



Case Details - No Attachments

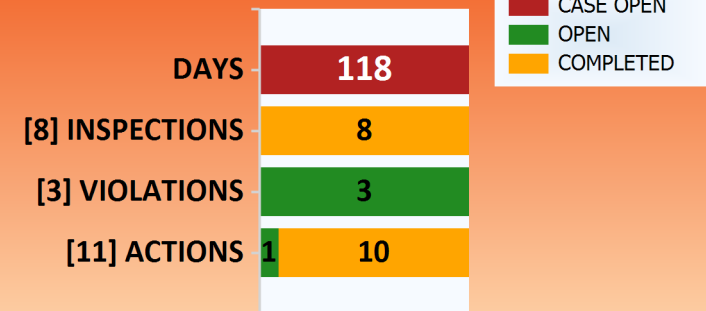
City of Ocala

Case Number

CE25-0513

Description: RUNNING CONSTRUCTION BUSINESS ON PROPERTY			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 6/12/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 2423 NE 14TH AVE OCALA, FL 34470			
Site APN: 2448-003-000		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH MAILED 91 7199 9991 7039 7684 0525 AVENI JESSICA 2423 NE 14H AVE OCALA, FL. 34470-3726
COMPLAINT RECEIVED	SHANEKA GREENE	6/12/2025	6/12/2025	APRIL CALLED STATING OWNERS ARE RUNNING A CONSTRUCTION BUSINESS OUT OF THE HOME THERE IS HEAVY EQUIPMENT BEING USED THAT IS LOUD, TRILERS AND COMMERCIAL VEHICLES ARE PARKED ON THE PROPERTY AND AT TIMES THEY HAVE A COMMERCIAL DUMPSTER ON THE PROPERTY. SHE WANTS YOU TO GIVE HER A CALL ONCE YOU GET THERE TO EXPLAIN FURTHER OF EVERYTHING THAT IS GOING ON

CONTACT	JEFFREY GUILBAULT	6/12/2025	6/12/2025	<p>I spoke to the complainant she stated she will be sending over some date and time stamped photos and videos of the recent activity that's been going on at this property.</p> <p>352.239.8308</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/4/2025	8/4/2025	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POSTED ONTO THE FRONT OF PROPERTY.</p>
OFFICER POSTING	STEPHANI SMITH	8/12/2025	8/12/2025	NOVPH (CORRECTED) HAS BEEN POSTED DIRECTLY ONTO THE PROPERTY. VIEW ATTACHMENTS,
PREPARE NOTICE	SHANEKA GREENE	7/1/2025	7/1/2025	<p>CLTO X 1</p> <p>AVENI JESSICA 2423 NE 14TH AVE OCALA FL 34470-3726</p>
PREPARE NOTICE	SHANEKA GREENE	8/1/2025	8/1/2025	<p>NOVPH X 1</p> <p>AVENI JESSICA 2423 NE 14TH AVE OCALA FL 34470-3726</p>
REGULAR MAIL	SHANEKA GREENE	7/1/2025	7/1/2025	CLTO MAILED
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 122-312 and 122-1193 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2,) Remove all commercial equipment and items stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1AA zoning district by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.</p> <p>3.) (a) Remove all utility trailers from the front and/or side yards and store in the rear yard or indoors only by 4:00pm on Thursday, November 6th, 2025, or</p> <p>(b) Remove all utility trailers from the property by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated.</p> <p>4.) Pay the cost of prosecution of \$313.21 by November 6th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	APRIL CRISWELL	2414 NE 15TH AVE ,			
OWNER	AVENI JESSICA	2423 NE 14TH AVE OCALA, FL 34470-3726			
RESPONDENT 1	AVENI JESSICA	2423 NE 14TH AVE OCALA, FL 34470-3726	(352)207-6849		

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0513

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	8	\$100.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$313.21	\$0.00						
TOTALS:			\$313.21	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	8/4/2025	8/4/2025	NON COMPLIANT		On 08/04/2025, I have posted the Notice of Violation and Public hearing directly onto the property. View attachments. Affidavit of Posting has been signed and provided to Admin.
CASE WORK	SMS	6/30/2025	6/30/2025	COMPLETED		On 06/30/2025, I have re-inspected the property in reference to a construction business being run from out of the property. As of this date, it does appear that heavy machinery (such as tractor and skid steer) are still present at the property in addition to the storage of various fencing materials (whether they are on the ground, on the trailer, vinyl fencing, roll of chain-link fencing, wooden fencing, etc). View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0513

CASE WORK	SMS	8/21/2025	8/21/2025	NON COMPLIANT	On 08/21/2025, I have re-inspected the property in reference to a NOVPH compliance inspection for multiple violations such as a storage container, unpermitted uses of an R-1 zone, and sources of unsightly matter. I have observed that the unpermitted uses of the R-1 zoned property continues to be used for storage such as bundles of fencing materials, machinery parts, etc. Along with this, it continues to be a source of unsightly matter along the side of the property. Lastly, the storage container remains (unpermitted as well for a storage container is a no-fee permit, there is no active permits for this residential property such as a renovation, and it is placed incorrectly on the property and has to be on a paved surface). View attachments.
CASE WORK	SMS	6/23/2025	6/23/2025	COMPLETED	On 06/23/2025, I have re-inspected the property to monitor and observe any signs of a construction business being run from out of the property as per the complainant. There was no active work at the site today. There does appear to be some materials (like a few sections of fencing stacked on-top of each other) in addition to some other fencing materials such as roll of chain link, what appears to be a gate, etc. Set inspection to monitor the property.

OCALA Case Details - No Attachments

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FOLLOW UP	SMS	7/31/2025	7/31/2025	NON COMPLIANT	<p>On 07/31/2025, I have responded out to the property in reference to a re-inspection for the permitted uses of an R-1 zone. I have observed piles of fencing material, a large dumpster on the premises, commercial machinery and/or equipment, etc. In addition to this, I have also observed improperly stored trailers that need to be relocated to the rear of the property instead of the side of the property. I have added the violations of 34-95 (unsightly matter pertaining to the piles of fencing material) along with 122-1193 (trailers). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>
FOLLOW UP	SMS	6/17/2025	6/17/2025	COMPLETED	<p>On 06/17/2025, I have responded out to the property in reference to a citizen's complaint received about a business being run from out of this location. At the time of inspection, I did observe two pick-up trucks (with one hitched with a utility trailer and another large trailer on-site). There was also a small tractor on-site. The trucks belonged to "Merritt Construction" at (352-812-3002). I have spoken to one of the workers on-site (Jacob), and I have informed them about how we received a complaint about a business being run from out of this location. He has informed me that they are present there because they are currently ripping out an old fence and installing new fencing (to which it does appear that this is occurring due to the debris they are actively tossing into the trailers and the new fencing laying on the ground). I have inquired when the job will be completed, to which he has informed me that it will be completed by Friday. View attachments. Set inspection on Monday to monitor.</p>



Case Details - No Attachments

City of Ocala

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CE25-0513

HEARING INSPECTION	JLB	10/7/2025	10/7/2025	NON COMPLIANT		I conducted a re-inspection. I observed the property remained non-compliant. Photos attached. Proceed to the hearing to obtain an order.
INITIAL	JGB	6/12/2025	6/12/2025	NON COMPLIANT		I conducted an initial inspection and was unable to make contact with anyone at the property. I did not hear or see anyone at the property. There is a trailer on the left side of the property that has pavers on it. There is a new fence on the left side of the property recently installed. There is some building materials, scrap bin, tractor, and tractor accessories on the property as well. I scheduled a follow up for Officer Stepani Smith next week to verify if there are any changes to this property. As of today I am unable to determine if a business is being ran out of the home or if there is work being done in the backyard.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHANI SMITH	7/31/2025				Please either remove the utility trailers from off the property, or relocate them to the rear of the property. Trailers cannot be parked to the side or the front of the property.
SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	6/30/2025				Please remove any commercial machinery and/or equipment from off the property, in addition to multiple piles of fencing materials. Only certain residential businesses are allowed in R-1 zoning (such as a daycare facility with a special exception to serve as an example).

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/31/2025				Please remove all sources of unsightly matter such as piles of fencing materials, commercial equipment, commercial machinery, commercial parts, etc from off the property.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0513

Petitioner,

VS.

AVENI, JESSICA

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, ^{DALE HOLLINGSWORTH}~~STEPHAN SMITH~~, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	8	\$100.00

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	1			\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

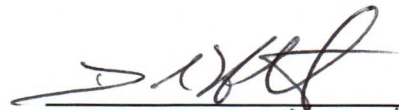
6. Postage Cost(s):

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

Total Costs: \$313.21

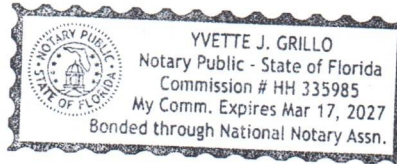
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION


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

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2448-003-000

[GOOGLE Street View](#)

Prime Key: 607088

[MAP IT+](#)

Current as of 6/30/2025

Property Information

AVENI JESSICA
2423 NE 14TH AVE
OCALA FL 34470-3726

Taxes / Assessments:
Map ID: 195
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .26

Situs: 2423 NE 14TH AVE OCALA

2024 Certified Value

Land Just Value	\$27,144		
Buildings	\$122,248		
Miscellaneous	\$3,309		
Total Just Value	\$152,701	Impact	
Total Assessed Value	\$122,572	<u>Ex Codes:</u> 01 38	(\$30,129)
Exemptions	(\$50,000)		
Total Taxable	\$72,572		
School Taxable	\$97,572		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$27,144	\$122,248	\$3,309	\$152,701	\$122,572	\$50,000	\$72,572
2023	\$27,144	\$146,198	\$4,413	\$177,755	\$119,002	\$50,000	\$69,002
2022	\$19,453	\$92,617	\$3,466	\$115,536	\$115,536	\$50,000	\$65,536

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7558/0662	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$180,000
5402/0983	08/2010	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$71,900
5331/1248	03/2010	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$35,200
5307/0079	01/2010	31 CERT TL	0	U	I	\$100
4794/1453	05/2007	07 WARRANTY	9 UNVERIFIED	Q	I	\$146,200
4481/1419	06/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3692/1697	04/2004	05 QUIT CLAIM	0	U	I	\$100
3428/0383	05/2003	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
3023/1993	09/2001	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$48,500
2961/0848	05/2001	31 CERT TL	0	U	I	\$100
2307/1007	07/1996	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 04 TWP 15 RGE 22
PLAT BOOK H PAGE 030
PALM CIRCLE ADD
LOT 3

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		104.0	107.0	R1A	104.00	FF							
Neighborhood 4998 - RESIDENTIAL IN 4&5-15-22													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1
RES01=L50U28R50D28.
STP02=L18D4R18U4.U28
STP03=L50U3R50D3.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1967
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	6/13/2023 by 225	Architecture 0 - STANDARD SFR
		Base Perimeter 156

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,400	1,400
STP 0201	- NO EXTERIOR	1.00	1967	N	0 %	0 %	72	72
STP 0301	- NO EXTERIOR	1.00	1967	N	0 %	0 %	150	150

Section: 1

Roof Style: 10 GABLE	Floor Finish: 42 CERAMIC/PORCELAIN	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED	TILE	4 Fixture Baths: 0	Dishwasher: Y
MTL	Wall Finish: 16 DRYWALL-PAINT	3 Fixture Baths: 2	Garbage Disposal: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	2 Fixture Baths: 0	Garbage Compactor: N
Heat Meth 2: 00	Heat Fuel 2: 00	Extra Fixtures: 2	Intercom: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0		Vacuum: N
A/C: Y			

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	112.00	SF	20	1967	3	0.0	0.0
UDG GARAGE-UNFINSH	832.00	SF	40	1977	1	32.0	26.0
114 FENCE BOARD	184.00	LF	10	2009	4	0.0	0.0
045 LEAN TO	128.00	SF	15	2011	1	8.0	16.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD21-1549	6/21/2021	-	MORSILLO / RE-ROOF



Prepared by
Belinda Stephenson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2707550

WARRANTY DEED

THIS INDENTURE, executed on **August 30, 2021**, between
a married woman
Theresa Morsillo[^], joined by her husband Todd Morsillo

whose mailing address is: 11330 SW 70 Lane, Cedar Key, FL 32625,
hereinafter called the "grantor", and

Jessica Aveni, a single woman

whose mailing address is: 2423 NE 14th Ave, Ocala, FL 34470-3726,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

Lot 3 of PALM CIRCLE ADDITION, according to the Plat thereof as recorded in Plat Book H, Page 39, of the Public Records of Marion County, Florida.

Parcel Identification Number: **2448-003-000**

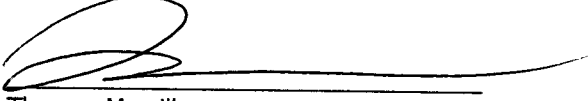
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.


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

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

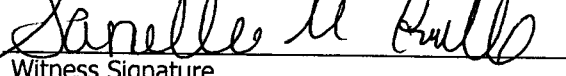
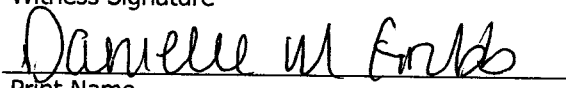
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2020.

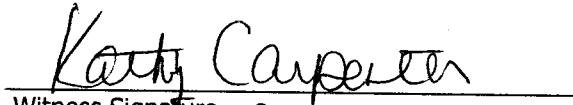
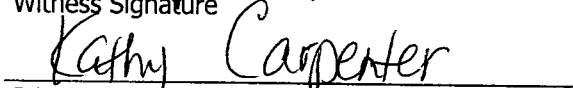
In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.


Theresa Morsillo


Todd Morsillo


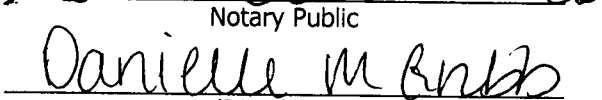
Signed, sealed and delivered in our presence:

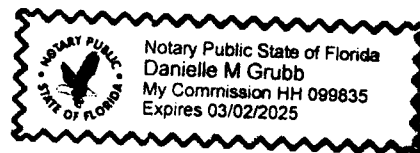

Witness Signature

Print Name


Witness Signature

Print Name

State of Florida
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 30th August 2021 by **Theresa Morsillo , joined by her husband Todd Morsillo.**


Notary Public

(Printed Name)



My Commission expires: _____

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

{Notarial Seal}



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

7/1/2025

CASE NO: CE25-0513

AVENI JESSICA
2423 NE 14TH AVE
OCALA, FL. 34470-3726

RE: 2448-003-000 | 2423 NE 14TH AVE

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: 7/31/2025

Violations:

SECTION 122-312 PERMITTED USES R-1

Please remove any commercial machinery and/or equipment from off the property, in addition to multiple piles of fencing materials. Only certain residential businesses are allowed in R-1 zoning (such as a daycare facility with a special exception to serve as an example).

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

08/04/2025

AVENI JESSICA
2423 NE 14H AVE
OCALA, FL. 34470-3726

Respondent(s) _____ /

Location of Violation: 2423 NE 14TH AVE|2448-003-000

Case Number: CE25-0513

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

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

Violation(s) and How to Abate:

SECTION 122-312 PERMITTED USES R-1

Please remove any commercial machinery and/or equipment from off the property, in addition to multiple piles of fencing materials. Only certain residential businesses are allowed in R-1 zoning (such as a daycare facility with a special exception to serve as an example).

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

Please remove all sources of unsightly matter such as piles of fencing materials, commercial equipment, commercial machinery, commercial parts, etc from off the property.

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please either remove the utility trailers from off the property, or relocate them to the rear of the property. Trailers cannot be parked to the side or the front of the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

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: CE25-0513

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 08/04/2025 post the Notice of Violation & Public Hearing to the property, located at 2423 NE 14TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

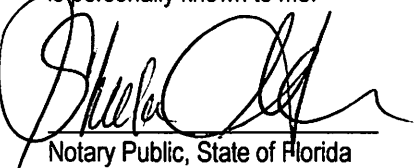
FURTHER, AFFIANT SAYETH NAUGHT.

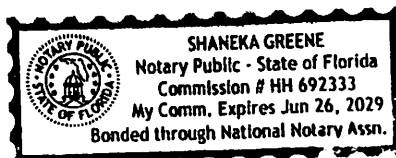
Dated: 08/04/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/04/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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



8/12/25, 8:53 AM
City of Ocala
Code Enforcement Division



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

8/12/25, 8:53 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0513

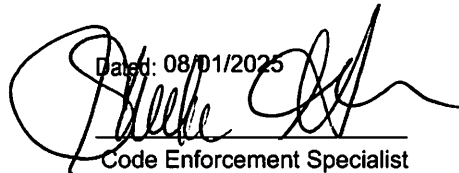
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/01/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

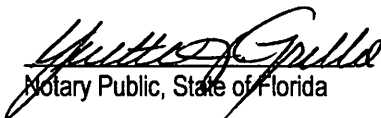
FURTHER, AFFIANT SAYETH NAUGHT.

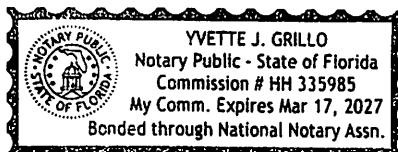
Dated: 08/01/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/01/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/7/2025 3:14 PM



City of Ocala
Code Enforcement Division
10/7/2025 3:16 PM



City of Ocala
Code Enforcement Division
10/7/2025 3:26 PM



City of Ocala
Code Enforcement Division
10/7/2025 3:26 PM



7/31/25, 10:58 AM
City of Ocala
Code Enforcement Division



7/31/25, 10:58 AM
City of Ocala
Code Enforcement Division



7/31/25, 10:59 AM
City of Ocala
Code Enforcement Division



7/31/25, 10:59 AM
City of Ocala
Code Enforcement Division



7/31/25, 10:59 AM
City of Ocala
Code Enforcement Division



7/31/25, 10:59 AM
City of Ocala
Code Enforcement Division



7/31/25, 11:00 AM
City of Ocala
Code Enforcement Division