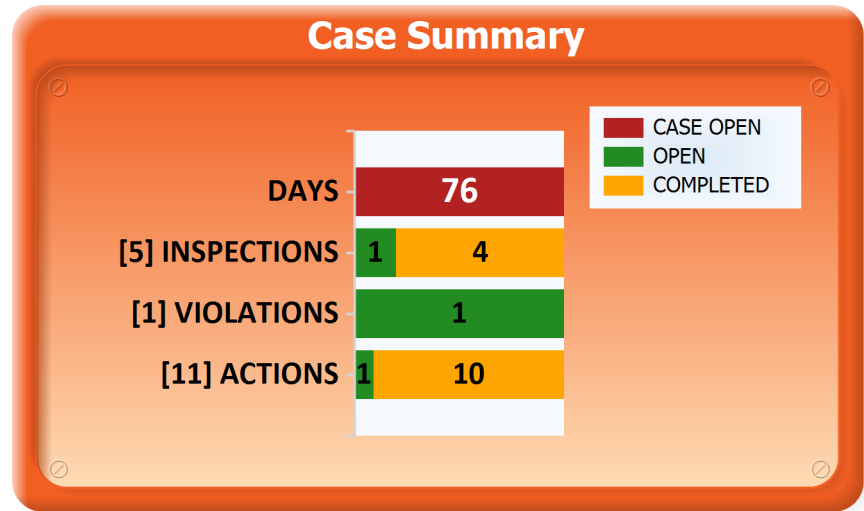


Description: Overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/25/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/10/2025
Site Address: 1335 SW 5TH ST OCALA, FL 34471			
Site APN: 2845-075-018		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH MAILED 9489 0090 0027 6697 0058 29 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST 15200 SW 47TH CT OCALA, FL. 34473-2682



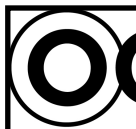
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-1031

CERTIFIED MAIL	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH MAILED 9489 0090 0027 6697 0025 52 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA FL 34473-2682
COMPLAINT RECEIVED	JENNIPHER L BULLER	9/25/2025	9/25/2025	Citizen compliant of overgrowth upon property.
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	9/30/2025	9/30/2025	NOVPH READY FOR POSTING novph pop
OFFICER POSTING	STEPHANI SMITH	11/3/2025	11/3/2025	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH X 1 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST 15200 SW 47TH CT OCALA FL 34473-2682



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-1031

PREPARE NOTICE	SHANEKA GREENE	10/31/2025	10/31/2025	<p>NOVPH X1</p> <p>WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA FL 34473-2682</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 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 an additional fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$280.83 by January 1st, 2026.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TYSON ANN COE	1329 SW 5th ST Ocala, FL 34471	(352)414-6360		
OWNER	WASHINGTON HERMAN R EST	15200 SW 47TH CT Ocala, FL 34473-2682			
RESPONDENT 1	WASHINGTON HERMAN R EST	PEACOCK PATRICIA Ocala, FL 34473-2682			

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	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$280.83	\$0.00						
TOTALS:			\$280.83	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	SMS	11/21/2025	11/21/2025	COMPLETED		** CASE REVIEW/CORRECTION; PROPERTY NOT REPEAT VIOLATOR **
CASE WORK	JGB	9/30/2025	9/30/2025	COMPLETED		NOVPH posted on property.
FOLLOW UP	SMS	10/30/2025	10/30/2025	NON COMPLIANT		On 10/30/2025, I have observed that overgrowth still remains at the vacant lot. NOVPH generation assigned to Admin, and a hearing inspection has been scheduled. View attachments.

HEARING INSPECTION	SMS	12/10/2025				
INITIAL	SMS	9/26/2025	9/26/2025	NON COMPLIANT	**REPEAT VIOLATOR**	On 09/25/2025, a complaint was received from a citizen about overgrowth on a vacant lot. On 09/26/2025, it is confirmed that the property is a "Repeat Violator" (recorded date of 02/24/2023 for the Final Administrative Order) for 34-95 pertaining to overgrowth. Therefore, NOVPH generation has been assigned to Admin, and a Hearing inspection has been scheduled. View attachments.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	9/26/2025				Please cut and clear any overgrowth such as tall grass and weeds from off the property.

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

THE CITY OF OCALA

CASE NO: CE25-1031

Petitioner,

VS.

WASHINGTON HERMAN R. EST
PEACOCK, PATRICIA
JACOBS, DAVID M.
JACOS, LOUIS B.
DOWDY, TAWANDA D.
GREEN, MARSHA LYNN
PEACOCK, PATRICIA ET AL

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	3	\$37.50

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):

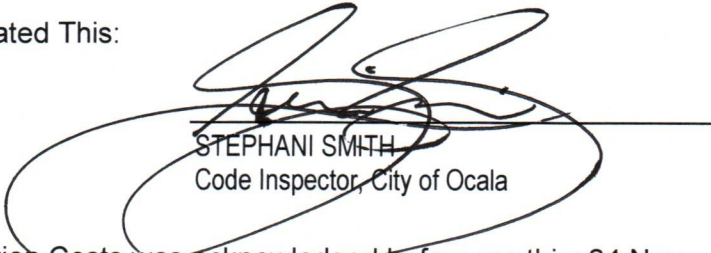
Cost	# of page(s)	Total:
Clerical:		

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	
Postage:		\$26.58	3	\$26.58
Total Costs:				\$280.83

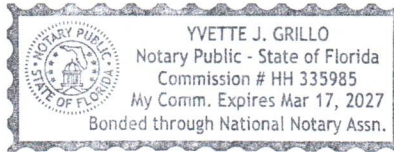
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

**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: 24 Nov
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

2845-075-018

[GOOGLE Street View](#)

Prime Key: 1250307

[MAP IT+](#)

Current as of 9/26/2025

Property Information

Less Names

WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
15200 SW 47TH CT
OCALA FL 34473-2682

M.S.T.U.

PC: 00

Acres: .09

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

Situs: 1335 SW 5TH ST OCALA

Current Value

Land Just Value	\$6,460
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$6,460
Total Assessed Value	\$6,460
Exemptions	\$0
Total Taxable	\$6,460

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$5,270	\$61,816	\$0	\$67,086	\$54,259	\$0	\$54,259
2023	\$4,590	\$67,734	\$0	\$72,324	\$49,326	\$0	\$49,326
2022	\$4,250	\$61,311	\$0	\$65,561	\$44,842	\$0	\$44,842

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7114/0480	01/2020	60 CRT ORD	0	U	I	\$100
7095/0737	11/2019	25 PER REP	0	U	I	\$100
6639/1986	09/2017	21 ADMNSTR	0	U	I	\$100
DETH/REGS	08/2017	71 DTH CER	0	U	I	\$100
6838/1674	10/2016	71 DTH CER	0	U	I	\$100
6173/0186	01/2013	07 WARRANTY	0	U	I	\$100
4410/0157	09/2001	07 WARRANTY	8 ALLOCATED	U	I	\$13,000
2131/0395	03/1995	07 WARRANTY	8 ALLOCATED	U	I	\$12,986
2081/0376	10/1994	31 CERT TL	0	U	I	\$100
1682/1932	09/1990	08 CORRECTIVE	9 UNVERIFIED	U	I	\$100

Property Description

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 097
SANTA MARIA PLACE
BLK 75 LOT 18

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		40.0	98.0	R2	40.00	FF	190.0000	1.00	0.85	1.00	6,460	6,460
Neighborhood 4527											Total Land - Class \$6,460	
Mkt: 8 70											Total Land - Just \$6,460	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
DEMO24-0045	7/30/2024	9/25/2024	WASHINGTON DEMO
OC15047	11/1/1982	12/1/1982	ADD ROOM ON RES

Cost Summary

Buildings R.C.N.	\$0	3/11/2011				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$6,460	3/27/2025				
Total Just Value	\$6,460	.				



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 12/12/2019 08:27:16 AM
FILE #: 2019130363 OR BK 7095 PGS 737-739
REC FEES: \$27.00 INDEX FEES: \$4.00
DDS: \$0.70 MDS: \$0 INT: \$0

This Instrument Prepared by and Return to:
Dennis D. Camp, Esquire
351 Northeast Eighth Avenue
Ocala, Florida 34770

Parcel ID #s: 2262-012-018, 2845-075-018, 28499-001-00, 2260-151-001 and 25701-000-00

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 26th day of November, 2019, by and between **PATRICIA PEACOCK**, whose mailing address is 806 NW 14th Street, Ocala, Florida, 34475 and **KELVIN I. GAINES, JR.**, whose mailing address is 15200 SW 47th Court, Ocala, Florida, 34473, as Co-Personal Representatives of the Estate of Mary Jacobs Washington a/k/a Mary Washington a/k/a Mary Jacobs, deceased, hereinafter called "**Grantors**," and **FELIX SNOW**, as Personal Representative of the Estate of Herman R. Washington, Sr., whose mailing address is 5791 SE 23rd Lane, Ocala, Florida, 34480, an undivided one-half (1/2) interest, and **to each** of the heirs of Mary Jacobs Washington a/k/a Mary Washington a/k/a Mary Jacobs, to wit: **PATRICIA PEACOCK, DAVID M. JACOBS, LOUIS B. JACOBS, TAWANDA D. DOWDY, MARSHA LYNN GREEN**, and **THE ESTATE OF JACQUELINE COLDING**, whose mailing address is 15200 SW 47th Court, Ocala, Florida, 34473, an undivided one-sixth (1/6) interest of an undivided one-half (1/2) interest in and to those certain parcels of real property described hereinbelow, hereinafter called "**Grantees**".

WITNESSETH:

Grantors, as the duly acting Co-Personal Representatives of the Estate of Mary Jacobs Washington a/k/a Mary Washington a/k/a Mary Jacobs, deceased, under Amended Letters of Administration issued the 28th day of March, 2019, by the Circuit Court In and For Marion County, Florida, Case No.: 2018-CP-000914, and in consideration of the premises and good and valuable consideration in hand paid, grant, bargain, sell, alienate, remise, release, convey and confirm to the Grantees,

their heirs and assigns, those certain real properties in Marion County, Florida,
described as follows:

- a) Lot 18, Block 12, ANDERSONS ADDITION TO OCALA, as per plat thereof recorded in Plat Book A, Page 75, Public Records of Marion County, Florida;
Parcel ID #2262-012-018
- b) Lot 18, Block 75, SANTA MARIA PLACE, as per plat thereof recorded in Plat Book A, Page 97, Public Records of Marion County, Florida;
Parcel ID #2845-075-018
- c) The South 1/2 of the following described property:
Commencing 619 feet West of the Northeast corner of SW 1/4 of Section 18, Township 15 South, Range 22 East, Marion County, Florida; thence West 90 feet, thence South 231 feet, thence East 90 feet, thence North 231 feet to the Point of Beginning. Less any portion thereof lying within road right-of-way;
Parcel ID #28499-001-00
- d) Lots 1, 2, 3, 4, 5, 6, 7 and 9, Block 151 of WEST END ADDITION TO OCALA, as per Plat Book A, Page 53 of the Public Records of Marion County, Florida; and
Parcel ID #2260-151-001
- e) Lot 9, Block "D", Browards Addition to Ocala, according to the plat thereof as recorded in Plat Book "D", Page 81, of the Public Records of Marion County, Florida.
Parcel ID #25701-000-00;

TOGETHER with all and singular the tenements, hereditaments and
appurtenances belonging to or in any way appertaining to said real properties;

AND the Grantors do covenant to and with the Grantees, their heirs and
assigns, that Grantors have good right and lawful authority to sell and convey the
properties and warrant the titles to the properties for any acts of Grantors and will
defend the titles against the lawful claims of all persons claiming by, through, or
under Grantors.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above-written.

Signed, sealed, and delivered in our presence:

WITNESSES AS TO BOTH GRANTORS:

GRANTORS:

Ivette Mateo
IVETTE MATEO

Patricia Peacock
PATRICIA PEACOCK
as Co-Personal Representative of the
Estate of Mary Jacobs Washington
a/k/a Mary Washington a/k/a Mary
Jacobs, Deceased

Heather Hilliard
HEATHER HILLIARD

Kelvin I. Gaines Jr
KELVIN I. GAINES, JR.
as Co-Personal Representative of the
Estate of Mary Jacobs Washington
a/k/a Mary Washington a/k/a Mary
Jacobs, Deceased

STATE OF FLORIDA
COUNTY OF MARION

Subscribed and acknowledged before me this the 26th day of
November, 2019, by PATRICIA PEACOCK and KELVIN I. GAINES, JR.,
as Co-Personal Representative of the Estate of Estate of Mary Jacobs Washington
a/k/a Mary Washington a/k/a Mary Jacobs, Deceased, [☒] who are personally known
to me or [☐] who have produced their driver licenses as identification.



IVETTE MATEO
Commission # GG 221259
Expires May 23, 2022
Bonded Thru Budget Notary Services

Ivette Mateo
Notary Public, State of Florida
My Commission Expires: 5/23/22

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/24/2023 01:47:02 PM
FILE #: 2023023130 OR BK 7989 PGS 127-130
REC FEES: \$35.50 INDEX FEES: \$4.00
DDS: \$0 MDS: \$0 INT: \$0

THE CITY OF OCALA

Petitioner,

CASE NO: 2022_8556

VS.

**WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
15200 SW 47TH CT
OCALA FL 34473-2682**

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 08, 2022, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **WASHINGTON HERMAN R EST, AND PEACOCK PATRICIA, AND JACOBS DAVID M, AND JACOBS LOUIS B, AND DOWDY TAWANDA D, AND GREEN MARSHA LYNN, AND COLDING JACQUELINE EST**, owner(s) in charge of the property described as: **2845-075-018 |1335 SW 5TH ST, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between September 16, 2022 and December 8, 2022 the property, as described above, was in violation! of the City of Ocala Code of Ordinances, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared! nuisance; abatement required; time limits, Section 82-184 - Standards for ordering repair, vacation or demolition,! Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-151 - Standard Housing Code adopted.

II. CONCLUSION OF LAW:

A. The Respondent(s), **WASHINGTON HERMAN R EST, AND PEACOCK PATRICIA, AND JACOBS DAVID M, AND JACOBS LOUIS B, AND DOWDY TAWANDA D, AND GREEN MARSHA LYNN, AND COLDING JACQUELINE EST**, by reason of the foregoing are in violation of the Code of!Ordinances of the City of Ocala, Section 82-181 - Definition, Section 82-182 - Dangerous buildings declared nuisance;!abatement required; time limits, Section 82-184 - Standards for ordering repair, vacation or demolition, Section 34-121 -Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 34-91 - Definitions, Section 34-95 - Weeds;!accumulations of trash or other unsightly or unsanitary matter, Section 82-151 - Standard Housing Code adopted, in!that the Respondent(s) have failed to remedy the violation(s) and are subject to the provisions of the Code of!Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 82-181, 82-182, 82-184, 34-121, 34-122, 34-91, 34-95, 82-151 and Order to;

- 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code by 4:00pm on Thursday, January 5th, 2023. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) shall apply; or
(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, January 5th, 2023. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.
(c) Any work required to meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, January 5th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, subsection (d) shall apply.
(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run addition to any other fines until this violation has been abated.
- 2.) (a) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Thursday, January 5th, 2023; or
(b) Have the vehicles properly registered and operational by 4:00pm on Thursday, January 5th, 2023;
If the Respondent(s) fail to comply with this section by 7:00am on Friday, January 6th, 2023, there shall be a fine of \$50.00 per day thereafter that shall run addition to any other fines 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 abandoned or derelict vehicles.
- 3.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, January 5th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$50.00 per day thereafter that shall run 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.
- 4.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code, and the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, January 5th, 2023. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) shall apply; or
(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, January 5th, 2023. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023 or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.
(c) Any work required to meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, January 5th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, January 6th, 2023, subsection (d) shall apply.
(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

5.) Pay the cost of prosecution of \$166.95 by January 5th, 2023.

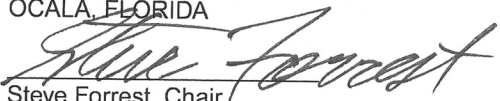
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

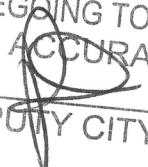
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED: this 8th day of December 2022

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Steve Forrest, Chair
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: WASHINGTON HERMAN R EST, PEACOCK PATRICIA, JACOBS DAVID M, JACOBS LOUIS B, DOWDY TAWANDA D, GREEN MARSHA LYNN, COLDING JACQUELINE EST, C/O FELIX SNOW PER REP FOR HERMAN, 15200 SW 47TH CT, OCALA FL 34473-2682, this 9th day of December 2022.



Giovanni Santiago, Code Enforcement Specialist
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JANUARY 12, 2023, AT 5:30PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



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

REPEAT VIOLATOR

11/03/2025

WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA FL 34473-2682

Respondent(s) _____ /

Location of Violation: 1335 SW 5TH ST|2845-075-018

Case Number: CE25-1031

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/10/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

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

Please cut and clear any overgrowth such as tall grass and weeds from off the property.

Dear property owner, or agent,

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

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code 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: CE25-1031

**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 11/03/2025 post the Notice of Violation & Public Hearing to the property, located at 1335 SW 5TH 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.

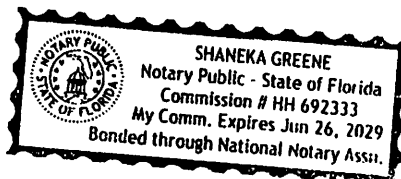
Dated: 11/03/2025

[Signature]
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

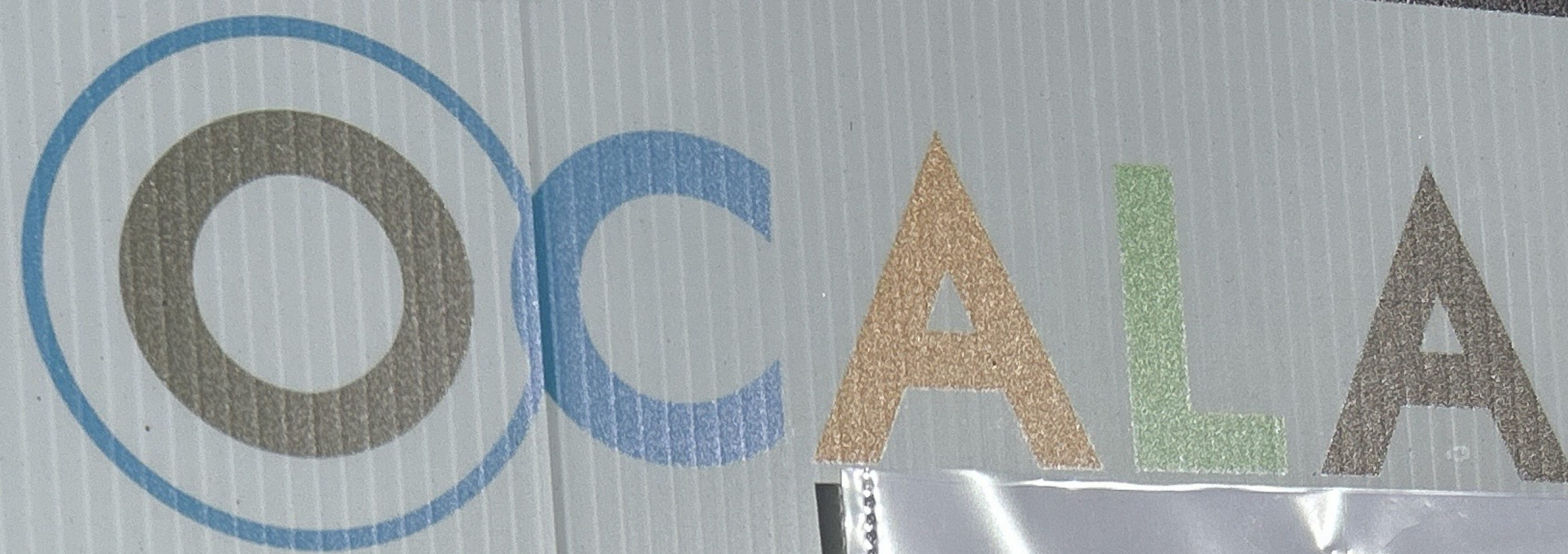
SWORN TO (or affirmed) before me: 11/03/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





11/3/25, 9:47 AM
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
CITY OF OCALA
MANAGEMENT DEPARTMENT
ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET, 1ST FLOOR OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

11/03/2025

WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA FL 34473-2682

Location of Violation: 1335 SW 5TH ST(2845-075-018)
Case Number: CE25-1031
Inspector Assigned: Stephani Smith
Required Compliance Date: 12/10/2025
Public Hearing Date & Time: 12/11/2025 17:30
Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clear any overgrowth such as tall grass and weeds from off the property.

352-355-1242

11/3/25, 9:47 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: CE25-1031

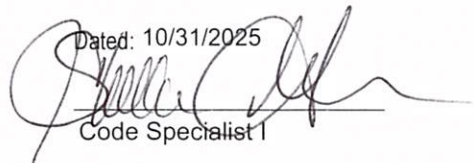
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 10/31/2025 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.

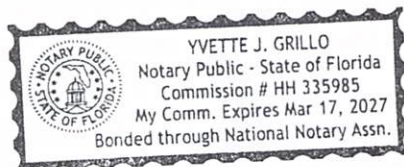
Dated: 10/31/2025

Code Specialist 1

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NAUPH -1031

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FIRST-CLASS



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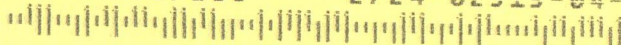
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JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA FL 34473-2682

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RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *2724-02313-04-40



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City of Ocala
Code Enforcement Division
9/25/2025 3:53 PM