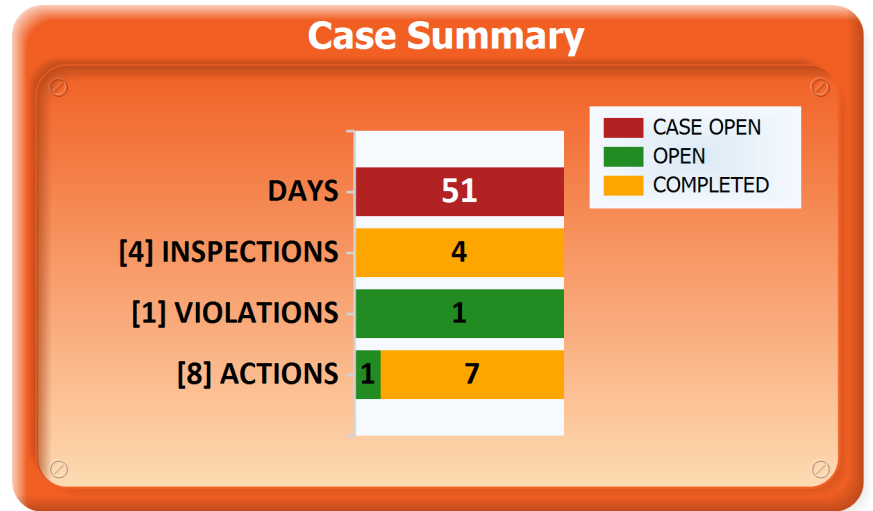


Description: Overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 12/22/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/10/2026
Site Address: 1676 SW 5TH PL OCALA, FL 34471			
Site APN: 2262-009-026		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	NIELLY ELLEN T EST	1676 SW 5TH PL OCALA, FL 34471-1470			
RESPONDENT 1	NIELLY ELLEN T EST	1676 SW 5TH PL OCALA, FL 34471-1470			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$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:			\$219.21	\$0.00						
TOTALS:			\$219.21	\$0.00						

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	JENNIPHER L BULLER	12/22/2025				Overgrowth upon the property. Cut and clean the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	12/22/2025	12/22/2025	NON COMPLIANT		On 12/19/2025, while in the area. I observed overgrowth upon the property. No contact made. The residence appeared vacant. No permit on file for the shed. The shed has been on property since at least April 2019 according to Google street view. Photos attached. No probate on file with Marion County. Request for courtesy letter to be prepared. Follow up scheduled.
FOLLOW UP	JLB	1/13/2026	1/13/2026	NON COMPLIANT		I conducted a follow up inspection after date given on courtesy letter. I observed the property remained non-compliant. Photo attached. Request for Notice of Violation and Public Hearing to be prepared for mailing and posting.



FOLLOW UP	JLB	2/4/2026	2/4/2026	NON COMPLIANT	I conducted a follow up inspection according to the compliance date given on the Notice of Violation and Public Hearing. I observed the property remained non-compliant. Photo attached.
HEARING INSPECTION	JLB	2/10/2026	2/10/2026	NON COMPLIANT	I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photo attached. Proceed to hearing to obtain an order.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	12/23/2025	12/29/2025	CLTO  Compliance date: 01/13/2026  Respondent 1:  NIELLY ELLEN T EST 1676 SW 5TH PL OCALA FL 34471-1470
REGULAR MAIL	SHANEKA GREENE	12/29/2025	12/29/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH MAILED 9489 0090 0027 6697 0116 77 NIELLY ELLEN T EST 1676 SW 5TH PL OCALA, FL. 34471-1470
PREPARE NOTICE	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH  Compliance date: 02/04/2026
OFFICER POSTING	JENNIPHER L BULLER	1/15/2026	1/15/2026	NOVPH READY FOR POSTING  NOVPH posted.





# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-1302**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/9/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 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.</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 \$219.21 by March 19th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/09/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026		NEW BUSINESS



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

THE CITY OF OCALA

CASE NO: CE25-1302

Petitioner,

VS.

NIELLY, ELLEN T. EST

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Supervisor 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	4	\$50.00

**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	Total:
Postage:	\$0.74	1	\$17.72	2	\$18.46

**7. Administrative Fee(s):**

	Cost	Total:
Fee(s):		

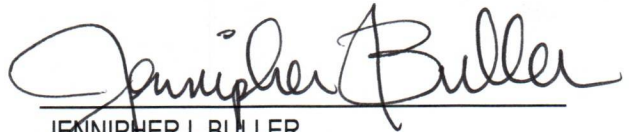
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**Total Costs:** \$219.21

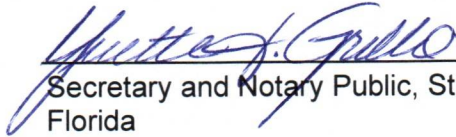


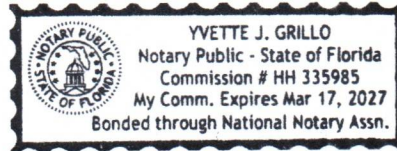
FURTHER. AFFIANT SAYETH NOT. Dated This:  
2/4/2026

STATE OF FLORIDA  
COUNTY OF MARION

  
JENNIPHER L BULLER  
Code Supervisor, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 4 Feb by  
JENNIPHER L BULLER who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





# Marion County Property Appraiser



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

## 2026 Property Record Card

2262-009-026

[GOOGLE Street View](#)

Prime Key: 1216478

MAP IT+

Current as of 12/22/2025

NIELLY ELLEN T EST  
 1676 SW 5TH PL  
 Ocala FL 34471-1470

## Property Information

Taxes / Assessments:

Map ID: 162

**Millage:** 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .07

Situs: 1676 SW 5TH PL OCALA

## 2025 Certified Value

Land Just Value	\$6,160		
Buildings	\$28,990		
Miscellaneous	\$1,212		
Total Just Value	\$36,362	Impact	
Total Assessed Value	\$26,800	<a href="#">Ex Codes:</a>	(\$9,562)
Exemptions	\$0		
Total Taxable	\$26,800		
School Taxable	\$36,362		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$6,160	\$28,990	\$1,212	\$36,362	\$26,800	\$0	\$26,800
2024	\$5,236	\$30,115	\$1,234	\$36,585	\$24,364	\$0	\$24,364
2023	\$5,236	\$28,765	\$385	\$34,386	\$21,377	\$0	\$21,377

### Property Transfer History:

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">DETH/REGS</a>	07/2024	71 DTH CER	0	U	I	\$100
<a href="#">5734/1990</a>	08/2012	71 DTH CER	0	U	I	\$100
<a href="#">5734/1988</a>	03/2004	05 QUIT CLAIM	0	U	V	\$100
<a href="#">2166/0538</a>	04/1995	71 DTH CER	0	U	I	\$100
<a href="#">2011/0113</a>	02/1994	05 QUIT CLAIM	1 LIFE ESTATE	U	I	\$100
<a href="#">2011/0112</a>	10/1957	71 DTH CER	0	U	I	\$100

### Property Description

SEC 13 TWP 15 RGE 21  
PLAT BOOK A PGE 075  
ANDERSONS ADD OCALA  
BLK 9 LOT 26

Land Data - Warning: Verify Zoning

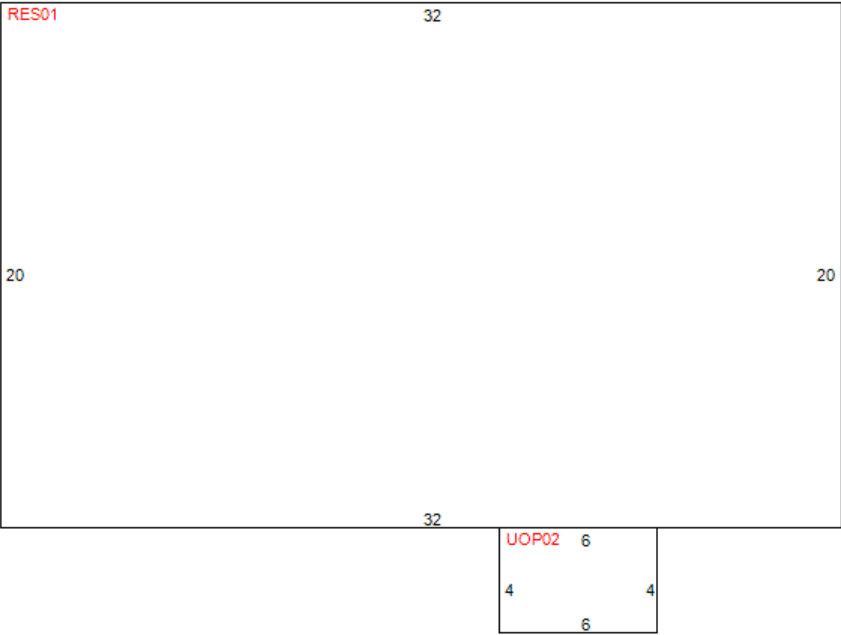
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		40.0	80.0	R1AA	40.00	FF						
Neighborhood 4513												
Mkt: 8 70												

## Traverse

**Building 1 of 1**

RES01=L32D20R32U20.D20L7  
UOP02=D4L6U4R6.





[Building Characteristics](#)

<b>Improvement</b>	1F - SFR- 01 FAMILY RESID	<b>Year Built</b> 1963
<b>Effective Age</b>	8 - 35-39 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	3	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	300 - LOW	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	7/26/2023 by 222	<b>Architecture</b> 0 - STANDARD SFR
		<b>Base Perimeter</b> 104

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29 - VINYL SIDING	1.00	1963	N	0 %	0 %	640	640
UOP	02 01 - NO EXTERIOR	1.00	1963	N	0 %	0 %	24	24

<b>Section: 1</b>								
<b>Roof Style:</b> 10 GABLE			<b>Floor Finish:</b> 24 CARPET			<b>Bedrooms:</b> 3		
<b>Roof Cover:</b> 08 FBRGLASS SHNGL			<b>Wall Finish:</b> 16 DRYWALL-PAINT			<b>Blt-In Kitchen:</b> Y		
<b>Heat Meth 1:</b> 20 HEAT PUMP			<b>Heat Fuel 1:</b> 10 ELECTRIC			<b>4 Fixture Baths:</b> 0		
<b>Heat Meth 2:</b> 00			<b>Heat Fuel 2:</b> 00			<b>3 Fixture Baths:</b> 1		
<b>Foundation:</b> 3 PIER			<b>Fireplaces:</b> 0			<b>2 Fixture Baths:</b> 0		
<b>A/C:</b> Y						<b>Extra Fixtures:</b> 2		
						<b>Dishwasher:</b> N		
						<b>Garbage Disposal:</b> N		
						<b>Garbage Compactor:</b> N		
						<b>Intercom:</b> N		
						<b>Vacuum:</b> N		

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	240.00	LF	20	1985	1	0.0	0.0
159 PAV CONCRETE	40.00	SF	20	1985	3	0.0	0.0
ADU UTILITY-ALUM	96.00	SF	40	2016	1	8.0	12.0

[Appraiser Notes](#)

ADU N/A  
GATE LOCKED EST CORRECT

[Planning and Building](#)  
[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
OC01236	7/1/1994	-	BLDR01=RSRA
OC00928	5/1/1994	-	BLDG01=RSRA
OC00216	2/1/1994	-	BLDG01=RSRA



(2)  
NREC \_\_\_\_\_  
DOC STMP \_\_\_\_\_

PREPARED BY and RETURN TO:

DENNIS D. CAMP, P.A.  
351 N.E. 8<sup>th</sup> Avenue  
Ocala, FL 34470  
Phone: (352) 369-0664  
Parcel I.D. #:

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY  
DATE: 09/14/2012 09:14:37 AM  
FILE #: 2012089658 OR BK 05734 PGS 1988-1989  
REC 18.50 DEED DS 0.70 *W*



**QUIT-CLAIM DEED**

THIS INDENTURE, Made this 24<sup>th</sup> day of March, 2004, between **ELLEN T. NIELLY** and **MADLYNN NIELLY**, Grantors, whose mailing address is 1676 S.W. 5<sup>th</sup> Place, Ocala, Florida 34474, and **MADLYNN NIELLY**, whose mailing address is 1676 S.W. 5<sup>th</sup> Place, Ocala, Florida 34474, an undivided one-half (1/2) interest, and **ELLEN T. NIELLY**, whose mailing address is 4455 Douglas Avenue, Apt. 8C, Riverdale, New York 10471, an undivided one-half (1/2) interest, with a right of survivorship, Grantees.

WITNESSETH, that the said Grantors, for and in consideration of the sum of Ten Dollars and no/100 (\$10.00), in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantees all the right, title, interest claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate lying and being in the State of Florida, Marion County, to wit:

All of Lot 26, Block 9, as shown on the Plat entitled ANDERSON ADDITION, which is duly recorded in Plat Book "A" on Page 75, o the Public Records of Marion County, Florida.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behalf of the said Grantees.

The legal description contained herein was provided to Dennis D. Camp, Esquire by the Grantors and no opinion as to the accuracy of the description or the quality or status of title is represented herein by the scrivener of this instrument.



IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

[Signature]  
Witness as to Grantor

MADLYNN NIELLY  
MADLYNN NIELLY, Grantor

Dennis D. Camp  
Typed or printed name of Witness

Denise E. Canning  
Witness as to Grantor

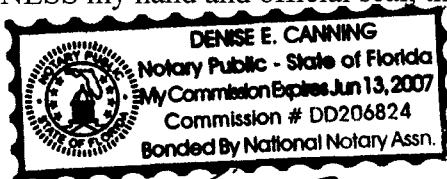
DENISE E. CANNING  
Typed or printed name of Witness

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared MADLYNN NIELLY, personally known or ☒ who produced Florida ID CARD as identification, and stated before me that the foregoing statements are true and correct based on her own personal knowledge.

WITNESS my hand and official seal, this 24<sup>th</sup> day of March, 2004.

[SEAL]



Denise E. Canning  
Notary Public

[Signature]  
Witness as to Grantor

Ellen T. Nielly  
ELLEN T. NIELLY, Grantor

Dennis D. Camp  
Typed or printed name of Witness

Denise E. Canning  
Witness as to Grantor

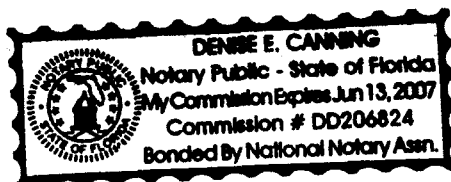
DENISE E. CANNING  
Typed or printed name of Witness

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared ELLEN T. NIELLY, personally known or ☐ who produced N.Y. Drivers Lic. 77249779 as identification, and stated before me that the foregoing statements are true and correct based on her own personal knowledge.

WITNESS my hand and official seal, this 24<sup>th</sup> day of March, 2004.

[SEAL]



Denise E. Canning  
Notary Public





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

12/29/2025

CASE NO: CE25-1302

NIELLY ELLEN T EST  
1676 SW 5TH PL  
OCALA, FL. 34471-1470

**RE: 2262-009-026 | 1676 SW 5<sup>TH</sup> PL**

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: 01/13/2026***

***Violations:***

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Overgrowth upon the property. Cut and clean 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.

JENNIPHER L BULLER,  
Code Supervisor  
352-425-3451 [jbuller@ocalafl.gov](mailto:jbuller@ocalafl.gov)





CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR

OCALA, FLORIDA 34471

CL70-1302

12/29/2025

ELLY ELLEN T EST

576 SW 5TH PL

OCALA, FL. 34471-1470

JACKSONVILLE RPDC 320

31 DEC 2025 PM 2 1

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$000.74<sup>0</sup>  
02 7W  
0008039548DEC 30 2025

UNABLE TO <sup>32</sup>

34471-1470

34471-1470

FWD

BC: 34471147

34471147





*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

01/15/2026

NIELLY ELLEN T EST  
1676 SW 5TH PL  
OCALA, FL. 34471-1470

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 1676 SW 5TH PL|2262-009-026

**Case Number:** CE25-1302

**Inspector Assigned:** Jennipher Buller

**Required Compliance Date:** 02/04/2026

**Public Hearing Date & Time:** 02/12/2026 17:30

**Violation(s) and How to Abate:**

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

Overgrowth upon the property. Cut and clean 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 – 2<sup>nd</sup> 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:

Jennipher Buller      Supervisor  
jbuller@ocalafl.gov  
352-425-3451



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

CASE NO: CE25-1302

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 01/15/2026 post the Notice of Violation & Public Hearing to the property, located at 1676 SW 5TH PL.
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.

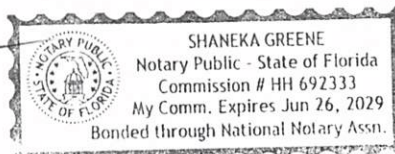
Dated: 01/15/2026

Jennipher Buller  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 01/15/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
1/15/2026 11:53 AM



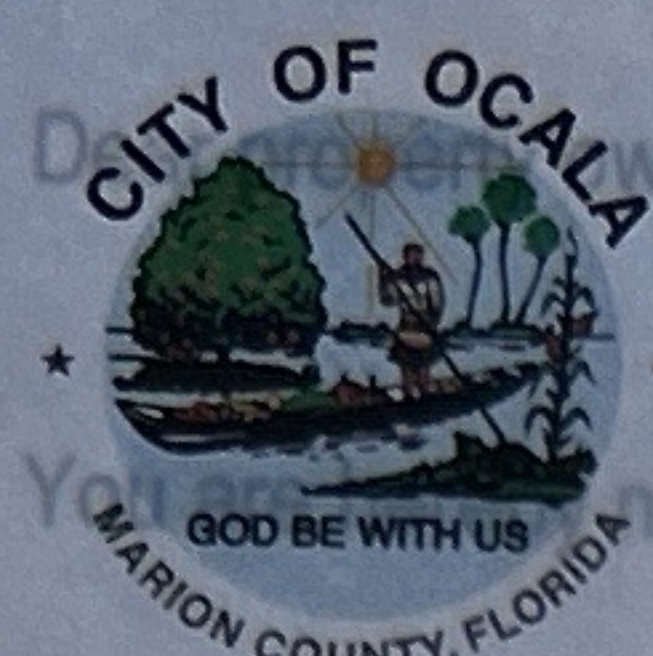


MENT

8309

VE THIS  
PPROVAL  
CODE  
DIVISION

Office DEPOT®



## City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION

ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

### NOTICE OF VIOLATION AND PUBLIC HEARING

City of Ocala - City Hall - 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471

01/15/2026

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  
NIELLY ELLEN T EST prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).  
1676 SW 5TH PL  
OCALA, FL 34471-1470

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.

Respondent(s) \_\_\_\_\_ /

Location of Violation: 1676 SW 5TH PL|2262-009-026

Case Number: CE25-1302

Inspector Assigned: Jennipher Buller

Required Compliance Date: 02/04/2026

Public Hearing Date & Time: 02/12/2026 17:30

Violation(s) and How to Abate:

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

Overgrowth upon the property. Cut and clean the property.

Jennifer Buller Supervisor  
jbuller@ocalafl.gov

352-425-3451

City of Ocala  
Code Enforcement Division  
1/15/2026 11:53 AM



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

**CASE NO: CE25-1027**

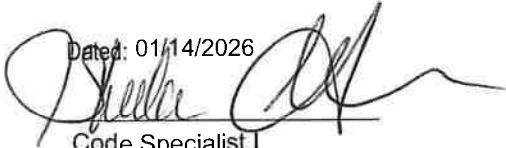
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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 01/14/2026 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.**

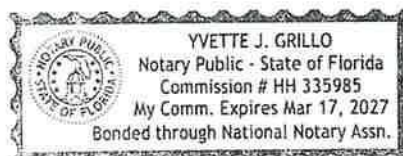
Dated: 01/14/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/14/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida

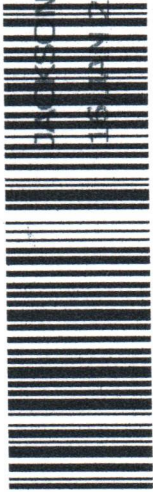






**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

*MapH-1302*



JACKSONVILLE RPDC 320

15 JAN 2026 PM 1 L

Label 899-PB, Oct. 2015  
Pitney Bowes  
FIRST-CLASS

9489 0090 0027 6697 0116 77

US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
02 7W  
0008039548 JAN 15 2026

NIELLY ELLEN T TEST  
1676 SW 5TH PL  
OCALA, FL. 34471-1470

344714747076

*Vacant*

NIXIE 326 CE 1 7281/23/25

RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

EC 34471217299 \*1639-93961-15-34





City of Ocala  
Code Enforcement Division  
2/10/2026 1:46 PM





City of Ocala  
Code Enforcement Division  
12/19/2025 11:09 AM





City of Ocala  
Code Enforcement Division  
12/19/2025 11:09 AM





City of Ocala  
Code Enforcement Division  
12/19/2025 11:09 AM