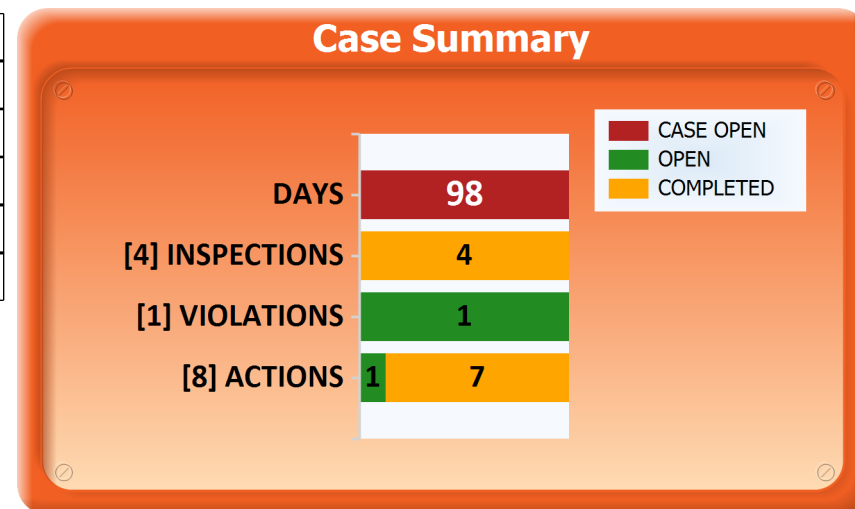


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0579

Description: Overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 4/30/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/4/2026
Site Address: 0 , FL 34471			
Site APN: 2260-132-007		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	KHAN FEROZ	52 MASSIOTA RD YONKER, NY 10710-5029			
RESPONDENT 1	KHAN FEROZ KHAN MAHARANIE	52 MASSIOTA RD YONKER, NY 10710-5029			

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	\$18.48	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.97	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$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	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$167.41	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0579

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	4/30/2026				Overgrown parcel. Clean and cut all the overgrowth from the property and maintain it free of trash.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	4/30/2026	4/30/2026	COMPLETED		On 4/30/2026 I observed this property to be overgrown and having some scatter trash. I will send a CLTO to the owners.
COMPLIANCE	OSF	5/28/2026	5/28/2026	COMPLETED		On 5/28/2026 I did a follow up inspection and observed that nothing has been done. The case will proceed to a hearing.
FOLLOW UP	OSF	7/15/2026	7/15/2026	COMPLETED		On 7/15/2026 I observed that nothing has been done. The case will move onto the hearing since nothing has been done.
HEARING INSPECTION	OSF	8/4/2026	8/4/2026	COMPLETED		On 8/4/2026 I did an inspection before the hearing and nothing has been done. The case will move forward to the hearing.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	5/1/2026	5/1/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	5/1/2026	5/1/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	5/29/2026	5/29/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	5/29/2026	5/29/2026	NOVPH MAILED 9489 0090 0027 6696 9952 99 KHAN FEROUZ KHAN MAHARANIE 52 MASSIOTA RD YONKER, NY. 10710-5029
PREPARE NOTICE	SHANEKA GREENE	5/29/2026	5/29/2026	NOVPH
FIELD POSTING	JEFFREY GUILBAULT	6/1/2026	6/1/2026	NOVPH READY FOR POSTING FOR OSIAS novph pop
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/23/2026	Find that the Respondent(s) violated City Code Section 34-95 and order the Respondent(s) to: 1. Cut and clean the property by removing all weeds, undergrowth, tree debris, dead trees, and unsightly or unsanitary items in violation of City Code Section 34-95 by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, including cutting and cleaning the property and removing all weeds, undergrowth, tree debris, dead trees (tree removal permit maybe required), and unsightly or unsanitary items. (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 \$167.41 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
7/15/2026 2:55 PM



City of Ocala
Code Enforcement Division
7/15/2026 2:55 PM



City of Ocala
Code Enforcement Division
5/28/2026 8:13 AM



City of Ocala
Code Enforcement Division
4/30/2026 9:35 AM



City of Ocala
Code Enforcement Division
4/30/2026 9:35 AM

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

2260-132-007

Prime Key: 1256623

[MAP IT+](#)

Current as of 4/30/2026

[Property Information](#)

KHAN FEROZ
KHAN MAHARANIE
52 MASSIOTA RD
YONKER NY 10710-5029

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .18

[2025 Certified Value](#)

Land Just Value	\$11,220		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$11,220	Impact	
Total Assessed Value	\$3,313	Ex Codes:	(\$7,907)
Exemptions	\$0		
Total Taxable	\$3,313		
School Taxable	\$11,220		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$11,220	\$0	\$0	\$11,220	\$3,313	\$0	\$3,313
2024	\$9,520	\$0	\$0	\$9,520	\$3,012	\$0	\$3,012
2023	\$6,800	\$0	\$0	\$6,800	\$2,738	\$0	\$2,738

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4440/0897	05/2006	61 FJDGMNT	0	U	V	\$100
4344/0201	04/2005	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$18,500
3829/0214	09/2004	34 TAX	0	U	V	\$1,900
1596/1929	07/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100
0620/0030	12/1972	02 DEED NC	0	U	I	\$1,500

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA
BLK 132 LOTS 7.9

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		80.0	100.0	R1A	80.00	FF							
Neighborhood 4491													
Mkt: 8 70													
Miscellaneous Improvements													
Type		Nbr Units	Type	Life	Year In		Grade		Length	Width			
Appraiser Notes													
Planning and Building													
** Permit Search **													
Permit Number				Date Issued				Date Completed		Description			
OC02160				12/1/1994				-		DEMO			

No Chg Civil

IN THE CIRCUIT COURT, FIFTH
JUDICIAL CIRCUIT, IN AND FOR
MARION COUNTY, FLORIDA

CASE NO.: 2005-1263-CA-G

LUCIA PROSPER,

Plaintiff,

vs.

KATIE PORTER, et al,

Defendants.

FINAL JUDGMENT

THIS CAUSE coming on to be heard on the application of the Plaintiff for the entry of a Final Judgment herein against all of the Defendants named or designated, and the Court finding the Plaintiff duly filed a verified Complaint herein on the 13th day of June, 2005, and that a response was filed on behalf of Katie Porter and that upon Defaults being entered against all other Defendants for failure to respond on or before the Return Day fixed by the Notice of Action duly published in The Voice of South Marion, a newspaper published in Marion County, Florida, as evidenced by the proof of publication on file with the Court and upon Answer of Guardian Ad Litem for Absent Unknown Defendants and Answer of Attorney Ad Litem for Defendants who may be in the Military Service of the United States, and it being made to appear to this Court that the allegations of the Complaint are confessed by each and all of the Defendants named or designated in the Complaint to be true, and the Court being otherwise fully advised in the premises, and having considered the evidence of the Plaintiff, it is the finding of the Court that that the Plaintiff is equitably entitled to the

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 05/17/2006 08:25:29 AM

FILE #: 2006080239 OR BK 04440 PGS 0897-0900

RECORDING FEES 0.00

relief sought in the Complaint herein. It is Therefore;

ORDERED and ADJUDGED that a Final Judgment is granted hereby in favor of Plaintiff against each and every Defendant named, to-wit: KATIE PORTER; ELIJAH M. PULLINGS; JAMES F. PULLINGS; BIG SUN HEALTHCARE SYSTEMS, INC.; CELENNO PULLINGS COX; DARLENE T. PRINGLE; WILLIAM SCHROEDER and ROSEMARIE SCHROEDER, and as to each of said persons, against the unknown husband or wife, as the case may be, of any or either of them, if alive, and if dead, then against their and each of the unknown heirs, devisees, legatees, grantees and all parties claiming interest by, through, under or against them, and against any party whose claim or title arose or vested in them prior to the filing of this Complaint, and that:

1. Plaintiff is decreed to be the owner in fee simple of said real property and that the claims of the Defendants, and each of them, are declared to be inferior and subordinate to the right, title, interest and estate of the Plaintiff in and to the same.
2. That all instruments of record requiring reformation or cancellation in order to perfect said fee simple title in Plaintiff are reformed or canceled as the case may require.
3. That the unlimited and unqualified fee simple title to said property is quieted and confirmed in the Plaintiff and that the Defendants to this Complaint, and each and every one of them; and all persons claiming by, through or under them since the filing of the Complaint, or any persons whose claim or title arose or vested in them prior to the filing of this Complaint, are forever and perpetually enjoined and restrained from asserting or attempting to assert any right, title, interest or estate, claim or demand in and to the same, or any part thereof, adverse to said title of the Plaintiff and those claiming by, through or under the Plaintiff.
4. That in each and every instance where the title of the Plaintiff was based upon or derived from or through a Tax Deed, that said Tax Deed is recognized as duly and properly issued

and as a good and valid conveyance.

5. That the Final decree herein is made operative to the benefit and assistance of any and all persons claiming by, through or under the Plaintiff.

6. That the Plaintiff is the owner in fee simple of the lands lying and situate in Marion County, Florida, which are the subject matter of the Complaint filed herein, more particularly described as follows:

Parcel No. 1: Lots 13 and 15, Block 146, WEST END ADDITION TO OCALA, according to the map or plat thereof as recorded in Plat Book A, page 53, Public Records of Marion County, Florida.

Parcel No. 2: Lots 7 and 9, Block 132, WEST END ADDITION TO OCALA, according to the map or plat thereof as recorded in Plat Book A, page 53, Public Records of Marion County, Florida.

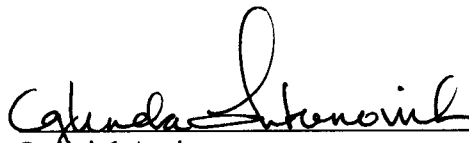
Parcel No. 3: Lot 1E, Block 37 of WOODS AND LAKES SUBDIVISION, an unrecorded subdivision of a portion of Sections 1, 2, 3, 11 and 12, Township 16 South, Range 24 East, Marion County, Florida, being more particularly described as follows: Commencing at the Southwest corner of Section 2, Township 16 South, Range 24 East, thence North 87 degrees 53'34" East along the South boundary of said Section 2, 5241.37 feet to the Southeast corner thereof, thence North 2339.03 feet, thence East 183.37 feet, thence North 21 degrees 07'00"W. 1100.50 feet to the Point of Beginning. From the Point of Beginning thus described thence N.21 degrees 07'00"W. 186.86 feet, thence S.25'14'20"W. 186.86 feet, thence S.64 degrees 45'40"E. 80 feet, thence N.68 degrees 53'00"E. 80.00 feet to the Point of Beginning, all being in Section 2, Township 16 South, Range 24 East, Marion County, Florida.

DONE and ORDERED in Chambers at Ocala, Marion County, Florida, this 12th day of May, 2006.


Jack Singbush
Circuit Judge

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished to Craig W. Turner, Esquire, 1531 S.E. 36th Avenue, Ocala, Florida 34471, by U.S. Mail, this 12 day of May, 2006.



Judicial Assistant



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

5/1/2026

CASE NO: CE26-0579

KHAN FEROZ
KHAN MAHARANIE
52 MASSIOTA RD
YONKER, NY. 10710-5029

RE: 2260-132-007 | VACANT LOT Adjacent to 1920 SW Fort King St

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: 5/28/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Overgrown parcel. Clean and cut all the overgrowth from the property and maintain it free of trash.

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 Senior Inspector
352-789-5305 oferreira@ocalafl.gov



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/01/2026

KHAN FEROZ
KHAN MAHARANIE
52 MASSIOTA RD
YONKER, NY. 10710-5029

Respondent(s) _____ /

Location of Violation: 2260-132-007|VACANT LOT

Case Number: CE26-0579

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/04/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

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

Overgrown parcel. Clean and cut all the overgrowth from the property and maintain it free of trash.

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 Senior 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**

CASE NO: CE26-0579

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/01/2026 post the Notice of Violation & Public Hearing to the property, located at 2260-132-007|VACANT LOT.
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.

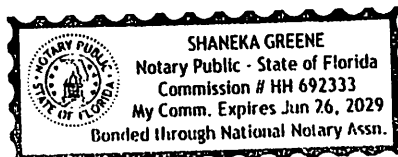
Dated: 06/01/2026

Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/01/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
06/01/2026 08:26:39



EMENT

9-8309

MOVE THIS
UT APPROVAL
E CITY CODE
MENT DIVISION



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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/01/2026

KHAN FEROZ
KHAN MAHARANIE
52 MASSIOTA RD
YONKER, NY. 10710-5029

Respondent(s) _____ /

Location of Violation: 2260-132-007|VACANT LOT

Case Number: CE26-0579

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/04/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Overgrown parcel. Clean and cut all the overgrowth from the property and maintain it free of
trash.

City of Ocala
Environmental Enforcement
06/01/2026 08:26:34

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

CASE NO: CE26-0579

AFFIDAVIT OF POSTING

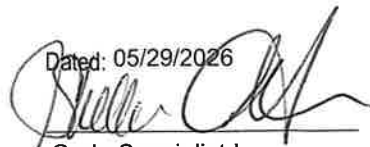
Section 2-446 (b) 2 (b)

**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 05/29/2026 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: 05/29/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/29/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida
