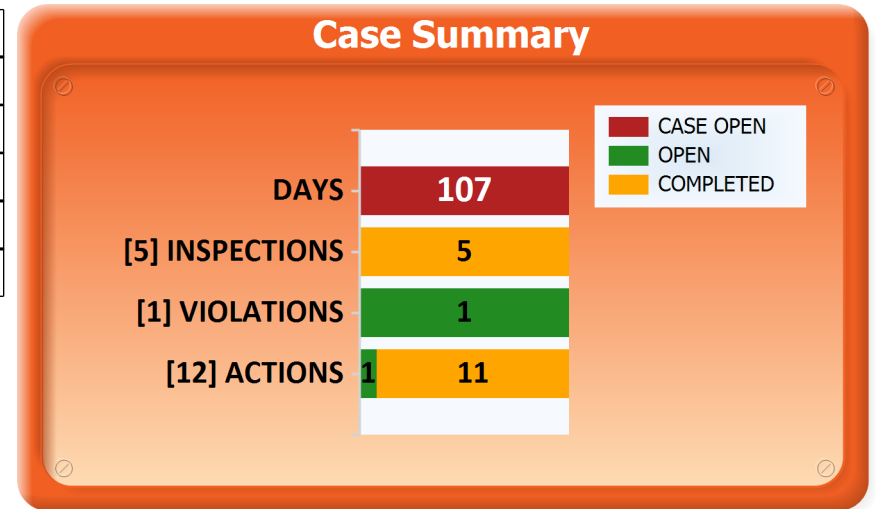


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1302

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 12/22/2025	Closed:	Last Action: 4/9/2026	Flw Up: 3/20/2026
Site Address: 1676 SW 5TH PL OCALA, FL 34471			
Site APN: 2262-009-026		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES	LINKED CASES
-------------------------	---------------------

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	NIELLY ELLEN T EST	1676 SW 5TH PL OCALA, FL 34471-1470			
RESPONDENT 1	NIELLY ELLEN T EST	1676 SW 5TH PL OCALA, FL 34471-1470			

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	6	\$132.00	\$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						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1302

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$219.21	\$0.00						
TOTALS:			\$219.21	\$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	JENNIPHER L BULLER	12/22/2025				Overgrowth upon the property. Cut and clean the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	12/22/2025	12/22/2025	NON COMPLIANT		On 12/19/2025, while in the area. I observed overgrowth upon the property. No contact made. The residence appeared vacant. No permit on file for the shed. The shed has been on property since at least April 2019 according to Google street view. Photos attached. No probate on file with Marion County. Request for courtesy letter to be prepared. Follow up scheduled.
FOLLOW UP	JLB	1/13/2026	1/13/2026	NON COMPLIANT		I conducted a follow up inspection after date given on courtesy letter. I observed the property remained non-compliant. Photo attached. Request for Notice of Violation and Public Hearing to be prepared for mailing and posting.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1302

FOLLOW UP	JLB	2/4/2026	2/4/2026	NON COMPLIANT	I conducted a follow up inspection according to the compliance date given on the Notice of Violation and Public Hearing. I observed the property remained non-compliant. Photo attached.
HEARING INSPECTION	JLB	2/10/2026	2/10/2026	NON COMPLIANT	I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photo attached. Proceed to hearing to obtain an order.
COMPLIANCE	JLB	3/20/2026	3/20/2026	COMPLETED	MASSEY INSPECTION I conducted a compliance inspection per Final Administrative Order. I observed the property remained non-compliant. Photo attached. Prosecution costs unpaid. Affidavit of on-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	12/23/2025	12/29/2025	CLTO Compliance date: 01/13/2026 Respondent 1: NIELLY ELLEN T EST 1676 SW 5TH PL OCALA FL 34471-1470
REGULAR MAIL	SHANEKA GREENE	12/29/2025	12/29/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH MAILED 9489 0090 0027 6697 0116 77 NIELLY ELLEN T EST 1676 SW 5TH PL OCALA, FL. 34471-1470

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1302

PREPARE NOTICE	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH Compliance date: 02/04/2026
OFFICER POSTING	JENNIPHER L BULLER	1/15/2026	1/15/2026	NOVPH READY FOR POSTING NOVPH posted.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/9/2026	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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, 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 \$219.21 by March 19th, 2026. Non-compliance (Massey) hearing: 04/09/2026
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026	2/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/17/2026	2/17/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2026	2/17/2026	FOF 91 7199 9991 7039 7682 4600 NEILLY, ELLEN T EST 1676 SW 5TH PL OCALA, FL 34471-1470

Case Details - No Attachments

City of Ocala

Case Number
CE25-1302

OFFICER POSTING	JENNIPHER L BULLER	2/17/2026	2/17/2026	FOF Posted upon the property.
MASSEY	YVETTE J GRILLO	4/9/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-1302



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/19/2026 01:44:16 PM
FILE #: 2026021177 OR BK 8833 PGS 630-631
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

vs.

NIELLY, ELLEN T. EST
1676 SW 5TH PL
OCALA, FL 34471-1470
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 12th, 2026, 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), **NIELLY, ELLEN T. EST, 1676 SW 5TH PL, OCALA, FL 34471-1470**, owner(s) in charge of the property described as: **1676 SW 5TH PL, OCALA, FL | 2262-009-026, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between December 22nd, 2025, and February 10th, 2026, 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:

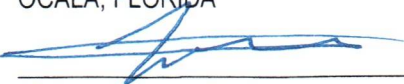
- A.** The Respondent(s), **NIELLY, ELLEN T. EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and 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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026, 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 \$219.21 by March 19th, 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.

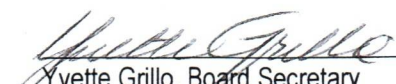
DONE AND ORDERED; this 17th day of February 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, 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: **NIELLY, ELLEN T. EST, 1676 SW 5TH PL, OCALA, FL 34471-1470**, this 17 day of February 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

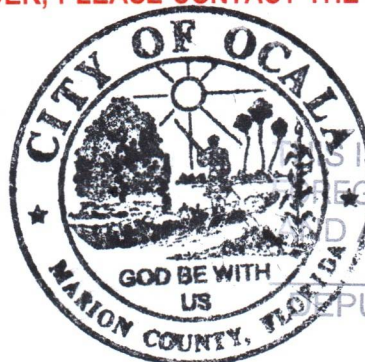
IMPORTANT NOTICE:

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 APRIL 9TH, 2026, 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.



THIS IS TO CERTIFY THE
FOGOING TO BE A TRUE
D ACCURATE COPY
DEPUTY CITY CLERK



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

FOF-1302

CERTIFIED MAIL



91 7199 9991 7039 7682 4600

JACKSONVILLE RPDC 320
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FIRST-CLASS



US POSTAGE TM **PITNEY BOWES**
ZIP 34471 \$ **008.86⁰**
02 7W
0008039548 FEB 18 2026

vs.

NIELLY, ELLEN T. EST
1676 SW 5TH PL
OCALA, FL 34471-1470
Respondents

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NIXIE 326 CE 1

7202/26/26

FINAL ADMIN

34471-147076

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

CASE NO: CE25-1302

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 02/18/2026 post the Final Administrative Order to the property, located at 1676 SW 5TH PL, 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.

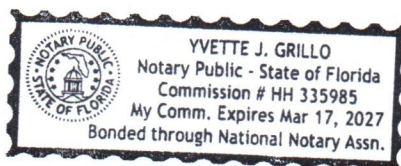
Dated: 02/18/2026

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/18/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida



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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-1302

vs.

**NIELLY, ELLEN T. EST
1676 SW 5TH PL
OCALA, FL 34471-1470**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 12th, 2026, 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:

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II. CONCLUSION OF LAW:

- A. The Respondent(s), **NIELLY, ELLEN T. 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:

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(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.

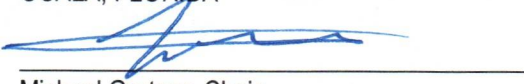
2.) Pay the cost of prosecution of \$219.21 by March 19th, 2026.

- 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 17th day of February 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, 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: **NIELLY, ELLEN T. EST, 1676 SW 5TH PL, OCALA, FL 34471-1470**, this 17 day of February 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

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City of Ocala
Code Enforcement Division
2/17/2026 2:51 PM



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-8309
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T APPROVAL
CITY CODE
NT DIVISION

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

CASE NO: CE25-1302

THE CITY OF OCALA
Petitioner,

vs.

NIELLY, ELLEN T. EST
1676 SW 5TH PL
OCALA, FL 34471-1470
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 12th, 2026, 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:

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- A.** The Respondent(s), **NIELLY, ELLEN T. 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.

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- 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.

OFFICE DEPOLO

City of Ocala
Code Enforcement Division
2/17/2026 2:51 PM

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

CASE NO: CE25-1302

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 02/17/2026 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.

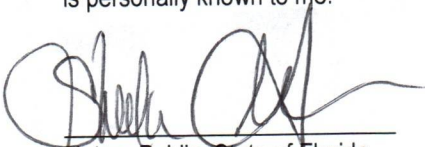
FURTHER, AFFIANT SAYETH NAUGHT.

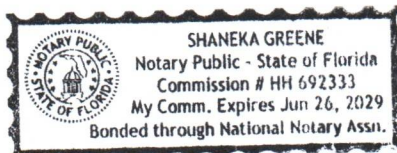
Dated: 02/17/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1302

NIELLY, ELLEN T. EST
1676 SW 5TH PL
OCALA, FL 3447-1470

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on February 12th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, March 19th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Section 34-95

4. Prosecution costs of \$219.21 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

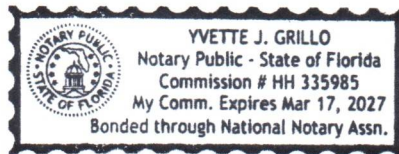
Dated this 20th day of March 2026

Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 20th day of March 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 20th day of March 2026.

Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
3/20/2026 11:55 AM