

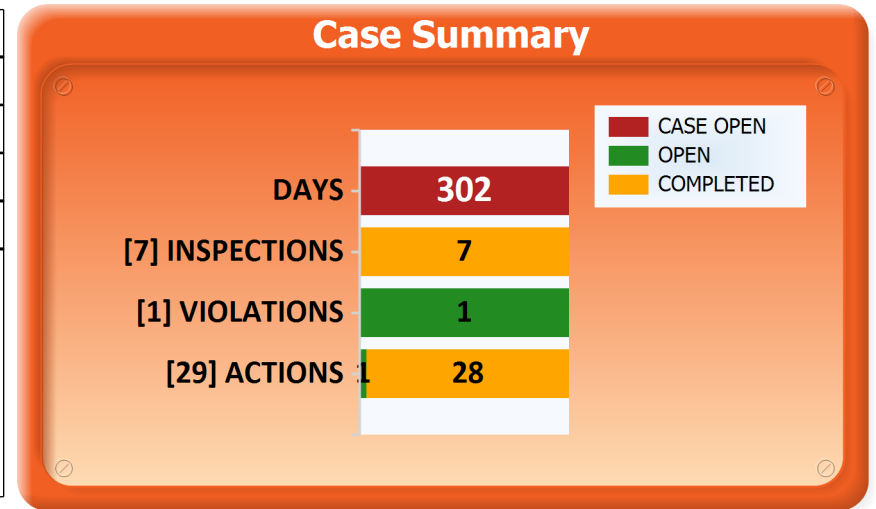


Case Details - No Attachments

City of Ocala

Case Number
CE25-0325

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 4/16/2025	Closed:	Last Action: 2/12/2026	Flw Up: 1/5/2026
Site Address: 1831 NW 26TH PL OCALA, FL 34475			
Site APN: 2142-006-005		Officer: STEPHANI SMITH	
Details: **As per family members, do not send any future mailings to the following individuals: Carol Rylski, Vernam John N II and Vernam Brenda L, and Randy Arnett. No involvement with the properties, and do not wish to receive any mail in relation to the property.** VERNAM JOHN N III VERNAM BRENDA L 4730 SW 3RD AVE OCALA FL 34471-7475			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	VERNAM JEFFERY D EST	1831 NW 26TH PL OCALA, FL 34475-4224			
REFERENCE 5	ARNETT RANDALL HARVEY	PO BOX 831104 OCALA, FL 34483			
RESPONDENT 1	VERNAM JEFFERY D EST	1831 NW 26TH PL OCALA, FL 34475-4224			
RESPONDENT 2	RYLSKI CAROL	2740 LIGHTWOOD ST DELTONA, FL 32738			
RESPONDENT 3	MOSLEY MARY D	1105 SOUTH STREET LEESBURG, FL 34748			
RESPONDENT 4	VERNAM JOHN N III	4730 SW 3RD AVE OCALA, FL 34471-7475			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	15	\$107.70	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	5	\$2.75	\$0.00						
Total Paid for CASE FEES:			\$342.70	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$1,289.50	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$1,289.50	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	122	\$6,100.00	\$0.00						
Total Paid for DAILY FINES:			\$6,100.00	\$0.00						
TOTALS:			\$7,832.20	\$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	STEPHANI SMITH	4/16/2025			**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property. Remove any sources of unsightly or unsanitary matter such as tree debris.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	4/16/2025	4/16/2025	NON COMPLIANT	**REPEAT VIOLATOR**	On 04/16/2025 while patrolling the area, I have observed overgrowth at the property along with some tree debris. Upon closer inspection, it also appears that some portions of the siding to the mobile home are either in a state of disrepair or are amiss. Lastly, the steps leading up and into the mobile home are also in a state of disrepair (rotted wood). A recorded order (REC 2021_6345) has been discovered for this property (1831 NW 26th PL) regarding to violations such as 34-95, 82-151, 34-122, etc. This order has been recorded on 05/20/2021. The City has abated the property on May 24th of 2023 for items such as 34-91,34-95, 34-121, and 34-122. However, 82-151 has not been listed (and has not come into compliance). Due to this case being considered as a "Repeat Violator" (as per the Recorded Order), I have decided to send this case to the next available hearing for the accumulation of unsightly or unsanitary matter (such as overgrowth). As of this date (04/16/2025), there are no active probate cases. However, the research has been conducted to locate any relative and/or family members related to this individual so that they too shall be noticed (such as searching numerous databases like "Clerk of Court", "Property Appraiser", etc). View attachments. NOVPH generation assigned to Admin, and a hearing inspection has been scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

HEARING INSPECTION	SMS	5/7/2025	5/7/2025	COMPLETED		On 05/07/2025, I have responded out to the listed location in reference to overgrowth. The overgrowth still remains at the property. No contact by the property owner or property representative (the two family members that responded are not associated with the property itself). View attachments. NOVPH assignment to Admin. Inspection scheduled.
CASE WORK	SMS	5/12/2025	5/12/2025	COMPLETED		On 05/12/2025, I have posted the NOVPH directly onto the property. Signed Affidavit provided to Admin. View attachments.
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments.
HEARING INSPECTION	SMS	8/13/2025	8/13/2025	NON COMPLIANT		((**Rescheduled from 07/09/2025 to 08/13/2025 due to lack of quorum for July Code Board**)) On 08/13/2025, I have re-inspected the property in reference to overgrowth. The overgrown still remains on the property. View attachments.
COMPLIANCE	JGB	9/5/2025	9/5/2025	NON COMPLIANT		MASSEY INSPECTION I verified the violation has not been corrected. The prosecution cost have not been paid. See photo
COMPLIANCE	JLB	1/5/2026	1/5/2026	NON COMPLIANT		CUT AND CLEAN I conducted a compliance inspection after assigned city vendor cut and cleaned the property. I observed the property had been brought into (involuntary) compliance. Photos attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	CLTO MAILED (5)



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

PREPARE NOTICE	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH X 5 VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA FL 34475-4224 RYLSKI CAROL 2740 LIGHTWOOD ST DELTONA, FL 32738 MOSLEY MILTON L 1105 SOUTH STREET LEESBURG, FL 34748 VERNAM JOHN N III VERNAM BRENDA L 4730 SW 3RD AVE OCALA FL 34471-7475 ARNETT RANDALL HARVEY PO BOX 831104 OCALA FL 34483
CONTACT	STEPHANI SMITH	4/21/2025	4/21/2025	RYLSKI CAROL at (407)-790-1148 2740 LIGHTWOOD ST DELTONA, FL 32738 Called in reference to this case. She has informed me that she has no ties to the property. Requested to be off the mailing list. However, she will see if she can make contact with another family member in Ocala regarding the property.

CONTACT	STEPHANI SMITH	4/23/2025	4/23/2025	On 04/23/2025, I have received a phone call from Milton Mosley at (352)-470-2926 (at the time, I was in a meeting). I have called and left a detailed voice-mail message in regard to this property (and the reason behind the letter of how I was sending out letters to any relatives associated with the deceased individual that owned this property). Milton Mosley 352-470-2926
ADMIN POSTING	SHANEKA GREENE	5/9/2025	5/9/2025	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	5/9/2025	5/9/2025	NOVPH MAILED (5) 91 7199 9991 7039 7682 2200 VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA, FL. 34475-4224 91 7199 9991 7039 7682 2217MOSLEY MILTON L 1105 SOUTH STREET LEESBURG, FL. 34748 91 7199 9991 7039 7682 2224 VERNAM JOHN N II VERNAM BRENDA L 4730 SW 3RD AVE 91 7199 9991 7039 7682 2231 ARNETT RANDALL HARVEY PO BOX 831104 OCALA, FL. 34483 91 7199 9991 7039 7682 2248 RYLSKI CAROL 2740 LIGHWOOD ST DELTONA, FL. 32738
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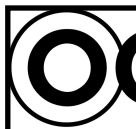
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

PREPARE NOTICE	SHANEKA GREENE	5/9/2025	5/9/2025	NOVPH X 4 VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA FL 34475-4224 MOSLEY MILTON L 1105 SOUTH STREET LEESBURG, FL 34748 VERNAM JOHN N III VERNAM BRENDA L 4730 SW 3RD AVE OCALA FL 34471-7475 ARNETT RANDALL HARVEY PO BOX 831104 OCALA FL 34483
OFFICER POSTING	STEPHANI SMITH	5/12/2025	5/12/2025	NOVPH READY FOR POSTING NOVPH HAS BEEN COLLECTED FROM ADMIN AND POSTED DIRECTLY ONTO THE PROPERTY. SIGNED AFFIDAVIT HAS BEEN PROVIDED TO ADMIN.
CONTACT	STEPHANI SMITH	5/27/2025	5/27/2025	Randy Arnett (at 352-816-0136) has called and left a voice-mail message in reference to this property. Over the voice-mail message, he has stated that it was not his property and he had nothing to do with it. I have then called him, and he has confirmed that he would like to be taken off the mailing list.
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH



OCALA Case Details - No Attachments

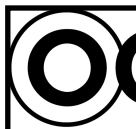
City of Ocala

Case Number

CE25-0325

CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH 91 7199 9991 7039 7680 9430 VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA, FL. 34475-4224 91 7199 9991 7039 7680 9423 MOSLEY MILTON L 1105 SOUTH STREET LEESBURG, FL. 34748 91 7199 9991 7039 7680 9447 VERNAM JOHN N II VERNAM BRENDA L 4730 SW 3RD AVE 91 7199 9991 7039 7680 9454 ARNETT RANDALL HARVEY PO BOX 831104 OCALA, FL. 34483 91 7199 9991 7039 7680 9416 RYLSKI CAROL 2740 LIGHWOOD ST DELTONA, FL. 32738 Submit Delete Note
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING UPDATED NOVPH POSTED ONTO THE PROPERTY
CONTACT	STEPHANI SMITH	7/16/2025	7/16/2025	VERNAM JOHN N III and VERNAM BRENDA L of 4730 SW 3RD AVE has called at (352)-237-5180. They wish to be removed from the mailing list (no involvement with the property). Note added in orange section on top right of "no mail" list.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/4/2025	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, and unsightly or unsanitary items by 4:00pm on Thursday, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 2025, 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 \$342.70 by September 4th, 2025.
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025	8/19/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0325

CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF 91 7199 9991 7039 7682 0848 VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA, FL. 34475-4224 91 7199 9991 7039 7682 0855 MOSLEY MILTON L 1105 SOUTH STREET LEESBURG, FL. 34748 91 7199 9991 7039 7682 0862 VERNAM JOHN N II VERNAM BRENDA L 4730 SW 3RD AVE 91 7199 9991 7039 7682 0879 ARNETT RANDALL HARVEY PO BOX 831104 OCALA, FL. 34483 91 7199 9991 7039 7682 0886 RYLSKI CAROL 2740 LIGHWOOD ST DELTONA, FL. 32738
OFFICER POSTING	STEPHANI SMITH	8/19/2025	8/19/2025	FOF FAO POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
CERTIFIED MAIL	STEPHANI SMITH	8/25/2025	8/25/2025	7/16/2025 3:36:42 PM (STEPHANI SMITH) **As per family members, do not send any future mailings to the following individuals: Carol Rylski, Vernam John N II and Vernam Brenda L, and Randy Arnett. No involvement with the properties, and do not wish to receive any mail in relation to the property.**



Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

CONTACT	JENNIPHER L BULLER	9/4/2025	9/4/2025	Phone call to VERNAM BRENDA L of 4730 SW 3RD AVE (352)-237-5180. Names removed from FOF and no only reflect the estate: VERNAM JEFFERY D EST
CONTACT	JENNIPHER L BULLER	9/4/2025	9/4/2025	RYLSKI CAROL at (407)-790-1148 2740 LIGHTWOOD ST DELTONA, FL 32738 Name removed from FOF. Left voicemail
CONTACT	JENNIPHER L BULLER	9/4/2025	9/4/2025	I called Milton Mosley 352-470-2926. Name removed from FOF.
CONTACT	JENNIPHER L BULLER	9/4/2025	9/4/2025	I called Randy Arnett 352-816-0136. Removed from FOF.
MASSEY	YVETTE J GRILLO	9/10/2025	9/11/2025	
CLEAN-UP	SHANEKA GREENE	11/21/2025	11/21/2025	SENT REQUEST FOR CUT AND CLEAN TO PURE CUTS
ADMIN POSTING	SHANEKA GREENE	1/21/2026	1/21/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026	NOTICE NON-COMP HEARING MAILED 9489 0090 0027 6697 0491 13 VERNAM, JEFFREY D. EST 1831 NW 26TH PL OCALA, FL. 34475-4224
OFFICER POSTING	JENNIPHER L BULLER	1/22/2026	1/22/2026	NON-COMP HEARING NOTICE READY FOR POSTING The notice was posted upon the property.
MASSEY	YVETTE J GRILLO	2/12/2026		MASSEY FOR LIEN PROPERTY VALUE \$57,280.00 HARD COSTS \$1,732.20 FINES \$6,100.00 TOTAL LIEN \$7,832.20

PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail
Ocala, FL 34480
(352) 678-8531 / service@pure-cuts.com
www.pure-cuts.com



To:

City of Ocala Code Enforcement Department
201 se 3rd St. 2nd floor
Ocala, FL 34471

Invoice # 9630
Invoice Date: 1/2/2026
Date of Completion: 1/2/2026
Total Amount Due \$ 1,289.50

Location: 1831 NW 26th Pl
Case Number CE25 -0325

Description	Acreage / Weight	Amount
LOT CLEARING	0.30	\$ 425.00
DUMP	1820 LB	\$ 864.50
	TOTAL	\$ 1,289.50

Case# CE25-0325

Contract# 250349

Vendor# 7869

Acct# 103-016-711-524-52-46020

OK TO PAY
[Signature]

~~1831~~ ~~AW 26th PI~~

5041186

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5041186

Date: 1/2/2026

Time: 15:30:55 - 15:58:05

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Gross: 7720 lb In Scale 1

Tare: 7020 lb Out Scale 2

Net: 700 lb

Tons: 0.35

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.35 Ton

Rate: \$65.00/TON

Amount: \$ 22.75

Total Taxes: \$ 0.00

Total Amount: \$ 22.75

Other: xxxx- - Approved: 000237265:
Change: 0.00

Weighmaster: CE

Driver:

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter

~~1831~~ ~~AW 26th PI~~

5039590

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5039590

Date: 12/29/2025

Time: 12:35:24 - 12:51:58

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Gross: 7580 lb In Scale 1

Tare: 7040 lb Out Scale 2

Net: 540 lb

Tons: 0.27

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.27 Ton

Rate: \$65.00/TON

Amount: \$ 17.55

Total Taxes: \$ 0.00

Total Amount: \$ 17.55

Other: xxxx- - Approved: 000235654:
Change: 0.00

Weighmaster: AD

Driver:

No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter

~~1231-170-1644-71~~
5040915

MARION COUNTY ROCC

5601 SE 66th Street
Ocala, FL 34490
352-671-8465

Ticket: 5040915

Date: 1/2/2026

Time: 10:54:20 - 11:39:46

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 4/WOOD WASTE PILE

Comment: YW

Gross: 9240 lb In Scale 1

Tare: 8660 lb Out Scale 2

Net: 580 lb

Tons: 0.29

Materials & Services

Origin: 1/COMMERCIAL

Material: 22/YARD WASTE-CHARGEABLE

Quantity: 0.29 Ton

Rate: \$48.00/TON

Amount: \$ 13.92

Total Taxes: \$ 0.00

Total Amount: \$ 13.92

Other: xxxx- - Approved: 000236913:

Change: 0.00

Weighmaster: CE

Driver:

.....
**No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter**

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

CASE NO: CE25-0325

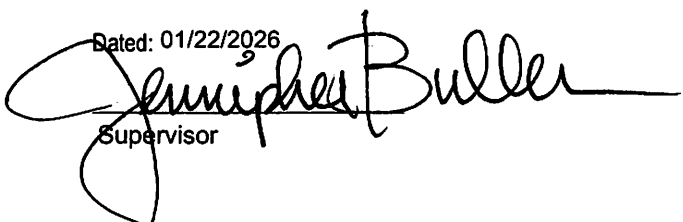
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jennifer 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 01/22/2026 post the Notice of Non-Compliance Hearing to the property, located at 1831 NW 26TH PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

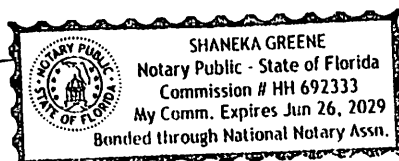
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 01/22/2026

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/22/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
1/22/2026 9:25 AM



E
EMENT
-8309
MOVE THIS
T APPROVAL
CITY CODE
ENT DIVISION

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA
IF SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL 48 HOURS
IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT
BOARD AT (352) 629-8309 TO

NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 1/21/2026

Shaneka Greene
Case No: CE25-0325

To: VERNAM, JEFFREY D. EST
1831 NW 26TH PL
OCALA, FL. 34475-4224

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, 1831 NW 26TH PL, Ocala, Florida, 2142-006-005 Legal Description SEC 01 TWP 15 RGE 21 PLAT BOOK G PAGE 076 TREE HAVEN REVISED BLK F LOT 5, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 2/12/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

City of Ocala
Code Enforcement Division
1/22/2026 9:25 AM

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

CASE NO: CE25-0325

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 01/21/2026 post the Notice of Non-Compliance 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: 01/21/2026

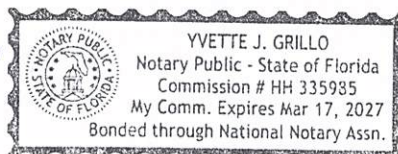
Shaneka Greene
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/21/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

Yvette J. Grillo
Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

Aff Mar Comp - 0325

Vs.

VERNAM, JEFFREY D EST
1831 NW 26TH PL
OCALA, FL 34475-4224

Respondents

.. 9327029813143521

344754224
34471>2187

JACKSONVILLE RPDC 320

7 JAN 2026 PM 4 L

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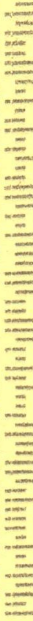


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**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA**

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 1/21/2026

Case No: CE25-0325

**TO: VERNAM, JEFFREY D. EST
1831 NW 26TH PL
OCALA, FL. 34475-4224**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1831 NW 26TH PL**, Ocala, Florida, **2142-006-005** Legal Description **SEC 01 TWP 15 RGE 21 PLAT BOOK G PAGE 076 TREE HAVEN REVISED BLK F LOT 5**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **2/12/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 21st day of January 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board



City of Ocala
Code Enforcement Division
- 1/5/2026 10:48 AM



City of Ocala
Code Enforcement Division
1/5/2026 10:49 AM

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

THE CITY OF OCALA

CASE NO: CE25-0325

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 09/12/2025 11:09:43 AM

FILE #: 2025122712 OR BK 8711 PGS 318-320

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

**VERNAM, JEFFREY D. EST
1831 NW 26TH PL
OCALA, FL 34475-4224**

Respondents /

AMMENDED FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **VERNAM, JEFFREY D. EST, 1831 NW 26TH PL, OCALA, FL 34475-4224**, owner(s) in charge of the property described as: **1831 NW 26TH PL | 2142-006-005, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 16th, 2025, and August 13th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **VERNAM, JEFFREY D. EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.**, in that the Respondent(s) have failed to remedy the violation(s) and is 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): 34-95 and order to:

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, September 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 5th, 2025, 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.

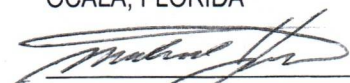
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$342.70 by September 4th, 2025

- 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 10th day of September 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



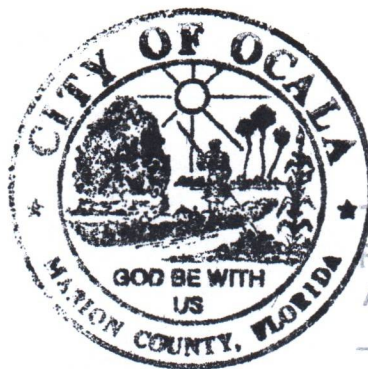
Michael Kroitor, Vice Chair
Municipal Code Enforcement Board

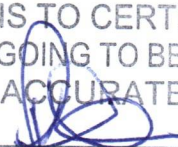
CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to:
VERNAM, JEFFREY D. EST, 1831 NW 26TH PL, OCALA, FL 34475-4224, this 10th day of September 2025.



Shaneka Greene, Board Secretary
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON SEPTEMBER 10TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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



04/16/2025 14:32
City of Ocala
Code Enforcement Division