



Case Details - No Attachments

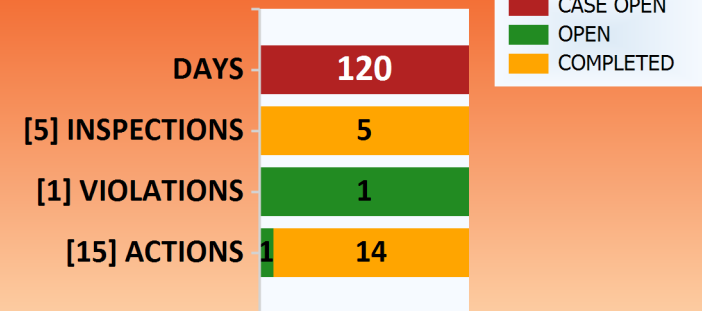
City of Ocala

Case Number

CE25-0325

Description: Overgrowth		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 4/16/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/13/2025
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			

Case Summary



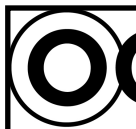
ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/9/2025	5/9/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED 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

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
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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

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
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.
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.
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS
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.
OFFICER POSTING	STEPHANI SMITH	7/10/2025	7/9/2025	UPDATED NOVPH READY FOR POSTING UPDATED NOVPH POSTED ONTO THE PROPERTY

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
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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
				CLTO MAILED (5)
REGULAR MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	

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.
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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					



Case Details - No Attachments

City of Ocala

Case Number

CE25-0325

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						
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

TOTALS: \$342.70 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/9/2025	7/9/2025	COMPLETED		On 07/09/2025, I have posted the updated NOVPH directly onto the property. View attachments.
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.
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.



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.
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

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.

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

THE CITY OF OCALA

CASE NO: CE25-0325

Petitioner,

VS.

VERNAM, JEFFERY D. EST

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
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Attorney Fees:

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
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Clerical:

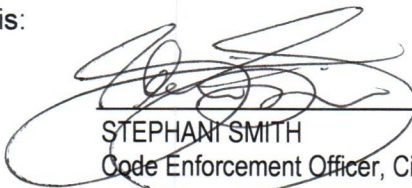
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$2.75	5	\$107.70	15	\$107.70

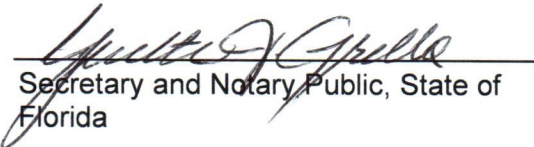
Total Costs: \$342.70

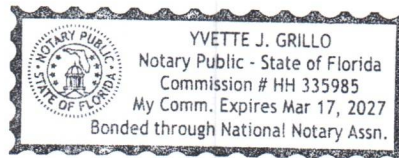
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/6/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6 Aug by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

2142-006-005

[GOOGLE Street View](#)

Prime Key: 547077

[MAP IT+](#)

Current as of 4/16/2025

[Property Information](#)

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

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 02

Acres: .30

Situs: 1831 NW 26TH PL OCALA

[2024 Certified Value](#)

Land Just Value	\$4,246		
Buildings	\$48,500		
Miscellaneous	\$411		
Total Just Value	\$53,157		
Total Assessed Value	\$44,736	Impact	
Exemptions	\$0	Ex Codes:	(\$8,421)
Total Taxable	\$44,736		
School Taxable	\$53,157		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$4,246	\$48,500	\$411	\$53,157	\$44,736	\$0	\$44,736
2023	\$3,715	\$46,558	\$411	\$50,684	\$40,669	\$0	\$40,669
2022	\$3,715	\$34,913	\$411	\$39,039	\$36,972	\$0	\$36,972

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	02/2020	71 DTH CER	0	U	I	\$100
2755/0382	02/2000	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$4,000
2339/0511	01/1997	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$10,000
1797/0279	01/1992	51 AGR-DED	4 V-APPRAISERS OPINION	U	V	\$10,000
UNRE/INST	07/1985	71 DTH CER	0	U	V	\$100
1207/1055	02/1984	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 01 TWP 15 RGE 21
PLAT BOOK G PAGE 076

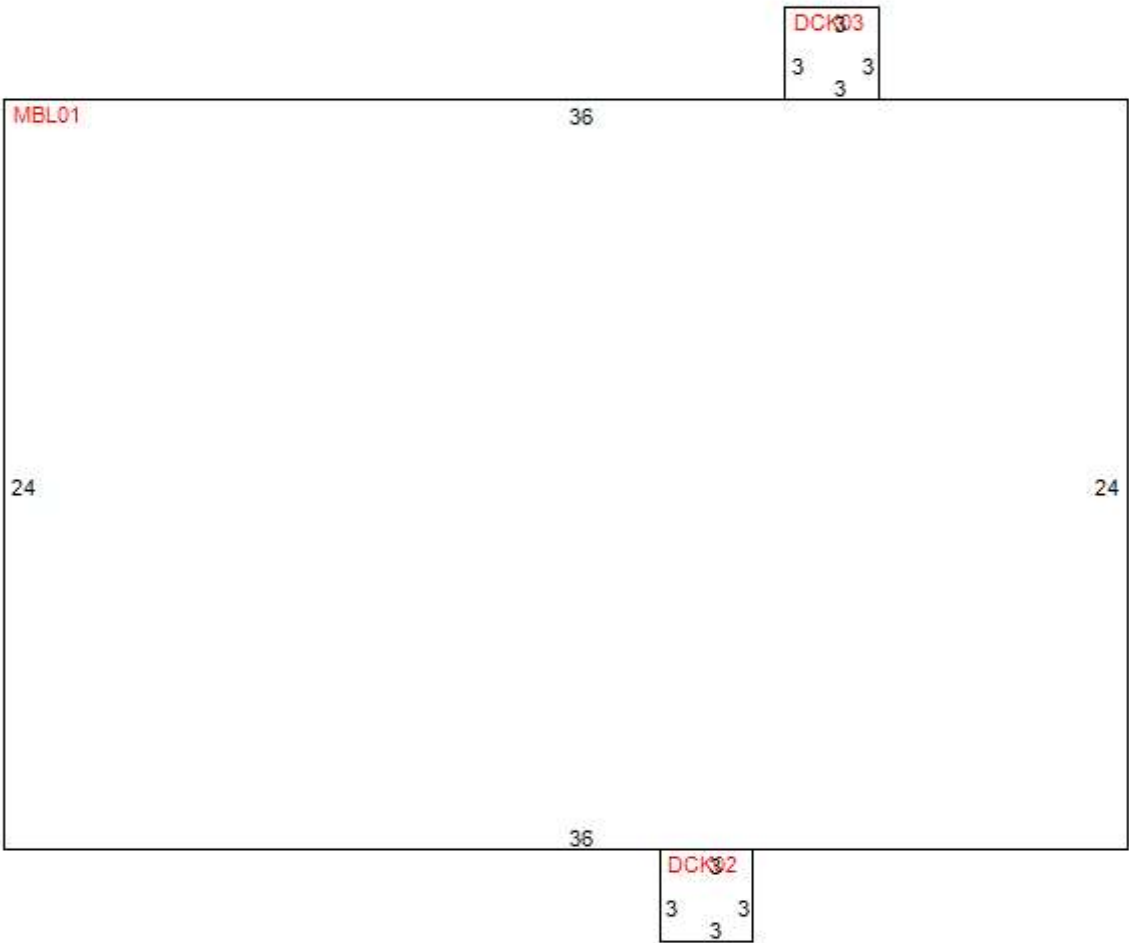
TREE HAVEN REVISED
BLK F LOT 5

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		122.0	107.0	R2	122.00	FF						
Neighborhood 4530 - TREE HAVEN												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1
MBL01=L36U24R36D24.L12
DCK02=L3D3R3U3.R12U24L8
DCK03=U3L3D3R3.



[Building Characteristics](#)

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1998
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%

Condition 2
Quality Grade 500 - FAIR
Inspected on 12/3/2021 by 197

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 120

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0121	- MH VINYL SIDING	1.00	1998	N	0 %	0 %	864	864
DCK 0201	- NO EXTERIOR	1.00	1998	N	0 %	0 %	9	9
DCK 0301	- NO EXTERIOR	1.00	1998	N	0 %	0 %	9	9

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 18 DRYWALL-PAPER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	272.00	SF	20	1980	3	0.0	0.0
159 PAV CONCRETE	99.00	SF	20	2000	3	0.0	0.0

Appraiser Notes

EST INT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OCO1341	7/1/1998	-	NEW M/H

Name:

Address:

This Instrument Prepared by:

Name: Paul H Fletcher
Address: 7300 NW 59th Terr
Ocala, Fla 34482

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)

DAVID R. ELLSPERMAN, CLERK OF CIRCUIT COURT
FILE: 2000-013907
DATE: 02/16/00 13:11
OR BOOK/PAGE: 2755/382
MARION COUNTY

Deed Doc Stamps 28.00 PAID

02/16/00 MARION COUNTY - Deffin

6.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 9 day of February, 2000, by Paul + Sherry L Fletcher 7300 NW 59th Terr. Ocala, Fla. 34482 hereinafter called the Grantor, Jeffery D. Verriam whose post office address is 1831 N.W. 59th Place Ocala Fla 34475, hereinafter called the Grantee.

(Wherever used herein the term "Grantor" includes all the parties to this instrument and the heirs, legal representatives, assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)
Witnesseth, That the Grantor, for and in consideration of the sum of \$ 4,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Marion County, State of Florida, viz:

Lot 5, Block F, Treehaven Subdivision as per Plat thereof recorded in Plat Book G, Page 76 Public Records of Marion County, Florida
Property Appraiser Parcel I.D. No. 2142-006

~~Together~~, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 19

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

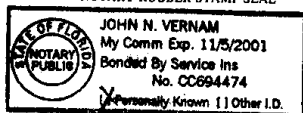
STATE OF Florida

COUNTY OF Marion

Paul H Fletcher + Sherry L Fletcher

known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that executed the same, and an oath was not taken. (Check one: ☐ Said person(s) is/are personally known to me. ☒ Said person(s) provided the following type of identification: Florida Driver License

NOTARY RUBBER STAMP SEAL



Paul H Fletcher

Grantor Signature

Paul H Fletcher

Printed Name

7300 NW 59th Terr Ocala, Fla 34482

Post Office Address

Sherry L Fletcher

Co-Grantor Signature, (if any)

Sherry L Fletcher

Printed Name

7300 NW 59th Terr Ocala, Fla 34482

Post Office Address

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared

Witness my hand and official seal in the County and State last aforesaid

the 15th day of February, A.D. 00

John N. Vernam

Printed Name

Stephani Smith

From: ProbateDepartment <ProbateDepartment@marioncountyclerk.org>
Sent: Wednesday, April 16, 2025 8:57 AM
To: Stephani Smith
Subject: RE: (Probate)-1831 NW 26TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

We do not have any Probate proceedings for the individual listed below.

Thank you,
E. Walker



ProbateDepartment@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

From: Stephani Smith <smsmith@ocalafl.gov>
Sent: Wednesday, April 16, 2025 8:35 AM
To: ProbateDepartment <ProbateDepartment@marioncountyclerk.org>
Subject: (Probate)-1831 NW 26TH PL

Good Morning,

Are there any active probate case(s) for the following individual?

VERNAM JEFFERY D EST (1831 NW 26th PL)

Thank you and have a good day,



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

4/17/2025

CASE NO: CE25-0325

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
POX 831104
OCALA, FL. 34483

RE: 2142-006-005 | 1831 NW 26TH PL OCALA, FLORIDA

Dear Property Owner:

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

Compliance Requested on or before: 05/07/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clear all overgrowth throughout the property. Remove any sources of unsightly or unsanitary matter such as tree debris.

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

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and

our division in keeping Ocala a clean and safe place to live.

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



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

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

RYLSKI CAROL
2740 LIGHTWOOD ST
DEL TONA, FL. 32738

05/09/2025

MOSLEY MILTON L
1105 SOUTH STREET
LEESBURG, FL. 34748

VERNAM JOHN N II
VERNAM BRENDA L
4730 SW 3RD AVE

ARNETT RANDALL HARVEY
PO BOX 831104
OCALA, FL. 34483

Respondent(s) 1

Location of Violation: 1831 NW 26TH PL|2142-006-005

Case Number: CE25-0325

Officer Assigned: Stephani Smith

Required Compliance Date: 07/09/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

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

Please cut and clear all overgrowth throughout the property. Remove any sources of unsightly
or unsanitary matter such as tree debris.

Dear property owner, or agent,

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

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

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

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

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

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

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

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0325

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

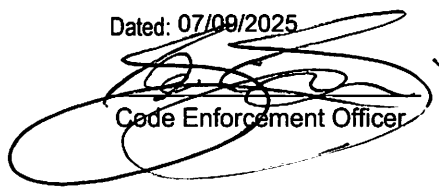
**STATE OF FLORIDA
COUNTY OF MARION**

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 07/09/2025 post the Notice of Violation & Public 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.

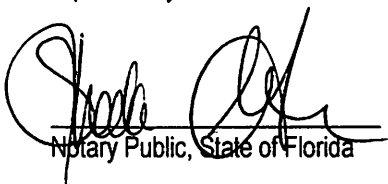
FURTHER, AFFIANT SAYETH NAUGHT.

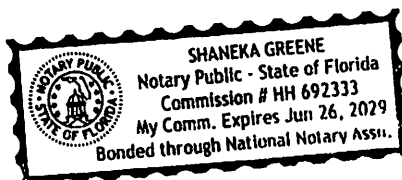
Dated: 07/09/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

VERNAM JEFFERY D EST 1831 NW 26TH PL OCALA, FL 34475-4224	RYLSKI CAROL 2740 LIGHTWOOD ST DELTONA, FL 32738	05/09/2025
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MOSLEY MILTON L
1105 SOUTH STREET
LEESBURG, FL 34748

VERNAM JOHN N II
VERNAM BRENDA L
4730 SW 3RD AVE

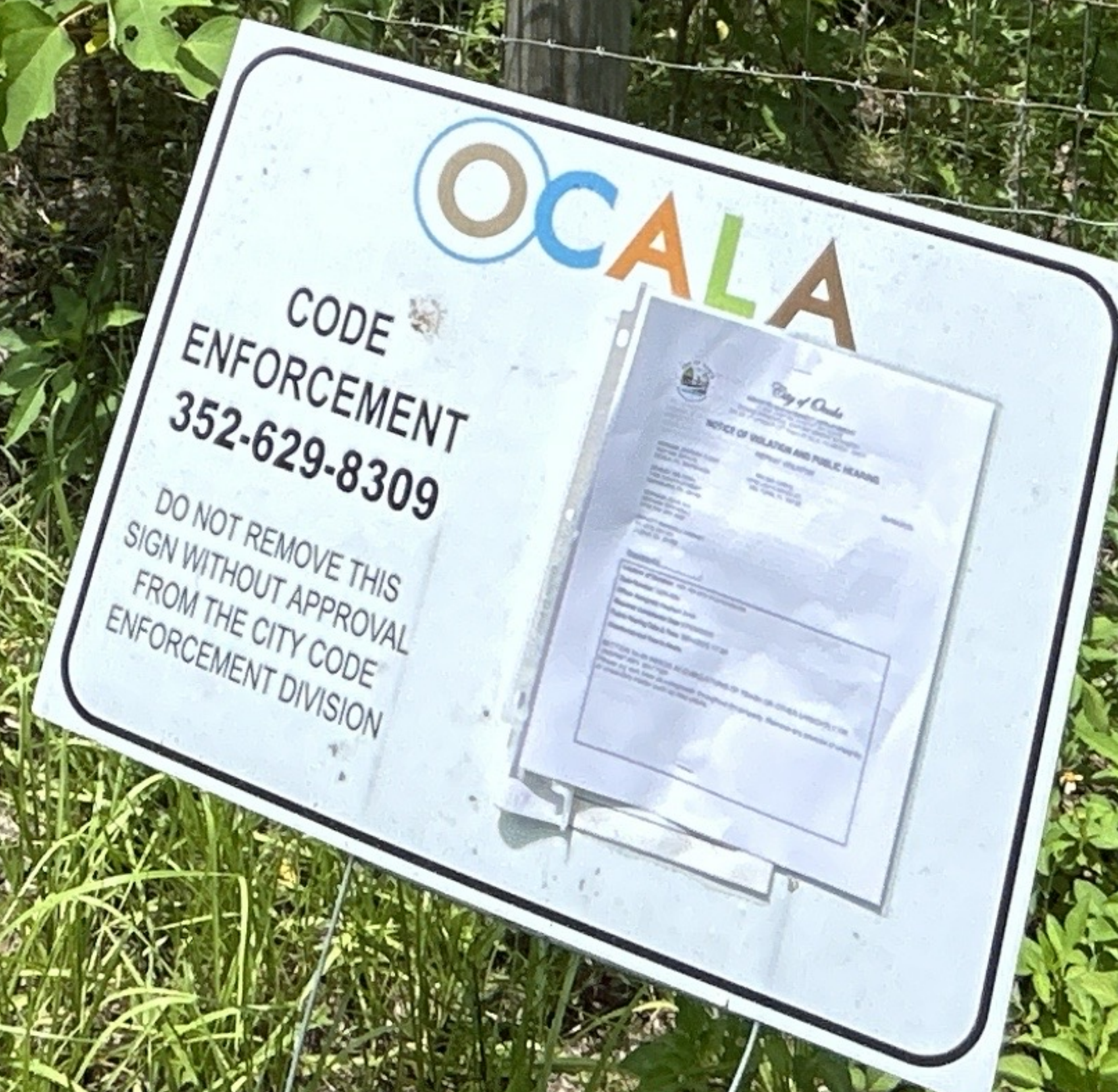
ARNETT RANDALL HARVEY
PO BOX 831104
OCALA, FL 34483

Respondent(s) _____

Location of Violation: 1831 NW 26TH PL(2142-006-005)
Case Number: CE25-0325
Officer Assigned: Stephani Smith
Required Compliance Date: 07/09/2025
Public Hearing Date & Time: 08/14/2025 17:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clear all overgrowth throughout the property. Remove any sources of unsightly
or unsanitary matter such as tree debris.

7/9/25, 2:03 PM
City of Ocala
Code Enforcement Division



7/9/25, 2:03 PM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0325

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 07/09/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

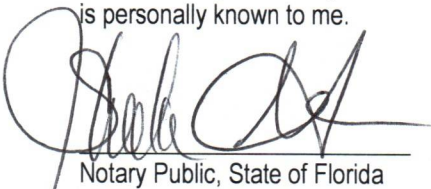
FURTHER, AFFIANT SAYETH NAUGHT.

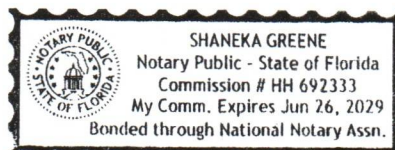
Dated: 07/09/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/13/25, 10:14 AM
City of Ocala
Code Enforcement Division



8/13/25, 10:14 AM
City of Ocala
Code Enforcement Division



04/16/2025 14:33
City of Ocala
Code Enforcement Division



04/16/2025 14:33
City of Ocala
Code Enforcement Division



04/16/2025 14:41
City of Ocala
Code Enforcement Division



04/16/2025 14:41
City of Ocala
Code Enforcement Division



04/16/2025 14:41
City of Ocala
Code Enforcement Division



04/16/2025 14:41
City of Ocala
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