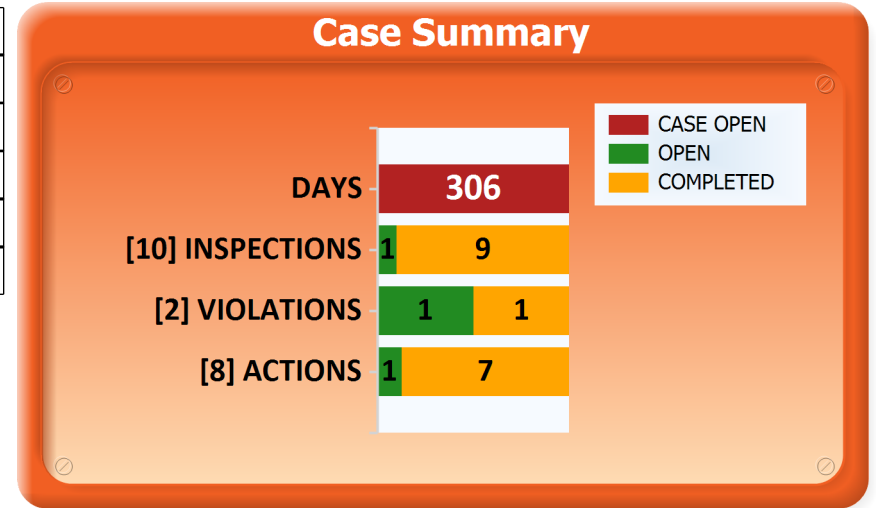


OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

Description: TREE STUMP/ UNPERMITTED SHED		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 5/6/2024	Closed:	Last Action: 3/13/2025	Flw Up: 3/12/2025
Site Address: 3121 NW 16TH LN OCALA, FL 344708806			
Site APN: 2173-002-000		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/5/2025	2/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/5/2025	2/5/2025	NOVPH MAILED 91 7199 9991 7039 7684 4127 DONNELL PUNZEMA K EST FIGUEROA EVELYN FIGUEROA ALBERT 3121 NW 16TH LN OCALA FL 34475-4744
CONTACT	STEPHANI SMITH	12/16/2024	12/16/2024	Property owner (352.812.0951)

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

CONTACT	STEPHANI SMITH	2/28/2025	2/28/2025	EVELYN- (352)-812-0951 CALLED TO GIVE ME AN UPDATE. INFORMED ME THAT SHE HAS PROVIDED ALL DOCUMENTATION TO THE PERMIT OFFICE TODAY (SHE HAS TO SCAN AND SEND SEPERATE FILES). THEY HAVE INFORMED HER THAT PERMIT REVIEW SHOULD BE DONE BY 9 DAYS.
EMAIL	STEPHANI SMITH	2/25/2025	2/25/2025	An e-mail has been sent to a representative of the Permitting Department for additional clarification of the permit (and as to whether or not it has been approved to be issued).
HEARING CODE BOARD	SHANEKA GREENE	3/13/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	2/4/2025	2/4/2025	NOVPH
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/7/2025	3/7/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) (a) Obtain issuance of permit BLD25-0366 for previous placement of a storage shed by 4:00pm on Thursday, May 1st, 2025. Once the permit is obtained, final approved inspection for closure of the permit shall be completed within 30 days after the issuance of the initial permit; or,</p> <p>(b) Remove the unpermitted shed from the property by 4:00pm on Thursday, May 1st, 2025.</p> <p>If the Respondent(s) fail to comply with either of the aforementioned sections by 7:00am on Friday, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$334.66 by May 1st, 2025.</p>

Ocala Case Details - No Attachments

City of Ocala

Case Number
2024_10948

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	DONNELL PUNZEMA K EST FIGUEROA	FIGUEROA EVELYN ET AL , NE 14T HST			

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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	10	\$125.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$334.66	\$0.00						
TOTALS:			\$334.66	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	9/23/2024	9/23/2024	COMPLETE		On 09/23/2024, I have received a phone call from the property owner (352.812.0951). She had her grandson speak on behalf of her to understand what remains, to which I have explained in detail along with the contact for the Permitting Department (information provided are items such as trying to identify the model of the shed to acquire digital blueprints online, possible drawing needed for the shed, etc).

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

CASE WORK	SMS	10/31/2024	10/31/2024	COMPLETED		On 10/31/2024, I have re-inspected the property in reference to the shed on the property. I have observed that the shed remains on the property. I have verified via the CS Permitting module that no permit has been applied and/or issued for the shed. I have then called the property owner, and she will be reminding her grandson about the permit (for he has been busy as of late due to the fact that he works at a roofing company and the two recent hurricanes). Set inspection to monitor progress.
CASE WORK	SMS	11/14/2024	11/14/2024	COMPLETED		On 11/14/2024, I have received a phone call from Evelyn (the property owner). She has informed me that her grandson was unable to pull the permit due to being transferred to a different location. She will be attempting to find someone else to perform the job. She has also requested information over text. Inspection scheduled to monitor progress.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

CASE WORK	SMS	12/16/2024	12/16/2024	COMPLETED	<p>On 12/16/2024, I have re-inspected the property in reference to an unpermitted shed. I have observed that the shed still remains on the property. I have verified via the CS Permitting module that there are no active permit(s) applied and/or issued for the shed. I have then contacted the property owner in reference to an update for the shed. She has informed me that she has been trying to find someone to pull the permit, but has been unable to find anyone. Her grandson (who usually does roofing jobs) has been unable to assist her due to being very busy. I have then suggested that if she is the owner of the property (which she claimed she was), she can attempt to pull an owner-builder permit for the shed. I have informed her that they may ask for specific information such as size and location of the shed, and I have suggested that if it is a newer shed to see if she can search for the digital plans online or go to the place where she purchased the shed (handihouse). View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	1/17/2025	1/17/2025	COMPLETED	<p>On 01/17/2025, I have re-inspected the property in reference to the shed. I have observed that the shed still remains. I have then verified via CS Permitting that there are no active permit(s) applied and/or issued for the shed. After this, I have called the property owner. She has informed me that she has attempted to contact another contractor (who builds homes) through someone that she knows. She will give them another call to see if they can complete the scope of the work. I also have suggested that she can apply herself as an "owner-builder" to apply for the shed. She has informed me that if the other contractor does not respond to her, she will be looking into this option. View attachments. Set inspection for two weeks.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

CASE WORK	SMS	2/4/2025	2/4/2025	COMPLETED		On 02/04/2025, I have re-inspected the property in reference to a shed without a permit. I have observed no permit(s) applied and/or issued for the shed. I have drafted and posted the NOVPH directly onto the property and provided a signed copy for certified mailing. As I was posting the document, the property owner has spoken to be about the shed. I have informed her once more of the options to the avenues that she can take (such as to go to handihouse themselves and request someone to pull a permit for them, to do an owner-builder permit, etc). View attachments. Inspections scheduled.
CASE WORK	SMS	2/25/2025	2/25/2025	COMPLETED		On 02/25/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the shed is still in place at the property. I have verified via the CS Permitting module that a permit was applied for (BLD25-0366) on 02/13/2025. However, the permit has not been issued as of this date. View attachments.
FOLLOW-UP	SMS	6/3/2024	6/3/2024	COMPLETE		On 06/03/2024, I have re-inspected the property in reference to the shed and the tree stump. I have observed that the tree stump remains on the property in addition to the shed. I have verified via TrakIT that no permit has been applied and/or issued for the shed. NOVPH has been drafted and posted onto the property with signed copy provided to Admin. View attachments. Set inspections.
HEARING INSPECTION	SMS	3/12/2025				

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10948

INITIAL	SMS	5/6/2024	5/6/2024	COMPLETE	On 05/06/2024 while patrolling the neighborhood, I have observed a large and rotted tree trunk at the property. I have also observed a shed on the property (and verified that it does not have a permit via TrakIT). I did not attempt to make contact due to numerous "No Trespassing" signs posted throughout the property. View attachments. CLTO sent to Admin, and a Follow-Up inspection has been scheduled.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		5/6/2024			Please obtain a permit for the shed on the property. Contact the Permitting Department at (352)-629-	
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		5/6/2024	6/26/2024		Please either remove tree trunk entirely or reduce to tree stump less than 12 inches.	

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

2173-002-000

[GOOGLE Street View](#)

Prime Key: 552500

[Beta MAP IT+](#)

Current as of 5/6/2024

[Property Information](#)

[Less Names](#)

DONNELL PUNZEMA K EST
FIGUEROA EVELYN
FIGUEROA ALBERT
2968 NE 14TH ST
OCALA FL 34470-8806

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

[PC: 02](#)

Acres: .18

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA

Situs: Situs: 3121 NW 16TH LN OCALA

[2023 Certified Value](#)

Land Just Value	\$24,112	
Buildings	\$22,304	
Miscellaneous	\$220	
Total Just Value	\$46,636	Ex Codes: 01 38
Total Assessed Value	\$46,636	
Exemptions	(\$23,318)	
Total Taxable	\$23,318	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$24,112	\$22,304	\$220	\$46,636	\$46,636	\$23,318	\$23,318
2022	\$12,056	\$33,259	\$339	\$45,654	\$30,327	\$0	\$30,327
2021	\$8,267	\$20,581	\$276	\$29,124	\$27,570	\$0	\$27,570

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7910/0299	10/2022	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$55,000
6946/0850	04/2019	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	I	\$100
6429/1047	07/2016	21 ADMNSTR	0	U	I	\$100
DETH/REGS	04/2016	71 DTH CER	0	U	I	\$100
6427/0071	04/2016	74 PROBATE	0	U	I	\$100
UNRE/INST	03/2005	71 DTH CER	0	U	I	\$100
2977/1609	06/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$23,000
2019/1433	02/1994	08 CORRECTIVE	9 UNVERIFIED	U	I	\$100
UNRE/INST	06/1989	51 AGR-DED	9 UNVERIFIED	U	I	\$10,000

[Property Description](#)

SEC 11 TWP 15 RGE 21
PLAT BOOK R PAGE 053
GOLDEN HOLIDAY UNIT 3
LOT 2

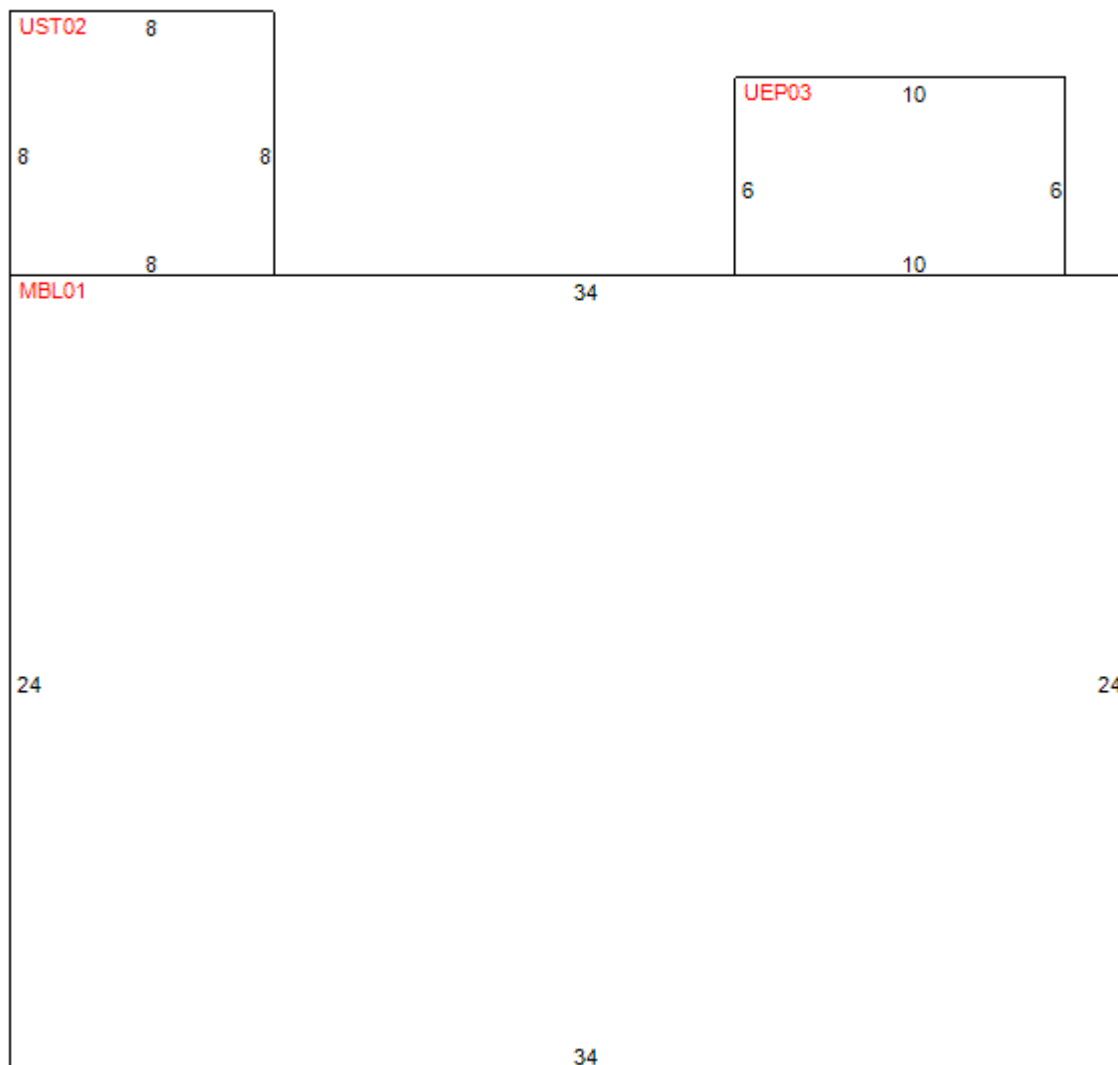
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		83.0	93.0	MH	83.00	FF							
Neighborhood 4518A - GOLDEN HOLIDAY *NOT AGED OUT *													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

MBL01=R34D24L34U24.
UST02=U8R8D8L8.R32
UEP03=U6L10D6R10.



[Building Characteristics](#)

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 8 - 35-39 YRS
Condition 0
Quality Grade 500 - FAIR
Inspected on 5/8/2020 by 197

Year Built 1985
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 116

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1985	N	0 %	0 %	816	816
UST 0221	- MH VINYL SIDING	1.00	1985	N	0 %	0 %	64	64
UEP 0321	- MH VINYL SIDING	1.00	1993	N	0 %	0 %	60	60

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
DCK DECK-WOOD	48.00		SF	40	2001	1	8.0	6.0
114 FENCE BOARD	160.00		LF	10	2008	1	0.0	0.0

Appraiser Notes

EST INT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC00397	3/1/1994	-	BLDG01=MHAD

Prepared by and to when recorded:
Stanley Plappert, Esquire
The Florida Legal Advocacy Group, P.A.
445 NE 8th Avenue
Ocala, FL 34470



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/28/2022 09:45:38 AM
FILE #: 2022154193 OR BK 7910 PGS 299-300
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$385.00 MDS: \$0.00 INT: \$0.00

SPECIAL WARRANTY DEED

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is:

Robert Darrin McTaggart, a married man
4112 NE 7th Street
Ocala, FL 34470

The word "I" or "me" as hereafter used means the Grantor.

2. IDENTIFICATION OF GRANTEES

Grantee's name and address is:

Evelyn and Albert Figueroa, a married couple, to be held as tenants in the entirety
2968 NE 14th Street
Ocala, Florida 34470

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows:

An undivided one half interest of the parcel described in

Lot 2, of GOLDEN HOLIDAY UNIT NO. 3, according to the Plat thereof, as recorded in Plat Book R, Page 53 of the Public records of Marion County, Florida;

Together with a certain Mobile Home, 1987 BROO ID # LFLBF2BH033208986

Parcel ID # 2173-002-000

Property Address: 3121 NW 16th lane, Ocala, Florida 34475

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

5. CONSIDERATION

Good and valuable consideration plus the sum of Fifty-Five Thousand Dollars (\$55,000.00) received by me from you.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. WARRANTY

This deed warrants title only against claims held by, through, or under the Grantor, or against encumbrances made or suffered by the Grantor and it cannot be held to warrant title generally against all persons. Grantor does further covenant and bind itself, and their successors and assigns, to warrant and forever defend the title to the property to the said Grantees against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

8. HOMESTEAD

I represent and warrant that the Real Property is not my homestead and residence.

Executed this 13 day of October 2022.

GRANTOR:

Robert Darrin M Taggart
ROBERT DARRIN MCTAGGART

[Signature]
SIGNATURE OF WITNESS #1

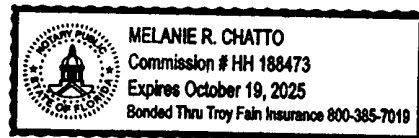
Kathryn Mack
NAME OF WITNESS #1

Sarah Falkowski
SIGNATURE OF WITNESS #2

Sarah Falkowski
NAME OF WITNESS #2

The foregoing was acknowledged before me by means of physical presence or online notarization this 13th day of October, 2022, by ROBERT DARRIN MCTAGGART who is personally known to me or who has produced FL Drivers license, as identification.

(Sign) Melanie R. Chatto
(Print) Melanie R. Chatto
Notary Public





City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

02/04/2025

CASE NO: 2024_10948

DONNELL PUNZEMA K EST
FIGUEROA EVELYN
FIGUEROA ALBERT
3121 NW 16TH LN
OCALA FL 34475-4744

Property: 3121 NW 16TH LN | 2173-002-000
Compliance required Date: 02/25/2025
Public Hearing Date: 03/13/2025 at 05:30 P.M.

Dear property owner, or agent;

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

Violation(s):

Section 122-51 (BUILDING PERMIT REQUIRED)- Please obtain a permit for the storage shed on the property by beginning the process through the Permitting Department at (352)-629-8421 or remove the shed from off the property.

This correspondence will serve as notification that the above stated violation(s) must be corrected by February 25th, 2025. **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 as follows:

On 03/13/2025, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30 P.M., in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board/Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

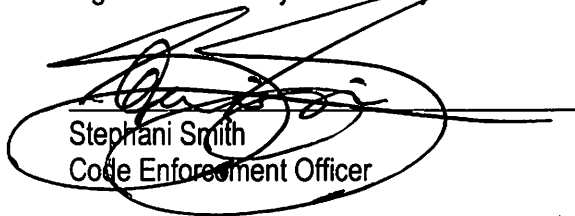
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case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

Signed this 4th day of February 2025



Stephani Smith
Code Enforcement Officer

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2024_10948

**DONNELL PUNZEMA K EST
FIGUEROA EVELYN
FIGUEROA ALBERT
3121 NW 16TH LN
OCALA FL 34475-4744**

Respondents /

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

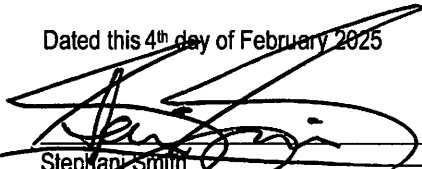
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on the 4th of February 2025, post the Notice of Violation and Public Hearing in the above styled cause of this action, located at 2173-002-000|3121 NW 16th LN, Florida, upon which the violations are alleged to exist.
2. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

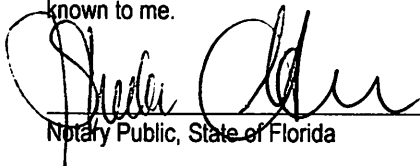
FURTHER, AFFIANT SAYETH NAUGHT.

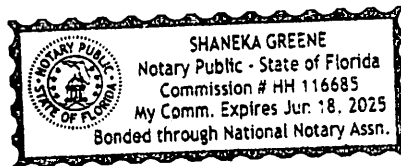
Dated this 4th day of February 2025


Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 4th day of February 2025, Stephani Smith, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida





03/06/2024 15:02

City of Ocala
Code Enforcement Division



01/17/2025 09:13
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
NOTICE OF VIOLATION AND PUBLIC HEARING

City of Ocala
100 W. 1st Street, Ocala, FL 34476
Phone: 352-629-8309
Fax: 352-629-8308
www.cityofocala.com

NOTICE OF VIOLATION AND PUBLIC HEARING


THIS NOTICE IS REQUIRED BY THE FLORIDA CONSTITUTION AND STATUTES TO BE PROVIDED TO THE VIOLATED PARTY AND TO THE PUBLIC. IT IS THE POLICY OF THE CITY OF OCALA TO PROVIDE THIS NOTICE TO THE VIOLATED PARTY AND TO THE PUBLIC. THE VIOLATED PARTY IS ADVISED THAT THIS NOTICE IS A PUBLIC RECORD AND IS SUBJECT TO THE FLORIDA PUBLIC ACCESS TO RECORDS ACT (FOIA). THE VIOLATED PARTY IS ADVISED THAT THIS NOTICE IS A PUBLIC RECORD AND IS SUBJECT TO THE FLORIDA PUBLIC ACCESS TO RECORDS ACT (FOIA). THE VIOLATED PARTY IS ADVISED THAT THIS NOTICE IS A PUBLIC RECORD AND IS SUBJECT TO THE FLORIDA PUBLIC ACCESS TO RECORDS ACT (FOIA).

02/04/2025 08:53
City of Ocala
Code Enforcement Division



**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
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

02/04/2025 CASE NO: 2024_10948

**DONNELL PUNZEMA K EST
FIGUEROA EVELYN
FIGUEROA ALBERT
3121 NW 16TH LN
OCALA FL 34475-4744**

Property: 3121 NW 16th LN | 2173-002-000
Compliance required Date: 02/25/2025
Public Hearing Date: 03/13/2025 at 05:30 P.M.

Dear property owner, or agent,

You are hereby notified that the following violation(s) exists relating to the City of Ocala Code of Ordinances:

Violation(s):
Section 122-51 (BUILDING PERMIT REQUIRED)- Please obtain a permit for the storage shed on the property by beginning the process through the Permitting Department at (352)-629-8421 (permit must be issued) or remove the shed from off the property.

This correspondence will serve as notification that the above stated violation(s) must be corrected by February 25th 2025. **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 as follows:

On 03/13/2025, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30 P.M., in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board/Special Magistrate of the City of Ocala, to determine whether you have violated the provisions of the City of Ocala Code of Ordinances.

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

02/04/2025 08:53
City of Ocala
Code Enforcement Division