



Case Details - No Attachments

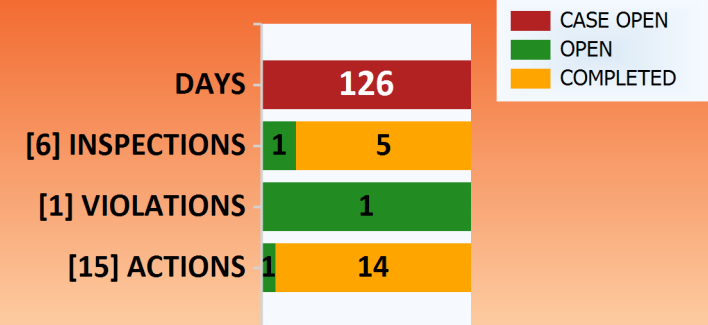
City of Ocala

Case Number

CE25-0296

Description: OVERGROWTH/UNSECURED FRONT DOOR			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 4/10/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/13/2025
Site Address: 1911 NW 29TH CT OCALA, FL 34475			
Site APN: 2171-002-007		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/13/2025	5/13/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/13/2025	5/13/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7682 2279 CONKLIN MICHAEL EST 1911 NW 29TH CT OCALA, FL. 34475-4710
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 7269 CONKLIN MICHAEL EST 1911 NW 29TH CT OCALA, FL. 34475-4710



OCALA Case Details - No Attachments

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COMPLAINT RECEIVED	SHANEKA GREENE	4/10/2025	4/10/2025	GRACE CALLED STATING THAT HOME IS OVERGROWN, UNSECURED FRONT DOOR AND HOME LOOKS ABANDONED. COMPL STATED TO PLEASE CALL HER WHEN YOU RESPOND AND SHE ADVISED YOU COULD GO IN HER BACKYARD TO VIEW VIOLATIONS IN BACKYARD.
CONTACT	STEPHANI SMITH	5/12/2025	5/12/2025	PHONE CALL TO CITY OF OCALA UTILITY DEPARTMENT. AS PER CUSTOMER SERVICE REPS KAT & AMY, NO ACTIVE ELECTRIC OR TRASH SERVICE AT THIS PROPERTY. LISTED AS "VACANT" SO NO PHONE NUMBER COULD BE PROVIDED.
CONTACT	STEPHANI SMITH	6/2/2025	6/2/2025	Marion County Utility Department (Jean) (352-307-6000)- Informed me that water was shut-off on May 29th, 2025 due to non-payment.
CONTACT	STEPHANI SMITH	6/2/2025	6/2/2025	City of Ocala Utility Department (John)(352-629-2489)- Called the City of Ocala Utility Department, and they have confirmed that there is no active electric or trash service since 03/13/2025.
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	5/14/2025	5/15/2025	NOVPH READY FOR POSTING NOVPH POSTED.
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	4/14/2025	4/14/2025	CLTO & STANDARD HOUSING CHECKLIST X 1 CONKLIN MICHAEL EST 1911 NW 29TH CT OCALA FL 34475-4710

PREPARE NOTICE	SHANEKA GREENE	5/13/2025	5/13/2025	NOVPH X1 (JULY HEARING) CONKLIN MICHAEL EST 1911 NW 29TH CT OCALA FL 34475-4710
REGULAR MAIL	SHANEKA GREENE	4/14/2025	4/14/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/7/2025	Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, including both the primary residential structure and any accessory structure(s) by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; (b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code. (c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the

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City of Ocala

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				property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code removal of overgrowth, unsightly/unsanitary matter, and removal/demolition of the all structures including both the residence and accessory structures. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated. 2.) Pay the cost of prosecution of \$313.84 by October 2nd, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	GRACE HELEZER	1910 NW 29TH AVE ,			
OWNER	CONKLIN MICHAEL EST	1911 NW 29TH CT OCALA, FL 34475-4710			
RESPONDENT 1	CONKLIN MICHAEL EST	1911 NW 29TH CT OCALA, FL 34475-4710			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$313.84	\$0.00						



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City of Ocala

Case Number

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TOTALS: \$313.84 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	6/2/2025	6/2/2025	COMPLETED		On 06/02/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed some overgrowth towards the rear of the property, in addition to a plyboard applied on one of the front windows to the residence. In addition to this, a white tarp is hanging off of one of the sheds on the property. Along with this, there are other sources of unsightly matter such as a pop-up tent and strung up tarps to the rear of the property. I have then called the City of Ocala Utility Department (352-629-2489) to confirm whether or not there is active electricity and trash service at this location. I have spoken to customer service representative John, and he has confirmed that there is no electric service or trash service at this listed location (and has been listed as "vacant" as of March 13th, 2025). I have then called the Marion County Utility Department (352-307-6000) to confirm if there was water at this location. I have spoken to customer service representative Jean , and they have confirmed that the water has been shut off due to non-payment on May 29th, 2025. View attachments.
CASE WORK	SMS	5/14/2025	5/14/2025	COMPLETED		On 05/14/2025, I have posted the NOVPH directly onto the property. Signed affidavit provided to Admin for scanning. View attachments.
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments.

Ocala Case Details - No Attachments

City of Ocala

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CE25-0296

FOLLOW UP	SMS	5/12/2025	5/12/2025	COMPLETED	On 05/12/2025, I have re-inspected the property in reference to a Follow-Up inspection about numerous Standard Housing Violations. I have contacted customer service representatives Kat and Amy of the City of Ocala (Utility) Department, and they have confirmed that there is no active electric or trash service at this location. There is no listed phone number for this property under the Utility Department, for it was listed as "vacant". In addition to this, the front window still has a piece of plywood over it. There appears to be scattered miscellaneous items to the rear of the property in addition to some overgrowth. Along with this, there is a blue tarp covering the roof of a shed to this property. View attachments. NOVPH generation assigned to Admin. Inspections scheduled.
HEARING INSPECTION	SMS	8/13/2025			(**Rescheduled from 07/09/2025 to 08/13/2025 due to lack of quorum for July Code Board**)
					On 04/11/2025, I have responded out to the listed location of 1911 NW 29th CT in reference to a citizen's complaint received about overgrowth, unsecured front door with the appearance of an abandoned home. The complainant has also advised to contact her, for she will allow the Code Enforcement into the rear of her property (at 1911 NW 29th CT). I have taken pictures of the front of 1911 NW 29th CT. While I did not observe an unsecured door at this time (the front door appeared to be secured and the gate leading into the carport was slightly ajar), I did observe a piece of plywood boarded across one of the front windows to the residence. In addition to this, the overgrowth towards the rear of the property was visible from the R.O.W. I have them met with the complainant (Grace Helezer) at 1911 NW 29th CT. The complainant has granted me entry into the

INITIAL	SMS	4/11/2025	4/11/2025	NON COMPLIANT		rear of her property to view the other violations pertaining to this residence. The violations discovered are also the confirmation of overgrowth, in addition to the accumulation of unsightly and unsanitary matter (such as miscellaneous items stored in totes, shopping carts, etc), a pop-up tent with a stretched canopy, an accessory structure with a piece of fabric or tarp covering a portion of the roof in addition to a piece of plywood adhered to the window of the shed, etc. The complainant has also provided a police case record (to which I have photographed and requested a copy of the record through the Ocala Police Department Records Division). If the police record is relevant to the matters occurring at the property, they will be attached when available. She also has mentioned that there were no active utilities at that location. I have verified through the City of Ocala Utility Department, and I have confirmed by telephone call that there are no active utilities at the residence. Amy, the customer service representative of the City of Ocala Utility Department, has informed me that both water and electric has been disconnected due to lack of payment on 03/13/2025. I have then attempted to make contact with the property owner of 1911 NW 29th CT by ringing the front doorbell and knocking on the door. However, no one has responded at the time of inspection. Therefore, a case card has been left behind at the residence. View attachments. CLTO generation assigned to Admin with Standard Housing checklist provided. A Follow-Up has been scheduled.
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	4/11/2025				Please resolve any found Standard Housing violations located at this property. Restore utilities (such as electric) at the property. There must be a source of power for every outlet, fixture, wiring, and equipment. Cut and clear any overgrowth throughout the property. Either store away miscellaneous items stored to the rear of the property, or remove such items from off the property. Remove any sources of unsightly matter such as the pop-up gazebo with stretched tarp. Accessory structures shall be maintained and kept in good repair and sound structural condition (such as a shed's window being able to be opened and closed, the roof intact of a shed, etc). Remove the plywood off the front window and remedy the underlying issue (replacement of glass does not require a permit, but a replacement of a window does require a permit to serve as an example).
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0296

Petitioner,

VS.

CONKLIN, MICHAEL EST

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	6	\$75.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	9	\$198.00

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:			

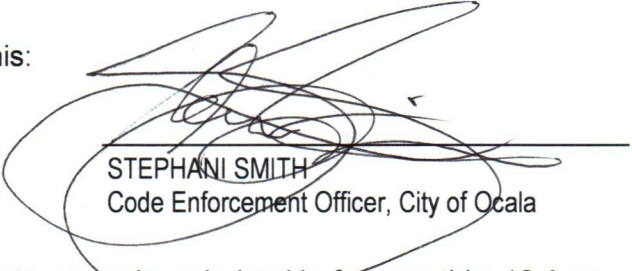
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$21.54	3	\$21.54

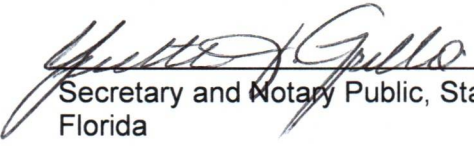
Total Costs: \$313.84

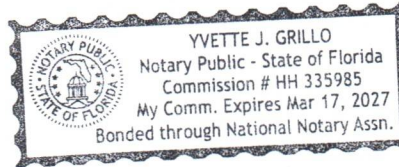
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/12/2025

**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: 12 Aug
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

2171-002-007

[GOOGLE Street View](#)

Prime Key: 551392

[MAP IT+](#)

Current as of 4/11/2025

[Property Information](#)

CONKLIN MICHAEL EST
1911 NW 29TH CT
OCALA FL 34475-4710

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA

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

[PC:](#) 02

Acres: .17

Situs: 1911 NW 29TH CT OCALA

[2024 Certified Value](#)

Land Just Value	\$23,906		
Buildings	\$25,505		
Miscellaneous	\$1,308		
Total Just Value	\$50,719		
Total Assessed Value	\$22,552	Impact	(\$28,167)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$22,552		
School Taxable	\$50,719		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$23,906	\$25,505	\$1,308	\$50,719	\$22,552	\$0	\$22,552
2023	\$22,312	\$19,500	\$1,266	\$43,078	\$20,502	\$0	\$20,502
2022	\$11,156	\$15,300	\$1,266	\$27,722	\$18,638	\$0	\$18,638

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7770/0309	04/2022	62 DISTR	0	U	I	\$100
DETH/REGS	04/2011	71 DTH CER	0	U	I	\$100
2851/1332	09/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$18,000
1249/1886	11/1984	07 WARRANTY	0	U	I	\$22,000
0469/0102	01/1971	02 DEED NC	0	U	V	\$100

[Property Description](#)

SEC 11 TWP 15 RGE 21
PLAT BOOK H PAGE 076
GOLDEN HOLIDAY 1ST ADD

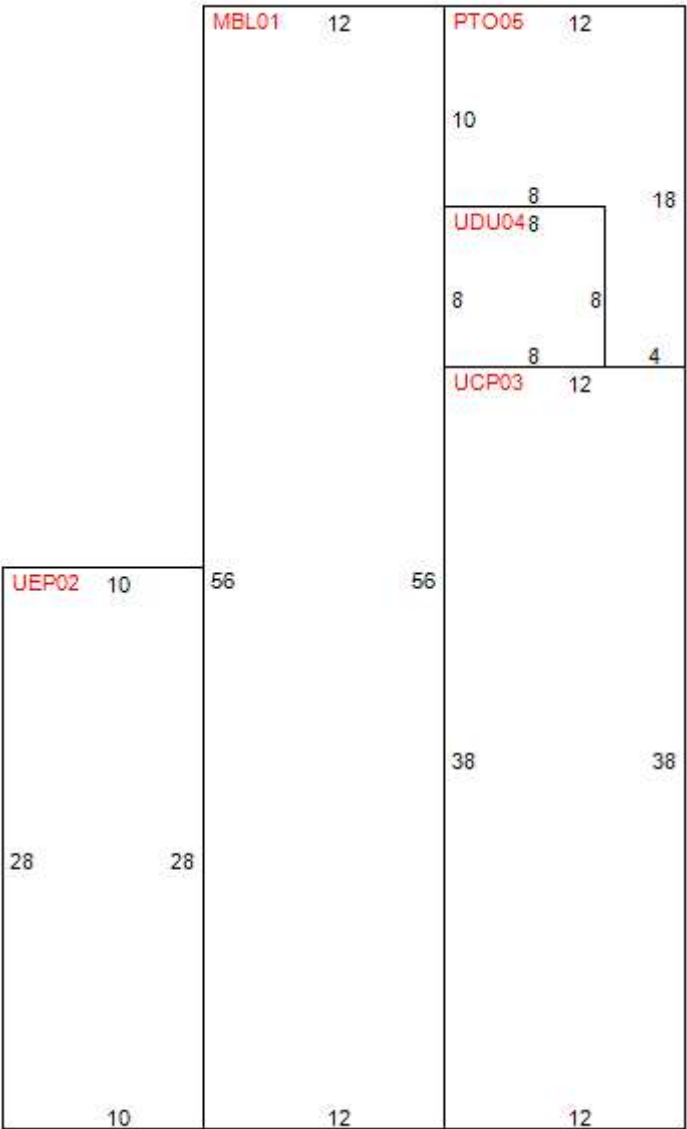
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		75.0	100.0	MH	75.00	FF						
Neighborhood 4518 - GOLDEN HOLIDAY												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

MBL01=L12U56R12D56.L12
UEP02=L10U28R10D28.R12
UCP03=R12U38L12D38.U38
UDU04=R8U8L8D8.R8
PTO05=R4U18L12D10R8D8.



[Building Characteristics](#)

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1972
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%

Condition0

Quality Grade300 - LOW

Inspected on10/4/2023 by 222

Obsolescence: Functional0%

Obsolescence: Locational0%

Architecture 2 - MBL HOME

Base Perimeter136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1972	N	0 %	0 %	672	672
UEP 0220	- MH ALUM SIDING	1.00	1972	N	0 %	0 %	280	280
UCP 0301	- NO EXTERIOR	1.00	1972	N	0 %	0 %	456	456
UDU 0420	- MH ALUM SIDING	1.00	1972	N	0 %	0 %	64	64
PTO 0501	- NO EXTERIOR	1.00	1972	N	0 %	0 %	152	152

Section: 1

Roof Style: 02 FLAT WOOD STR

Roof Cover: 15 MH PAN-AVERAGE

Heat Meth 1: 22 DUCTED FHA

Heat Meth 2: 00

Foundation: 3 PIER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 12 PLYWD PANELING

Heat Fuel 1: 06 GAS

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 1

4 Fixture Baths: 0

3 Fixture Baths: 1

2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y

Dishwasher: N

Garbage Disposal: N

Garbage Compactor: N

Intercom: N

Vacuum: N

<u>Miscellaneous Improvements</u>								
Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
59 PAV CONCRETE	532.00		SF	20	1991	3	0.0	0.0
ADU UTILITY-ALUM	100.00		SF	40	1991	1	10.0	10.0

Appraiser Notes

EST INT

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Record and
Return to: Roxanne Mastrantonio
Name: AAA Quality Title Services & Escrow Co., Inc.
Address: 10935 SE 177th Place Suite 506-507
Summerfield, Florida 34491

This Instrument Prepared:
Roxanne Mastrantonio
AAA Quality Title Services & Escrow Co., Inc.
10935 SE 177th Place Suite 506-507
Summerfield, Florida 34491

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

Property Appraisers Parcel I.D. (Folio) Number(s):

Grantee(s) S.S.#(s): _____
File No: 200021175

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 02851 PG 1332
FILE NUM 2000093706

RECORDED 10/03/2000 04:00:05 PM
DEED DOC STAMPS 126.00
RECORDING FEES 6.00
RECORDED BY C Snyder C Snyder

WARRANTY DEED

This Warranty Deed Made the 18th day of September, 2000, by Fortune Silva, a single person, hereinafter called the grantor, whose post office address is: 229 Ridgeway Wood Avenue Apt 101, Daytona Beach, Florida 32114

to Michael Conklin, whose post office address is: 1911 NW 29th Court, Ocala, Florida 34482, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 7, Block B, of GOLDEN HOLIDAY FIRST ADDITION, according to the plat thereof, as recorded in Plat Book H, Page 76, of the Public Records of Marion County, Florida.

The property is **not** the homestead of the Grantor(s).

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1999, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

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:

Witness Signature: _____

Printed Name: _____

Diana P Benjamin
Diana P Benjamin

Fortune Silva
Fortune Silva
229 Ridge Wood Avenue Apt 101
Daytona Beach, Florida 32114

Witness Signature: _____

Printed Name: _____

Linda E Roca
Linda E. Roca

Witness Signature: _____

Printed Name: _____

STATE OF Florida
COUNTY OF Volusia

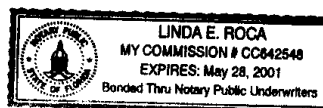
The foregoing instrument was acknowledged before me this 15th day of Sept, 2000 by Fortune Silva, who is personally known to me or who has/have produced driver license(s) as identification.

My Commission Expires: 5/28/2001

Linda E Roca
Printed Name: _____

Notary Public

Serial Number





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

4/14/2025

CASE NO: CE25-0296

CONKLIN MICHAEL EST
1911 NW 29TH CT
OCALA, FL. 34475-4710

RE: 2171-002-007 | 1911 NW 29TH CT OCALA, FLORIDA

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: 05/12/2025/14/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please resolve any found Standard Housing violations located at this property. See standard housing checklist.

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@ocalfl.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

05/13/2025

CONKLIN MICHAEL EST
1911 NW 29TH CT
OCALA, FL. 34475-4710

Respondent(s) _____ /

Location of Violation: 1911 NW 29TH CT|2171-002-007

Case Number: CE25-0296

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please resolve any found Standard Housing violations located at this property. Restore utilities (such as electric) at the property. There must be a connection of hot and cold water supply throughout the household, in addition to a source of power for every outlet, fixture, wiring, and equipment. Cut and clear any overgrowth throughout the property. Either store away miscellaneous items stored to the rear of the property, or remove such items from off the property. Remove any sources of unsightly matter such as the pop-up gazebo with stretched tarp. Accessory structures shall be maintained and kept in good repair and sound structural condition (such as a shed's window being able to be opened and closed, the roof intact of a shed, etc). Remove the plywood off the front window and remedy the underlying issue (replacement of glass does not require a permit, but a replacement of a window does require a permit to serve as an example).

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

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: _____

DATE: _____

ADDRESS: _____

PARCEL ID: _____

*A mark or check next to a code section indicates a violation of such.

302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
303.1 – Windows	Every habitable room must have at least 1 window or skylight.
303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

CODE ENFORCEMENT INSPECTOR: _____

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

CASE NO: CE25-0296

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

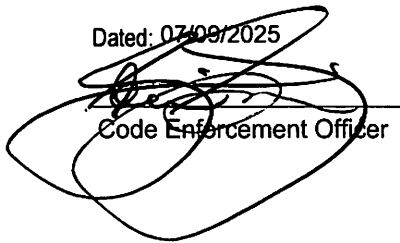
**STATE OF FLORIDA
COUNTY OF MARION**

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 07/09/2025 post the Notice of Violation & Public Hearing to the property, located at 1911 NW 29TH CT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

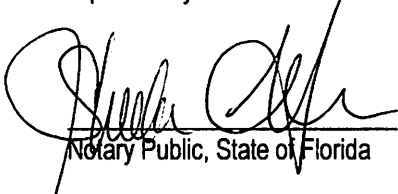
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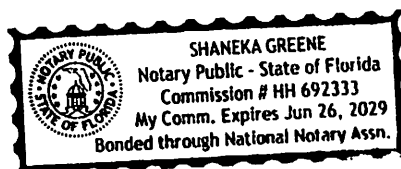
Dated: 07/09/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





352-623-0000

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

 CITY OF OCALA

City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
301 N.E. 3RD STREET (2ND FLOOR) OCALA, FLORIDA 32401

NOTICE OF VIOLATION AND PUBLIC HEARING

05/13/2005

COUNCILMAN MICHAEL EST
1811 NW 28TH CT
OCALA, FL 32475-4710

Proposed by: _____

Location of Violation: 1811 NW 28TH CT#1811-000-007

Case Number: 0275 code

Officer Assigned: Stephanie Smith

Required Compliance Date: 07/08/2005

Public Hearing Date & Time: 08/14/2005 17:30

Violations and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Violations include any found Standard Housing Code violations located at this property. Restore utilities (such as septic) at the property. There must be a connection of hot and cold water supply throughout the house hold. In addition to a source of power for every outlet. Radiator, wiring, and equipment. Car and other any overhang throughout the property. Either alone or together. And make certain items secure to the rear of the property, or remove such items from off the property. Remove any sources of unsteady water such as the porous garbido with structural malfunctioning items unable to be maintained and kept in good repair and install structural property. Remove any structures that are being able to be repaired and caused the spoil impact of the condition (such as a steel's window) and remedy the underlying cause if improvement of glass could not require a permit, but a replacement of a window does require it (shut, etc). Remove the prohibited off the front window and remedy the underlying issue (improvement of glass could not require a permit, but a replacement of a window does require it to serve as art element).

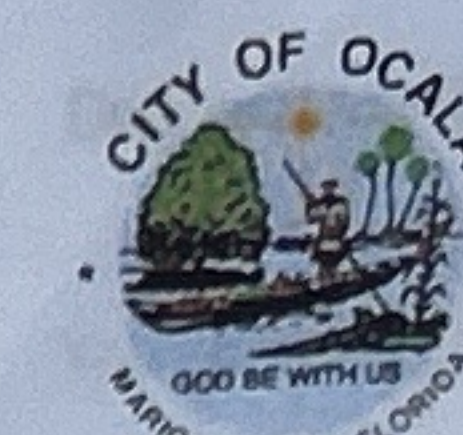
7/9/25, 1:47 PM
City of Ocala
Code Enforcement Division



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

05/13/2025

CONKLIN MICHAEL EST
1911 NW 29TH CT
OCALA, FL 34475-4710

Respondent(s) _____

Location of Violation: 1911 NW 29TH CT(2171-002-007)

Case Number: CE25-0296

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please resolve any found Standard Housing violations located at this property. Restore utilities (such as electric) at the property. There must be a connection of hot and cold water supply throughout the household, in addition to a source of power for every outlet, fixture, wiring, and equipment. Cut and clear any overgrowth throughout the property. Either store away miscellaneous items stored to the rear of the property, or remove such items from off the property. Remove any sources of unsightly matter such as the pop-up gazebo with stretched tarp. Accessory structures shall be maintained and kept in good repair and sound structural condition (such as a shed's window being able to be opened and closed, the roof intact of a shed, etc). Remove the plywood off the front window and remedy the underlying issue (replacement of glass does not require a permit, but a replacement of a window does require a permit to serve as an example).

Office Depolo

7/9/25, 1:47 PM
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: CE25-0296

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/09/2025 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.

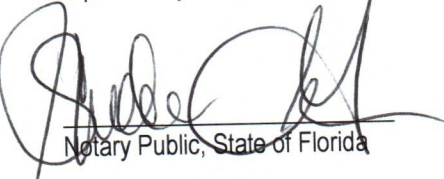
FURTHER, AFFIANT SAYETH NAUGHT.

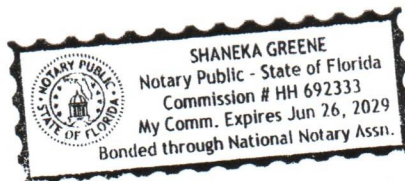
Dated: 07/09/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



NL 7/14/04



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

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CONKLIN MICHAEL EST
1911 NW 29TH CT
OCALA, FL. 34475-4710

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City of Ocala
Code Enforcement Division

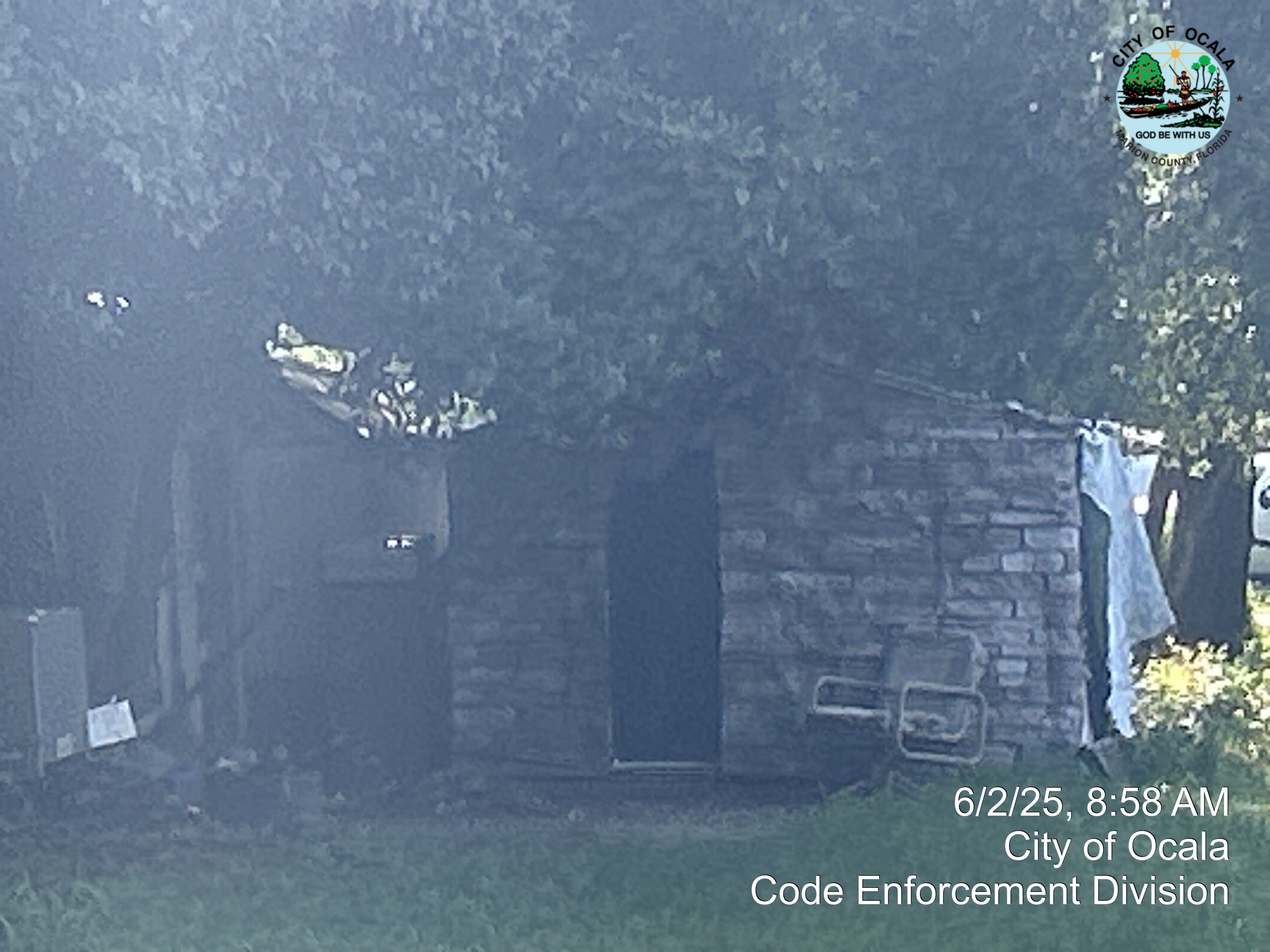
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Eleven*



6/2/25, 8:57 AM

City of Ocala

Code Enforcement Division



6/2/25, 8:58 AM
City of Ocala
Code Enforcement Division



6/2/25, 8:58 AM
City of Ocala
Code Enforcement Division



6/2/25, 8:58 AM
City of Ocala
Code Enforcement Division



6/2/25, 9:00 AM
City of Ocala
Code Enforcement Division



04/11/2025 09:05
City of Ocala
Code Enforcement Division



04/11/2025 09:22
City of Ocala
Code Enforcement Division



04/11/2025 09:22
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04/11/2025 09:22
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04/11/2025 09:05
City of Ocala
Code Enforcement Division



04/11/2025 09:05
City of Ocala
Code Enforcement Division



04/11/2025 09:09
City of Ocala
Code Enforcement Division



*Nineteen
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04/11/2025 09:09
City of Ocala
Code Enforcement Division



04/11/2025 09:09
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Code Enforcement Division



04/11/2025 09:22
City of Ocala
Code Enforcement Division