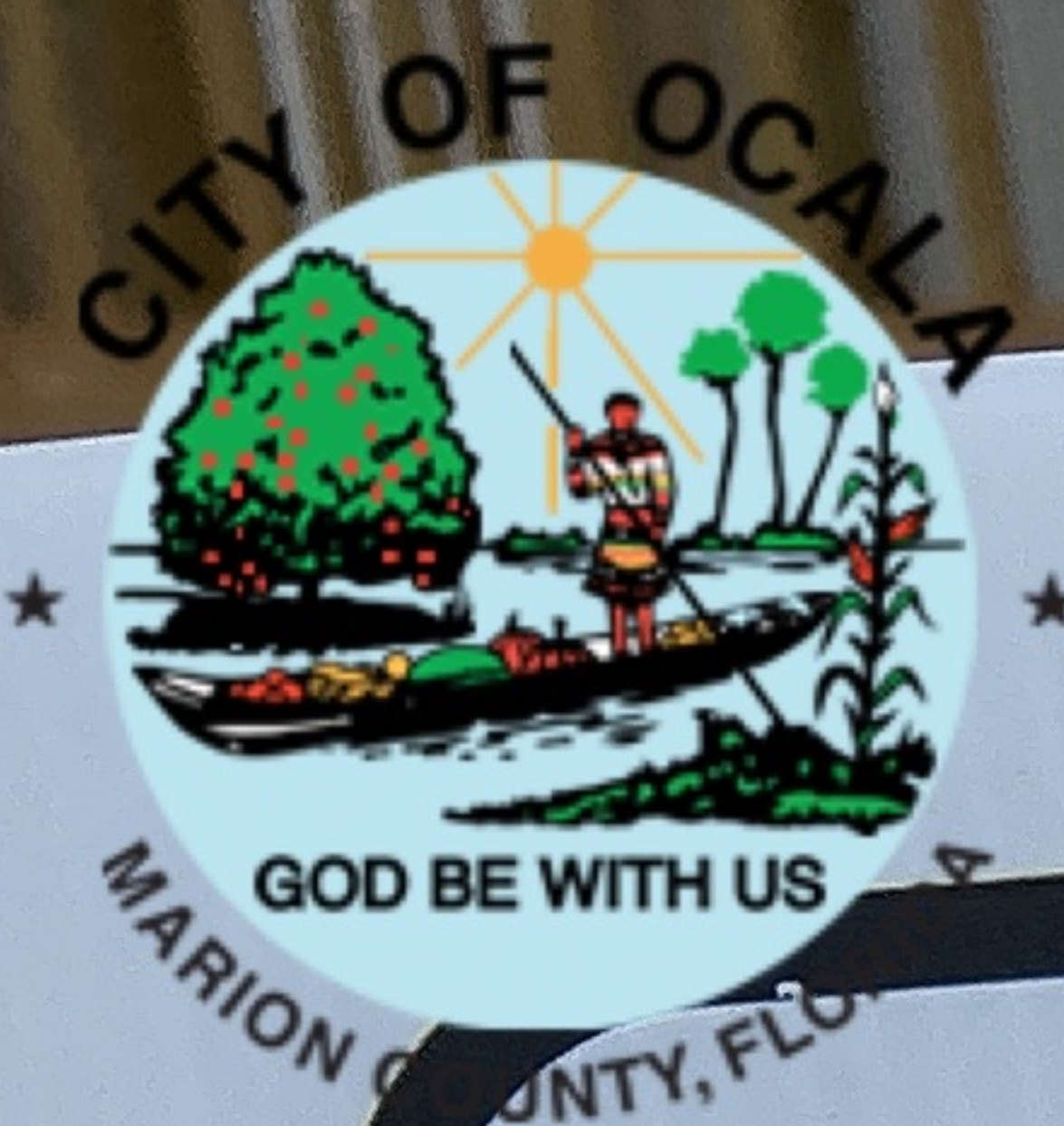
SWORN TO (or affirmed) before me: 08/25/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/25/25, 10:43 AM
City of Ocala
Code Enforcement Division



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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/25/2025

GIBBS-MITCHELL YVETTE
802 NW 1ST ST
OCALA, FL 34475-6538

Respondent(s) _____

Location of Violation: 801 NW 1ST ST | 2844-008-016

Case Number: CE25-0686

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

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

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain an "after-the-fact" permit for the deck and staircase installation, or remove the deck and the staircase. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

Office DEPOLA

8/25/25, 10:43 AM
City of Ocala
Code Enforcement Division

Global Search



Search: 2844-008-016

GO

| [Advanced Search](#)

Filter by: Permitting

☒ Limit to 200 records


Record #	Status	Result	Source	Type	Address
 BLD03-0618	VOID	2844-008-016	Assessor PIN or Tax Lot No.	RES BLDG	 801 NW 15T ST Ocala
 BLD04-0538	APPROVED	2844-008-016	Assessor PIN or Tax Lot No.	RES BLDG	 801 NW 15T ST Ocala
 BLD16-0411	FINALED	2844-008-016	Assessor PIN or Tax Lot No.	RES BLDG	 801 NW 15T ST OCALA
 ELE16-0303	FINALED	2844-008-016	Assessor PIN or Tax Lot No.	RES ELECTRIC	 801 NW 15T ST OCALA
 SBLD04-0319	ON APPLICATION	2844-008-016	Assessor PIN or Tax Lot No.	STORM BUILDING	 801 NW 15T ST Ocala

Close

Total Record Count: 5



Ocala, Florida

 Google Street View

Apr 2021 [See more dates](#)



10/28/25, 9:17 AM
City of Ocala
Code Enforcement Division



7/14/25, 10:38 AM
City of Ocala
Code Enforcement Division