



Case Details - No Attachments

City of Ocala

Case Number

CE25-0169

Description: Permitted Uses R-2			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/5/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/5/2026
Site Address: 646 NW 6TH ST OCALA, FL 34475			
Site APN: 2865-004-001		Officer: STEPHANI SMITH	
Details:			

Case Summary

DAYS 309

[13] INSPECTIONS 13

[3] VIOLATIONS 2 1

[17] ACTIONS 1 16

CASE OPEN
OPEN
COMPLETED

ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COX CORNELL	402 NW 20TH AVE OCALA, FL 34475-6002			
RESPONDENT 1	COX CORNELL	402 NW 20TH AVE OCALA, FL 34475-6002			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	11	\$137.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$381.57	\$0.00						
TOTALS:			\$381.57	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	3/5/2025				Please remove all vehicles (both inoperable and operable condition), trailer(s), recreational vehicle (s) and/or recreational trailer(s), equipment, etc that is currently being stored at this property. This property is an R-2 Zoning Designation, and the storage of said items are not appropriate for this Zoning Designation (befitting of a Light Industrial M-1 or B-5 Zoning Designation). If you have any additional questions in regards to Zoning Designations, contact the Planning and Zoning Department at (352)-629-8404.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	3/5/2025	11/14/2025			Please either obtain building permit for the shed on the property or remove the shed from off the property. You may apply for a permit either in-person at 201 SE 3rd ST (Second FL) or contact the Permitting Department at (352)-629-8421 to begin the permitting process.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	3/5/2025				Please remove all sources of unsightly and/or unsanitary matter from off the property (such as the pile of junk/debris and tree-related debris to serve as an example).



Case Details - No Attachments

City of Ocala

Case Number

CE25-0169

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	12/5/2025	12/5/2025	NON COMPLIANT		On 12/05/2025, I have re-inspected the property in reference to the NOVPH compliance inspection. I have observed that at the time of inspection, there was an individual that was clearing up the lot. He has stopped his work to speak to me, and he introduced me as a family friend. He is working on clearing up the lot for them. He was separating the organic/wood pile from the other junk and debris that was on the property. From there, they were going to haul these items to the dump. He has requested a business card to which I have supplied. I have informed him to give me a call once the work was completed. View attachments.
CASE WORK	SMS	5/8/2025	5/8/2025	COMPLETED		On 05/08/2025, I have returned a phone call to the property representative (Darnell Cox; son of the property owner) at (321)-320-4891. They have informed me that they are taking care of the property, and they have been removing the junk vehicles from off the property (since the father/owner of the property is older, so the son is taking care of it). He has the information with the Permitting Department, so he will be also taking care of the shed situation. I have also informed him via phone call that no vehicles could be stored on a vacant lot as a reminder (whether or not they have a tag, junk car, etc). He had inquired about more time to fix these issues, to which I have granted (since now I have contact with a family member to represent the property). The case has been removed off the May 2025 hearing. Phone number and phone call has been logged in Chronology tab.



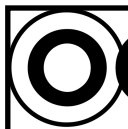
Case Details - No Attachments

City of Ocala

Case Number

CE25-0169

CASE WORK	SMS	8/18/2025	8/18/2025	NON COMPLIANT		On 08/18/2025, I have re-inspected the property in reference to a shed installed on the property without a permit, junk and debris, and unpermitted use of an R-2 lot. I have observed that the shed still remains on the property (and verified no permit for it via CS Permitting module). Along with this, there is also some scattered junk and debris in addition to the continued and unpermitted use of storage in an R-2 zone such as the vehicles. I have called the property representative at (321)-320-4891 at 04:15 P.M., and I have left behind a detailed voice-mail message pertaining to the case (how it started back in March of this year, progress being made of removal of items and permit or removal of the shed, etc). View attachments. Set inspection to monitor progress. If no further progress is being made by next inspection date, send to a hearing.
CASE WORK	SMS	4/28/2025	4/28/2025	COMPLETED		On 04/28/2025, I have responded out to the property in reference to a NOVPH compliance inspection. I have observed that all violations remain at the property such as multiple derelict vehicles, sources of unsightly and/or unsanitary matter (junk/debris), unpermitted shed installed on the property, and the storage of these items on a vacant parcel. View attachments. I have verified via the CS Permitting module that there are no applied and/or issued permit for the shed installation.
CASE WORK	SMS	4/9/2025	4/9/2025	COMPLETED		On 04/09/2025, I have posted the NOVPH (Notice of Violation and Public Hearing) onto the front gate of the property. Affidavit of Posting provided to Admin. View attachments.
FOLLOW UP	JLB	10/14/2025	10/14/2025	NON COMPLIANT		4pm to meet with resident. Ciera 352-812-9281



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0169

FOLLOW UP	JLB	10/14/2025	10/14/2025	NON COMPLIANT	I conducted a follow up inspection. I observed the fence and unsightly matter remain upon the property. Photos attached. I made contact with Ciera 352-812-9281 via phone call. I stressed to her that since the case had been opened back in March time was running out on time for compliance. She asked for 30 days. I explained to her that if the property was not in complete compliance by that time a Notice of Violation and Public Hearing would be the next step, scheduled for a hearing. Follow up scheduled.
FOLLOW UP	SMS	7/24/2025	7/24/2025	NON COMPLIANT	Last inspection, 5/8/2025. No permits on file Please move forward with NOVPH if violation(s) still exist. On 07/24/2025, I have re-inspected the property in reference to the permitted uses of the R-2 zone. While there are vehicles, some junk and debris, and trailers still remaining, there also has been other items that has been hauled off from the property. The shed also remains on the property, and would be unpermitted due to this being a vacant parcel. If there is no noticeable improvement by next inspection, a NOVPH will be generated. View attachments.
FOLLOW UP	SMS	11/14/2025	11/14/2025	NON COMPLIANT	Schedule request for NOVPH to be prepared. On 11/14/2025, I have re-inspected the property in reference to various violations. I have observed that the shed has been completely removed from off the property. A majority of the derelict vehicles and trailers have been removed from off the property. However, the junk and debris, the storage of various items, and a derelict vehicle still remain at the property. Due to the lapse of time and ongoing issues (with this case being dated back in March of this year), I have decided to move forward with a NOVPH. View attachments. Inspections scheduled.



Case Details - No Attachments

City of Ocala

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CE25-0169

FOLLOW UP	JLB	11/12/2025	11/12/2025	NON COMPLIANT		I conducted a follow up inspection. I observed items were still stored upon the vacant parcel. Photos attached. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
FOLLOW UP	SMS	4/7/2025	4/7/2025	COMPLETED		On 04/07/2025, I have re-inspected the property in reference to multiple derelict vehicles (and trailers) being stored on a vacant lot, unsightly and unsanitary sources of matter (such as piles of miscellaneous debris, remnants of burn pile, etc), and a new shed installed on the property without a permit. I have verified via the CS Permitting module that no active permit(s) have been applied and/or issued regarding the shed. I have observed that multiple derelict vehicles and trailers remain on the property in addition to strewn miscellaneous items and the pile of burnt materials. View attachments. No observable improvements at the property. NOVPH generation assigned to Admin. Inspections have been scheduled.
HEARING INSPECTION	SMS	1/5/2026	1/5/2026	NON COMPLIANT		On 01/05/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that while a great deal of progress has been made, there is still some junk and debris still remaining on the property as of this date. View attachments.
HEARING INSPECTION	SMS	5/7/2025	5/7/2025	COMPLETED		On 05/07/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that there are no active permit(s) applied and/or issued for the shed that has been installed on the property via the CS permitting module. In addition to this, the storage of multiple derelict vehicles, trailers, car parts or sections, and other items along with junk/debris continue at this location. View attachments.

INITIAL	SMS	3/5/2025	3/5/2025	NON COMPLIANT	On 03/05/2025 while patrolling the area, I have observed a large pile of trash near the center of the property in addition to multiple derelict vehicles (such as vehicles in a disassembled state, vehicles without valid FL tags, etc), trailer(s), etc. I have verified the Zoning Designation for this property via Marion County Property Appraiser's page, and I have confirmed that it is an R-2 Zone (not a M-1 or B-5 Zoning Designation where this operation may have been acceptable). Along with this, a shed has been installed at the property without a permit (verified via the CS Permitting module). The property is a vacant lot with no actual building on the property. View attachments. CLTO has been scheduled for preparation. Follow-Up inspection has been scheduled.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH MAILED 91 7199 9991 7039 7937 4225 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
CERTIFIED MAIL	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH MAILED 9489 0090 0027 6697 0029 27 COX CORNELL 402 NW 20TH AVE OCALA, FL. 34475-6002



OCALA Case Details - No Attachments

City of Ocala

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CONTACT	JENNIPHER L BULLER	5/5/2025	5/5/2025	Family member of the property owner, Janelle 321-320-4891 called the office to inquire about the scheduled hearing. I provided him with all of the hearing information and the cell phone number for the officer, Stephani Smith assigned to the case.
CONTACT	JENNIPHER L BULLER	10/8/2025	10/8/2025	Returned call to Ciera 352-82-9281. Left voicemail.
CONTACT	STEPHANI SMITH	5/8/2025	5/8/2025	On 05/08/2025, I have called the son of the property owner (Darnell Cox) at (321)-320-4891 (they left a voice-mail message on a day off). View "Case Work" for further.
CONTACT	STEPHANI SMITH	8/18/2025	8/18/2025	Phone call to the property representative at (321)-320-4891 at 04:15 P.M. I have called and left a detailed voice-mail message. View "Case Work" entry for further.
CONTACT	STEPHANI SMITH	8/20/2025	8/20/2025	SELENA (843)-668-0009 -Daughter of the property owner has called in reference to this case. She has asked several questions pertaining to the cars, to the zone type, etc.
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	4/9/2025	4/9/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
OFFICER POSTING	STEPHANI SMITH	11/19/2025	11/19/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	3/6/2025	3/6/2025	CLTO X 1 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002

PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH X1 NOVPH INSP: 04/28/2025 HEARING: 05/08/2025 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
PREPARE NOTICE	SHANEKA GREENE	11/17/2025	11/18/2025	NOVPH X 1 COX CORNELL 402 NW 20TH AVE OCALA FL 34475-6002
REGULAR MAIL	SHANEKA GREENE	3/6/2025	3/6/2025	CLTO MAILED



Case Details - No Attachments

City of Ocala

Case Number

CE25-0169

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	12/31/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-332 and order to: 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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. (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. 2,) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, there shall be an additional fine of \$50 per day that shall run concurrent to the fines provided in subsection (a) 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 upon the property. 3.) Pay the cost of prosecution of \$381.57 by February 5th, 2026.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0169

Petitioner,

VS.

COX, CORNELL

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 Inspector 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	11	\$137.50

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:			

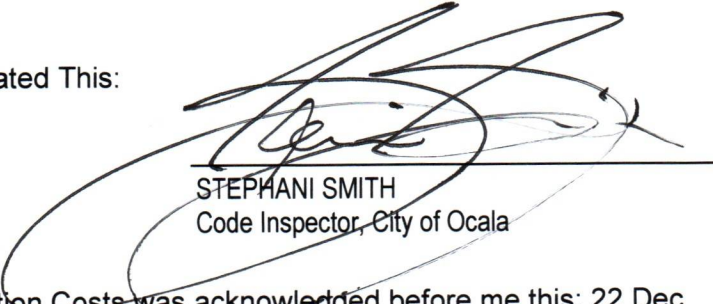
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58

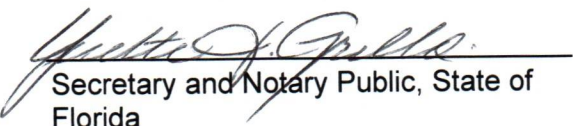
Total Costs: \$381.57

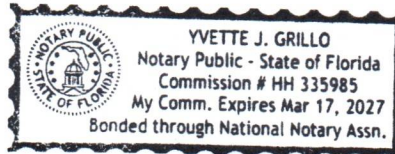
FURTHER. AFFIANT SAYETH NOT. Dated This:
12/22/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 22 Dec
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

2865-004-001

[GOOGLE Street View](#)

Prime Key: 1226783

[MAP IT+](#)

Current as of 3/5/2025

[Property Information](#)

COX CORNELL
402 NW 20TH AVE
OCALA FL 34475-6002

[Taxes / Assessments:](#)
Map ID: 179
[Millage:](#) 1001 - OCALA

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

Acres: .41

Situs: Situs: 646 NW 6TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$13,691		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$13,691	Impact	
Total Assessed Value	\$4,142	Ex Codes:	(\$9,549)
Exemptions	\$0		
Total Taxable	\$4,142		
School Taxable	\$13,691		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$13,691	\$0	\$0	\$13,691	\$4,142	\$0	\$4,142
2023	\$11,824	\$0	\$0	\$11,824	\$3,765	\$0	\$3,765
2022	\$9,334	\$0	\$0	\$9,334	\$3,423	\$0	\$3,423

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
EX85/0421	11/1985	EI E I	0	U	I	\$100
0986/1941	06/1979	07 WARRANTY	0	U	I	\$2,000
0427/0516	06/1970	02 DEED NC	0	U	I	\$1,200

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK E PAGE 006
DUNNS NW ADD OCALA
BEG 25.05 FT S & S 89-32-30 E 106.89 FT FROM NW COR
OF BLK 4, S 89-32-30 E 67.77 FT, S 141.17 FT,
N 89-54-18 W 66.41 FT, N 00-32-46 E 141.67 FT TO POB
& DUNNS NW AD OCALA COM 25.5 FT S & S 89-32-30 E 46.58
FT FROM NOW COR BLK 4 FOR POB TH S 89-32-30 E
60.31 FT TH S 0-32-46 E 141.67 FT TH N 89-54-18 W
60.16 FT TH N 0-36-17 W 142.12 FT TO POB &

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		127.0	141.0	R2	127.00	FF						
Neighborhood 4707 - CLINES / DUNNS/TORREYS/ETC Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC01441	10/1/2002	-	DEMO

AUG 2, 1979

4.00 fee
6.00
2.00
12.00

79- 18526

O.R. 986 PAGE 1941
BOOK

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by:
John Marshall Green
GREEN, SIMMONS, GREEN & HIGHTOWER, P.L.
116 S.E. Ft. King Street
OCALA, FLORIDA 32670

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 22nd day of June 19 79, Between
HILDA MALEVER KIRSNER

of the County of Mecklenburg, State of North Carolina, grantor*, and

CORNELL COX

whose post office address is 646 N. W. 6th Street, Ocala,

of the County of Marion, State of Florida 32670, grantee*.

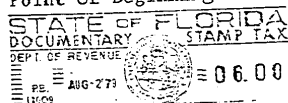
Witnesseth. That said grantor, for and in consideration of the sum of

Ten and No/100-----

Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in Marion County, Florida, to-wit:

Commencing at the NE corner of the NW 1/4 of Section 18, Township 15 South,
Range 22 East, thence South along the East boundary of said NW 1/4 405.20
feet, thence S. 89°32'30" E. 46.58 feet for the Point of Beginning, thence
continue S. 89°32'30" E. 60.31 feet, thence S. 0°32'46" E. 141.67 feet, thence
N. 89°54'18" W. 60.16 feet, thence N. 0°36'17" W. 142.12 feet to the Point of
Beginning; also described as:

Commence 25.05 feet South and S. 89°32'30" E. 46.58 feet from the NW corner of
Block 4, DUNN'S NORTHWEST ADDITION, as per plat thereof recorded in Plat Book
"E", page 6, public records of Marion County, Florida, East 60.31 feet, S.
0°32'46" E. 141.67 feet, N. 89°54'18" W. 60.16 feet, North 142.12 feet to the
Point of Beginning.



RECORDED AND RECORDED
CLERK OF COURT
MARION COUNTY, FLA.
AUG 7 3 50 PM '79

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Nancy J. Stokes
Anna P. Davis
As to grantor

Hilda Malever Kirsner (Seal)
Hilda Malever Kirsner (Seal)
(Seal)
(Seal)

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
HILDA MALEVER KIRSNER,

to me known, to be the person described in and who executed the foregoing instrument and acknowledged before me that
she executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of June
19 79.

My commission expires: 3/30/81

Edmonia
Notary Public
State of North Carolina



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

3/6/2025

CASE NO: CE25-0169

COX CORNELL
402 NW 20TH AVE
OCALA, FL. 34475-6002

RE: 2865-004-001 | 646 NW 6TH ST 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: 4/7/2025

Violations:

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

Please remove all sources of unsightly and/or unsanitary matter from off the property

SECTION 122-332 PERMITTED USES R-2

Please remove all vehicles (both inoperable and operable condition), trailer(s), recreational vehicle(s) and/or recreational trailer(s), equipment, etc that is currently being stored at this property. This property is an R-2 Zoning Designation, and the storage of said items are not appropriate for this Zoning Designation (befitting of a Light Industrial M-1 or B-5 Zoning Designation). If you have any additional questions in regards to Zoning Designations, contact the Planning and Zoning Department at (352)-629-8404

SECTION 122-51 BUILDING PERMIT REQUIRED

Please either obtain building permit for the shed on the property or remove the shed from off the property. You may apply for a permit either in-person at 201 SE 3rd ST (Second FL) or contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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

11/19/2025

COX CORNELL
402 NW 20TH AVE
OCALA, FL. 34475-6002

Respondent(s) _____ /

Location of Violation: 646 NW 6TH ST|2865-004-001

Case Number: CE25-0169

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/11/2025

Public Hearing Date & Time: 01/08/2026 17:30

Violation(s) and How to Abate:

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

Please remove all sources of unsightly and/or unsanitary matter from off the property

SECTION 122-332 PERMITTED USES R-2

Please remove all vehicles (both inoperable and operable condition), trailer(s), recreational vehicle(s) and/or recreational trailer(s), equipment, etc that is currently being stored at this property. This property is an R-2 Zoning Designation, and the storage of said items are not appropriate for this Zoning Designation (befitting of a Light Industrial M-1 or B-5 Zoning Designation). If you have any additional questions in regards to Zoning Designations, contact the Planning and Zoning Department at (352)-629-8404.

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: CE25-0169

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 11/19/2025 post the Notice of Violation & Public Hearing to the property, located at 646 NW 6TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

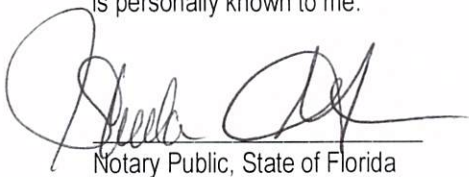
FURTHER, AFFIANT SAYETH NAUGHT.

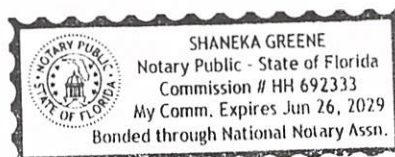
Dated: 11/19/2025


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





11/19/25, 9:25 AM
City of Ocala
Code Enforcement Division



OCALA

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

11/19/2025

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

The Board of Code Enforcement has the authority to levy fines on property owners who violate the City Code. The Board may also suspend the City Code enforcement process if the property owner fails to comply with the City Code. The Board may also suspend the City Code enforcement process if the property owner fails to comply with the City Code.

COX CORNELL
402 NW 20TH AVE
OCALA, FL 34475-6002

Respondent(s) _____

Location of Violation: 646 NW 6TH ST | 2865-004-001

Case Number: CE25-0169

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Required Compliance Date: 12/11/2025

Public Hearing Date & Time: 01/08/2026 17:30

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Office Depote

11/19/25, 9:25 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: CE25-0169

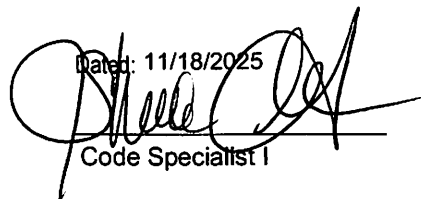
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 11/18/2025 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.

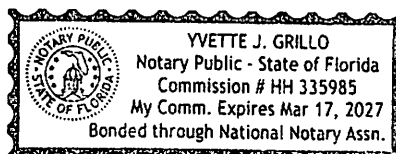

Dated: 11/18/2025
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/18/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
1/5/26, 1:35 PM



City of Ocala
Code Enforcement Division
1/5/26, 1:35 PM



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



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



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



12/5/25, 11:08 AM
City of Ocala
Code Enforcement Division



12/11/25, 10:47 AM
City of Ocala
Code Enforcement Division



12/5/25, 11:08 AM
City of Ocala
Code Enforcement Division



12/5/25, 11:08 AM
City of Ocala
Code Enforcement Division



03/05/2025 14:24
City of Ocala
Code Enforcement Division



03/05/2025 14:24
City of Ocala
Code Enforcement Division



03/05/2025 14:24
City of Ocala
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03/05/2025 14:24
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03/05/2025 14:24
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03/05/2025 14:25
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03/05/2025 14:25
City of Ocala
Code Enforcement Division