



Case Details - No Attachments

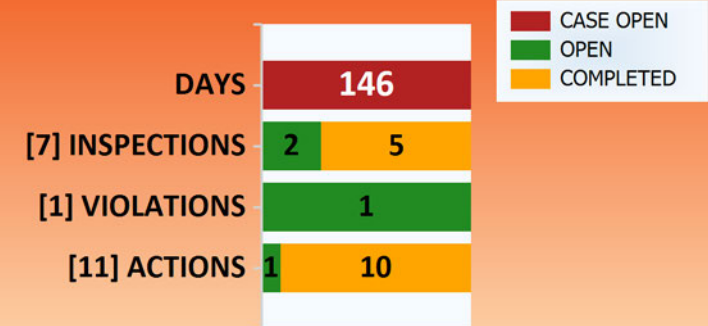
City of Ocala

Case Number

CE25-0489

Description: Junk & Debris			Status: HEARING		
Type: GENERAL VIOLATION			Subtype: JUNK DEBRIS		
Opened: 6/4/2025	Closed:		Last Action: 10/29/2025		Flw Up: 10/28/2025
Site Address: 2130 NE 8TH ST OCALA, FL 34470					
Site APN: 2830-015-003			Officer: STEPHANI SMITH		
Details: **BLOCKED PARCEL DUE TO FLORIDA STATUTE 119.0071. DO NOT DISTRIBUTE PROPERTY OWNER INFORMATION**					

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH MAILED 91 7199 9991 7039 7684 0853 [REDACTED] 2130 NE 8TH ST OCALA, FL. 34470-6211
CONTACT	STEPHANI SMITH	7/1/2025	7/1/2025	**DO NOT DISTRIBUTE THIS INFORMATION. PROTECTED BY FLORIDA STATUTE. ** PROPERTY OWNER-[REDACTED] I HAVE CALLED AND LEFT A VOICE MAIL MESSAGE AT 02:57 P.M. REFERENCING THIS CASE AND JUNK/DEBRIS IN DRIVEWAY.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0489

CONTACT	STEPHANI SMITH	7/8/2025	7/8/2025	<div>██████████</div> at <div>██████████</div> I have returned the phone call to the property owner (she left a voice-mail message at 12:00 P.M.). She has informed me that they cut the grass, but they are working on moving the items into the garage by tomorrow, and the tent will also be removed. Inspection moved from 07/08/2025 to 07/11/2025.
CONTACT	STEPHANI SMITH	7/25/2025	7/25/2025	Phone call to the property owner at <div>██████████</div> at 2:24 P.M.. View "Case Work" for further details.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/13/2025	8/13/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO FRONT GATE. VIEW ATTACHMENTS. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.
PREPARE NOTICE	SHANEKA GREENE	6/6/2025	6/6/2025	CLTO X 1 <div>████████████████████</div> 2130 NE 8TH ST OCALA, FL 34470
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH X 1 <div>████████████████████</div> 2130 NE 8TH ST OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	6/6/2025	6/6/2025	CLTO MAILED



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City of Ocala

Case Number

CE25-0489

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$319.46 by November 20th, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	EMBER RIGLEY	2135 NE 8TH ST OCALA, FL	(352)361-5872		
OWNER		2130 NE 8TH ST OCALA, FL 34470-6211			
RESPONDENT 1		2130 NE 8TH ST OCALA, FL 34470-6211			

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						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0489

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	7	\$87.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						

Total Paid for CASE FEES: \$319.46 \$0.00

TOTALS: \$319.46 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/25/2025	7/25/2025	NON COMPLIANT		On 07/25/2025, I have re-inspected the property in reference to the pop-up tent and the scooters. I have observed that they both still remain in the driveway. I have spoken to the property owner, and she has informed me that they belong to her roommate. She will inform him again to have it moved to the patio so that he may continue to work on them again. View attachments. Set inspection to monitor progress.
CASE WORK	SMS	7/14/2025	7/14/2025	COMPLETED		On 07/14/2025, I have re-inspected the property in reference to junk and debris. The pop-up gazebo with strung blue tarp and items beneath it still remain. However, it does appear that they may be sorting and removing items (full garbage can). They have the intention to move these items into the garage space. View attachments. Set inspection for next Friday.
CASE WORK	SMS	10/28/2025				



Case Details - No Attachments

City of Ocala

Case Number

CE25-0489

CASE WORK	SMS	8/11/2025	8/11/2025	NON COMPLIANT		On both 08/08/2025 and 08/11/2025, I have re-inspected the property in reference to sources of unsightly matter (mainly junk and debris). Both of these times, I have observed that it continues to exist on this property with little to no improvement. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
FOLLOW UP	SMS	7/1/2025	7/1/2025	COMPLETED		On 07/01/2025, I have re-inspected the property in reference to junk and debris. I have observed that the junk and debris still remains on the property (with a pop-up gazebo and a piece of tarp displayed at the front of it). I was unable to make contact at this time due to the small gate being closed near the front door. I have then called Ocala Utility so that they may provide me with a phone number. After receiving the phone number, I have then called the property owner associated with this property. View attachments. Set inspection for response and/or call-back from the property owner. If no answer is received, proceed with NOVPH.
HEARING INSPECTION	SMS	10/28/2025				
INITIAL	SMS	6/4/2025	6/4/2025	NON COMPLIANT		On 06/04/2025, I have re-inspected the property in reference to a re-inspection for a PE (Public Education) case that has started on 05/29/2025. I have observed that the junk/debris still remains on the property (such as deteriorated moped, lawn mower with a missing wheel, etc). Therefore, a code enforcement case has been created in relation to the PE case. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0489

INITIAL	SMS	6/4/2025	6/4/2025	NON COMPLIANT		**PROPERTY OWNER INFORMATION IS CONFIDENTIAL. DO NOT DISTRIBUTE INFORMATION TO PUBLIC. **
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/4/2025				Please either properly store miscellaneous items such as lawn mower with missing wheel, moped with missing seat, and other items or remove them from off the property.

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

THE CITY OF OCALA

CASE NO: CE25-0489

Petitioner,

VS.

[REDACTED]

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	7	\$87.50

3. Clerical & Casework Time:

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

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	2			\$37.50

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

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


Total Costs: \$319.46

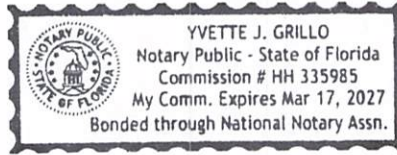
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Marion County Property Appraiser
2025 Assessment Roll

2830-015-003

SSHEROUSE

SECURE PARCEL PER 119.071 F.S.	Taxes/Assessments:	1466.26	Prime Key:	671592
████████████████████	Map ID:	195	PC:	01
2130 NE 8TH ST	Millage	1001	Acres:	0.28
OCALA FL 34470-6211	Situs			2130 NE 8TH ST

Working Values

Land Just Value	55,000		01	25,000
Buildings	179,164		38	25,722
Miscellaneous	11,236		7/7/2020	025
Total Just	245,400		05/14/2014	13
Total Assessed	107,246	Impact		138,154
Exemptions	50,722	Amend 10		138,154
Total Taxable	56,524			
School Taxable	82,246			

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024 1	50,000	177,678	11,236	238,914	104,224	50,000	54,224 TN
2023 1	50,000	161,357	12,361	223,718	101,188	50,000	51,188 TN
2022 1	50,000	133,256	11,236	194,492	98,241	50,000	48,241 TN
2021 1	45,000	102,576	11,236	158,812	95,380	50,000	45,380 TN
2020 1	25,000	90,800	11,236	127,036	94,063	50,000	44,063 TN
2019 1	20,000	105,865	13,483	139,348	91,948	50,000	41,948 TN
2018 1	12,000	98,288	13,483	123,771	90,234	50,000	40,234 TN
2017 1	12,000	93,112	13,483	118,595	88,378	50,000	38,378 TN
2016 1	12,000	90,472	13,483	115,955	86,560	50,000	36,560 TN
2015 1	12,000	86,107	13,483	111,590	85,958	50,000	35,958 TN
2014 1	12,000	69,023	11,236	92,259	85,276	50,000	35,276 TN
2013 1	12,000	67,191	9,451	88,642	84,016	50,000	34,016 TN
2012 1	12,000	66,334	9,451	87,785	82,612	50,000	32,612 TN
2011 1	20,665	71,114	9,451	101,230	80,206	50,000	30,206 TN
2010 1	20,665	80,377	9,451	110,493	79,021	50,000	29,021 TN
2009 1	23,483	96,983	9,450	129,916	76,944	50,000	26,944
2008 1	28,179	116,687	9,456	154,322	154,322	0	154,322
2007 1	46,965	104,372	9,462	172,182	92,483	25,000	67,483
2006 1	42,269	82,590	7,763	132,622	90,228	25,000	65,228
2005 1	18,786	72,267	7,768	114,828	87,600	25,000	62,600
2004 1	18,786	65,607	6,047	97,605	85,049	25,000	60,049
2003 1	18,786	64,651	6,097	96,609	80,096	25,000	71,609
2002 1	18,786	67,412	6,145	99,699	78,219	25,000	74,699
2001 1	15,029	66,429	6,194	87,652	76,987	25,000	62,652
2000 1	15,029	62,858	6,244	84,131	74,745	25,000	59,131
1999 1	12,211	59,467	6,293	77,971	72,780	25,000	52,971
1998 1	12,211	56,823	6,341	75,375	71,634	25,000	50,375
1997 1	12,211	51,836	6,390	70,437	70,437	25,000	45,437
1996 1	12,211	51,836	6,470	70,517	70,517	25,000	45,517
1995 1	12,211	51,836	6,518	70,565	70,565	25,000	45,565
1994 1	12,211	51,836	6,567	70,614	*****	25,000	45,614
1993 1	12,211	48,634	6,371	67,216	*****	25,000	42,216
1992 1	12,211	48,634	6,412	67,257	*****	25,000	42,257
1991 1	12,211	48,634	6,454	67,299	*****	25,000	42,299
1990 1	12,211	53,829	3,799	69,839	*****	25,000	44,839
1989 1	12,211	53,829	3,809	69,849	*****	25,000	44,849
1988 1	12,211	53,829	3,819	69,859	*****	25,000	0
1987 1	12,211	56,590	3,829	72,630	*****	25,000	0
1986 1	12,211	50,347	3,085	65,643	*****	25,000	0

Marion County Property Appraiser
2025 Assessment Roll

2830-015-003

SSHEROUSE

1985	1	7,984	50,347	3,399	61,730	*****	25,000	0
1984	1	7,984	50,347	3,714	62,045	*****	25,000	0
1983	1	7,984	50,347	4,028	62,359	*****	25,000	0
1982	1	7,984	48,747	4,677	61,408	*****	25,000	0
1981	1	7,984	43,446	0	51,430	*****	20,000	0

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
4842	1406	7/2007	07 WARRANTY	9 UNVERIFIED	Q Qualified	I Improved	193,500
2287	1224	9/1996	07 WARRANTY	2 V-SALES VERIFICATI	Q Qualified	I Improved	89,400
1617	0619	11/1989	05 QUIT CLAI	9 UNVERIFIED	U Unqualified	I Improved	100
0404	0648	6/1969	02 DEED NC	0	U Unqualified	I Improved	26,900

Property Description

SEC 09 TWP 15 RGE 22
PLAT BOOK F PAGE 129
HERITAGE HILLS REPLAT
BLK O LOT 3

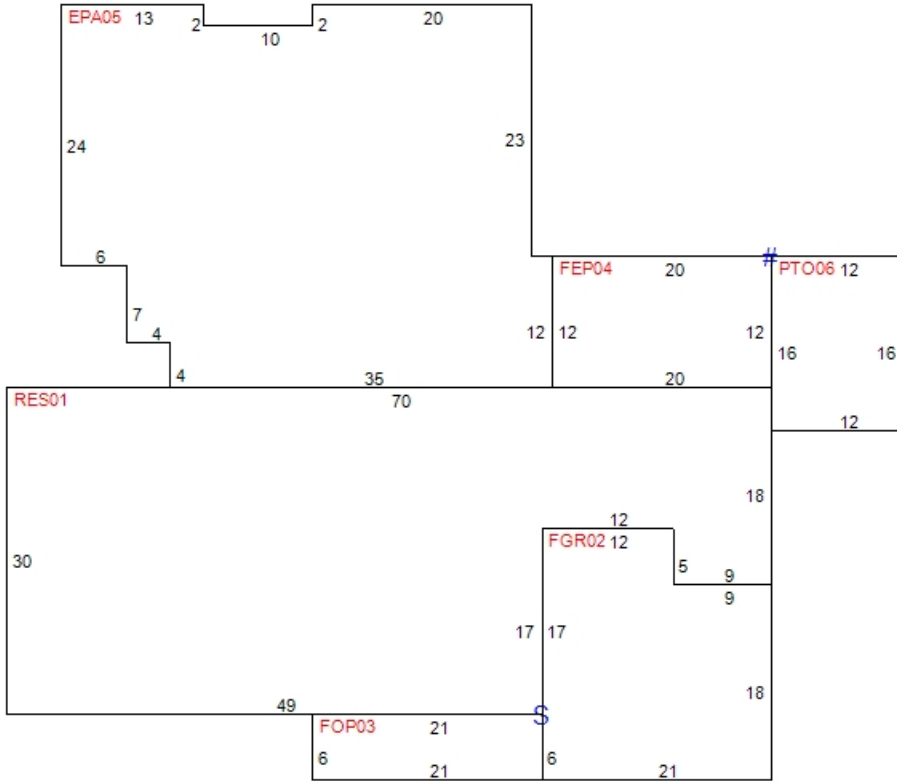
Land Data													
LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	0100		101.0	120.0	R1	1.00	LT	55,000.00	100	100	100	55,000	55,000
Neighborhood:			5112 HERITAGE HILLS					Total Land Classified Value:					55,000
Market Area:			8 70					Total Land Just Value:					55,000

**Marion County Property Appraiser
2025 Assessment Roll**

2830-015-003

SSHEROUSE

RES01=L49U30R70D18L9U5L12D17.
FGR02=D6R21U18L9U5L12D17.
FOP03=L21D6R21U6.U17R14U13R8L1
FEP04=L20U12R20D12.U12L20
EPA05=L2U23L20D2L10U2L13D24R6D7R4D4R35U1
2.R20
PTO06=R12D16L12U16.



Building 1				Building Characteristics			
Improvement	1F	SFR- 01 FAMILY RESID		Obsolesence:	Phy. Deter	Functional	0%
Effective Age	6	25-29 YRS			Locational		0%
Condition	0	0	Year Built	1969			
Quality Grade	600	AVERAGE	Architecture	0 STANDARD SFR			
Inspected on	7/7/2020	025 - EX-EMPLOYEE			Base Perimeter		210

Section	Type	C	Wall Type	Stories	Year Built	Finshd Attic	Basement Data Area	Finishd	Ground Floor Area
RES 01	Y 24		CONC BLK-PAINT	1.00	1969	N	0	0	1,788 SF
FGR 02	Y 24		CONC BLK-PAINT	1.00	1969	N	0	0	438 SF
FOP 03	Y 01		NO EXTERIOR	1.00	1969	N	0	0	126 SF
FEP 04	Y 24		CONC BLK-PAINT	1.00	1969	N	0	0	240 SF
EPA 05	Y 24		CONC BLK-PAINT	1.00	1969	N	0	0	1,427 SF
PTO 06	Y 01		NO EXTERIOR	1.00	2003	N	0	0	192 SF

Section:	RES 01						
Roof Style	10	GABLE	Floor Finish	24	CARPET	Bedrooms	3
Roof Cover	08	FBRGLASS SH	Wall Finish	16	DRYWALL-PAI	4FixBath	0
Heat Meth 1	22	DUCTED FHA	Heat Fuel 1	10	ELECTRIC	3FixBath	2
Heat Meth 2	00		Heat Fuel 2	00		2FixBath	0
Foundation	07		Fireplaces	01		XFixture	2
A/C	Y					Security	N
						Intercom	N
						Vacuum	N

Miscellaneous Improvements									
Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	Y	843.00	SF	20	1969	3		0.0	0.0
099 DECK	Y	1152.00	SF	50	1975	2		0.0	0.0
105 FENCE CHAIN LK	Y	300.00	LF	20	1975	1		0.0	0.0
									Depr Value
									934
									866
									316

**Marion County Property Appraiser
2025 Assessment Roll**

2830-015-003

SSHEROUSE

226	RES SWIM POOL	Y	836.00 SF	20	1975	5	22.0	38.0	9,005
099	DECK	Y	72.00 SF	50	1979	3	0.0	0.0	115
Total									11236

Public Notes

INT/BACK EST FENCE

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC01379	1,750	7/1/1987		ADD FST
2	OC01385	2,450	9/1/1995		RE/ROOF
3	OC00694	950	5/1/2002		REPAIR
4	OC01633	7,776	10/1/2003		POOL BARRIER
5	OC00738	4,500	4/1/2004		INTERIOR
6	OC01262	725	6/1/2004		WINDOWS
7	OC00418	11,399	2/1/2006	3/1/2006	REPLACE SOFFIT

Cost Summary

Buildings RCN		3/11/2011	Bldg	Reproduction		RCN Less
Bldg - Just Value	179164		Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	11236	3/11/2011	01	298,606	119,442	179,164
Land - Just Value	55000	4/3/2025				
Total - Just Value	245400					



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

6/6/2025

CASE NO: CE25-0489

[REDACTED]
2130 NE 8TH ST
OCALA, FL. 34470-6211

RE: 2830-015-003 | 2130 NE 8TH ST OCAL, 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: 07/01/2025

Violations:

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

Please either properly store miscellaneous items such as lawn mower with missing wheel, moped with missing seat, and other items or remove them from off the property.

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

08/13/2025

████████████████████
2130 NE 8TH ST
OCALA, FL. 34470-6211

Respondent(s) _____ /

Location of Violation: 2130 NE 8TH ST|2830-015-003

Case Number: CE25-0489

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

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

Violation(s) and How to Abate:

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

Please either properly store miscellaneous items such as lawn mower with missing wheel,
moped with missing seat, and other items or remove them from off 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: CE25-0489

**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 08/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2130 NE 8TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

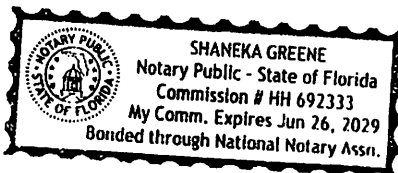
Dated: 08/13/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/13/2025

2130 NE 8TH ST
OCALA, FL. 34470-6211

Respondent(s) _____

Location of Violation: 2130 NE 8TH ST|2830-015-003

Case Number: CE25-0489

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

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

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please either properly store miscellaneous items such as lawn mower with missing wheel,
moped with missing seat, and other items or remove them from off the property.

Office DEPOT®

8/13/25, 2:25 PM
City of Ocala
Code Enforcement Division



City of Ocala
NOTICE OF VIOLATION AND FILING
[Redacted Address]
[Redacted Name]
[Redacted Phone Number]
[Redacted Email Address]
[Redacted Date]
[Redacted Signature]

8/13/25, 2:25 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: CE25-0489

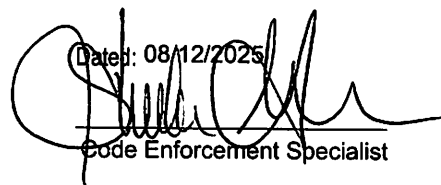
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 08/12/2025 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.

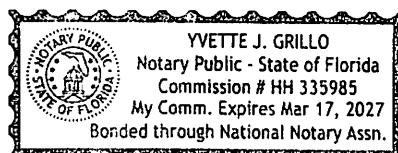

Dated: 08/12/2025/
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/12/2025 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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NUPH-0489



91 7199 9991 7039 7684 0853

JACKSONVILLE RPDC 320
14 AUG 2025PM 1 L

FIRST-CLASS



US POSTAGE TM **PITNEY BOWES**
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02 7W
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2130 NE 8TH ST
OCALA, FL. 34470-6211

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34470-6211
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NIXIE 326 FE 1 0009/07/25
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 34471217299 *1639-01767-14-31



8/11/25, 2:40 PM
City of Ocala
Code Enforcement Division



8/11/25, 2:41 PM
City of Ocala
Code Enforcement Division



8/11/25, 2:41 PM
City of Ocala
Code Enforcement Division



8/11/25, 2:41 PM
City of Ocala
Code Enforcement Division



8/11/25, 2:41 PM

City of Ocala

Code Enforcement Division



8/11/25, 2:41 PM
City of Ocala
Code Enforcement Division



5/29/25, 9:31 AM
City of Ocala
Code Enforcement Division



30

2130

5/29/25, 9:31 AM
City of Ocala
Code Enforcement Division

PROCESS:

The first step is notifying property owners and/or violators a violation exists. This could be by personal contact, a courtesy letter through the mail, or a formal Notice of Violation & Public Hearing. Regardless of how notified, our division's intent is to work to resolve and avoid any hearing or prosecution if at all possible, unless other circumstances warrant continuing with such a hearing.

If found guilty in a hearing, the guilty party will in most cases be granted an additional time to comply with the ordinances before being fined. When the deadline passes, a second hearing will be held to discuss imposition of fines, or granting more time. If imposed, fines can reach up to \$250 per day, per violation. The exception is if the guilty party has been previously found guilty for the same violation. In those exceptions, the fines may reach up to \$500 per day per violation.

The fines may be filed as a lien against ALL real and personal property owned by the guilty party and the City may foreclose on the lien after 3 months of non-payment.

S. Smith

OFFICER ASSIGNED

352-355-5242

OFFICER'S PHONE NUMBER

CASE NUMBER

06/05/25

REQUIRED COMPLIANCE DATE

public Education!
Store away any misc items.

COMMON VIOLATIONS:

☐ Abandoned/ Derelict Vehicles (34-121/34-122)

Derelict is defined by ordinance as any vehicle which has either the wheels, engine, or a substantial part thereof removed; or a vehicle which is worn out or discarded, or of no value as a means of transportation, or of no value except for salvage of parts or materials.
* On vehicles subject to license, the absence of a current tag shall be prima facie evidence of such vehicle being derelict.

Abandoned includes all tangible personal property which does not have an identifiable owner and which has been disposed on public property in a wrecked, inoperative or partially dismantled condition or which has no apparent intrinsic value to the rightful owner.

☒ Weeds/ Trash/ Unsightly/ Unsanitary Matter (34-95)

Weeds/undergrowth over 12 inches tall if the property boundary containing the overgrowth is within 300 feet of an occupied building.

Yard Trimmings piled on sidewalks, roadways, gutters, water meters, or near utility poles/guide wires. (Yard trimmings properly left out for city pick-up are exempt.) Blowing the yard trimmings into the streets, sidewalks, or stormwater conveyance system is also not allowed.

Dead Trees are not allowed, nor are tree stumps greater than 12 inches tall allowed to remain longer than 14 days.

☒ Unsightly or unsanitary items such as furniture, appliances, trash, trash cans or any items principally designed for indoor use to be left outside in yards.

Graffiti on a building or structure longer than 72 hours.

Tree Debris to remain on the ground more than 14 days. (Some exceptions apply)

☐ Swimming Pools

(34-32 / 82-513)

Pools shall be maintained in a clean and sanitary condition.

Pools over 24 inches in depth must be enclosed by a fence at least 4 feet high with self-latching devices on gates or doors. Water must be treated so as to not allow the breeding or harboring of mosquitoes or similar pests.

☐ Building Numbers (82-443)

Buildings must have address numbers plainly visible, not less than 3 inches in height, and shall be of a color that contrasts with the background.

☐ Dangerous / Dilapidated (82-151/ 82-181/ 82-182)

Our city ordinances prohibit any building that is in a severe state of disrepair, dilapidated or that presents a safety or property hazard. Structures that have any of the following conditions, such as structural failure, health or safety of the occupants or the public, are deemed dangerous, are deemed

- Any egress not of adequate width or height.
- A safe path of travel in the building.
- Any egress, such as fire escape, not perable.
- The load on any supporting part of the building exceeds city regulations.
- Buildings that have been damaged by cause to the extent that the structural integrity is compromised.
- Any exterior appendage or portion of the building not securely attached and fails to meet standards dealing with wind resistance.
- The building has deteriorated to such an extent that it is likely to fully or partially collapse.
- The building is unsafe, unsanitary or otherwise dangerous to human life.

☐ Signs

Chapter 110

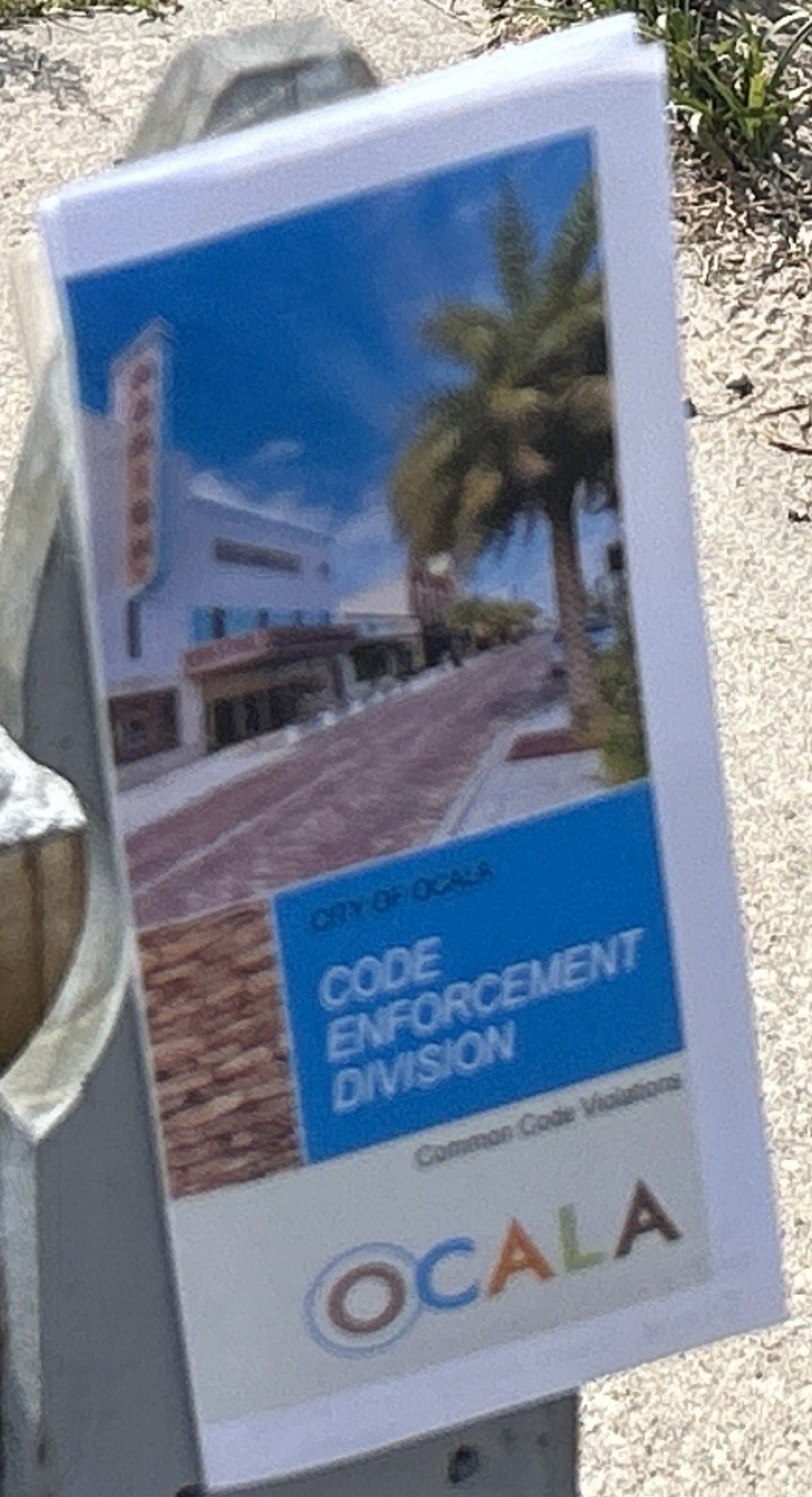
- Most all signs require permits, except exceptions.
- No signs are allowed in the public right-of-way.
- Yard sale signs are limited to 14 days.
- When selling a home, one sign is allowed for sale. No other signs are allowed.
- One feather flag is allowed in shopping plazas, one feather flag in other areas.

☐ Trailers

(122-1193)

No travel, boat, vehicle or other equipment in the front or side yards in R1 districts.

5/29/25, 9:30 AM
City of Ocala
Code Enforcement Division



5/29/25, 9:31 AM
City of Ocala
Code Enforcement Division