



Case Details - No Attachments

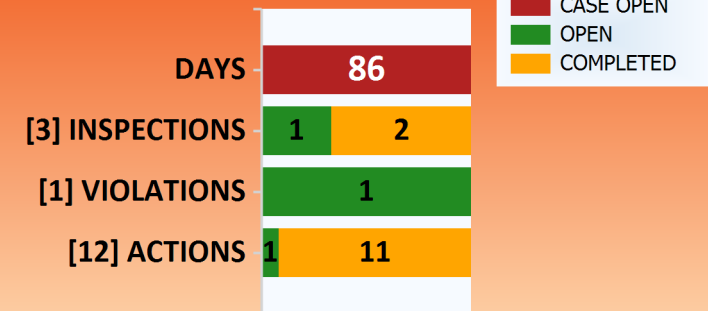
City of Ocala

Case Number

CE26-0355

Description: Overgrowth, trash and homeless activity.			Status: HEARING
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/16/2026	Closed:	Last Action: 6/11/2026	Flw Up: 6/9/2026
Site Address: 615 SW 3RD ST OCALA, FL 373794546			
Site APN: 2851-100-010		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

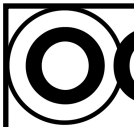
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CRUST CHRISTOPHER BYRON	8826 TERRACE FALLS DR SODDY DAISY, TN 37379-4546			
RESPONDENT 1	CRUST CHRISTOPHER BYRON	8826 TERRACE FALLS DR SODDY DAISY, TN 37379-4546			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

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:			\$46.07	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$16.20	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$178.47	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0355

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	3/16/2026				Overgrowth, trash and debris on the property. Clean, cut and remove any overgrowth, trash and debris from the property.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	3/16/2026	3/16/2026	COMPLETED		On 3/16/2026 I received a complaint from OPD in regards to homeless activity and trash on this property. I did an initial inspection and observed that there is overgrowth, trash and debris throughout the parcel. In the records of the property there is an older case COM16_0107 that was for the same issues and it went to a hearing, they complied but failed to paid the fees. Its been more than 5 years, a CLTO will be mailed out to the owners on record.
COMPLIANCE	OSF	4/16/2026	4/16/2026	COMPLETED		On 4/16/2026 I did a compliance inspection but nothing has been done. While at the property I observed a homeless woman go in the back of the brush and stay on the tent that is placed at this property. There is overgrowth and trash all over this parcel. The case will be refer to a hearing since no progress has been made.
HEARING INSPECTION	OSF	6/9/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	3/17/2026	3/17/2026	CLTO



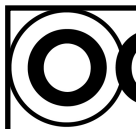
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REGULAR MAIL	SHANEKA GREENE	3/17/2026	3/17/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	4/17/2026	4/20/2026	NOVPH
ADMIN POSTING	SHANEKA GREENE	4/20/2026	4/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/20/2026	4/20/2026	NOVPH MAILED 9489 0090 0027 6697 0478 05 CRUST CHRISTOPHER BYRON 8826 TERRACE FALLS DR SODDY DAISY, TN. 37379-4546
FIELD POSTING	OSIAS FERREIRA	4/21/2026	4/21/2026	Posted NOVPH at the property and affidavit on file.
ADMIN POSTING	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH MAILED 9489 0090 0027 6697 0318 97 CRUST CHRISTOPHER BYRON 8826 TERRACE FALLS DR SODDY DAISY, TN. 37379-4546
FIELD POSTING	OSIAS FERREIRA	5/8/2026	5/8/2026	UPDATED NOVPH READY FOR POSTING Posted at the property affidavit on file.
CONTACT	OSIAS FERREIRA	5/22/2026	5/22/2026	Call from the owner, 423-617-4426. He wanted to talk about the violations and discuss his ownership of the proeprty.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0355

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/26/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, 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.) Pay the cost of prosecution of \$178.47 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2851-100-010

[GOOGLE Street View](#)

Prime Key: 1229537

[MAP IT+](#)

Current as of 3/16/2026

[Property Information](#)

CRUST CHRISTOPHER BYRON
8826 TERRACE FALLS DR
SODDY DAISY TN 37379-4546

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

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

[PC:](#) 00

Acres: .12

Situs: 615 SW 3RD ST OCALA

[2025 Certified Value](#)

Land Just Value	\$7,610		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$7,610	Impact	
Total Assessed Value	\$1,950	Ex Codes:	(\$5,660)
Exemptions	\$0		
Total Taxable	\$1,950		
School Taxable	\$7,610		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$7,610	\$0	\$0	\$7,610	\$1,950	\$0	\$1,950
2024	\$6,208	\$0	\$0	\$6,208	\$1,773	\$0	\$1,773
2023	\$5,407	\$0	\$0	\$5,407	\$1,612	\$0	\$1,612

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4529/1060	08/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$100,000
4148/0687	08/2005	07 WARRANTY	9 UNVERIFIED	Q	I	\$45,000
4148/0658	08/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,100
4148/0656	08/2005	08 CORRECTIVE	0	U	I	\$100
3641/0258	02/2004	05 QUIT CLAIM	0	U	I	\$100
3641/0257	01/1998	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 043
GARYS ADD OCALA
E 45 FT OF S 1/2 LOT 100 AKA

COM AT SE COR OF LT 100 OF GARY'S ADD TO OCALA, TH W 45 FT,
TH N 112 FT, TH E 45 FT, TH S 112 FT TO POB.

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		45.0	112.0	R2	45.00	FF						
Neighborhood 4527												
Mkt: 8 70												

[Miscellaneous Improvements](#)

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

BLDG DEMOED IN 2010

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC00983	7/23/2010	-	DEMO
OC01899	12/1/1999	-	RSRA
OC01116	7/1/1997	-	RE ROOF

Prepared by and Return to:
Victoria Hudson
Ameriland Title Agency
9323 SE Maricamp Road
Ocala, Florida 34472



File Number: 06-1533

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 08/10/2006 01:28:01 PM

FILE #: 2006128700 OR BK 04529 PG 1060

RECORDING FEES 10.00

DEED DOC TAX 700.00

DL

General Warranty Deed

Made this August 4, 2006 A.D. By **GERRY LAPLANTE, a married man**, whose post office address is: 5807 SE 27TH LANE, BELLVIEW, FLA 34420, hereinafter called the grantor, to **CHRISTOPHER BYRON CRUST, an unmarried man**, whose post office address is: 615 SW 3RD STREET, OCALA, FL 34420, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

COMMENCING AT THE SOUTHEAST CORNER OF LOT NUMBER ONE HUNDRED OF GARY'S ADDITION OF THE CITY OF OCALA, FLORIDA, AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND RUN THENCE WEST FORTY-FIVE FEET, THENCE NORTH ONE HUNDRED TWELVE FEET, THENCE EAST FORTY-FIVE FEET, THENCE SOUTH ONE HUNDRED TWELVE FEET TO THE POINT OF BEGINNING.

Commonly Known As: 615 SW 3RD STREET, OCALA, Florida 34420
Subject to Restrictions, reservation, easements, agreements of record, if any

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **R2851-100-010**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Printed Name

Victoria Hudson

GERRY LAPLANTE

Address: 5807 SE 27TH LANE, BELLVIEW, FLA 34420

(Seal)

Witness Printed Name

Manita Patel

Address:

(Seal)

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 4th day of August, 2006, by GERRY LAPLANTE, a married man, who is/are personally known to me or who has produced A FLA D.L. as identification.

Notary Public
Print Name: Victoria Hudson

DEED Individual Warranty Deed With Non-Homestead-Legal on Face
Closers' Choice



VICTORIA HUDSON
MY COMMISSION # DD 517876
EXPIRES: February 14, 2010
Bonded Thru Budget Notary Services



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

3/17/2026

CASE NO: CE26-0355

CRUST CHRISTOPHER BYRON
8826 TERRACE FALLS DR
SODDY DAISY, TN. 37379-4546

RE: 2851-100-010| 615 SW 3RD ST OCALA, FL.

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/16/2026

Violations:

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

Overgrowth, trash and debris on the property. Clean, cut and remove any overgrowth, trash and debris from 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 inspector 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.

OSIAS FERREIRA,
Code Inspector
352-789-5305 oferreira@ocalafl.gov

Overgrowth, trash and debris on the property. Clean, cut and remove any overgrowth, trash and debris from 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*

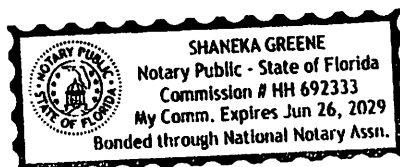
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case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

Osias Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

05/07/2026

CRUST CHRISTOPHER BYRON
8826 TERRACE FALLS DR
SODDY DAISY, TN. 37379-4546

Respondent(s) _____

Location of Violation: 615 SW 3RD ST|2851-100-010
Case Number: CE26-0355
Inspector Assigned: Osias Ferreira
Required Compliance Date: 06/09/2026
Public Hearing Date & Time: 06/11/2026 5:30 PM
Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Overgrowth, trash and debris on the property. Clean, cut and remove any overgrowth, trash
and debris from the property.

City of Ocala
Code Enforcement Division
5/8/2026 11:18 AM

ENT
309
VE THIS
APPROVAL
TY CODE
NT DIVISION

Office DEB010



City of Ocala
Code Enforcement Division
5/8/2026 11:18 AM

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

CASE NO: CE26-0355

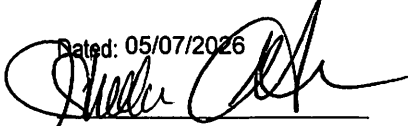
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

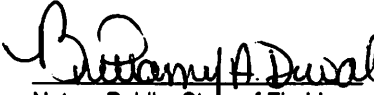
1. I did on 05/07/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

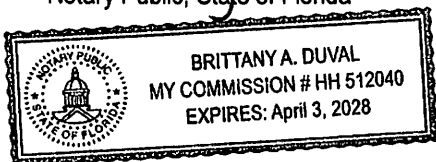
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/07/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/07/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
4/16/2026 12:40 PM



City of Ocala
Code Enforcement Division
4/16/2026 12:40 PM



City of Ocala
Code Enforcement Division
4/16/2026 12:40 PM



City of Ocala
Code Enforcement Division
3/16/2026 3:08 PM



City of Ocala
Code Enforcement Division
3/16/2026 3:08 PM



City of Ocala
Code Enforcement Division
3/16/2026 3:08 PM



City of Ocala
Code Enforcement Division
3/16/2026 3:08 PM



City of Ocala
Code Enforcement Division
3/16/2026 3:09 PM