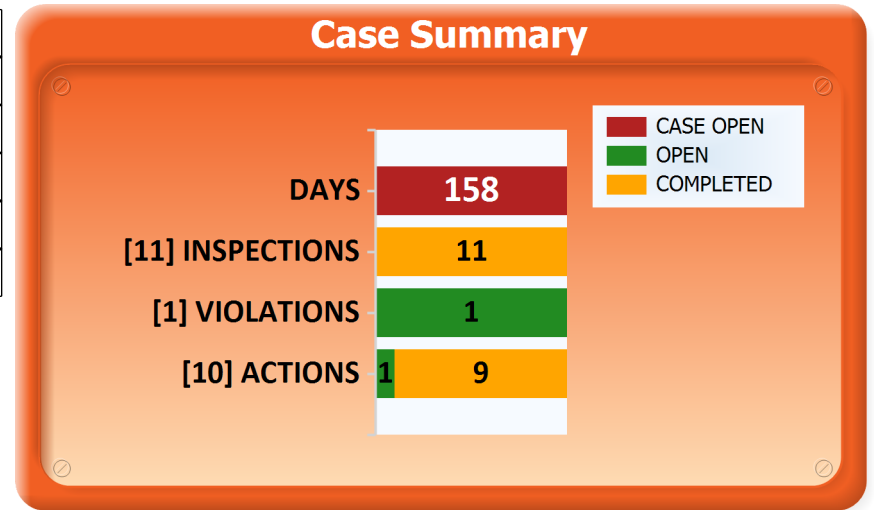


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

Description: PUTTING UP 6FT FENCE W/O A PERMIT		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 1/2/2026	Closed:	Last Action: 6/11/2026	Flw Up: 6/8/2026
Site Address: 4235 SE 17TH LN OCALA, FL 34471			
Site APN: 2960-004-011		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	GINA JACUPKE	4245 SE 17TH LN ,			
OWNER	YARLOTT ADAM	222 SE 15TH AVE OCALA, FL 34471-2440			
RESPONDENT 1	YARLOTT ADAM	MCMINN BRITTANY LEE OCALA, FL 34471-2440			

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.21	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$38.13	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$17.82	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTORS	001-359-000-000-06-35960	11	\$178.31	\$0.00						
Total Paid for INSPECTION FEES:			\$178.31	\$0.00						
TOTALS:			\$293.53	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	1/9/2026				<p>Please obtain a permit for the pergola on the property, or remove the pergola from off the property. Contact the Permitting Department at (352)-629-8421 to apply for the permit.</p> <p>Please obtain a permit for the pergola and the shed on the property, or remove the pergola and the shed from off the property. Contact the Permitting Department at (352)-629-8421 to apply for the permit.</p>

INSPECTIONS

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

City of Ocala

Case Number
CE26-0002

INITIAL	SMS	1/5/2026	1/5/2026	NON COMPLIANT	On 01/05/2026, I have responded out to the listed location in reference to a citizen's complaint received about an unpermitted fence. From the R.O.W., it appears that the fencing is approximately six (6) feet in height (and is approximate in height with the neighbor's wooden fencing). There is a pile of junk and debris at the front of the property. However, I have confirmed that trash pick-up is scheduled for today (Monday) for this area. Therefore, a follow-up inspection will be scheduled for tomorrow to confirm if the trash has been removed from off the front of the property. View related attachments.
FOLLOW UP	SMS	1/6/2026	1/6/2026	IN COMPLIANCE	On 01/06/2026, I have responded out to the property in reference to the junk and debris. I have confirmed that the pile of junk and debris has been removed by the weekly trash service. The property appears to be maintained with the trees being healthy at this time. View related attachments. Case closed. Violation(s) abated.
CASE WORK	SMS	1/7/2026	1/7/2026	NON COMPLIANT	On 01/07/2026, I have re-opened the case in reference to another complaint received from the neighbor. She has informed Admin that there are chickens and rooster at this property. From 12:02 P.M. to 12:14 P.M., I have sat in my vehicle with the window rolled down. At this timeframe, I did not hear any clucking of chickens or crowing of a rooster. I will set an inspection up tomorrow so I may go earlier in the morning after a scheduled meeting/

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

FOLLOW UP	SMS	1/8/2026	1/8/2026	NON COMPLIANT		<p>On 01/08/2026, I have re-inspected the property in reference to any sounds of chickens or roosters. Between the timeframe of 10:17 A.M. to 10:26 A.M., I did not hear any clucking of chickens or crowing of a rooster. A final attempt will be made tomorrow morning (reported by the complainant that they make the most noise from 08:30 A..M. to 09:00 A.M. Inspection set for tomorrow.</p>
FOLLOW UP	SMS	1/9/2026	1/9/2026	NON COMPLIANT		<p>On two separate occasions on this day, I went out to the property in reference to multiple complaints received from the neighbor. The first time, between 08:33 A.M. to 08:41 A.M., I have parked in front of the residence. For a brief period of time (a few seconds no longer than 5 seconds), I have heard the clucking of chickens. However, due to the brevity of this, I was unable to confirm if the chickens were from this location or from another location (due to privacy fences). Again, I have responded out to the property around 10:31 A.M. from a repeat complaint from the neighbor. For this time frame, I did not hear the chickens. I have spoken to the complainant (the neighbor) who was walking her dog. She has informed me of the violations such as the fencing, a water break (and how the Utility Department said that Code Enforcement would fine them for it), the pergola, and the chickens. She also provided me the phone number of the Central Lines Technician (Mason Johnson) that responded out on that day of the water break. I have called the phone number she provided at 12:19 P.M. He has recalled this incident, and he has informed me that the water line broke on private property and not on the public (City's) side. They have tested the water pressure of the meter, and it has read as normal on the city's side. I have then spoken to a member of the Building Department about the fencing and the pergola. They have informed me that a pergola</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

						<p>would require a permit. However, the fencing would not require a permit. As for Planning and Zoning, they have informed me that the fencing is fine as-is (did not obstruct the line of vision from backing out the drive-way, seeing oncoming traffic, etc). I have then spoken to one of the property owners about the details of the complaint. She has informed me that she will complete an application for the chickens (to which she has completed and submitted). Along with this, she has even shown me the chickens she owned which were all hens (female chickens). I did not see a rooster or hear a rooster on the premises. As for the pergola, she will fill out a separate application and have this submitted (she was unaware she needed a permit). She will be submitting the application as soon as she can. I also did mention the garage sales (which the complainant has mentioned), and also informed her that they can be held twice a year. At the time, there was no supporting evidence of a yard sale being held at that location. View related attachments. Set inspection to monitor progress.</p>
FOLLOW UP	SMS	2/11/2026	2/11/2026	NON COMPLIANT		<p>On 02/11/2026, I have re-inspected the property in reference to multiple permits. At the time of inspection, I did not observe a permit for the pergola. However, I did observe that the permit for the chickens HAS been issued (as of 01/09/2026). View attachments. E-mail sent to property owner in reference to update with the pergola.</p>

FOLLOW UP	SMS	3/4/2026	3/4/2026	COMPLETED	<p>On 03/04/2026, I have re-inspected the property in reference to a gazebo. I have observed that it still remained and is currently unpermitted. I have spoken to the property owner in reference to this. She has informed me that her husband called the permitting office, and they said that it may fall under a religious exemption since they pray under the gazebo. I have spoken to the permit manager, and she has informed me that religious or non-religious, if it is a permanent structure, it still requires a permit. I have then spoken to the property owner and informed them of this. They will be applying for the permit.</p>
FOLLOW UP	SMS	3/27/2026	3/27/2026	COMPLETED	<p>On 03/27/2026, I have re-inspected the property in reference to the pergola. I have observed no active permit(s) applied and/or issued for the structure via CS Permitting. Shortly after, I have sent a detailed e-mail to the property representative (which the e-mail address was obtained from a recent BTR application). I have explained in detail the necessity of applying for a permit for this structure (along with any additional permanently affixed structures). I have also sent a gentle reminder about the chicken coop requirements (and confirmation if the coop is three feet off the adjacent property line). Also, I have included the means to apply for the permit with different methods to kick-start the process. I have scheduled a re-inspection for next month considering the fact that the pergola IS something they built versus a pre-made with drawings. Set inspection to monitor progress. If no progress is made with the pergola by next inspection, proceed with the NOVPH.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

FOLLOW UP	SMS	4/28/2026	4/28/2026	COMPLETED	On 04/28/2026, I have re-inspected the property in reference to unpermitted structures such as the shed and the pergola. I have observed no active permit(s) applied and/or issued for either one of these structures. In addition to this, I have searched the Marion County Clerk of Courts and observed no current recorded Notice of Commencement's for this property. Due to the lapse of time and no applications in the system for this address (other than the chicken permit), I have decided to move forward with the generation of the NOVPH and the scheduling of the hearing. View attachments. Inspections scheduled.
CASE WORK	SMS	5/14/2026	5/14/2026	COMPLETED	On 05/14/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that both the pergola (structure with slats) and shed still remain on the property. No active permit(s) applied and/or issued for either one. View related attachments.
HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED	On 05/14/2026, I re-inspected the property in reference to a NOVPH compliance inspection. During the inspection, I observed that both the pergola (structure with slats) and shed remained on the property. A review of permitting records revealed that no permit applications had been submitted and no permits had been issued for either structure. Photographs were obtained and attached to the case file for documentation. Based on the continued non-compliance, staff recommends that the Respondent(s) be found in violation of City Code Section 122-51 and be ordered to bring the property into compliance.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0002

COMPLAINT RECEIVED	SHANEKA GREENE	1/2/2026	1/2/2026	GINA CALLED STATED THAT A 6FT FENCE IS IN PROCESS OF BEING PUT UP WITHOUT A PERMIT SEE ATTACHED EMAILS TO CASE FROM COMPL
CONTACT	STEPHANI SMITH	1/9/2026	1/9/2026	CONTACT WITH THE PROPERTY OWNER WAS MADE IN-PERSON. I HAVE INFORMED HER OF THE DETAILS TO THE COMPLAINT. SHE WILL BE TAKING CARE OF THE ISSUES THAT WERE MENTIONED SUCH AS THE PERMIT FOR THE CHICKENS AND THE PERGOLA.
CONTACT	STEPHANI SMITH	1/9/2026	1/9/2026	CONTACT WAS MADE WITH THE COMPLAINANT. SHE HAS EXPRESSED HER CONCERNS TO WHICH I HAVE LATER INVESTIGATED (SEE THE FOLLOW-UP INSPECTION NOTES FOR THIS DATE IN REFERENCE TO THE ISSUES SHE HAS BROUGHT UP).
EMAIL	STEPHANI SMITH	3/27/2026	3/27/2026	E-MAIL SENT TO finalphasecllc@gmail.com (FOUND ON RECENT BTR APP FOR PROPERTY OWNER). VIEW RELATED PDF ATTACHMENT AND INSPECTION NOTE FOR FURTHER).
ADMIN POSTING	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH MAILED 9489 0090 0027 6697 0313 23 YARLOTT ADAM MCMINN BRITTANY LEE 222 SE 15TH AVE OCALA, FL. 34471-2440
PREPARE NOTICE	SHANEKA GREENE	4/29/2026	4/29/2026	NOVPH X 1 YARLOTT ADAM MCMINN BRITTANY LEE 222 SE 15TH AVE OCALA FL 34471-2440
FIELD POSTING	STEPHANI SMITH	4/30/2026	4/30/2026	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT DOOR. VIEW ATTACHMENT. AFFIDAVIT OF POSTING SIGNED AND PROVIDED TO ADMIN.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/22/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) (a) Remove the unpermitted pergola and shed by 4:00 pm on Thursday, July 9th, 2026, or</p> <p>(b) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted work; pergola and the shed by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure 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.</p> <p>2.) Pay the cost of prosecution of \$293.53 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p>
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

2960-004-011

[GOOGLE Street View](#)

Prime Key: 689963

[MAP IT+](#)

Current as of 1/9/2026

Property Information

YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA FL 34471-2440

Taxes / Assessments:
Map ID: 213
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .35

Situs: 4235 SE 17TH LN OCALA

2025 Certified Value

Land Just Value	\$51,975	
Buildings	\$234,609	
Miscellaneous	\$5,144	
Total Just Value	\$291,728	<u>Ex Codes:</u>
Total Assessed Value	\$291,728	
Exemptions	\$0	
Total Taxable	\$291,728	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$51,975	\$234,609	\$5,144	\$291,728	\$291,728	\$0	\$291,728
2024	\$51,975	\$231,763	\$5,144	\$288,882	\$276,304	\$0	\$276,304
2023	\$51,975	\$194,066	\$5,144	\$251,185	\$251,185	\$0	\$251,185

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8258/0706	02/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$335,000
7914/1123	10/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$290,000
6323/1483	11/2015	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
6275/1959	09/2015	61 FJDMNT	0	U	I	\$100
4313/0320	01/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3942/0976	01/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$167,500
1277/1255	04/1985	07 WARRANTY	0	U	I	\$89,500
0994/1067	09/1979	07 WARRANTY	0	U	I	\$64,500
0970/0562	05/1979	07 WARRANTY	0	U	V	\$12,900
2986/0067	02/1972	74 PROBATE	0	U	I	\$100

Property Description

SEC 23 TWP 15 RGE 22

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		105.0	145.0	R1	105.00	FF						
Neighborhood 5420												
Mkt: 8 70												

Traverse

Building 1 of 1

FST01=L11D10R11U10.L11

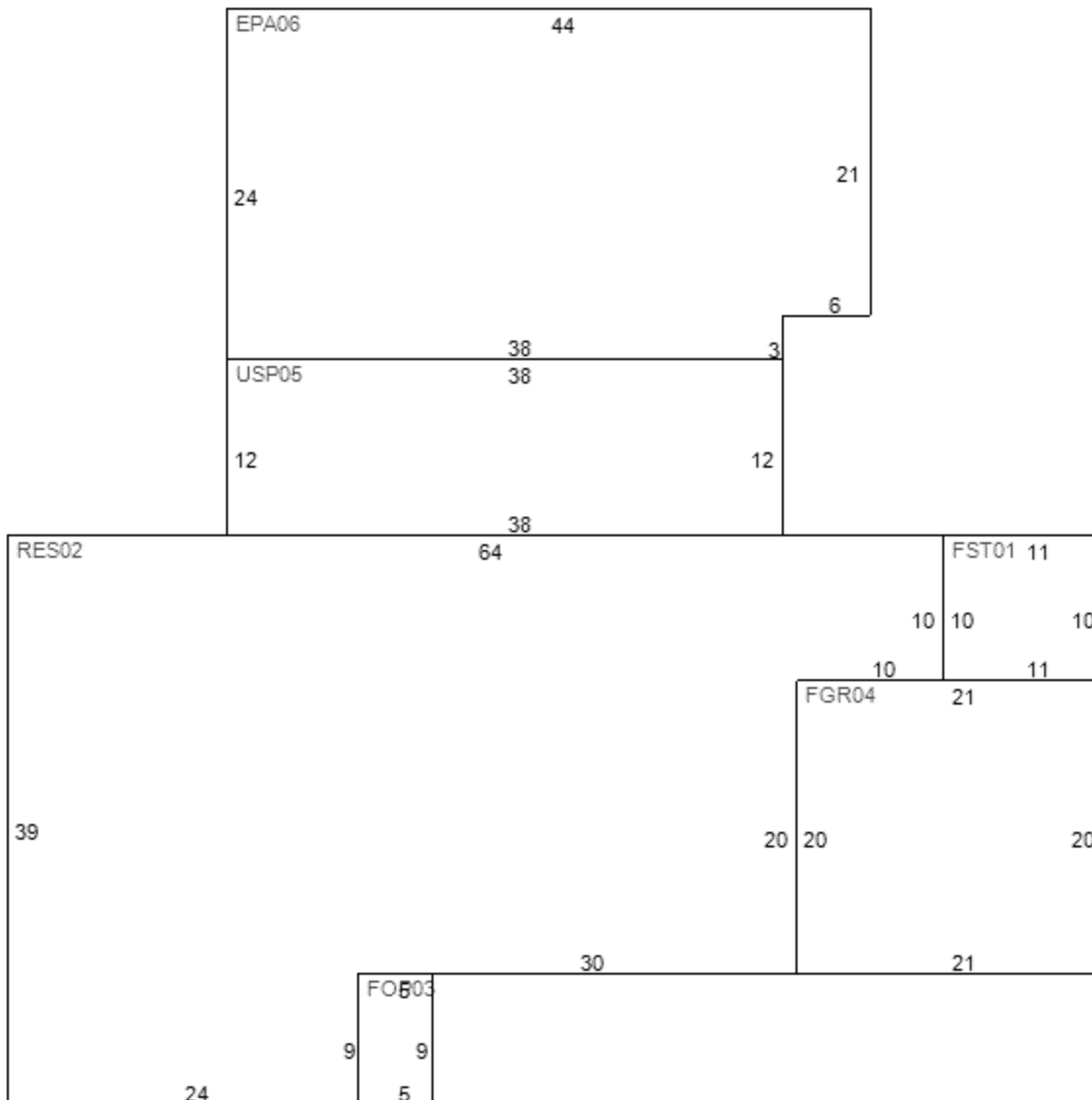
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FOP03=R5U9L5D9.R30U9

FGR04=R21U20L21D20.U30L1

USP05=U12L38D12R38.U12

EPA06=L38U24R44D21L6D3.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 4
Quality Grade 600 - AVERAGE
Inspected on 5/18/2023 by 197

Year Built 1979
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 206

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST	0124	- CONC BLK-PAINT	1.00	1979	N	0 %	0 %	110	110
RES	0224	- CONC BLK-PAINT	1.00	1979	N	0 %	0 %	1,936	1,936
FOP	0301	- NO EXTERIOR	1.00	1979	N	0 %	0 %	45	45
FGR	0424	- CONC BLK-PAINT	1.00	1979	N	0 %	0 %	420	420
USP	0501	- NO EXTERIOR	1.00	1986	N	0 %	0 %	456	456
EPA	0601	- NO EXTERIOR	1.00	2002	N	0 %	0 %	1,038	1,038

Section: 2

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

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	512.00	SF	20	1980	3	16.0	32.0	
099 DECK	324.00	SF	50	1980	2	0.0	0.0	
159 PAV CONCRETE	1,144.00	SF	20	1980	3	0.0	0.0	
114 FENCE BOARD	250.00	LF	10	1995	4	0.0	0.0	

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD21-0420	3/8/2021	-	THOMPSON / REROOF
OC01197	8/1/2002	-	EPA
OC01192	8/1/2000	-	RE-ROOF
OC00976	6/1/1986	11/1/1986	BLDG01= ADD FSP

Prepared by and return to:

Hannah Wolcott
Magnolia Closing Co
2703 Kurt Street
Eustis, FL 32726
(352) 354-2575

File No 1-24-10038

Total Consideration: 335,000.00

Parcel Identification No 2960-004-011

[Space Above This Line For Recording Data]

WARRANTY DEED

This indenture made the 21 day of February, 2024 between **Chad Libby, a single man**, whose post office address is **2110 Kansas Rd, Sumterville, FL 33585**, Grantor, to **Adam Yarlott, an unmarried man, and Brittany Lee McMinn, an unmarried woman, as joint tenants with right of survivorship**, whose post office address is **222 Southeast 15th Avenue, Ocala, FL 34471**, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot 11, Block D, COUNTRY ESTATES SOUTH, according to plat thereof as recorded in Plat Book S, Page 40 and 41, 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 2024 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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.

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

Signed, sealed and delivered in our presence:

[Signature]
WITNESS Signature

[Signature]
Chad Libby

Bon Hubbard
WITNESS Printed Name

703 S Dixie Dr Howey in the Hills FL 34737
WITNESS address

[Signature]
WITNESS Signature

Andrea Davis
WITNESS Printed Name

5126 CE 175th Wildwood, FL 34785
WITNESS address

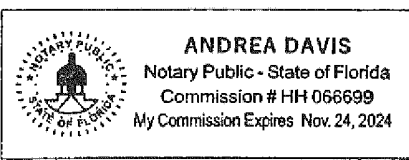
STATE OF FLORIDA
COUNTY OF ~~LAKE~~ SUMTER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 16 day of February, 2024, by Chad Libby.

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

Personally Known: _____ OR Produced Identification:

Type of Identification
Produced: FIDL





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

04/30/2026

YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA, FL. 34471-2440

Respondent(s) _____ /

Location of Violation: 4235 SE 17TH LN|2960-004-011

Case Number: CE26-0002

Inspector Assigned: Stephani Smith

Required Compliance Date: 06/08/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the pergola and the shed on the property, or remove the pergola and the shed from off the property. Contact the Permitting Department at (352)-629-8421 to apply for the permit.

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 – 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 Inspector
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: CE26-0002

**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 04/30/2026 post the Notice of Violation & Public Hearing to the property, located at 4235 SE 17TH LN.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

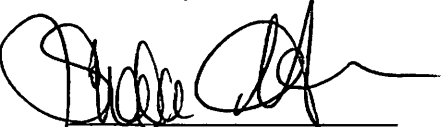
FURTHER, AFFIANT SAYETH NAUGHT.

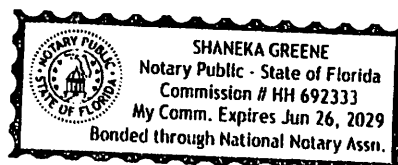
Dated: 04/30/2026


Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
OFFICE OF ENVIRONMENTAL DEPARTMENT
300 N. GORRISON ST., SUITE 100, OCALA, FL 34701
352.309.1234

NOTICE OF VIOLATION AND PUBLIC HEARING

PROPERTY OWNER:
ADDRESS:
CITY OF OCALA

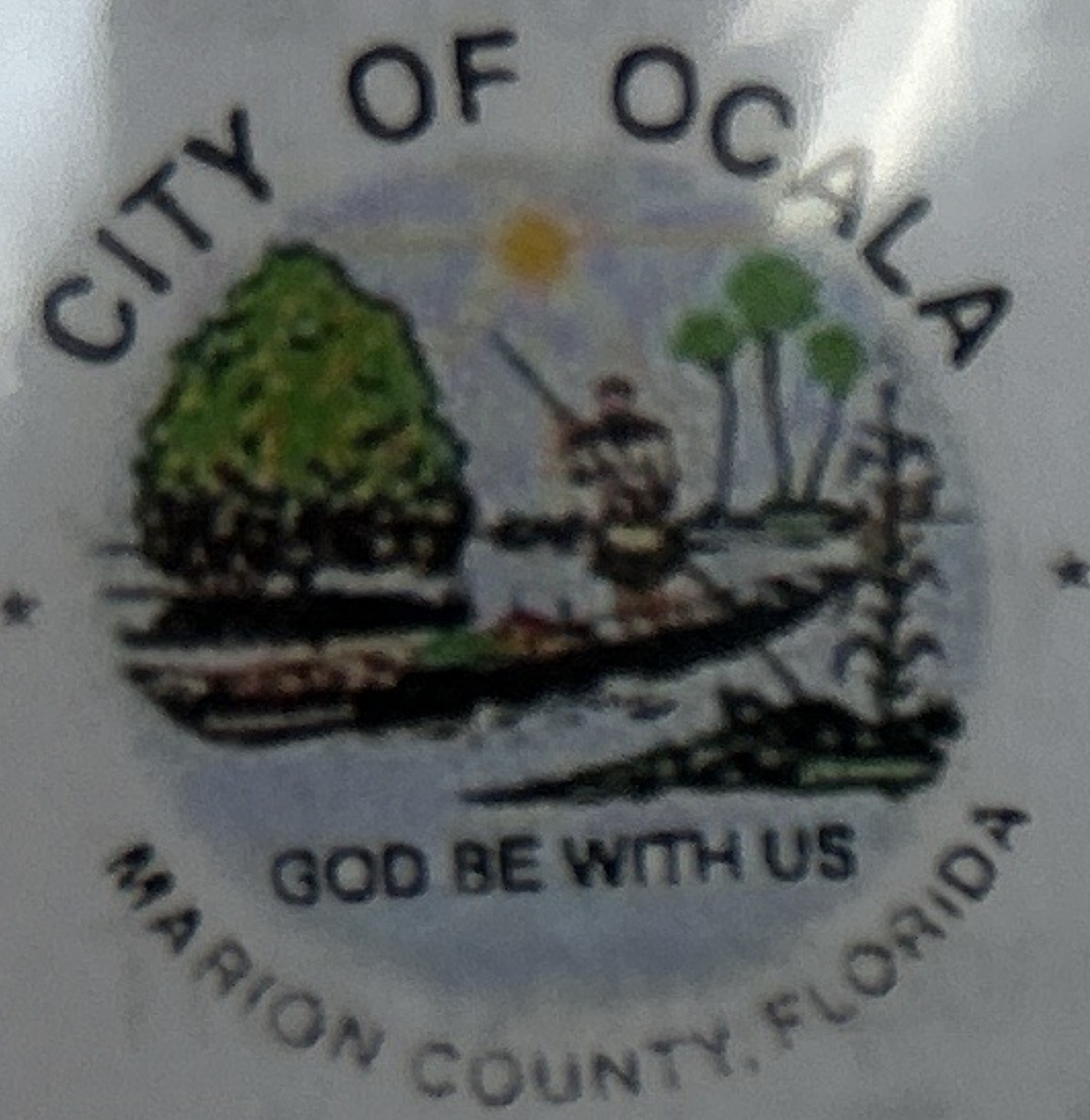
Location of Violation: 100 N. GORRISON ST., SUITE 100, OCALA, FL 34701

Inspector: [Name]
Required Compliance Date: 05/01/2026
Public Hearing Date & Time: 05/11/2026 10:00 AM

ACTION REQUIRED BY REGULATORY AGENCY REQUIRED:
Please return to the City of Ocala to discuss the violation and the proposed action to resolve the violation and the cost of the proposed action. Contact the Building Department at (352) 309-1234 to learn more.

Ordered this

City of Ocala
Code Enforcement Division
4/30/26, 2:33 PM



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

04/30/2026

YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA, FL. 34471-2440

City of Ocala
Code Enforcement Division
4/30/26, 2:33 PM

Office

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

CASE NO: CE26-0002

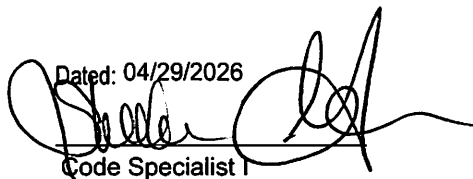
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

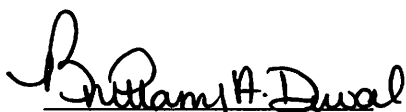
1. I did on 04/29/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

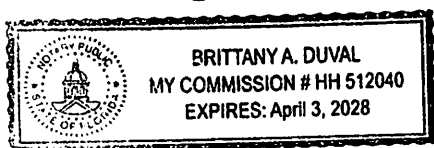
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/29/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/29/2026 by Brittany A. Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



TY OF OCA



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7 0313 23

MAVPH 26-0002

WTF

YARLOTT ADAM
MCMINN BRITTANY LEE
222 SE 15TH AVE
OCALA, FL. 34471-2440

34471-244022



From: [Stephani Smith](#)
To: ["finalphaseccllc@gmail.com"](mailto:finalphaseccllc@gmail.com)
Subject: (Update)-4235 SE 17th LN
Date: Friday, March 27, 2026 1:25:00 PM
Attachments: [image001.png](#)

Good Afternoon,

I am reaching out to you in reference to an update about 4235 SE 17th LN since my inspection is scheduled for today.

This is in regards to the pergola. Have you begun the application process for this item (such as completing the drawings for the structure)? Permanently affixed structures do require a permit (such as a pergola/gazebo, sheds, etc) through the Permitting Department. The Permitting Department can be reached at (352)-629-8421, in-person at 201 SE 3rd ST on the Second Floor, through e-mail at building@ocalafl.gov, etc. The permit can also be applied for online through the eTrakIt portal at [eTRAKiT](#).

The chicken coop is fine as is permit-wise on the similar scope of a dog kennel. Unfortunately, we are receiving multiple complaints from the same individual about the chickens which do possess an issued permit. The main complaints I have received was about the chicken coop and the chickens being loose. As how I interpret the ordinance, all the chickens need are access to an outdoor enclosure that protects them from predators and their home. If the door is kept open during daylight hours when they are allowed to free-roam, this is acceptable for as long as they aren't flying from off the property. Also, the other complaint received was about the chicken house being too close to the neighboring property. If you are able to do so, can you please take a picture of the measurement(s) from the chicken house to the nearby fencing (to be at least three feet away from the adjoining property)? That way, I will update the case file to reflect that it meets this standard to squash this other portion of the complaint to show that the status of the chicken coop and location satisfies the chicken permit requirement. I can also schedule an inspection with you in-person to take the measurement if needed.

Thank you and have a good day,

Stephani Smith
Senior Code Inspector
City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@ocalafl.gov





City of Ocala
Code Enforcement Division
6/8/26, 11:34 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:32 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:32 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:33 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:33 AM



City of Ocala
Code Enforcement Division
1/9/26, 11:45 AM



City of Ocala
Code Enforcement Division
1/5/26, 10:36 AM