



Case Details - No Attachments

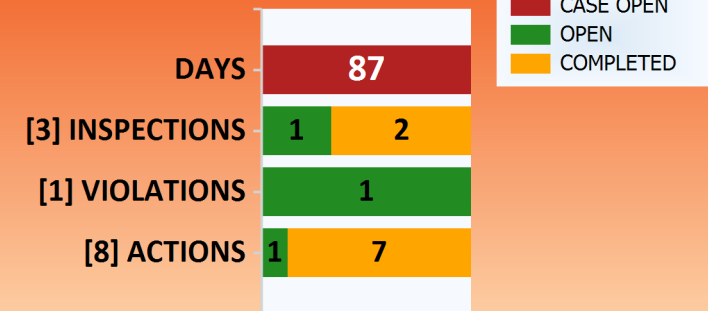
City of Ocala

Case Number

CE26-0620

Description: Derelict vehicle			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 5/11/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/11/2026
Site Address: 715 SW 21ST AVE OCALA, FL 34471			
Site APN: 2260-159-031		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	EPPS HERMAN EST	715 SW 21ST AVE OCALA, FL 34471-1804			
RESPONDENT 1	EPPS HERMAN EST	715 SW 21ST AVE OCALA, FL 34471-1804			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$18.48	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.97	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$151.20	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	OSIAS FERREIRA	5/11/2026				Derelict vehicle, no active tags and flat tires. Obtain a new and updated registration and keep the vehicle operational. If not have it removed from the property.				



OCALA Case Details - No Attachments

City of Ocala

Case Number

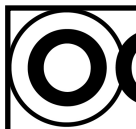
CE26-0620

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	5/11/2026	5/11/2026	COMPLETED		On 5/11/2026 I observed a derelict vehicle, no active tags and flat tires. I tried to contact the owner and knocked on the door, no answer so I left my business card. If I have not heard anything from them I will send a CLTO. Obtain a new and updated registration and keep the vehicle operational. If not have it removed from the property.
COMPLIANCE	OSF	6/12/2026	6/15/2026	COMPLETED		Inspector was out sick inspection will be completed 6/15/2026. On 6/15/2026 I did a follow up and observed that nothing has been done with the derelict vehicle. Case will move into a hearing.
HEARING INSPECTION	OSF	8/11/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	5/13/2026	5/14/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	5/14/2026	5/14/2026	CLTO MAILED
PREPARE NOTICE	YVETTE J GRILLO	6/22/2026	6/24/2026	NOVPH
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 9489 0090 0027 6696 9837 84 EPPS, HERMAN EST 715 SW 21ST AVE OCALA, FL 34471-1804
FIELD POSTING	OSIAS FERREIRA	6/24/2026	6/24/2026	NOVPH Posted at the property affidavit on file.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0620

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/24/2026	Find that the Respondent(s) violated City Code Section 34-122 and order the Respondent(s) to: 1. (a) Remove all abandoned, untagged, and/or inoperable vehicles by 4:00 p.m. on Thursday, September 10, 2026; or (b) Ensure that all vehicles are properly registered, operational, and maintained in compliance with City Code Section 34-122. No abandoned or derelict vehicle shall be kept, stored, placed, or maintained on the property. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, including the removal of abandoned or derelict vehicles with the assistance of the Ocala Police Department in accordance with its vehicle towing procedures. 2. Pay the prosecution costs of \$151.20 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
6/15/2026 2:01 PM



City of Ocala
Code Enforcement Division
6/15/2026 2:01 PM



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

5/14/2026

CASE NO: CE26-0620

EPPS HERMAN EST
715 SW 21ST AVE
OCALA, FL, 34471-1804

RE: 2260-159-031 | 715 SW 21ST AVE

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 6/12/2026

Violations:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicle, no active tags and flat tires. Obtain a new and updated registration and keep the vehicle operational. If not have it removed from the property.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

OSIAS FERREIRA,
Code Senior Inspector
352-789-5305 oferreira@ocalafl.gov



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

NOTICE OF VIOLATION AND PUBLIC HEARING

EPPS, HERMAN EST
715 SW 21ST AVE
OCALA, FL 34471-1804

06/24/2026

Respondent(s) _____ /

Location of Violation: 715 SW 21ST AVE/2260-159-031

Case Number: CE26-0620

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/11/2026

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

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicle, no active tags and flat tires. Obtain a new and updated registration and keep the vehicle operational. If not have it removed from the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone ~~below~~:

Osias Ferreira Sr Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE26-0620

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 06/24/2026 post the Notice of Violation & Public Hearing to the property, located at 715 SW 21ST AVE, 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.

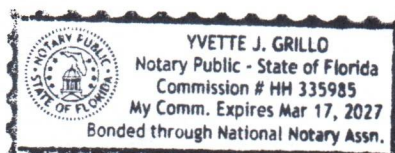
Dated: 06/24/2026

Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2026 by Yvette Grillo, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/24/2026 3:46 PM



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

EPPS, HERMAN EST
715 SW 21ST AVE
OCALA, FL 34471-1804

06/24/2026

Respondent(s) _____

Location of Violation: 715 SW 21ST AVE/2260-159-031

Case Number: CE26-0620

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/11/2026

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

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicle, no active tags and flat tires. Obtain a new and updated registration and keep the vehicle operational. If not have it removed from the property.

Office Depolo

City of Ocala
Code Enforcement Division
6/24/2026 3:46 PM

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

CASE NO: CE26-0620

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 06/24/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

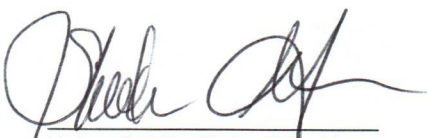
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/24/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida

