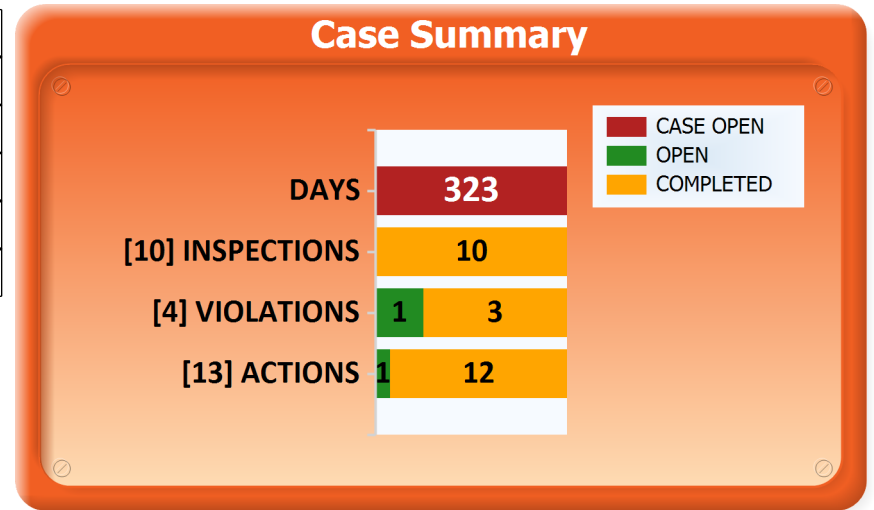


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

Description: Unpermitted Usage (R-2)		Status: HEARING	
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 7/21/2025	Closed:	Last Action: 6/11/2026	Flw Up: 6/8/2026
Site Address: 0 , FL 34475			
Site APN: 25653-000-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAXWELL ROBERT	706 NW 13TH AVE OCALA, FL 34475-5838			
RESPONDENT 1	MAXWELL EVELLA, MAXWELL ROBERT	706 NW 13TH AVE Ocala, FL 34475			

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	\$26.58	\$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:			\$46.07	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$19.44	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	10	\$162.10	\$0.00						
Total Paid for INSPECTION FEES:			\$162.10	\$0.00						
TOTALS:			\$295.18	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	7/21/2025	10/30/2025			Please either lower the metal fencing to 6 (six) feet tall in height, remove the fencing, or obtain a permit for the tall fencing. Any fence over 6 (six) feet tall in height requires a permit through the Permitting Department.
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	7/21/2025				Please remove any items such as the storage of junk/debris, trailers, commercial equipment, etc from off the property. This usage is not allowed on a vacant R-2 parcel. (**Adjoining this vacant parcel with 706 NW 13TH AVE through Marion County Property Appraiser will allow you to store only certain items such as utility trailers and permitted sheds**).
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	7/21/2025	5/21/2026			<p>Please obtain permits for the sheds on the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process. Or, remove the sheds from off the property. A permit is also required for fencing over 6 feet tall. (**Vacant parcel may have to be adjoined prior to application of these permits**)</p> <p>** FOR NOVPH ** Please obtain permits for the shed(s) and carport(s) on the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process. Or, remove the sheds from off the property. A permit is also required for fencing over 6 feet tall. (**Vacant parcel may have to be adjoined prior to application of these permits**)</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/21/2025	2/9/2026			Please cut and clear all overgrowth throughout the property (such as tall grass and/or weeds, etc). Remove any junk and debris from off the property.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	7/21/2025	7/21/2025	NON COMPLIANT		On 07/21/2025 while patrolling the area, I have observed commercial equipment on a residential property. I have verified with GIS that it is a vacant R-2 parcel (and not adjoined to the neighboring parcel with also the same owner at 706 NW 13th AVE). In addition to this, both of these parcels do not have applied and/or issued permits for the sheds on the property. Along with this, there is a make-shift metallic fence that is over 6 (six) feet tall in height that is also unpermitted. There are also multiple utility trailers stored on the vacant section. Lastly, there is overgrowth present at the property at the time of inspection. View attachments. I did not make an attempt with contact due to the "No Trespassing" signage displayed at the neighboring property. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

FOLLOW UP	SMS	10/30/2025	10/30/2025	NON COMPLIANT		<p>On 10/29/2025, I have conducted a re-inspection in reference to multiple violations in relation to the property. I have observed that the previously tall fencing was reduced to an acceptable height. It also appears that the property has been partially cleaned up. However, the parcel is not joined to the other parcel that the property owner has (with a structure on it). There are no active permit(s) applied and/or issued for any of the newer structures such as shed(s), carport(s), etc. View attachments. On 10/30/2025, I have left a case card on the fencing to the property as an attempt to make contact. Set inspection to monitor progress. If no additional progress is made, send to NOVPH.</p>
FOLLOW UP	SMS	12/4/2025	12/4/2025	NON COMPLIANT		<p>On 12/04/2025, I have re-inspected the property in reference to multiple violations. I have observed that a majority of the junk and debris has been removed from off the property. However, there is still no permit for the newer shed and the parcels are not joined, so storage of the lot would be unpermitted. View attachments. Set inspection to monitor progress. If no additional progress is made, send to NOVPH.</p>
CASE WORK	SMS	1/5/2026	1/5/2026	NON COMPLIANT		<p>On 01/05/2026, I have re-inspected the property in reference to multiple violations. I have observed that the storage of items continue to exist on the lot. I have verified via the Marion County Aerial Map, and the two parcels (the property owner with a habitable structure) and the vacant parcel are not adjoined (completely separate). In addition to this, there are unpermitted structures (consisting of shed(s) and carport(s)) along with a pile of junk and debris. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

CASE WORK	SMS	1/26/2026	1/26/2026	NON COMPLIANT	On 01/26/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the shed and storage of items continue to exist on the property. The parcels are not joined as of this date (either through City of Ocala GIS and Marion County GIS). View related attachments.
HEARING INSPECTION	SMS	2/9/2026	2/9/2026	NON COMPLIANT	On 02/09/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that a majority of the junk and debris has been removed from off the property. In addition to this, I have observed four permits in total (BLD26-0231, BLD26-0232, BLD26-0233, and BLD26-0234) have been applied for and is currently in review. Due to this progress being made, I have decided to remove the case from off the docket and to monitor the permit progress (if there are any "Plans Corrections", permits are issued, etc). View related attachments.
FOLLOW UP	SMS	3/3/2026	3/3/2026	COMPLETED	On 03/03/2026, I have re-inspected the property in reference to the multiple permits that were applied for. I have observed that for permit BLD26-0231, there is a recent entry for 03/02/2026 (the day before) for "Plan Corrections needed". Therefore, I have scheduled a follow-up inspection for any changes (such as re-submittals for the plan corrections). View related attachment.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

FOLLOW UP	SMS	4/30/2026	4/30/2026	COMPLETED	<p>On 04/30/2026, I have re-inspected the property in reference to structures without permits comprising of carport and sheds. I have observed no additional progress with the permits (permits have not been issued). I have previously spoken to the owner, and they have informed me they have to move the items out and move the sheds. However, due to the lapse of time with both the case and the permits (with the permits being applied for back in January), I have decided to move forward with the NOVPH. Inspections scheduled.</p>
CASE WORK	SMS	5/21/2026	5/21/2026	COMPLETED	<p>On 05/21/2026, I have re-inspected the property in reference to the NOVPH compliance inspection. The sheds and carports still remain on the property, and the four permits in relation to them are still in the "Plans Corrections" stage (and have not been issued). View related attachments.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED		<p>On June 8, 2026, while assigned as the Code Inspector for the City of Ocala, I conducted a pre-hearing inspection of property parcel number 25653-000-00 regarding active Code Enforcement Case CE25-0749.</p> <p>Upon inspection, it was observed that no corrective action had been taken to bring the property into compliance. The case remains scheduled for a Code Enforcement hearing on June 11, 2026. All carports and sheds remain located on the subject property. Additionally, the subject parcel and the adjoining parcel have not been combined, which is required to allow the structures to qualify as an adjoining structure. As it currently stands, the parcel remains a vacant lot.</p> <p>At the time of inspection, all permits associated with the property were either under review or required corrective action before approval could be granted.</p> <p>Based on these observations, the property remains in violation and has not been brought into compliance as of the date of this inspection.</p> <p>~LE</p>
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	7/22/2025	7/22/2025	CLTO X 1 MAXWELL ROBERT MAXWELL EVELLA 706 NW 13TH AVE OCALA FL 34475-5838
REGULAR MAIL	SHANEKA GREENE	7/22/2025	7/22/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number

CE25-0749

CERTIFIED MAIL	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH MAILED 91 7199 9991 7039 7682 7922 MAXWELL ROBERT MAXWELL EVELLA 706 NW 13TH AVE OCALA, FL. 34475-5838
PREPARE NOTICE	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH X 1 MAXWELL ROBERT MAXWELL EVELLA 706 NW 13TH AVE OCALA FL 34475-5838
OFFICER POSTING	STEPHANI SMITH	1/7/2026	1/7/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW RELATED ATTACHMENTS.
CONTACT	STEPHANI SMITH	3/31/2026	3/31/2026	EVELLA (352-425-6115 PHONE CALL TO THE PROPERTY OWNER IN REFERENCE TO THE CASE. THEY ARE CURRENTLY REMOVING ITEMS FROM OUT OF THE SHEDS. ONCE ITEMS ARE REMOVED, THEY WILL BE MOVING THE SHEDS TO MEET SET-BACK REQUIREMENTS (THAT WAS THE KICK-BACK WITH THE PLANS CORRECTIONS BEING TOO CLOSE TO THE FENCELINE). A MONTH EXTENSION WAS SUPPLIED FOR REMOVAL OF THESE ITEMS AND TO MOVE THE SHEDS.
ADMIN POSTING	SHANEKA GREENE	5/1/2026	5/1/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/1/2026	5/1/2026	NOVPH MAILED 9489 0090 0027 6697 0314 77 MAXWELL ROBERT MAXWELL EVELLA 706 NW 13TH AVE OCALA, FL 344 75-5838

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0749

PREPARE NOTICE	SHANEKA GREENE	5/1/2026	5/1/2026	NOVPH X 1 MAXWELL ROBERT MAXWELL EVELLA 706 NW 13TH AVE OCALA FL 34475-5838
FIELD POSTING	STEPHANI SMITH	5/4/2026	5/4/2026	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT GATE. SIGNED AFFIDAVIT PROVIDED TO ADMIN. VIEW ATTACHMENTS.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/21/2026	Find the Respondent(s) guilty of violating city code section(s): 122-332 and order to: 1.) Remove all accessory structures and items stored upon property without a primary structure in relation to permitted uses in the R-2 Two-family residential zoning district by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$100.00 per day thereafter, which shall run in addition to any other fines until all violations of Section 122-332 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all accessory structures and items stored upon the property and the removal of all vehicles and trailers, through the assistance of the Ocala Police Department and its vehicle towing policies. 2.) Pay the cost of prosecution of \$295.18 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026.
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2026 Property Record Card

25653-000-00

Prime Key: 619388

[MAP IT+](#)

Current as of 5/1/2026

[Property Information](#)

MAXWELL ROBERT
MAXWELL EVELLA
706 NW 13TH AVE
OCALA FL 34475-5838

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 00
Acres: .20

[2025 Certified Value](#)

Land Just Value	\$12,705		
Buildings	\$0		
Miscellaneous	\$2,074		
Total Just Value	\$14,779	Impact	
Total Assessed Value	\$10,165	Ex Codes:	(\$4,614)
Exemptions	\$0		
Total Taxable	\$10,165		
School Taxable	\$14,779		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$12,705	\$0	\$2,074	\$14,779	\$10,165	\$0	\$10,165
2024	\$12,705	\$0	\$2,150	\$14,855	\$9,241	\$0	\$9,241
2023	\$8,046	\$0	\$2,200	\$10,246	\$8,401	\$0	\$8,401

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2883/0061	12/2000	61 FJDGMNT	0	U	V	\$100
1009/1435	02/1980	07 WARRANTY	0	U	V	\$1,400

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK D PAGE 083
WESTWOOD PARK 2ND ADDD
N 1/2 OF LOT 5 BLK G

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	J
0001		110.0	80.0	R2	110.00	FF							

Neighborhood 4493
Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	234.00	LF	10	1989	4	0.0	0.0
UDU UTILITY-UNFINS	240.00	SF	40	2011	1	20.0	12.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description



801-340.50
005695
WARRANTY DEED
STATUTORY

This instrument prepared by
WILLIAM AYRES
AYRES, CLUSTER, O'NEAL, BRIGGS, P.A.
ATTORNEYS AT LAW
P. O. Box 1148 - Ocala, Florida 32670
A. D. 1980

4/50

This Indenture, made this 13th day of February

O.R. BOOK 1009 PAGE 1435

RECORD AND RETURN TO

between ELIZABETH M. MacKENZIE and GLADYS M. MacKENZIE
321 NE 12th Ave, Ocala
of the County of Marion, in the State of Florida, parties of the first part, and

ROBERT M. MAXWELL and his wife, EVELLA L. MAXWELL
706 N.W. 13th Avenue, Ocala, Florida, 32670

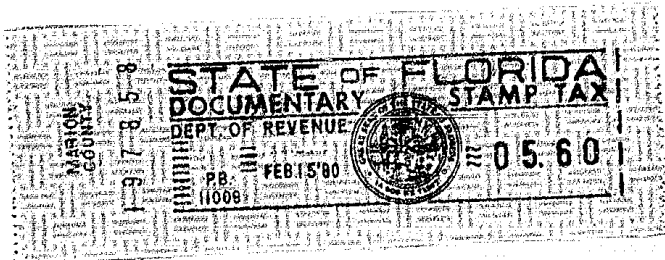
of the County of Marion, in the State of Florida, parties of the second part,

Whose Post Office address is

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of Ten (10) ----- Dollars, and other good and valuable considerations to them in hand paid by said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Marion, State of Florida, to-wit:

North 1/2 of Lot 5, of Block G, WESTWOOD PARK SECOND ADDITION to the City of Ocala, as per plat thereof recorded in Plat Book D, page 83, public records of Marion County, Florida.

SUBJECT TO easements, restrictions, and rights-of-way of record.



RECORDED AND RECORD VERIFIED
CLERK CIRCUIT COURT
MARION COUNTY, FLA.
FEB 15 12 16 PM '80
Frances E. Thigpin
Clerk

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for year 1980.

IN WITNESS WHEREOF, The said parties of the first part do hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence as witnesses:
Elizabeth M. MacKenzie (SEAL)
Gladys M. MacKenzie (SEAL)
Kathleen L. Moffat (SEAL)

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ELIZABETH M. MacKENZIE and GLADYS M. MacKENZIE to me known to be the persons described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this February 13th A. D. 19 80

My commission expires Notary Public, State of Florida at Large
My Commission Expires Sept. 9, 1983

Kathleen L. Moffat
Notary Public., State of Florida at Large

This instrument filed and recorded in Official Records Book Page
Record Verified Frances E. Thigpin, Clerk of Circuit Court

By D. C.

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

7/22/2025

CASE NO: CE25-0749

MAXWELL ROBERT
MAXWELL EVELLA
706 NW 13TH AVE
OCALA, FL. 34475-5838

RE: 25653-000-00 | VACANT LOT

Dear Property Owner:

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

Compliance Requested on or before: 8/22/2025

Violations:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please either lower the metal fencing to 6 (six) feet tall in height, remove the fencing, or obtain a permit for the tall fencing. Any fence over 6 (six) feet tall in height requires a permit through the Permitting Department.

SECTION 122-332 PERMITTED USES R-2

Please remove any items such as the storage of junk/debris, trailers, commercial equipment, etc from off the property. This usage is not allowed on a vacant R-2 parcel. (**Adjoining this vacant parcel with 706 NW 13TH AVE through Marion County Property Appraiser will allow you to store only certain items such as utility trailers and permitted sheds**).

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain permits for the sheds on the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process. Or, remove the sheds from off the property. A permit is also required for fencing over 6 feet tall. (**Vacant parcel may have to be adjoined prior to application of these permits**)

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

Please cut and clear all overgrowth throughout the property (such as tall grass and/or weeds, etc). Remove any junk and debris 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

05/04/2026

MAXWELL ROBERT
MAXWELL EVELLA
706 NW 13TH AVE
OCALA, FL. 34475-5838

Respondent(s) _____ /

Location of Violation: 25653-000-00|VACANT LOT

Case Number: CE25-0749

Inspector Assigned: Stephani Smith

Required Compliance Date: 06/08/2026

Public Hearing Date & Time: 06/11/2026 5:30 PM

Violation(s) and How to Abate:

SECTION 122-332 PERMITTED USES R-2

Please remove any items such as the storage of junk/debris, trailers, commercial equipment, etc from off the property. This usage is not allowed on a vacant R-2 parcel

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain permits for the shed(s) and carport(s) on the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process. Or, remove the sheds from off the property. A permit is also required for fencing over 6 feet tall

Dear property owner, or agent,

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

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

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

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

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

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

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

Stephani Smith Code Inspector

smsmith@ocalafl.gov

352-355-5242

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

CASE NO: CE25-0749

**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 05/04/2026 post the Notice of Violation & Public Hearing to the property, located at 25653-000-00|VACANT LOT.

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

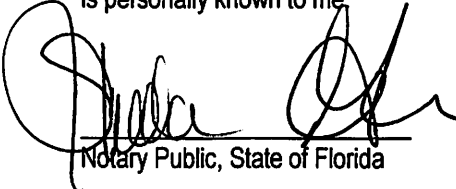
FURTHER, AFFIANT SAYETH NAUGHT.

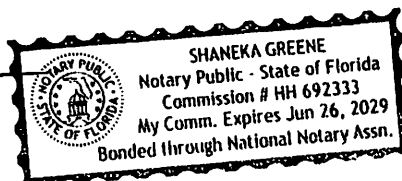
Dated: 05/04/2026


Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/4/26, 9:14 AM



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

05/04/2026

MAXWELL ROBERT
MAXWELL EVELLA
706 NW 13TH AVE
OCALA, FL. 34475-5838

Respondent(s)

Location of Violation: 25653-000-00|VACANT LOT
Case Number: CE25-0749
Inspector Assigned: Stephani Smith

Required Compliance Date: 06/08/2026
Public Hearing Date & Time: 06/11/2026 5:30 PM

Violation(s) and How to Abate:

SECTION 122-332 PERMITTED USES R-2
Please remove any items such as the storage of junk/debris, trailers, commercial equipment,
etc from off the property. This is a vacant R-2 parcel

SECTION 122-5
Please remove any items such as the storage of junk/debris, trailers, commercial equipment,
etc from off the property. This is a vacant R-2 parcel

City of Ocala
Code Enforcement Division
5/4/26, 9:14 AM

Office Report

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

CASE NO: CE25-0749

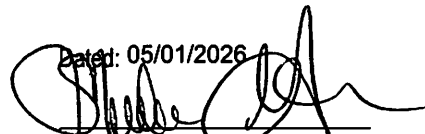
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 05/01/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

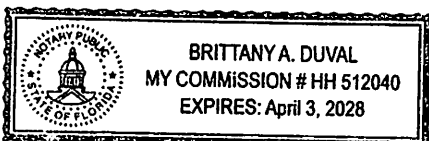
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/01/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/01/2026 by Brittany A. Duval City of Ocala, who is personally known to me.

Brittany A. Duval
Notary Public, State of Florida



Add Actions Duplicate Event Edit Event Filter Default ▼					
	Circulate for review - ePlans	Staff DESIREE SWINFORD	Action 2/24/2026	Completed 2/24/2026	Event Type (no event associated) View
	Email	Staff ARIEL MARTINEZ	Action 2/9/2026	Completed 2/9/2026	Event Type (no event associated) View
	Misc	Staff LACEY RITCHIE	Action 1/30/2026	Completed 1/30/2026	Event Type (no event associated) View
	NOC	Staff RONKE STALLWORTH	Action 1/27/2026	Completed (mm/dd/yyyy)	Event Type (no event associated) View
	Plan Correct Needed	Staff DESIREE SWINFORD	Action 3/2/2026	Completed 3/2/2026	Event Type (no event associated) View



City of Ocala
Code Enforcement Division
6/8/26, 9:29 AM



City of Ocala
Code Enforcement Division
6/8/26, 9:29 AM



City of Ocala
Code Enforcement Division
6/8/26, 9:29 AM



City of Ocala
Code Enforcement Division
6/8/26, 9:29 AM



7/21/25, 2:25 PM
City of Ocala
Code Enforcement Division

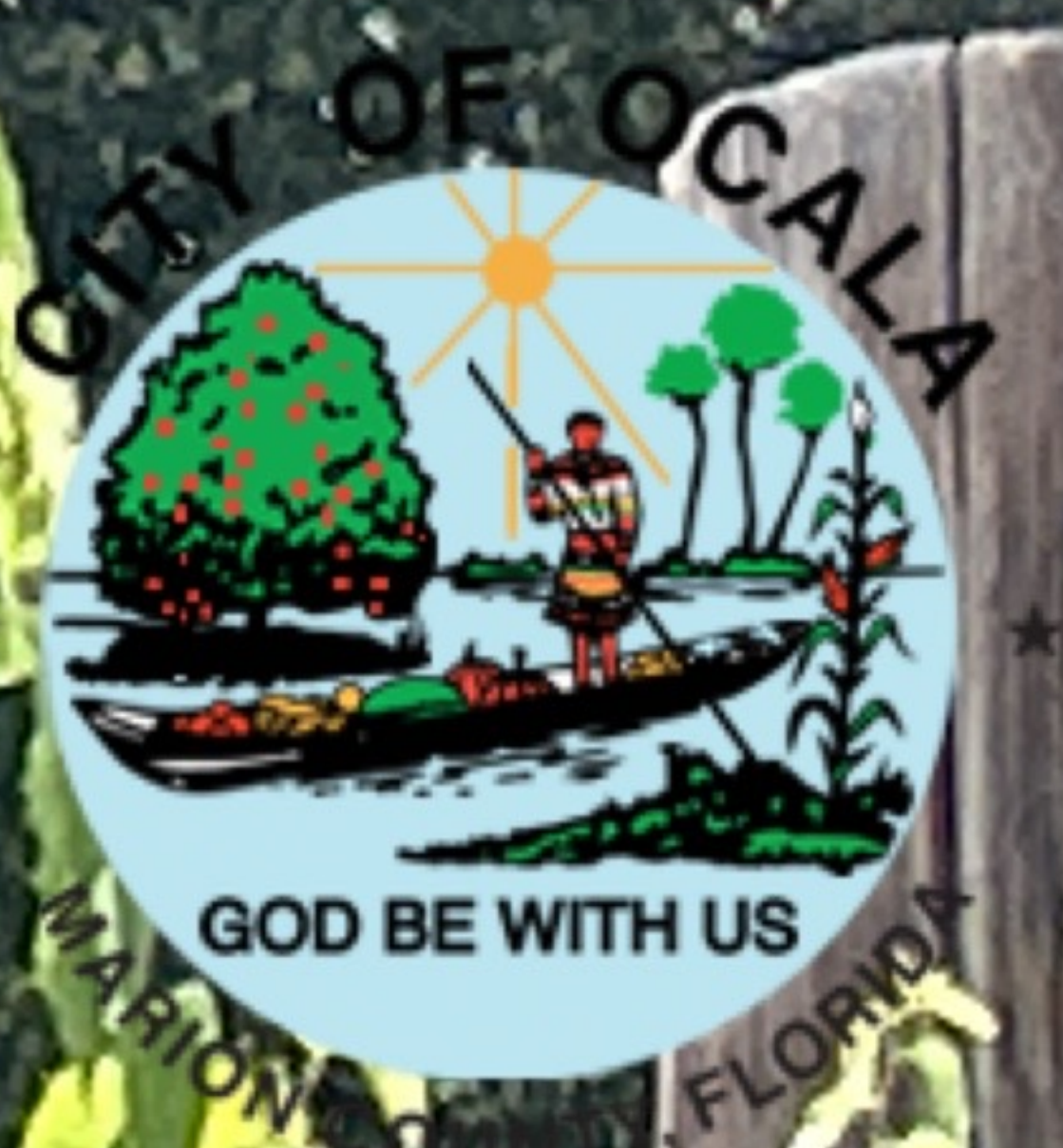


7/21/25, 2:25 PM
City of Ocala
Code Enforcement Division



PRIVATE PROPERTY

7/21/25, 2:25 PM
City of Ocala
Code Enforcement Division



**PRIVATE
PROPERTY
NO TRESPASSING**

7/21/25, 2:25 PM
City of Ocala
Code Enforcement Division



7/21/25, 2:26 PM
City of Ocala
Code Enforcement Division