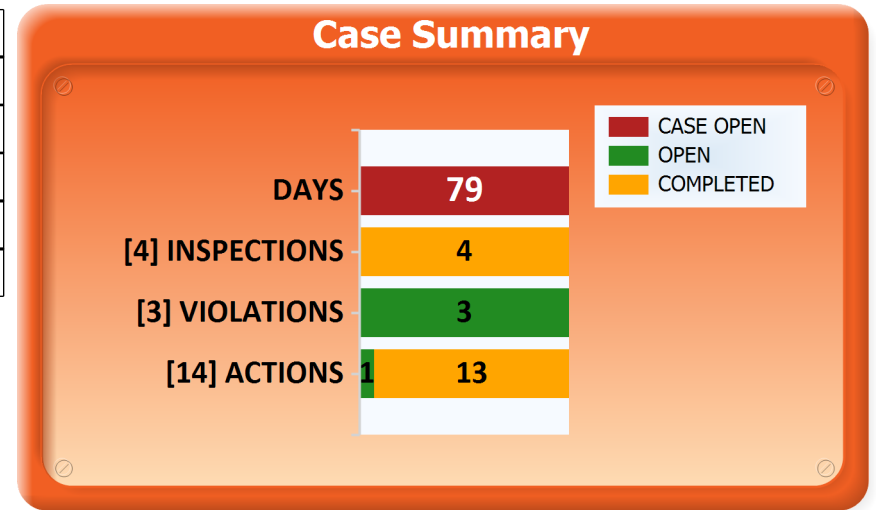


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0221

Description: DANGEROUS STRUCTURE		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 2/19/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/1/2026
Site Address: 1207 SE 17TH ST OCALA, FL 34471			
Site APN: 2934-004-010		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HALE MARTHA SUSAN PHILLIPS REV LVN TRUST	1207 SE 17TH ST OCALA, FL 34471-4507			
RESPONDENT 1	HALE MARTHA SUSAN PHILLIPS REV LVN TRUST	1207 SE 17TH ST OCALA, FL 34471-4507			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0221

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$183.97	\$0.00						
TOTALS:			\$183.97	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHANI SMITH	2/19/2026				This property is in violation of 82-181 (Dangerous Building Definition) under: (5)Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (6)For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used. (9)The building, structure or portion thereof is in such a condition as to constitute a public nuisance, etc.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	2/19/2026				Please restore the property to the standards of the Florida Building Code. Secure the building by ensuring that all glass is replaced for any broken window(s) on the property. The exterior appendage and portion of the structure must be in good condition (either restore/repair this or demolish this portion of the structure). Some scopes of work may require a permit.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	2/19/2026				Please remove the derelict vehicle from off the property or restore the vehicle to a street-operable condition.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	2/19/2026	2/19/2026	NON COMPLIANT		<p>On 02/19/2026, I have responded out to the property in reference to a police complaint (deriving from a citizen's call) about feral cats that are occupying the property. We (Code Enforcement Officer Hannah and I) have responded out to the property. He has obtained information from the responding officer that the property owner is deceased, and a neighbor was complaining about the feral cats that were jumping through the window and entering the premises. We have observed a broken window to the front of the property. In addition to this, from the alleyway, we have also observed that the extension of the building (serving as a carport) appears to be in poor shape. Building Inspector McClellan has informed us that the structure does constitute as "Dangerous" under the definition of a "Dangerous Structure". In addition to this, it is unsecured due to the broken window. The property is vacant. There are no active probate cases for the property listed on the "Clerk of Courts" site at this time (with the death certificate filed on 10/2025).. I did attempt to contact Animal Control (of Marion County) to request a trap. However, they are unable to set up a trap to catch the cats due to requiring property owner's permission and someone to monitor the trap. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0221

CASE WORK	SMS	3/13/2026	3/13/2026	COMPLETED	On 03/13/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the violations continue to exist on the property such as the derelict vehicle, the broken front window, the deteriorating carport, etc. There are no active permit(s) applied and/or issued for any demolition or renovation work. View related attachments.
HEARING INSPECTION	SMS	3/23/2026	3/23/2026	COMPLETED	On 03/23/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that the front broken window remains in a broken state (along with the origin of the complaint being cats jumping in and out of the abandoned house). Along with this, the derelict vehicle still remains on the property and the wood of the carport extension appears to have signs of deterioration. View attachments.
COMPLIANCE	SMS	5/1/2026	5/1/2026	COMPLETED	MASSEY INSPECTION On 05/01/2026, I have re-inspected the property in reference to a massey inspection. I have observed that the derelict vehicle in addition to the dangerous (such as the broken window that leaves the vacant residence unsecured) both remain at the property. The prosecution costs of \$183.97 remain unpaid. View attachments. Affidavit of Non-Compliance completed and submitted to Admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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CONTACT	STEPHANI SMITH	2/19/2026	2/19/2026	ANIMAL CONTROL- (352)-671-8727 T 09:16 A.M. I HAVE CALLED ANIMAL CONTROL IN REFERENCE TO THE PRIMRARY COMPLAINT (OF FERALS CAT ENTERING AND LEAVING THE HOME THROUGH THE BROKEN WINDOW). I HAVE REQUESTED IF A TRAP CAN BE PLACED TO CAPTURE THE FERAL CATS. THEY HAVE INFORMED ME THAT THEY CAN ONLY PLACE A TRAP DOWN WITH PROPERTY OWNER'S PERMISSION AND FOR SOMEONE TO MONITOR THE TRAP.
ADMIN POSTING	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH MAILED 9489 0090 0027 6696 9851 77 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA, FL. 34471-4507
PREPARE NOTICE	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH X 1 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA FL 34471-4507
OFFICER POSTING	STEPHANI SMITH	2/23/2026	2/23/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
				Find the Respondent(s) guilty of violating city code section(s): 34-122 and 82-182 and order to: 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>sections 34-122 have 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 in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0221

				<p>the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$183.97 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	3/30/2026	3/30/2026	FOF FOF POSTED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	FOF 9489 0090 0027 6696 9837 46 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA, FL. 34471-4507
CONTACT	JENNIPHER L BULLER	4/20/2026	4/20/2026	Phone call from friend of (deceased) property owner, Steve Chordas 352-362-1319. Would like to take care of the violation, but the property is not in his name. Will be contacting a probate attorney.
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0311 56 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA FL 34471-4507
FIELD POSTING	STEPHANI SMITH	4/28/2026	4/28/2026	NON COMP HEARING NOTICE READY FOR POSTING NOTICE OF NONCOMP POSTED TO PROPERTY. VIEW ATTACHMENTS. SIGNED AFFIDAVIT PROVIDED TO ADMIN.

OCALA Case Details - No Attachments
City of Ocala

Case Number
CE26-0221

MASSEY	YVETTE J GRILLO	5/14/2026		
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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: 4/27/2026

Case No: CE26-0221

**To: HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA FL 34471-4507**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, **1207 SE 17TH ST**, Ocala, Florida, **2934-004-010** Legal Description **SEC 20 TWP 15 RGE 22 PLAT BOOK D PAGE 091 EDGEWOOD PARK UNIT 1 BLK D W 20 FT OF LOT 9 & ALL LOT 10** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

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 **5/14/2026** 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 27th day of April 2026

Shaneka Greene

Shaneka Greene
Secretary, Municipal Code Enforcement Board

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

CASE NO: CE26-0221

**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 04/28/2026 post the Notice of Non-Compliance Hearing to the property, located at 1207 SE 17TH ST.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

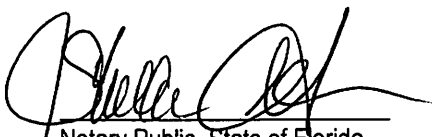
FURTHER, AFFIANT SAYETH NAUGHT.

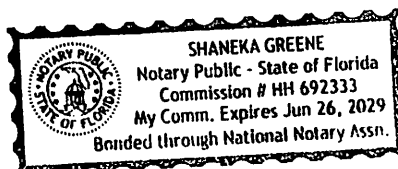
Dated: 04/28/2026


Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





1207

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: 4/27/2026
Case No: CE26-0221

To: HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA FL 34471-4507

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 1207 SE 17TH ST, Ocala, Florida, 34404-004-010 Legal Description SEC 20 TWP 15 RGE 22 PLAT BOOK D PAGE 091 EDGEWOOD PARK UNIT 1 BLK D W 20 FT OF LOT 9 & ALL LOT 10 is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):
SECTION 34-122 ABANDONED OR DERELICT VEHICLES
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
Section 82-182 - Dangerous buildings; declared nuisance; abatement required; time limits.

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 5/14/2026 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

Office DEPOTE

City of Ocala
Code Enforcement Division
4/28/26, 9:23 AM



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: 4/27/2026

Case No: CE26-0221

To: HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA FL 34471-4507

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 1207 SE 17TH ST, Ocala, Florida, 2934-004-010 Legal Description SEC 20 TWP 15 RGE 22 PLAT BOOK D PAGE 091 EDGEWOOD PARK UNIT 1 BLK D W 20 FT OF LOT 9 & ALL LOT 10 is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

- SECTION 34-122 ABANDONED OR DERELICT VEHICLES
- SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
- Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

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You are hereby notified that on 5/14/2026 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 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 IMPOSE A FINE OF UP TO \$500.00 PER DAY FOR A REPEATED VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEATED VIOLATION OF THE PERSON.

You are entitled to be heard by the Code Enforcement Board. You are entitled to be heard by the Code Enforcement Board. You are entitled to be heard by the Code Enforcement Board.

City of Ocala
Code Enforcement Division
4/28/26, 9:23 AM

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

CASE NO: CE26-0221

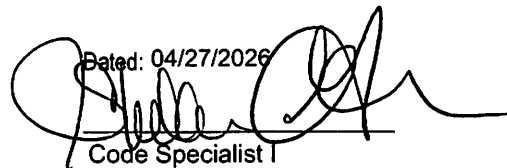
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/27/2026 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.

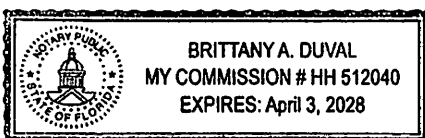
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

Petitioner,

vs.

HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST

1207 SE 17TH ST

OCALA, FL 34471-4507

Respondents /

CASE NO: CE26-0221



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 04/02/2026 02:59:41 PM

FILE #: 2026041524 OR BK 8870 PGS 953-955

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 Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal 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), **HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST**, owner(s) in charge of the property described as **2934-004-010 / 1207 SE 17TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS**, 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): 34-122 and 82-182 and order to:

1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or
(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply: or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, subsection (d) shall apply.

(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

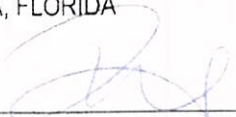
3.) Pay the cost of prosecution of \$183.97 by April 30th, 2026.

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.

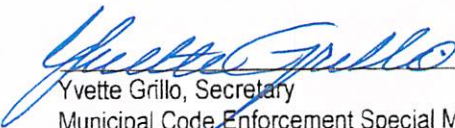
DONE AND ORDERED; this 27 day of March 2026.


MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

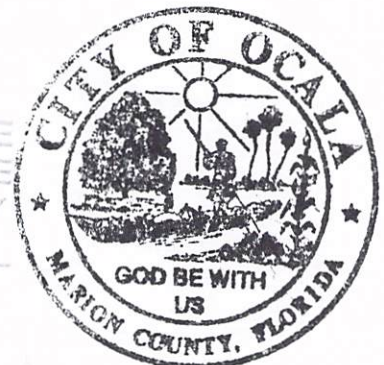

Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST, 1207 SE 17TH ST, OCALA, FL 34471-4507, this 27 day of March 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON MAY 27TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 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 MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL 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 INITIAL 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
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE26-0221

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 03/30/2026 post the Final Administrative Order to the property, located at 1207 SE 17TH ST, OCALA.
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.

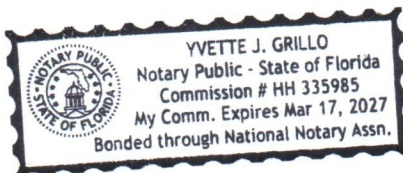
Dated: 03/30/2026


Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





1207

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

CASE NO: CE26-0221

THE CITY OF OCALA
Petitioner

vs

HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA, FL 34471-4507
Respondent(s)

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal 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), HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST, owner(s) in charge of the property described as 2934-004-010 (1207 SE 17TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between February 19th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE, ABATEMENT REQUIRED; TIME LIMITS.

II. CONCLUSION OF LAW:

A. The Respondent(s), HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE, ABATEMENT REQUIRED; TIME LIMITS, 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): 34-122 and 82-182 and order to:

1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violators of sections 34-122 have 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 in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply with the structure shall be completed by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

Page 1 of 3

City of Ocala
Code Enforcement Division
3/30/26, 9:00 AM



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

CASE NO: CE26-0221

THE CITY OF OCALA

Petitioner,

vs.

HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST

1207 SE 17TH ST

OCALA, FL 34471-4507

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal 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), HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST, owner(s) in charge of the property described as 2934-004-010 / 1207 SE 17TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.

II. CONCLUSION OF LAW:

- A. The Respondent(s), HALE, MARTHA SUSAN PHILLIPS REV LVN TRUST, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS. Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) in violation of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

City of Ocala
Code Enforcement Division
3/30/26, 9:00 AM

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

CASE NO: CE26-0221

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/27/2026 post the Final Administrative Order 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.

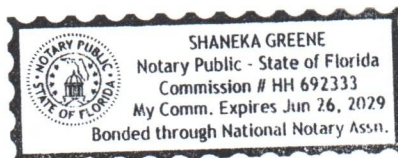
Dated: 03/27/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 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
5/1/26, 10:59 AM



City of Ocala
Code Enforcement Division
5/1/26, 10:59 AM