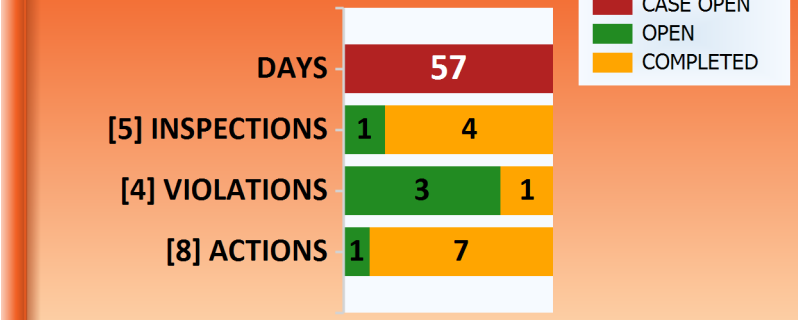
OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0474

Description: Derelict vehicles, junk, and overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 6/2/2025	Closed:	Last Action: 7/30/2025	Fllw Up: 7/29/2025
Site Address: 0 , FL 34475			
Site APN: 2260-148-018		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/23/2025	6/23/2025	NOVPH MAILED 91 7199 9991 7039 7931 3873 THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48TH TER OCALA, FL. 34480-1600
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	6/24/2025	6/24/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

PREPARE NOTICE	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO X 1 THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48 TER OCALA FL 34480-1600
PREPARE NOTICE	SHANEKA GREENE	6/20/2025	6/23/2025	NOVPH X1 (JULY MAGISTRATE) THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48 TER OCALA FL 34480-1600
REGULAR MAIL	SHANEKA GREENE	6/4/2025	6/4/2025	CLTO MAILED
				Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-332 as a Repeat Violator and 82-3 and order to: 1.) (a) Pay a fine of $250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 3rd, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be an additional fine of $250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/22/2025	(c) 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,) (a) Pay a fine of $250 per day beginning the day the repeat violation of 122-332 was discovered to exist, being June 3rd, 2025, and continuing every day thereafter until all violations of section 122-332 have been abated pursuant to subsection (b) of this order. (b) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be an additional fine of $250 per day that shall run concurrent to the fines provided in subsection (a) 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 items stored upon the property. 3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, August 21st, 2025, or remove the fence by 4:00 pm on Thursday, August 21st, 2025. If the Respondent fails to comply by 7:00 am on Friday, August 22nd, 2025, there shall be a fine of $50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing. 4.) Pay the cost of prosecution of $237.66 by August 21st, 2025.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0474

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	THOMPSON DELIFORD EVA EST	3206 SE 48 TER OCALA, FL 34480-1600			
RESPONDENT 1	THOMPSON DELIFORD EVA EST & C/O BETTY F TANNER	3206 SE 48 TER OCALA, FL 34480-1600			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	$14.36	$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	$154.00	$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						
REGULAR POSTAGE	001-359-000-000-06-35960	1	$0.55	$0.00						
Total Paid for CASE FEES:			$237.66	$0.00						
TOTALS:			$237.66	$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that it appears that one wheelchair remains on the property, and all other junk/debris has been removed. All that remains is the overgrowth and deteriorated section of the fencing. While taking pictures, the property owner from across the street informed me that he knew the land-owner. He is waiting to get his mower repaired, but he will try to assist the land-owner on his behalf. View attachments.
CASE WORK	SMS	6/24/2025	6/24/2025	COMPLETED		On 06/24/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.
FOLLOW UP	SMS	6/18/2025	6/18/2025	COMPLETED		On 06/18/2025, I have re-inspected the property in reference to junk and debris in addition to some overgrowth to the rear of the vacant property. I have observed that both the junk and debris in addition to the overgrowth remains to the rear of the property. In addition to this, the fencing is still in a deteriorated state (and in a leaning position versus being able to stand on its own). The derelict vehicle appears to have been removed at the time of inspection (was moved moreso onto the other neighboring property). View attachments. NOVPH generation assigned to Admin, and inspections has been scheduled.
HEARING INSPECTION	SMS	7/29/2025				hearing insp??
INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT		During a grant application site visit from Economic Development code violations were observed upon the property. Please contact Economic Development before initial inspection (Charlita Whitehead cwhitehead@ocalafl.gov OR Marie Mesadieu mmesadieu@ocalafl.gov).

INITIAL	SMS	6/3/2025	6/3/2025	NON COMPLIANT		On 06/03/2025, I had a meeting with Charlita Whitehead and Ramona Williams of Economic Development in reference to three properties (with two being in relation to a property owner that has applied for the grant and the other **this one** having violations on the property). For this vacant lot, I have observed overgrowth, junk and debris (such as miscallenous items stored here such as a fridge, washer machine, etc), a derelict vehicle on the property, and a deteriorated fence. This property is considered a "Repeat Violator" as per 2022_8978 (recorded date of 06/12/2023) with violations such as derelict vehicles, permitted uses of an R-2 zone, and overgrowth/junk. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-332 PERMITTED USES R-2	STEPHANI SMITH	6/3/2025			**REPEAT VIOLATOR**	Please remove any items from off the property (such as any indoor and miscellaneous items, fridge, wheelchair, derelict vehicle etc). Storage of items on an R-2 vacant lot is not allowed.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	6/3/2025	6/18/2025		**REPEAT VIOLATOR**	Please remove the derelict vehicle (white older model Ford pick-up truck) from off the property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/3/2025			**REPEAT VIOLATOR**	Please remove all junk and debris from off the property. Cut and clear all overgrowth off the property.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	6/3/2025				Please either repair, replace, or remove the dilapidated section of the wooden fencing (in a leaning position) on the property.

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

THE CITY OF OCALA

CASE NO: CE25-0474

Petitioner,

VS.

THOMPSON, DELIFORD EVA EST
C/O BETTY F. TANNER

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 Enforcement Officer 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	7	$154.00

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:	$0.55	1	$14.36	2	$14.36

Total Costs: $237.66

FURTHER. AFFIANT SAYETH NOT. Dated This: 7/15/2025

STATE OF FLORIDA
COUNTY OF MARION

STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by STEPHANI SMITH who is personally known to me and who did take an oath.

Secretary and Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

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
Real Estate

2260-148-018

Prime Key: 1257662 | MAP IT+ | Current as of 6/3/2025

Property Information

THOMPSON DELIFORD EVA EST
C/O BETTY F TANNER
3206 SE 48 TER
OCALA FL 34480-1600

Taxes / Assessments:
Map ID: 162
Millage: 1001 - OCALA

M.S.T.U.
PC: 00
Acres: .09

2024 Certified Value

Land Just Value	$4,760		
Buildings	$0		
Miscellaneous	$0		
Total Just Value	$4,760	Impact	($3,255)
Total Assessed Value	$1,505	Ex Codes:	
Exemptions	$0		
Total Taxable	$1,505		
School Taxable	$4,760		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$4,760	$0	$0	$4,760	$1,505	$0	$1,505
2023	$3,400	$0	$0	$3,400	$1,368	$0	$1,368
2022	$2,720	$0	$0	$2,720	$1,244	$0	$1,244

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	03/1997	71 DTH CER	0	U	V	$100

Property Description

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA
BLK 148 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	100.0	R2	40.00	FF						

Neighborhood 4491 - W. END OCA / POINC 200-400 QG
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
OC00280	2/1/1992	-	BLDG 01= DEMOLISHED

Tax Roll Property Summary

Help

Account Number	R2260-148-018	**Type**	REAL ESTATE	Request Future E-Bill
Address		**Status**		
Sec/Twn/Rng	13 15 21	**Subdivision**	4491	

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	Pay Online	
2010	R	2010 R2260-148-018	PAID	05/2011	85.46			Tax Bill
2011	R	2011 R2260-148-018	CER SOLD	06/2012				Tax Bill
2011	CER	2012-00010884-00	REDEEMED	12/2012	79.21			Certificate
2012	R	2012 R2260-148-018	CER SOLD	06/2013				Tax Bill
2012	CER	2013-00010868-00	REDEEMED	12/2013	42.55			Certificate
2013	R	2013 R2260-148-018	CER SOLD	06/2014				Tax Bill
2013	CER	2014-00011071-00	REDEEMED	12/2014	42.05			Certificate
2014	R	2014 R2260-148-018	CER SOLD	06/2015				Tax Bill
2014	CER	2015-00011309-00	REDEEMED	07/2015	40.05			Certificate
2015	R	2015 R2260-148-018	PAID	01/2016	15.84			Tax Bill
2016	R	2016 R2260-148-018	CER SOLD	06/2017				Tax Bill
2016	CER	2017-00011120-00	REDEEMED	11/2017	42.35			Certificate
2017	R	2017 R2260-148-018	CER SOLD	06/2018				Tax Bill
2017	CER	2018-00010717-00	REDEEMED	09/2019	55.41			Certificate
2018	R	2018 R2260-148-018	CER SOLD	06/2019				Tax Bill
2018	CER	2019-00010867-00	REDEEMED	09/2019	40.84			Certificate
2019	R	2019 R2260-148-018	CER SOLD	06/2020				Tax Bill
2019	CER	2020-00011398-00	REDEEMED	08/2020	46.10			Certificate
2020	R	2020 R2260-148-018	PAID	12/2020	23.97			Tax Bill
2021	R	2021 R2260-148-018	CER SOLD	06/2022				Tax Bill
2021	CER	2022-00010240-00	REDEEMED	11/2022	92.34			Certificate
2022	R	2022 R2260-148-018	CER SOLD	06/2023				Tax Bill
2022	CER	2023-00010272-00	REDEEMED	07/2024	113.70			Certificate
2023	R	2023 R2260-148-018	CER SOLD	06/2024				Tax Bill
2023	CER	2024-00010430-00	UNPAID			146.94	Add to Cart	Certificate
2024	R	2024 R2260-148-018	HELD SALE			141.04		Tax Bill

CURRENT ACCOUNT DETAILS

Account Number	2024	R2260-148-018	Tax Bill

DELINQUENT TAXES DUE

Property Description	Owner Information

SEC 13 TWP 15 RGE 21 PLAT BOOK A	THOMPSON DELIFORD EVA EST
PAGE 053 WEST END OCALA BLK 148	C/O BETTY F TANNER
LOT 18	3206 SE 48 TER
	OCALA FL 34480-1600

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	4,760	TAXES	46.79
COUNTY ASMT	1,505	SP. ASMT	55.69
COUNTY TXBL	1,505		
SCHOOL ASMT	4,760		
SCHOOL TXBL	4,760		

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/30/2025	06/30/2025	06/30/2025	06/30/2025	ONLY	CERTIFIED	
141.04	141.04	141.04	141.04	FUNDS	ACCEPTED	

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

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

THE CITY OF OCALA

Petitioner,

VS.

DELIFORD EVA THOMPSON EST OF
C/O BETTY F TANNER
3206 SE 48 TER
OCALA FL 34480-1600

Respondents /

CASE NO: 2022_8978

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/12/2023 08:53:31 AM
FILE #: 2023073574 OR BK 8070 PGS 1533-1535
REC FEES: $27.00 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on March 29, 2023, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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), **DELIFORD EVA THOMPSON EST OF, AND C/O BETTY F TANNER**, owner(s) in charge of the property described as: **2260-148-018 | 200 BLK OF NW 1ST ST, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between December 19, 2022 and March 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 122-332 - Permitted Uses (R-2).

II. CONCLUSION OF LAW:

A. The Respondent(s), **DELIFORD EVA THOMPSON EST OF, AND C/O BETTY F TANNER**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 122-332 - Permitted Uses (R-2), 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): 34-91, 34-95, 34-121, 34-122, 122-332 and Order to;

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, April 20th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, April 21st, 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.

2.) (a) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Thursday, April 20th, 2023; or
(b) Have the vehicles properly registered and operational by 4:00pm on Thursday, April 20th, 2023;
If the Respondent(s) fail to comply with this section by 7:00am on Friday, April 21st, 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.)Comply with requirements for R-2 zoning to include; but not limited Residential uses, Community residential home, maximum of eight unrelated residents per single-family residential dwelling by 4:00pm on Thursday, April 20th, 2023. If the Respondent(s) fail to comply by 7:00 am on Friday, April 21st, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: removal of improper outdoor storage to include, but not limited to vehicles, commercial vehicles, and trailers stored outdoors. Additionally, there shall be a fine of $250 per day thereafter that shall run in addition to any other fines.

4.) Pay the cost of prosecution of $166.95 by April 20th, 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 29th day of March 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

Thomas J. Dobbins
Code Enforcement Special Magistrate

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: **DELIFORD EVA THOMPSON EST OF, C/O BETTY F TANNER, 3206 SE 48 TER, OCALA FL 34480-1600,** this 24th day of March 2023.

Yiovanni Santiago, Code Enforcement Specialist
Code Enforcement Special Magistrate

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON APRIL 26, 2023, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INTIAL 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 SEAL

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

CITY CLERK

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

THE CITY OF OCALA
Petitioner,

vs.

DELIFORD EVA THOMPSON EST OF
C/O BETTY F TANNER
3206 SE 48 TER
OCALA FL 34480-1600
Respondents /

CASE NO: 2022_8978

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/22/2025 03:53:27 PM
FILE #: 2025053136 OR BK 8592 PG 745
REC FEES: $10.00 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

ORDER ACKNOWLEDGING COMPLIANCE WITH FINAL ADMINISTRATIVE ORDER

The City of Ocala Code Enforcement Special Magistrate, recorded a Final Administrative Order against the property of **DELIFORD EVA THOMPSON EST OF C/O BETTY F TANNER** on the 12th day of June 2023, in Official Records Book 8070 Pages 1533-1535 in the office of the Clerk of the Circuit Court of Marion County, State of Florida, against the following described real property located at **200 BLOCK OF NW 1ST ST | 2260-148-018,** Ocala, FL.

LEGAL DESCRIPTION:

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA
BLK 148 LOT 18

PARCEL NUMBER: 2260-148-018

The Code violation on the above referenced property has been abated as of the 18th of May 2023, and the City of Ocala desires to acknowledge compliance with the aforementioned Code Enforcement Board Administrative Order.

NOW, THEREFORE, the City of Ocala by and through its undersigned Code Enforcement Board, does hereby acknowledge compliance with the foregoing Code Enforcement Special Magistrate Final Administrative Order and does direct the Clerk of said Circuit Court to satisfy and discharge the said Code Enforcement Board Final Administrative Order in accordance with Section 162.07 of the Florida Statutes.

DONE AND ORDERED; this 10th day of April 2025

MUNICIPAL CODE ENFORCEMENT CODE BOARD
OCALA, FLORIDA

Michael Gartner
Code Enforcement Board, Chair

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to all the Respondent(s) as listed in the forgoing document by U.S. Mail at the address(s) provided to the City of Ocala, this 10th day of April 2025.

Yvette Grillo, Secretary
Municipal Code Enforcement Board

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

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

DEPUTY CITY CLERK

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

6/4/2025 CASE NO: CE25-0474

THOMPSON DELIFORD EVA EST
C/O BETTY F TANNER
3206 SE 48 TER
OCALA, FL 34480-1600

RE: 2260-148-018| 2000 BLOCK OF NW 1ST 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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 6/18/2025

Violations:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Please remove the derelict vehicle (white older model Ford pick-up truck) from off the property.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please remove all junk and debris from off the property. Cut and clear all overgrowth off the property.

SECTION 122-332 PERMITTED USES R-2
Please remove any items from off the property (such as any indoor and miscellaneous items, fridge, wheelchair, derelict vehicle etc). Storage of items on an R-2 vacant lot is not allowed.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Please either repair, replace, or remove the dilapidated section of the wooden fencing (in a leaning position) on 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 officer 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.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@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

REPEAT VIOLATOR

06/23/2025

THOMPSON DELIFORD EVA EST
C/O BETTY F TANNER
3206 SE 48TH TER
OCALA, FL. 34480-1600

Respondent(s) /

Location of Violation: 2000 BLOCK OF NW 1ST ST|2260-148-018

Case Number: CE25-0474

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
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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 enforcement officer 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 Enforcement Officer
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: CE25-0474

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 06/24/2025 post the Notice of Violation & Public Hearing to the property, located at 2000 BLOCK OF NW 1ST ST | 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: 06/24/2025

Code Enforcement Officer

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

City of Ocala
NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

6/24/25, 8:47 AM
City of Ocala
Code Enforcement Division

OCALA

CODE ENFORCEMENT

352-629-8309

DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION

City of Ocala
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

06/23/2025

THOMPSON DELIFORD EVA EST
C/O BETTY F TANNER
3206 SE 48TH TER
OCALA, FL 34480-1600

Respondent(s) _____ /

Location of Violation: 2000 BLOCK OF NW 1ST ST|2260-148-018
Case Number: CE25-0474
Officer Assigned: Stephani Smith
Required Compliance Date: 07/29/2025
Public Hearing Date & Time: 07/30/2025 10:30
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Office Depot®

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

6/24/25, 8:47 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: CE25-0474

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 06/23/2025 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: 06/23/2025

Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/23/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

7/9/25, 10:12 AM
City of Ocala
Code Enforcement Division


OCALA
CODE
ENFORCEMENT
352-629-8309
GOD BE WITH US
7/9/25, 10:12 AM
City of Ocala
Code Enforcement Division


CITY OF OCALA
GOD BE WITH US
6/18/25, 11:02 AM
City of Ocala
Code Enforcement Division

6/18/25, 11:02 AM
City of Ocala
Code Enforcement Division

6/18/25, 11:02 AM
City of Ocala
Code Enforcement Division

6/3/25, 2:41 PM
City of Ocala
Code Enforcement Division

6/3/25, 2:41 PM
City of Ocala
Code Enforcement Division

6/3/25, 2:42 PM
City of Ocala
Code Enforcement Division

6/3/25, 2:42 PM
City of Ocala
Code Enforcement Division