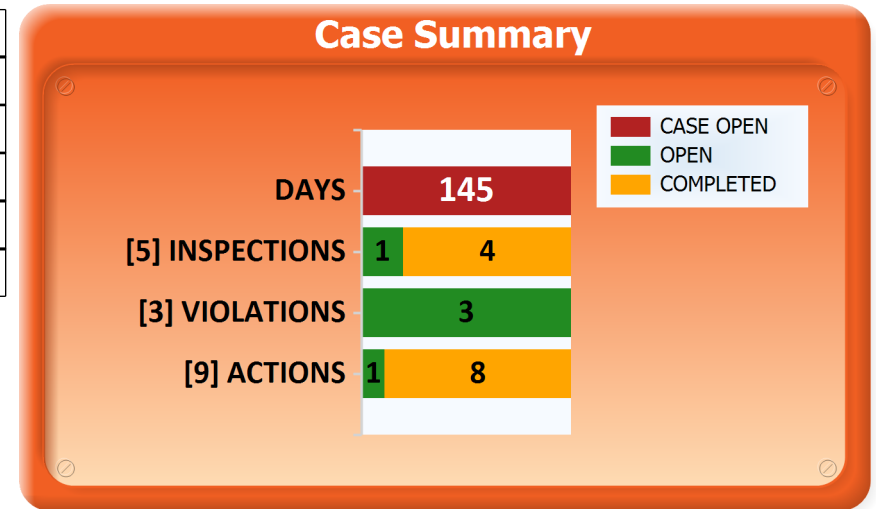


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0434

Description: Derelict vehicles and dilapidated fence			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 5/16/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/8/2025
Site Address: 1129 NE 9TH AVE OCALA, FL 34470			
Site APN: 2618-003-031		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH MAILED 91 7199 9991 7039 7684 0570 KESSEL ROBERTA 1129 NE 9TH AVE OCALA, FL. 34470-5318
CONTACT	STEPHANI SMITH	6/27/2025	6/27/2025	Phone call to property owner (at 352-857-1906). View "Follow-Up" entry notes for further details.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/6/2025	8/6/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0434

PREPARE NOTICE	SHANEKA GREENE	5/20/2025	5/20/2025	CLTO X 1 KESSEL ROBERTA S 1129 NE 9TH AVE OCALA FL 34470-5318
PREPARE NOTICE	SHANEKA GREENE	8/4/2025	8/5/2025	NOVPH X 1 KESSEL ROBERTA S 1129 NE 9TH AVE OCALA FL 34470-5318
REGULAR MAIL	SHANEKA GREENE	5/20/2025	5/20/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122 and 82-3 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall 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,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, November 6th, 2025, or remove the fence by 4:00 pm on Thursday, November 6th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0434

				<p>7th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3,) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, November 6th, 2025, or</p> <p>(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, November 6th 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>4,) Pay the cost of prosecution of \$231.71 by November 6th, 2025.</p>
--	--	--	--	--

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	KESSEL ROBERTA S	1129 NE 9TH AVE OCALA, FL 34470-5318			
RESPONDENT 1	KESSEL, ROBERTA S	1129 NE 9TH AVE OCALA, FL 34470-5318			

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						



Case Details - No Attachments

City of Ocala

Case Number
CE25-0434

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$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:			\$231.71	\$0.00						
TOTALS:			\$231.71	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	SMS	8/1/2025	8/1/2025	NON COMPLIANT			On 08/01/2025, I have re-inspected the property in reference to multiple items such as sources of unsightly and unsanitary matter (such as junk/debris and overgrowth), the two derelict vehicles, and the fencing. The conditions remain the same. Due to this case originating back in May 16th and with little progress being made, I have decided to move this case onto a NOVPH. View attachments. NOVPH generation scheduled to Admin, and inspections have been scheduled.			
CASE WORK	SMS	8/22/2025	8/22/2025	NON COMPLIANT			On 08/22/2025, I have re-inspected the property in reference to a NOVPH compliance date. At the time of inspection, the deteriorated fencing in addition to derelict vehicles remain on the property and sources of unsightly matter such as overgrowth. View attachments.			



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0434

FOLLOW UP	SMS	6/27/2025	6/27/2025	COMPLETED		<p>On 06/27/2025, I have re-inspected the property in reference to the fencing, derelict vehicles, and the trailer with junk/debris. I have observed that the fencing appears to be in the same state, in addition to the derelict vehicles still being on the property (and from the other roadway along NE 10th AVE, it appears that the trailer with the junk/debris noted in the initial inspection remains). I have attempted to speak to the neighbor twice in one day, but they did not answer the door, and therefore could not document more pictures of the rear to this property through their granted access. I have then called the property owner in reference to this case (at 352-857-1906). She has informed me that they are getting someone to fix the pick-up truck so that it can be moved and registered. As for the red van, they will either get a mechanic to also fix it or junk it (she tried to jump the battery but it would not start/needs a new battery). For the junk trailer, they are beginning to sort through it. She believes that once the truck is operational again, they may be able to either haul it off themselves or hire someone else to haul it off. She has informed me that they are working on this property (they have a limited income and the daughter starts work on Monday). View attachments. Set inspection to monitor progress.</p>
HEARING INSPECTION	SMS	10/8/2025				
INITIAL	SMS	5/19/2025	5/19/2025	NON COMPLIANT		<p>While in the area conducting a compliance inspection for the prior code case (2024_10723), I observed derelict vehicles (no license plates and/or flat tires) upon the property (burgundy Chevrolet pick up, red Chrysler Voyager, RV, and utility trailer with no license plates and flat tires in the rear yard. Also, the fence is in dilapidated condition in some sections. Photos attached.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0434

INITIAL	SMS	5/19/2025	5/19/2025	NON COMPLIANT	<p>On 05/15/2025, I have responded out to the property in reference to a complaint received from Admin about derelict vehicles, dilapidated fence, and sources of unsightly matter. I have observed the derelict vehicles such as the red van with no tag and flat driver side tire in addition to a truck with an unreadable yellow registration sticker upon the tag. I have observed some garbage cans with one containing debris within. Along with this, parts of the fencing appear to be in a deteriorated state. At the time of inspection. I have attempted to make contact by knocking on the door, but no one has answered at this time. On 05/19/2025, I have taken some additional pictures in relation to the violations found on 05/15/2025. In addition to this, when Admin has been present on the property to abate the property for overgrowth, other violations such as unsightly and unsanitary matter has been discovered (such as a recreational vehicle with a broken window and debris stored within, pile of debris, tarps, etc) to the rear of the property. View attachments. CLTO generation assigned to Admin, and a Follow-up has been scheduled.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	5/19/2025				Please either restore the derelict vehicle(s) to a street-operable condition (such as a valid FL tag, flat tire(s), etc) , or remove the derelict vehicle(s) from off the property.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	5/19/2025				Please remove any sources of unsightly or unsanitary matter (such as multiple trash cans at the front property where one appears to have debris within it) in addition to other sources of unsightly or unsanitary matter to the rear of the property (such as derelict RV with broken window and miscallenous items stored within, tarps, pile of debris, etc).
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	5/19/2025				Please repair, replace, or remove any damaged or deteriorated sections of the fencing to the property.

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

THE CITY OF OCALA

CASE NO: CE25-0434

Petitioner,

VS.

KESSEL, ROBERTA S

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

DALE HOLLINGSWORTH

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

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

Total Costs: \$231.71

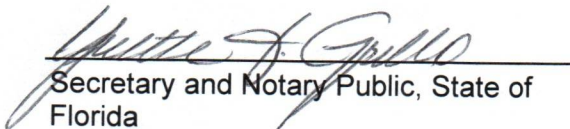
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION

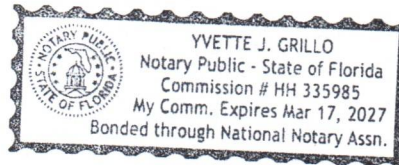


~~STEPHANI SMITH~~ *DALE HOLLINGSWORTH*
Code Enforcement Officer, City of Ocala

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



Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

2618-003-031

[GOOGLE Street View](#)

Prime Key: 1250641

[MAP IT+](#)

Current as of 5/19/2025

[Property Information](#)

KESSEL ROBERTA S
1129 NE 9TH AVE
OCALA FL 34470-5318

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .14

Situs: 1129 NE 9TH AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$20,210		
Buildings	\$39,912		
Miscellaneous	\$469		
Total Just Value	\$60,591	Impact	
Total Assessed Value	\$22,652	Ex Codes:	(\$37,939)
Exemptions	(\$22,652)		
Total Taxable	\$0		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$20,210	\$39,912	\$469	\$60,591	\$22,652	\$22,652	\$0
2023	\$22,325	\$37,977	\$469	\$60,771	\$21,992	\$21,992	\$0
2022	\$23,500	\$34,577	\$469	\$58,546	\$35,405	\$0	\$35,405

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4418/0541	04/2006	71 DTH CER	0	U	I	\$100
3751/1236	06/2004	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1055/0727	03/1974	71 DTH CER	0	U	I	\$100
D314/0053	08/1953	02 DEED NC	0	U	I	\$100

[Property Description](#)

SEC 08 TWP 15 RGE 22
PLAT BOOK C PAGE 019
SILVER TERRACE
BLK C LOTS 31.32

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just	Value
0100		50.0	124.0	R1A	50.00	FF								
Neighborhood 4669 - MISC SUBS IN 8-15-22														
Mkt: 8 70														

Traverse

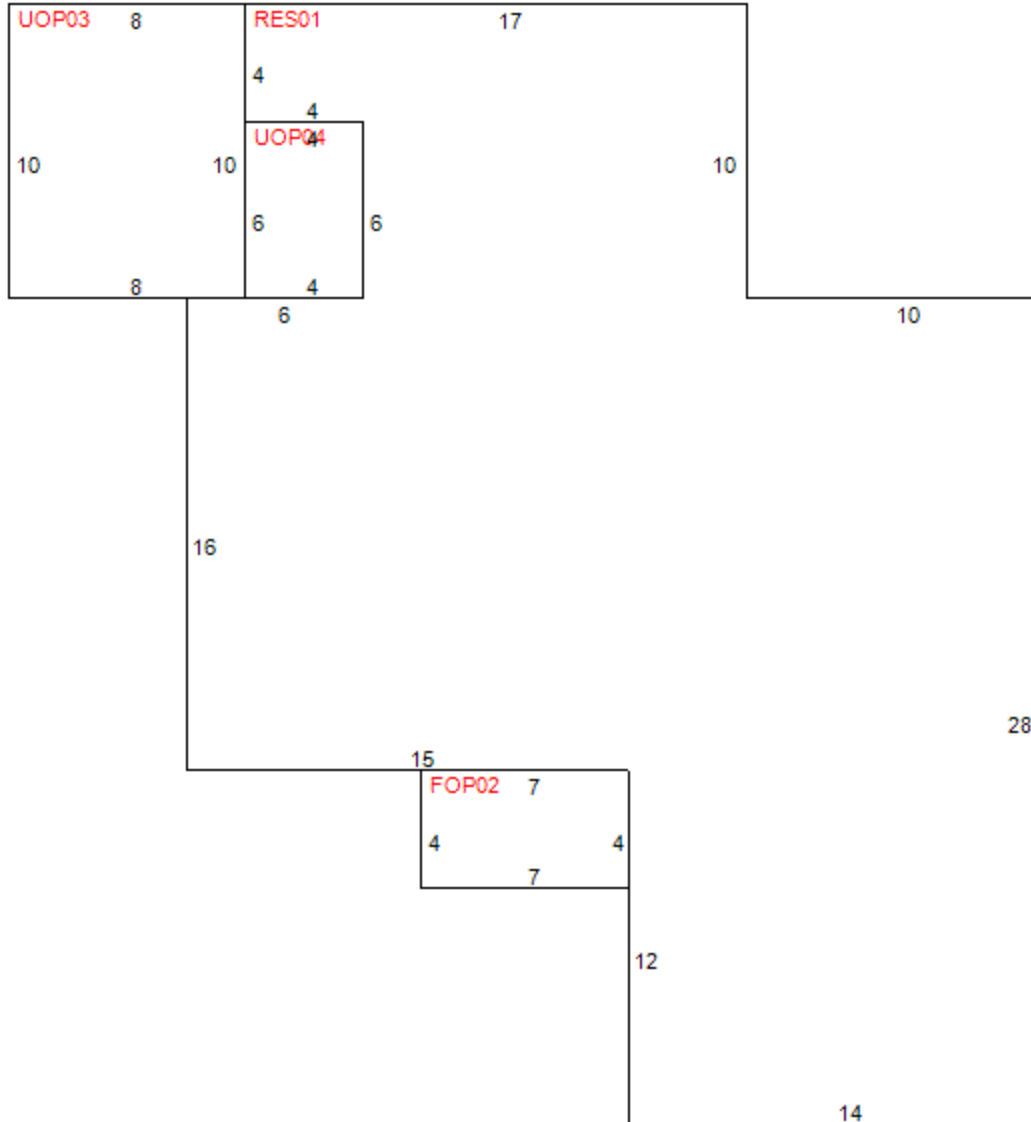
Building 1 of 1

RES01=L14U12L15U16R6U6L4U4R17D10R10D28.L14U12

FOP02=L7D4R7U4.L15U16R2

UOP03=L8U10R8D10.

UOP04=R4U6L4D6.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID
Effective Age	7 - 30-34 YRS
Condition	1
Quality Grade	300 - LOW
Inspected on	1/1/2024 by 118

Year Built 1956
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 142

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	VINYL SIDING	1.00	1956	N	0 %	0 %	778	778
FOP 0201	NO EXTERIOR	1.00	1990	N	0 %	0 %	28	28
UOP 0301	NO EXTERIOR	1.00	1990	N	0 %	0 %	80	80
UOP 0401	NO EXTERIOR	1.00	1990	N	0 %	0 %	24	24

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL

Heat Meth 1: 06 CONVECTION

Heat Meth 2: 00

Foundation: 3 PIER

A/C: N

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 06 GAS

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 2

4 Fixture Baths: 0

3 Fixture Baths: 1

2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y

Dishwasher: N

Garbage Disposal: N

Garbage Compactor: N

Intercom: N

Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	120.00	LF	10	1980	4	0.0	0.0
ADU UTILITY-ALUM	96.00	SF	40	1980	1	12.0	8.0

Appraiser Notes

UDU NOT ASSESSED

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
OC00174	2/12/2010	-	REPLACE INSULATION
OC01174	7/1/1990	-	ADD SFR
OC00780	5/1/1990	-	DEMO
OC00828	5/1/1990	-	MOVING HOUSE

Prepared By: Roberta S. Kessel
3 Hickory Track Pass
Ocala, FL 34472

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 06/25/2004 02:16:31 PM
FILE #: 2004088064 OR BK 03751 PGS 1236-1238

RECORDING FEES 27.00
DEED DOC TAX 0.70

CA

Quitclaim Deed

The State of Florida
County of Marion

Deed made by Blanche C. Simpson, of 1129 N.E. 9th Ave,
in the City of Ocala, County of Marion, State of Florida, grantor,
to Blanche C. Simpson of 1129 N.E. 9th Ave, in the City of
Ocala, County of Marion, State of Florida, and
to Roberta S. Kessel of 3 Hickory Track Pass,
in the City of Ocala, County of Marion, State of Florida.
As Joint Tenants with the Right of Survivorship, Two Individuals,
Hereinafter called "Grantees."



In consideration of \$10.00 and other good and valuable
consideration to Grantor paid, the receipt of which is
acknowledged, paid by grantee to grantor, does release, remise,
and quitclaim to grantee the following-described property in
Marion County, Florida

Sec 08 TWP 15 RGE 22
PLAT BOOK C PAGE 019
SILVER TERRACE
BLK C LOTS 31,32

To the said Grantees as joint tenants, with right of
survivorship, their heirs, personal representatives, executors

1 of 3 JMK

and assigns forever: it being the intention of the parties to this conveyance, that in the event one grantee herein survives the other, the entire interest in fee simple shall pass the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS Grantor(s) hand(s) this the 25 day of June, 2004

Signed, Sealed and Delivered
In the presence of these Witnesses

Sign: Rebecca Sontag RN
Witness Signature

Rebecca Sontag
Printed Name

Blanche C Simpson
Grantor
Blanche C Simpson

Sign: Emilie C Hagg RN
Witness Signature

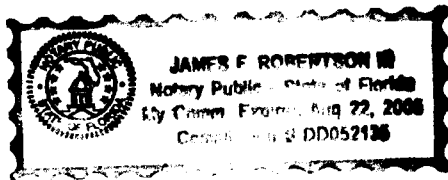
Emilie C Hagg
Printed Name

352-671-2054 (witness
contact #)

2 of 3

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this
June 28, 2004, by Blanche C. Simpson, who is
personally know to me or who has produced FL Drivers License
As identification.



James F. Robertson
Notary Public

Printed Name: James F. Robertson

My Commission Expires:

Aug 22, 2006

3083
C/A



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

5/20/2025

CASE NO: CE25-0434

KESSEL ROBERTA S
1129 NE 9TH AVE
OCALA, FL. 34470-5318

RE: 2618-003-031 | 1129 NE 9TH AVE 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: 06/20/2025

Violations:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please either restore the derelict vehicle(s) to a street-operable condition (such as a valid FL tag, flat tire(s), etc), or remove the derelict vehicle(s) from off the property.

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

Please remove any sources of unsightly or unsanitary matter (such as multiple trash cans at the front property where one appears to have debris within it) in addition to other sources of unsightly or unsanitary matter to the rear of the property (such as derelict RV with broken window and miscellaneous items stored within, tarps, pile of debris, etc).

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

Please repair, replace, or remove any damaged or deteriorated sections of the fencing to 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

08/06/2025

KESSEL ROBERTA
1129 NE 9TH AVE
OCALA, FL. 34470-5318

Respondent(s) _____ /

Location of Violation: 1129 NE 9TH AVE|2618-003-031

Case Number: CE25-0434

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please either restore the derelict vehicle(s) to a street-operable condition (such as a valid FL tag, flat tire(s), etc) , or remove the derelict vehicle(s) from off the property.

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

Please remove any sources of unsightly or unsanitary matter (such as multiple trash cans at the front property where one appears to have debris within it) in addition to other sources of unsightly or unsanitary matter to the rear of the property (such as derelict RV with broken window and miscallenous items stored within, tarps, pile of debris, etc).

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

Please repair, replace, or remove any damaged or deteriorated sections of the fencing to 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: CE25-0434

**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 08/06/2025 post the Notice of Violation & Public Hearing to the property, located at 1129 NE 9TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

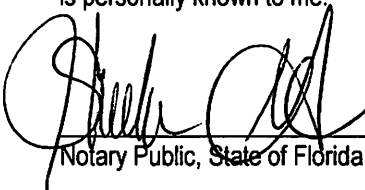
FURTHER, AFFIANT SAYETH NAUGHT.

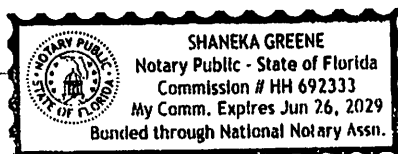
Dated: 08/06/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/06/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





BEWARE
OF THE DOG

1129



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
1000 EAST CENTRAL AVENUE, SUITE 100
OCALA, FLORIDA 34401
TEL: 352.309.1234 FAX: 352.309.1235

NOTICE OF VIOLATION AND PUBLIC HEARING

TO: ROBERT A. [illegible]
1129 [illegible]
OCALA, FLORIDA

VIOLATION

Location of Violation: 1129 [illegible]
Case Number: 1129 [illegible]
Officer Assigned: [illegible]
Required Compliance Date: 10/06/2025
Public Hearing Date & Time: 10/06/2025 12:00
Violation(s) and How to Abate:
SECTION 94-100 ABANDONED OR DERELICT VEHICLES
Please either remove the vehicle(s) to a designated storage location (such as a lot, yard, etc.) or remove the vehicle(s) from the property.
SECTION 94-105 EXCESSIVE ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE MATERIAL
Please remove the material of unsightly or unsanitary matter (such as multiple piles of trash or debris) which has accumulated to the point of being a nuisance to the community or unsightly or unsanitary matter to the point of the property (such as debris, etc.) and remove the material from the property.
SECTION 94-106 BARBED WIRE ELECTRIFIED FENCES, RAZOR WIRE AND EDGED WALLS
Please repair, remove or remove any damaged or deteriorated sections of the fencing or walls.

8/6/25, 8:26 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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/06/2025

KESSEL ROBERTA
1129 NE 9TH AVE
OCALA, FL. 34470-5318

Respondent(s) _____ /

Location of Violation: 1129 NE 9TH AVE|2618-003-031

Case Number: CE25-0434

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please either restore the derelict vehicle(s) to a street-operable condition (such as a valid FL tag, flat tire(s), etc) , or remove the derelict vehicle(s) from off the property.

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

Please remove any sources of unsightly or unsanitary matter (such as multiple trash cans at the front property where one appears to have debris within it) in addition to other sources of unsightly or unsanitary matter to the rear of the property (such as derelict RV with broken window and miscallenous items stored within, tarps, pile of debris, etc).

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Please repair, replace, or remove any damaged or deteriorated sections of the fencing to the property.

8/6/25, 8:26 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: CE25-0434

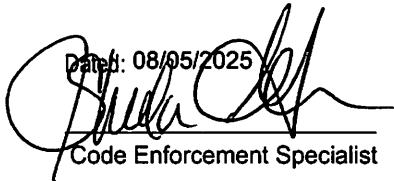
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/05/2025 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.

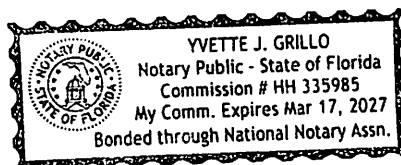
Dated: 08/05/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/05/2025 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

MOUPH - 0434

CERTIFIED MAIL



91 7199 9991 7039 7684 0570

JACKSONVILLE RPDC 320

7 AUG 2025 PM 2 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
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Wk
8/9/25

KESSEL ROBERTA
1129 NE 9TH AVE
OCALA, FL. 34470-5318

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34470-5318

34471>2187

NIXIE

326 DC 1

0008/28/25

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 34471218701

*1539-02168-07-24



8/22/25, 3:32 PM
City of Ocala
Code Enforcement Division



8/22/25, 3:32 PM
City of Ocala
Code Enforcement Division



8/22/25, 3:32 PM
City of Ocala
Code Enforcement Division



8/22/25, 3:32 PM
City of Ocala
Code Enforcement Division



8/22/25, 3:33 PM
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
5/16/2025 12:28 PM



City of Ocala
Code Enforcement Division
5/14/2025 10:43 AM



City of Ocala
Code Enforcement Division
5/14/2025 10:43 AM



City of Ocala
Code Enforcement Division
5/14/2025 10:44 AM



City of Ocala
Code Enforcement Division
5/14/2025 10:44 AM



City of Ocala
Code Enforcement Division
5/14/2025 10:44 AM



City of Ocala
Code Enforcement Division
5/14/2025 10:50 AM