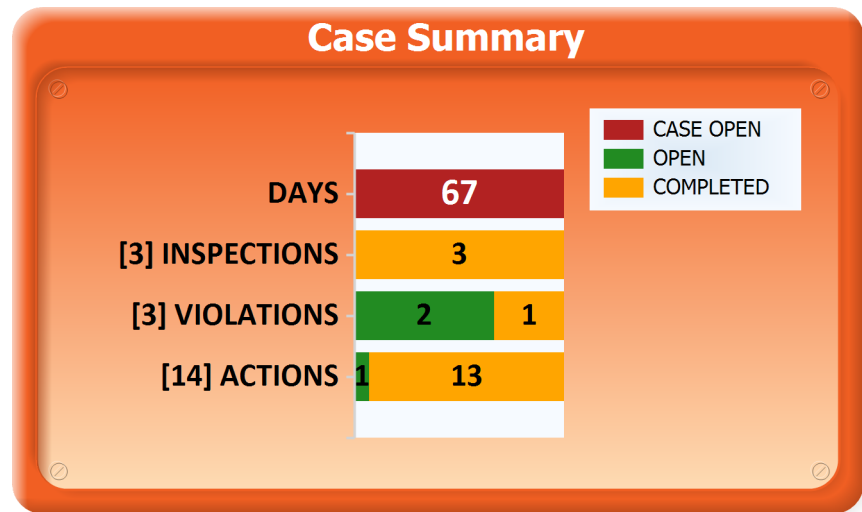


Description:			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/22/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/23/2025
Site Address: 1115 NW 15TH AVE OCALA, FL 34475			
Site APN: 2551-004-010		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	9/29/2025	9/29/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH MAILED 9489 0090 0027 6697 0038 56 WATSON GAYLE PO BOX 1281 OCALA, FL. 34478
CERTIFIED MAIL	YVETTE J GRILLO	9/30/2025	9/30/2025	FOF 91 7199 9991 7039 7682 5997 WATSON GAYLE PO BOX 1281 OCALA, FL. 34478



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0919

CONTACT	STEPHEN KNIGHT	9/9/2025	9/9/2025	I was contacted by the owners cousin Mario Lassen (352) 208-6852 about the house and the person who is in the house and will not leave. She stated they cant get anything done with the house because he will not let them in.
CONTACT	STEPHEN KNIGHT	9/10/2025	9/10/2025	Mrs. Lawton (352) 208-6852 cane by the Code Enforcement office and I spoke to her about the situation at her cousin's house. Mrs. Lawton stated she and the sister-in-law of the owner were trying to get the violations at the house corrected. According to the sister-in-law has power of attorney to act in the best interest of the owner. They have sent a contractor to the residence to tarp the roof but was not allowed to enter the residence by Brent Palmertree. Brent Palmertree was told to leave the residence by the building inspector when the residence was red tagged. Palmertree has remained in the residence and has placed a new lock on the side gate and will not allow anyone to enter.
CONTACT	STEPHEN KNIGHT	9/16/2025	9/16/2025	Mrs. Lawton called me and explained the situation at the house remained the same. She stated she and the owners sister-in-law have done their best to enter the house and have a contractor look at the needed repairs. Brent Palmertree has placed a lock on the rear gate and will not allow anyone in the house. She further stated they have contacted an attorney although the attorney told them it would take some time.
CONTACT	STEPHEN KNIGHT	9/23/2025	9/23/2025	Ennis Jacobs (850)491-2710 called and stated he is filing the unlawful detainer papers. I have attached the filing in this case.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025	9/26/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/29/2025		
OFFICER POSTING	STEPHEN KNIGHT	8/26/2025	8/26/2025	NOVPH READY FOR POSTING NOVPH has been posted.
OFFICER POSTING	STEPHEN KNIGHT	9/30/2025	9/30/2025	FOF READY TO POST

OFFICER POSTING	STEPHEN KNIGHT	9/30/2025	9/30/2025	FOF has been posted, view attachments.
PREPARE NOTICE	SHANEKA GREENE	8/25/2025	8/25/2025	NOVPH for the September hearing. WATSON GAYLE PO BOX 1281 OCALA, FL 34478
				Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-182 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, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 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,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. October 23rd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/17/2025	9/10/2025	<p>the structure(s), improvements and structure contents by 4:00pm on Thursday, October 23rd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, 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) 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 \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated.</p> <p>OR</p> <p>2.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to section 82-184 of the City of Ocala Code of Ordinances, finding the residence to be dangerous to the health, morals, safety, and general welfare of its occupants.</p> <p>(b) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the 1994 edition of the International Standard Housing Code by 4:00pm on Thursday, October 23rd, 2025. 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, October 24th, 2025, 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</p>
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				<p>the unpermitted additions or improvements by 4:00pm on Thursday, October 23rd, 2025. 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, October 24th, 2025, 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, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations 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 to any other fines until the violations have been abated. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.</p> <p>3.) Pay the cost of prosecution of \$171.47 October 23rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WATSON GAYLE	PO BOX 1281 OCALA, FL 34478-1281			



Case Details - No Attachments

City of Ocala

Case Number

CE25-0919

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	WATSON GAYLE	PO BOX 1281 OCALA, FL 34478			

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	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$171.47 \$0.00

TOTALS: \$171.47 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						<p>MASSEY INSPECTION</p> <p>On this date at approximately 0900 hours I responded to this address to conduct a compliance inspection. Over the course of the last several weeks, I have been in direct contact with the homeowner and family who had the "tenant," Brent Palmertree, served with legal notice to vacate the premises, as well as "All other occupants." Aside from this fact, I have also conducted several follow-up visits to the location over the previous couple weeks, making contact nearly every time with squatters inside the storage shed, or with Brent outside the home. Each time,</p>

COMPLIANCE	RDH	10/23/2025	10/23/2025	NON COMPLIANT	<p>all persons, including Brent, were notified the structure was deemed dangerous and no one should be inside the home. On one occasion, I event pointed Brent to the Dangerous Building "red tag" on the front of the home, and to the posted order on the home signed by the Special Magistrate. The contents of said order were explained to Brent, including sections ordering the residence to be immediately vacated. This verbiage is pursuant to section 82-184 of the city's ordinances. In every instance, contact must be made by proceeding through the unlocked gate to the rear door of the home as this is his primary entry and exit-way. The property owner, family, and power of attorney for the property owner, all also granted permission for Code Enforcement and Ocala Police Department to enter the property whenever necessary.</p> <p>On today's date, I followed the same direct path to the rear doorway and observed Brent sitting within the rear doorway putting shoes on, with the rear door wide open to the interior of the home. I asked why he was in the house, and he responded, "I'm trying to get my final shit out of here so I can go." I captured this exchange on video and immediately notified Ocala Police Department for response due to the offense of Failure to Vacate. I also requested Brent's identification card and advised I needed it to issue him a Code Enforcement Citation for a violation of section 34-95 for all of the unsightly and unsanitary items remaining scattered throughout the rear yard area including furniture and trash. He provided me his ID card, but asked me to just take a picture of it and give it back, so I obliged. I again informed him to wait a moment as I went to my vehicle to prepare and issue the citation, but before it was completed, he fled the</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0919

						<p>scene. I noticed several of his personal belongings staged on a grill in the rear yard, including his legal notice for Removal from Premises for Unlawful Detainer from County Court, so I left his copy of the citation with his belongings in case he returns.</p> <p>Ocala Police Department responded, reviewed the video footage, and court notices left behind, and advised they will now be seeking a warrant for Brent's arrest.</p> <p>Due to the circumstances, I will be requesting an extension for compliance at the upcoming Massey hearing to allow the property owner's time to secure the residence and begin attempts towards compliance.</p>
HEARING INSPECTION	SKN	9/22/2025	9/22/2025	NON COMPLIANT		I completed my hearing inspection and found the property in a similar position as to the initial inspection. View attachments.
INITIAL	SKN	8/22/2025	8/22/2025	NON COMPLIANT		<p>I was requested to meet Code Enforcement Director Hollingsworth and building inspector McClellan at the location. I approached the house and observed the roof to have several places of damage and failure. The front door was open and I observed a large pile of insulation on the floor under a large hole in the ceiling. The flooring was soaked, and the insulation was blocking the entrance. The pictures of the residence show the damage to the ceiling in several rooms and the extent of the flooring damage from the water and the falling insulation. The residence had an odor from urine and feces that was in the back room.</p> <p>The rear yard had trash and debris along with overgrowth. There was also a derelict vehicle in the driveway with expired tags (2023). The house was red-tagged and deemed a dangerous structure by building inspector McClellan.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0919

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	9/11/2025	9/11/2025			The property has a derelict vehicle in the driveway. The vehicle needs to have current registration with inflated tires or be removed from the property. The vehicle has been towed off the premises.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	8/22/2025				The property has trash and debris and overgrowth in the front and rear yards. The property needs to be cut and cleaned, and the trash and debris needs to be picked up and discarded.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHEN KNIGHT	8/22/2025				The house is a dangerous and unsanitary structure. The house has several leaks from the roof that have dropped parts of the ceiling and insulation on the floor. The floor is soaked with water that can be seen through the flooring in several rooms. The house has unsanitary conditions from urine and feces. The house has been red-tagged by building inspector McClellan. This house is not safe or sanitary at its current state.



CITY OF OCALA
MUNICIPAL CODE ENFORCEMENT BOARD
CODE ENFORCEMENT SPECIAL MAGISTRATE

(4)

APPEARANCE REQUEST FORM

DATE: 9-24-25

CASE NUMBER(S): CE 25-0919

NAME: Manya Latson

PHONE: 352-208-6852

MAILING ADDRESS: 10411 SE 25th Ave, Ocala, FL 34480

EMAIL ADDRESS: mlrlm42978@gmail.com

☐ PROPERTY OWNER

☒ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT



CITY OF OCALA
MUNICIPAL CODE ENFORCEMENT BOARD
CODE ENFORCEMENT SPECIAL MAGISTRATE

4

APPEARANCE REQUEST FORM

DATE: 9/24/2025 CASE NUMBER(S): CE25-0919
NAME: Angela "Michelle" Lamb PHONE: (352) 231 5989
MAILING ADDRESS: POBx 6777 Ocala FL 34478
EMAIL ADDRESS: mlambmusic@gmail.com

☐ PROPERTY OWNER

☒ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT

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

THE CITY OF OCALA

Petitioner,

vs.

WATSON, GAYLE

PO BOX 1281

OCALA, FL 34478

CASE NO: CE25-0919



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/02/2025 03:13:55 PM

FILE #: 2025132257 OR BK 8727 PGS 1155-1157

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

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

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 2025, 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), **WATSON, GAYLE**, owner(s) in charge of the property described as **2551-004-010 / 1115 NW 15TH AVE., Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 22nd, 2025, and September 22nd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **WATSON, GAYLE**, 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, 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): 34-95, and 82-182 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, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 23rd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) 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, October 23rd, 2025. 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, October 24th, 2025, 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) 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 \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

OR

2.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to section 82-184 of the City of Ocala Code of Ordinances, finding the residence to be dangerous to the health, morals, safety, and general welfare of its occupants.

(b) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the 1994 edition of the International Standard Housing Code by 4:00pm on Thursday, October 23rd, 2025. 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, October 24th, 2025, 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 unpermitted additions or improvements by 4:00pm on Thursday, October 23rd, 2025. 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, October 24th, 2025, 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, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, subsection (d) shall apply.

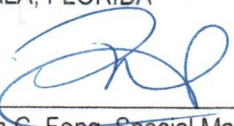
(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.

3.) Pay the cost of prosecution of \$171.47 October 23rd, 2025

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.


DONE AND ORDERED; this 29 day of September 2025.

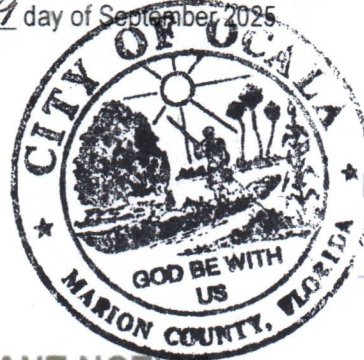
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

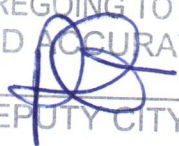

Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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:
WATSON, GAYLE, PO BOX 1281, OCALA, FL 34478, this 29 day of September 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY THAT 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 OCTOBER 29TH, 2025, 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 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.

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

CASE NO: CE25-0919

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/30/2025 post the Final Administrative Order to the property, located at 1115 NW 15TH AVE.

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: 09/30/2025

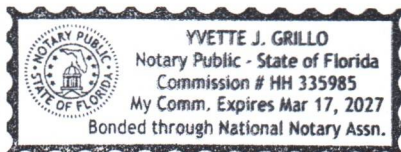

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/30/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
9/30/2025 10:44 AM



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

CASE NO. CE25-0019

THE CITY OF OCALA
vs.
**WATSON GAYLE
PO BOX 131
OCALA, FL 34472**

Respondent

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Senior Magistrate on September 28th, 2025, after due notice to the parties and the Municipal Code Enforcement Senior Magistrate having heard testimony under oath, reviewed evidence, considered pleadings, and heard arguments, thereupon issues a 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, WATSON GAYLE, and residents of the property identified as 2501-06A-010 / 1115 NW 15TH AVE., Ocala, Florida consists of the Public Records of Marion County, Florida.

B. That on and between August 29th, 2025, and September 28th, 2025, the property as described above, has in violation of the City of Ocala Ordinance, SECTION 34-010, VIOLATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSATISFACTORY MATTER, SECTION 34-012 DANGEROUS BUILDINGS DELINQUENCY, NUISANCE, ABUSEMENT REQUIRED TIME LIMITS.

C. VIOLATION OF LWP

D. A CONCLUSION OF LAW: WATSON GAYLE, by reason of the foregoing are in violation of the City of Ocala Ordinance of the City of Ocala SECTION 34-010 VIOLATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSATISFACTORY MATTER, SECTION 34-012 DANGEROUS BUILDINGS DELINQUENCY, NUISANCE, ABUSEMENT REQUIRED TIME LIMITS. In that the Respondent(s) have failed to remedy the violation(s) and to submit to the provisions of the Code of Ordinances of the City of Ocala, Sections 2-470 and 2-443.

II. ORDER:

A. Find the Respondent(s) guilty of violating city code sections: 34-010, and 32-012 and order to:

1. (a) cut down the property grounds fully and properly maintain any weeds, undergrowth, and sprouts or vines and trees to 4'60cm by Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 10:00am on Friday, October 24th, 2025, the City shall enter upon the property and take whatever action is necessary to bring the violations into compliance, to include pulling and clearing the property grounds. The City properly removing any weeds, undergrowth, and sprouts or vines and trees. Additionally, fines shall be for a fine of \$100.00 per day until action is taken to bring the violations into compliance and been assessed.

(b) Upon completion of any violations of section 34-010 by the City, a \$100.00 services fee shall be applied pursuant to section 34-010(b)(5) of the City of Ocala Code of Ordinances.

2. (a) Apply all other any required penalties needed to meet the Current Florida Building Code and National Electrical Code by 4:00pm on Thursday, October 23rd, 2025. If the parties are obtained, all actions to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. The City shall be to comply by 10:00am on Friday, October 24th, 2025, if the parties did appear without appeal at a final hearing reporting that the work complies with the code, subsection (a)(5) shall apply or

Page | 1 of 1

City of Ocala
Code Enforcement Division
9/30/2025 10:38 AM

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

CASE NO: CE25-0919

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 09/29/2025 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.

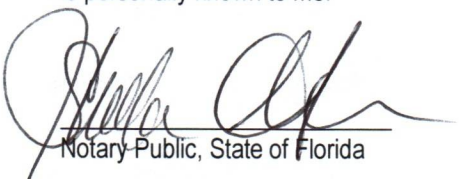
FURTHER, AFFIANT SAYETH NAUGHT.

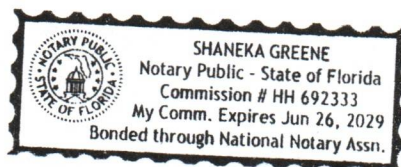
Dated: 09/29/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/29/2025 by Shaneka Greene Code Enforcement Specialist, 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**

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0919

WATSON GAYLE
PO BOX 1281
OCALA, FL 34478-1281
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Dale Hollingsworth, Chief Code Official for the City of Ocala, who being duly sworn, deposes and says:

1. That on September 24th, 2025, the Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before October 23rd, 2025..
3. That a re-inspection was performed on October 23rd, 2025.
4. That the below listed corrective action(s) ordered by the Code Enforcement Special Magistrate have not been taken:

Abatement of violations as ordered; Section(s) 34-95 and 82-182.
5. The prosecution costs of \$171.47 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

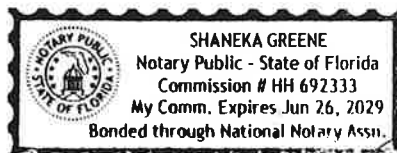
Dated 23rd day of October 2025



Dale Hollingsworth
Chief Code Official
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Dale Hollingsworth the 23rd day of October 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida




Shaneka Greene, Code Specialist
Code Enforcement Special Magistrate
Ocala, Florida

**CITY OF OCALA CODE ENFORCEMENT DIVISION
UNIFORM CODE ENFORCEMENT CITATION****WARNING****CITATION****CASE No:**CE 25-0919

I, THE UNDERSIGNED CODE ENFORCEMENT OFFICER, CERTIFY THAT I HAVE REASONABLE CAUSE TO BELIEVE, AND DO BELIEVE, THE BELOW NAMED PERSON, OR ENTITY (COMPANY), HAS COMMITTED A VIOLATION OF THE CITY OF OCALA CODE OF ORDINANCES AS STATED BELOW:

VIOLATION INFORMATION

DAY: THURS **MONTH:** OCT **DAY:** 23RD **YEAR:** 2025 **TIME:** 0907 **PM** **LOCATION:** 1115 NW 15TH AVE

VIOLATION: 34-95(4) - UNSIGHTLY OR UNSANITARY ITEMS INCLUDING FURNITURE AND TRASH THROUGHOUT THE REAR YARD. MULTIPLE VERBAL WARNINGS GIVEN OVER PREVIOUS 2-3 MONTHS; CODE ENFORCEMENT MAGISTRATE ORDERED PARCEL OWNER COMPLIANCE BY 10/23/2025.

RESPONDENT PERSON INFORMATION

NAME: BRENT ERVIN PALMER **DOB:** 07/24/1960 **RACE:** W **SEX:** M **PH:** UNK
(FIRST MIDDLE LAST)
ADDRESS: 1115 NW 15TH AVENUE **CITY:** OCALA **COUNTY:** MARION **STATE:** FL **ZIP:** 34475
(Mailing address)
ADDL. ADDRESS: N/A **D/L NUMBER:** P416-089-28-000-1 **STATE:** FL
(if not the same as the mailing address) **ID CARD ONLY**

COMPANY INFORMATION / VEHICLE INFORMATION

COMPANY: N/A **OWNER NAME:** _____
ADDRESS: _____ **CITY:** _____ **COUNTY:** _____ **STATE:** _____ **ZIP:** _____
VEHICLE: _____ **MAKE:** _____ **TYPE:** _____ **COLOR:** _____ **YEAR:** _____ **TAG:** _____ **VIN #:** _____

DOES THIS COMPANY HAVE A BUSINESS TAX CERTIFICATE? ☐ YES ☐ NO **IS A BUSINESS TAX CERTIFICATE REQUIRED FOR THIS COMPANY?** ☐ YES ☐ NO

SCHEDULE OF COMMON VIOLATIONS AND FINES

CODE SECTION	DESCRIPTION	TIME TO CORRECT	1 ST VIOLATION	2 ND VIOLATION	3 RD ** AND SUBSEQUENT VIOLATIONS
<u>34-95</u>	WEEDS, TRASH, OR OTHER UNSIGHTLY MATTER	7 DAYS	<u>\$100.00</u>	\$250.00	\$450.00, and *MCA
34-122	ABANDONED, OR DERELICT VEHICLE(S)	4 DAYS	\$100.00	\$250.00	\$450.00, and *MCA
34-201	LITTER AND YARD WASTE PROHIBITED	N/A	\$100.00	\$250.00	\$450.00, and *MCA
34-202	HANDBILLS PROHIBITED	N/A	\$100.00	\$250.00	\$450.00, and *MCA
110-131	PROHIBITED SIGNS	N/A	\$100.00	\$250.00	\$450.00, and *MCA
122-1193	PARKING OF BOATS, TRAILERS, AND COMMERCIAL VEHICLES PROHIBITED	N/A	\$100.00	\$250.00	\$450.00, and *MCA
62-62	BUSINESS TAX CERTIFICATE REQUIRED	7 DAYS	\$100.00	\$250.00	\$450.00, and *MCA

* MCA - Mandatory Court Appearance

** within 12 months of the prior citation

THIS IS THE: ☐ WARNING ☒ FIRST VIOLATION ☐ SECOND VIOLATION ☐ THIRD VIOLATION

OPTIONS

I have been informed of the violation of which I have been charged and elect the following option:

- 1) Pay the civil penalty of \$ 100 + court cost of \$18.00 for the total of \$ 118, and correct the violation by: Date correction required: 10/30/2025
- 2) Contest the violation, and submit a written request for a hearing before the County Court; this must be selected within 30 days of the issuance of this citation. The Court may impose a Maximum fine of \$500.00.

NOTICE TO RESPONDENT / INDIVIDUAL

This citation, issued pursuant to the City of Ocala Code of Ordinances Section No. 2-461, the violation for which you are charged is a non-criminal infraction. FAILURE TO RESPOND TO THIS CITATION WITHIN THE TIME SPECIFIED ABOVE SHALL BE DEEMED AS A WAIVER OF YOUR RIGHT TO CONTEST THE CITATION AND JUDGEMENT MAY BE ENTERED AGAINST YOU FOR THE MAXIMUM CIVIL PENALTY OF \$500.00. Your signature below does not constitute an admission of guilt, it does indicate a promise to appear, within the time specified above, at the CLERK OF THE CIRCUIT COURT'S OFFICE to pay the applicable fine, or receive a court date.

YOU MAY MAIL THE AMOUNT INDICATED ON THIS CITATION ALONG WITH THE COPY OF YOUR CITATION, OR PAYMENT MAY BE MADE AT THE LOCATION LISTED BELOW BETWEEN THE HOURS OF 8:00 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY. IMPORTANT: Only cash, Certified Check, or Money Order payable to the CLERK OF THE COURT will be accepted. DO NOT SEND CASH IN THE MAIL. ALL FEES MUST BE REMITTED IN U.S. FUNDS TO:

IN PERSON: CLERK OF THE COURT
MARION COUNTY COURTHOUSE
110 NW 1ST AVENUE
OCALA, FLORIDA 34475

MAIL TO: CLERK OF THE COURT
TRAFFIC DIVISION
P.O. BOX 907
OCALA, FLORIDA 34478

PHONE: 352-671-5599

REFUSAL TO SIGN AND ACCEPT A CITATION SHALL BE IN VIOLATION OF FLORIDA STATUTES 162.21(6) A MISDEMEANOR OF THE SECOND DEGREE, AND MAY BE PUNISHABLE BY A FINE, NOT TO EXCEED \$500.00, AND/OR IMPRISONMENT IN THE COUNTY JAIL NOT TO EXCEED SIXTY (60) DAYS, AS PROVIDED IN S. 775.082 OR S. 775.083.

YOUR SIGNATURE HERE

IS NOT AN ADMISSION

OF GUILT OR INNOCENTS

x REFUSED
SIGNATURE OF RESPONDENT / INDIVIDUAL

10/23/2025 0915
DATE / TIME

[Signature] 5706
SIGNATURE OF OFFICER, I.D. #

ORIGINAL TO CLERK OF COURT - COPY TO VIOLATOR - COPY FOR FILE

TYPE OF SERVICE PROVIDED TO RESPONDENT?

POSTED

PERSONAL

CERTIFIED

**IN THE COUNTY COURT
IN AND FOR MARION COUNTY FLORIDA**

**GAYLE VERNALDINE WATSON,
As represented by LINDA WATSON,
Emergency Temporary Guardian,
Plaintiff,**

**CASE NO.
DIVISION: COUNTY CIVIL**

v.

**BRENT PALMERTREE,
UNKNOWN OCCUPANTS, and ALL OTHERS
IN POSSESSION,
Defendants.**

_____ /

VERIFIED COMPLAINT FOR UNLAWFUL DETAINER

COMES NOW Plaintiff, GAYLE VERNALDINE WATSON (hereinafter “Ward”), as represented by LINDA WATSON, in her official capacity as the court-appointed emergency temporary guardian of the Ward (collectively referred hereinafter as “Plaintiff”), pursuant to section 82.04, Fla. Stat., and hereby sues BRENT PALMERTREE, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION, and as grounds therefor allege as follows:

PARTIES AND VENUE

1. Plaintiff, GAYLE VERNALDINE WATSON (hereinafter “Ward”), is an individual currently residing in Marion County, Florida, at 10590 SE 62nd Avenue Rd, Belleview, FL 34420, whose permanent residence is at 1115 NW 15th Avenue, Ocala, Florida 34478, and who is the owner of the real property at issue in this proceeding. The Ward is unmarried, and her only child is deceased.

2. The Property located at 1115 NW 15th Avenue, Ocala, Florida 34478 (“Property”) is owned by the Ward in fee simple and is the permanent residence and homestead of the Ward, who is the sole authorized resident of the Property (See Exhibit “A” - deed to property).

3. A related legal action is pending in the Fifth Circuit Court of Florida to determine the mental capacity of the Ward. By order dated August 22, 2025, Linda Watson was appointed

as the emergency temporary guardian of Plaintiff Gayle Vernaldine Watson, and is therefore authorized to maintain this legal action on behalf of Gayle Vernaldine Watson (See Exhibit “B” – guardianship orders). Plaintiff Linda Watson is expressly required and authorized by law to protect the property of the Ward from waste and decline. A final order of capacity is pending.

4. Defendants, BRENT PALMERTREE, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION (hereinafter “DEFENDANTS”) are *sui juris* and occupants of the subject property without the consent of the Ward. None of the occupants is a minor.

5. This Court has personal jurisdiction over the Defendant(s) because the Defendant(s) reside in Marion County, Florida, and/or because the property at issue is located in Marion County, Florida.

6. This Court has exclusive subject matter jurisdiction over this cause of action pursuant to Section 34.011 of the Florida Statutes, because this cause of action relates to the right of possession of real property and does not involve an amount in controversy exceeding \$15,000.

7. Venue is proper in this County pursuant to Section 47.011 of the Florida Statutes because the Defendant(s) reside in Marion County, and/or the cause of action accrued in this County.

COUNT I
UNLAWFUL DETAINER
(Against all Defendants)

8. This is a cause of action for unlawful detainer, pursuant to Chapter 82, Florida Statutes, to reestablish peaceful possession of real property, which is disturbed by an unlawful detainer.

9. The Ward is the owner of record of the Property, whose address is **1115 NW 15th Avenue, Ocala, Florida 34478**.

10. Since June, 1976, the Ward has owned the Property, initially as a joint tenant, and then, in 1980, she became the sole owner of the Property, which serves as her homestead (See Exhibit “A”).

11. The Property is the legal homestead of the Ward, and she is the sole legitimate resident of the Property.

12. Defendant Brent Palmertree took up residence on the Property in cohabitation with the Ward, apparently in a lawful, peaceable manner. However, it is unclear whether the Ward was

mentally competent at the time Defendant Brent Palmertree took up residence, and therefore it is unclear if any consent for Defendant Brent Palmertree to take up residence was granted out of sound judgment.

13. Upon reason and belief, during the residency of Defendant Palmertree at the Property, the Ward and the Property have suffered severe and sustained decline. The decline of the Ward has been physical, economic and emotional, as evidenced by the serious neglect of, and injury to the health and wellbeing of the Ward. The period of residence by Defendant Palmertree has further been a key factor in the dramatic waste and physical decline of the Property (See Exhibit “C” – Michelle Lamb affidavit). Defendant Palmertree has invited other unidentified individuals to occupy the property, none of whom have any relationship or connection to the Ward.

14. As a result of the waste and decline of the Property, Marion County officials have condemned the Property, and the Ward has been removed from the Property due to it’s dilapidated condition (see Exhibit “D” – City of Ocala notice of violation).

15. Because the Property is in violation of public health regulations, because the Ward is not present at the Property, and because Defendant Palmertree and others he has invited have caused damage to the Property, Plaintiff Linda Watson, in her official capacity as the Emergency Temporary Guardian, and on behalf of the Ward, has withdrawn all consent for their occupancy and possession at the Property. Moreover, the continued presence of Defendants at the Property presents a threat to the health and safety of any Defendants, and to the surrounding neighbors.

16. Notwithstanding the legal violations, and the dilapidated condition of the Property, Defendants have continued to be in possession and reside at the Property against the consent of the Ward, who is entitled to peaceable possession. Defendant Palmertree has refused entry onto the Property by Plaintiff Linda Watson, and other officials looking to assess the condition of the Property, and necessary repairs. Defendant Palmertree and all others have further rejected and resisted the directions of Marion County officials to vacate the Property.

17. Defendants have no legal right of possession, pay no rent or expenses of occupancy, and have refused to evacuate the Property.

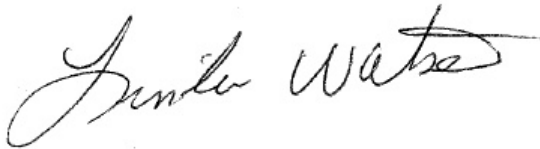
18. In accordance with §82.04(1) F.S., Plaintiff is entitled by this lawsuit to have the Defendants, all unknown occupants or persons in possession, removed from possession of the premises; and Plaintiff is entitled to the summary procedure set forth section 51.011, Florida Statutes.

WHEREFORE, Plaintiff Gayle Vernaldine Watson, as represented by Linda Watson, in her official capacity as the Emergency Temporary Guardian of Gayle Vernaldine Watson, demands judgment for possession of the Property in which Defendants wrongfully hold possession, and requests the issuance of a writ of possession in favor of Plaintiff and against Defendants in accordance with Fla. Stat. § 82.091, and damages for costs and for such other relief as is just and proper.

Submitted: September 23, 2025

Under penalties of perjury, I declare that I have read the foregoing, and the facts alleged are true to the best of my knowledge and belief.

Signed on this 23rd day of September, 2025



Gayle Vernaldine Watson
By: Linda Watson, in her official
Capacity as the Emergency Temporary
Guardian of Gayle Vernaldine Watson
1115 NW 15th Avenue
Ocala, Florida. 34478

/s/ Ennis Leon Jacobs, Jr.
Ennis Leon Jacobs, Jr.
Florida Bar Number: 0714682
P.O. Box 1101
Tallahassee, FL 32302
Telephone: (850) 491-2710
Fax: (850) 254-9871
E-Mail: jacobslawfla@gmail.com

GAYLE VERNALDINE WATSON, As represented by LINDA WATSON, Emergency Temporary Guardian vs. BRENT PALMERTREE, MELODY RODRIGUEZ, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION

COMPLAINT FOR UNLAWFUL DETAINER

EXHIBIT “A”

Deed for Property

7.00
40

QUIT-CLAIM DEED 80-019038

RAMCO FORM 8

G.R. BOOK 1020 PAGE 1420

This Quit-Claim Deed, Executed this 20 day of May, A. D. 1980, by MAURICE WATSON, a single person, and SHEILA WATSON HOPE, a married woman joined by her husband, LARRY HOPE, of Marion County, Fla. first party, to GAIL WATSON, a single person,

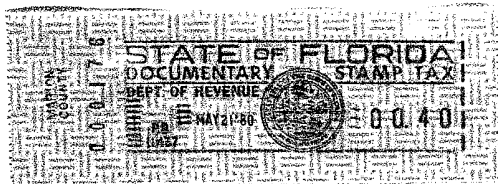
whose postoffice address is 1115 N. W. 15th Avenue, Ocala, Marion County, Florida.

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion State of Florida, to-wit:

Lot 10, of Block 4, of BETHUNE VILLAGE, Ocala, Florida, as per plat thereof recorded in Plat Book "C", at Page 87, of the Public Records of Marion County, Florida; subject to all restrictive covenants of record and subject to all Zoning regulations and ordinances applicable thereto.



RECORDED AND RETURNED
MAY 21 4 53 PM '80
MARION COUNTY FLA.
BY Shuley P. G.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in presence of:

Ima Nelson Thomas
Maurice Watson
Sheila Watson Hope
Larry Hope
STATE OF FLORIDA,
COUNTY OF }
I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Maurice Watson, Sheila Watson Hope and Larry Hope to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20 day of May A. D. 1980

Ima Nelson Thomas

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 27 1988
BONDED THRU GENERAL INS. UNDERWRITERS

This Instrument prepared by: Attorney Isaac H. Nunn, Jr.
Address 1931 Portland Avenue
Tallahassee, Florida 32303

STATE OF NORTH CAROLINA
COUNTY OF CUMBERLAND

Subscribed and sworn to before me this

15th day of May 1980

by Sheila Watson Hope

Betty L. Krauss (Thompson), Notary Public

My Commission Expires: Sept. 5, 1981

GAYLE VERNALDINE WATSON, As represented by LINDA WATSON, Emergency Temporary Guardian vs. BRENT PALMERTREE, MELODY RODRIGUEZ, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION

COMPLAINT FOR UNLAWFUL DETAINER

EXHIBIT “B”

Guardianship of Gayle Vernaldine, Case No. 2025 GA 136;

- Letters of Emergency Temporary Guardianship
- Order Appointing Emergency Temporary Guardian
- Order Authorizing Legal Action for Unlawful Detainer on Behalf of Gayle Watson

**IN THE CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA**

**LINDA WATSON,
Petitioner.**

CASE NO. 25GA000136

PROBATE DIVISION.

**ON BEHALF OF ADULT
GAYLE VERNALDINE WATSON,
An alleged incapacitated person.**

AMENDED LETTERS OF EMERGENCY TEMPORARY GUARDIANSHIP

TO ALL WHOM IT MAY CONCERN:

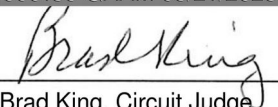
WHEREAS, Linda Watson has been appointed emergency temporary guardian of Gayle Vernaldine Watson (the Ward), and has taken the prescribed oath and performed all other acts prerequisite to issuance of letters of emergency temporary guardianship of the Ward,

NOW THEREFORE, I, the undersigned circuit judge, declare Linda Watson duly qualified under the laws of the State of Florida to act as emergency temporary guardian of Gayle Vernaldine Watson, an adult, with full power to exercise the following powers and duties set out in the petition to appoint an emergency temporary guardian.

The emergency temporary guardian shall not exercise authority over any health care surrogate appointed by any valid advance directive executed by the Ward under Chapter 765, Florida Statutes, nor designate a health care surrogate pursuant to Chapter 765, Florida Statutes, except upon further order of this Court.

The authority of the emergency temporary guardian expires ninety (90) days after the date hereof, unless earlier terminated by the appointment of a guardian or extended by order of this court.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida this Thursday, August 21, 2025.

000136-GAAM 08/21/2025

Brad King, Circuit Judge
42-2025-GA-000136-GAAM 08/21/2025 04:11:56 PM

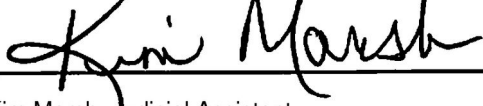
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished using the Florida Court's E-Filing Portal, via U.S. Mail, or Electronic Mail in accordance with the corresponding addresses listed therein on Friday, August 22, 2025.

ENNIS LEON JACOBS, JR
jacobslawfla@gmail.com
williamsjacobsservice@gmail.com

Merideth Nagel
service@nagellaw.com

Merideth C Nagel
service@MNagellaw.com
christopher.gutowski@mnagellaw.com
evelyn.guerra@mnagellaw.com

42-2025-GA-000136-GAAM 08/22/2025 09:04:48 AM

Kim Marsh, Judicial Assistant
42-2025-GA-000136-GAAM 08/22/2025 09:04:48 AM

**IN THE CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA**

**LINDA WATSON,
Petitioner.**

CASE NO. 25GA000136

PROBATE DIVISION.

**ON BEHALF OF ADULT
GAYLE VERNALDINE WATSON,
An alleged incapacitated person.**

ORDER APPOINTING EMERGENCY TEMPORARY GUARDIAN

On the petition of Linda Watson for appointment of emergency temporary guardian for Gayle Vernaldine Watson, an alleged incapacitated person, who is represented by counsel in these proceedings, and it appearing to the court that there is an imminent danger that the physical or mental health or safety of the alleged incapacitated person will be seriously impaired or that the property of that person is in danger of being wasted, misappropriated or lost unless immediate action is taken; and the court having jurisdiction and being fully advised; it is

ADJUDGED as follows:

1. Linda Watson is qualified to serve and is hereby appointed as emergency plenary temporary guardian of the person and property of Gayle Vernaldine Watson (the Ward).

2. The following rights of the Ward are delegated to the guardian appointed by this Order:

- (☒) to contract,
- (☒) to sue and defend lawsuits,
- (☒) to marry,
- (☒) to apply for government benefits,
- (☒) to manage the property and assets of the Ward,
- (☒) to determine her residence,
- (☒) to consent to medical and mental health treatment,
- (☒) to make decisions about her social environment or other social aspects of her life.

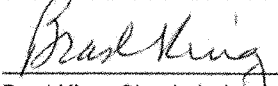
3. Upon taking the prescribed oath, filing designation of resident agent and acceptance letters of emergency temporary guardianship shall be issued to the plenary emergency temporary guardian granting the powers and duties as set out herein.

4. The Court is not aware whether the Ward has executed any valid advance directive under Chapter 765, Florida Statutes. If any such advance directive exists, the

emergency temporary guardian shall exercise no authority over a health care surrogate until further order of this Court.

5. Unless further extended by order of this Court, the authority of the plenary emergency temporary guardian will expire ninety (90) days after the date of this order, or when a guardian is appointed pursuant to Florida Statutes Section 744.344, whichever occurs first.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida this Wednesday, August 13, 2025.

000136 GAAM 08/13/2025

Brad King, Circuit Judge
42-2025-GA-000136-GAAM 08/13/2025 11:46:11 AM

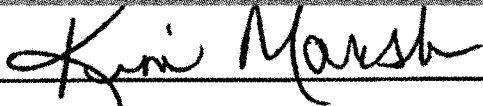
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the foregoing has been furnished using the Florida Court's E-Filing Portal, via U.S. Mail, or Electronic Mail in accordance with the corresponding addresses listed therein on Wednesday, August 13, 2025.

ENNIS LEON JACOBS, JR
jacobslawfla@gmail.com
williamsjacobsservice@gmail.com

Merideth Nagel
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Merideth C Nagel
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christopher.gutowski@mnagellaw.com
evelyn.guerra@mnagellaw.com

42-2025-GA-000136 GAAM 08/13/2025 11:47:06 AM

Kim Marsh, Judicial Assistant
42-2025-GA-000136-GAAM 08/13/2025 11:47:06 AM

**IN THE CIRCUIT COURT, FIFTH JUDICIAL CIRCUIT
IN AND FOR MARION COUNTY, FLORIDA**

**LINDA WATSON,
Petitioner.**

CASE NO. 2025 GA 136

PROBATE DIVISION.

**ON BEHALF OF ADULT
GAYLE VERNALDINE WATSON,
An alleged incapacitated person.**

**AMENDED ORDER AUTHORIZING PROSECUTION OF LEGAL ACTION
FOR UNLAWFUL DETAINER**

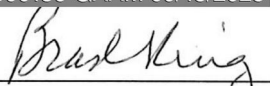
On the petition of Linda Watson ("Guardian"), as emergency temporary guardian of the person and property of Gayle Vernaldine Watson ("Ward"), the Ward in this matter, for an order authorizing the Guardian to retain legal counsel, and further to prosecute a legal action in unlawful detainer, on behalf of the Ward, against individual(s) trespassing on the property of the Ward, in order to legally remove the trespasser(s), and effect necessary repairs to avoid waste of the property of the Ward.

The court having examined the file in this proceeding and having considered the evidence presented regarding the best interests of the Ward, and finding that the material allegations of the petition are true, and being otherwise fully advised, it is

ADJUDGED as follows:

Linda Watson, in her official capacity as the emergency temporary guardian of the person and property of Gayle Vernaldine Watson, the Ward, is hereby authorized to retain legal counsel, and further to prosecute a legal action in unlawful detainer, on behalf of the Ward, to remove parties from the property of the Ward.

DONE AND ORDERED in Chambers at Ocala, Marion County, Florida this Thursday, September 18, 2025.

000136-GAAM 09/18/2025

Brad King, Circuit Judge
42-2025-GA-000136-GAAM 09/18/2025 03:05:39 PM

CERTIFICATE OF SERVICE

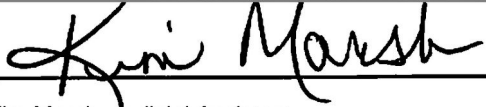
I HEREBY CERTIFY that a true copy of the foregoing has been furnished using the Florida Court's E-Filing Portal, via U.S. Mail, or Electronic Mail in accordance with the corresponding addresses listed therein on Thursday, September 18, 2025.

ENNIS LEON JACOBS, JR
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42-2025-GA-000136-GAAM 09/18/2025 03:07:43 PM

Kim Marsh, Judicial Assistant 42-2025-GA-000136-GAAM 09/18/2025 03:07:43 PM

GAYLE VERNALDINE WATSON, As represented by LINDA WATSON, Emergency Temporary Guardian vs. BRENT PALMERTREE, MELODY RODRIGUEZ, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION

COMPLAINT FOR UNLAWFUL DETAINER

EXHIBIT “C”

Affidavit of Angela Michelle Lamb

AFFIDAVIT OF ANGELA MICHELLE LAMB

STATE OF FLORIDA

COUNTY OF MARION

I, Angela Michelle Lamb, being duly sworn, deposes, and affirms, and says the following:

1. I am a resident of the City of Ocala, in Marion County, Florida.
2. I currently reside in Ocala, not far from Gayle V. Watson, an eighty-two (82) year old female.
3. Gayle and I are first cousins; our mothers were sisters. All my life of 74 years, Gayle and I have maintained a close personal relationship. Gayle's home has been like a second home to me over those years.
4. I have personally observed Gayle's character, conduct and life activities in these times. Therefore, I have watched the decline in her mental capability with great concern. Her ability to make clear judgments, to act reasonably, and to care for herself is substantially diminished.
5. Gayle is a retired elementary school teacher with a Master's degree who can no longer maintain her home or her personal care. She has financial support in the form of retirement income and social security retirement income.
6. Gayle's only child, Kevin L. Hardy, passed away in 2016. Since that time Gayle's mental and physical condition has deteriorated greatly. At age 82, she has great need for constant care and monitoring.
7. I visit Gayle regularly. Therefore, I am familiar with her current living conditions and personal health status. Namely:
 - a. She has poor hygiene and smells like she needs a bath. She is unable to bathe in her bathroom because the bathroom needs repair, and Gayle is unaware of her unhygienic condition. Her feet are filthy with debris and crud encrusted under her extremely long toenails.
 - b. Her hair has not been shampooed in the last six months. It is so wadded and matted that no comb or brush could go through it.
 - c. She wears the same foul-smelling clothing without proper undergarments daily. When I, or other female family members, suggest that she bathe or allow us to help her bathe, she becomes belligerent.

d. She is unable to prepare her meals. Gayle walks the streets attempting to get to the post office more than a mile away or to a store for food when she is hungry.

e. Individuals with whom Gayle has no known relationship have trespassed in her home without her knowing and voluntary consent. In my visits, I have observed conduct by these trespassers which cause me great concern since Gayle does know these individuals or why they are in her home and premises.

f. Gayle cannot manage her finances, and may have unwittingly provided funds to the trespasser(s) by leaving her pocketbook unattended or having money in her home within their purview.

g. Gayle seems unaware of her vulnerable status. She seems unable to understand the dangers and risks of her current living conditions in light of the people who have come into her home, or the possible circumstances that could happen to her as she leaves her home alone while on walks in the community.

h. Gayle sits most of the day rocking in an upholstered rocker-lounge chair in the living room while watching old TV shows from the past on a small-screen television.

i. Gayle is unable to do laundry, wash dishes, or perform any other housekeeping duties.

8. The house has deteriorated drastically over the years:

a. The tub is stained, and the tile around the tub has buckled from the wallboard. The plumbing needs repair as there are leaks from either the tub and/or toilet;

b. Large holes are in the ceiling that expose the roof rafters in one bedroom and in the den. There is a hole in the roof;

c. The glass front door has a detached door knob that Gayle carries in her pocket to open the door from the inside. To open the door from the outside, someone needs a knife to jimmy it open.

9. The house is not maintained for healthful living. The entire house is a fire hazard that is kept in an extremely unsanitary condition:

a. The house is full of flies, and an awful stench that greets you upon entering the front door;

b. All rooms are cluttered and nasty. The entire house smells of human waste and body odor;

c. All carpet throughout the house is extremely soiled;

d. Garbage is under the dining room table and strewn throughout the house;

e. It is nearly impossible to access Gayle's bedroom that has a bed without any bed linens on it. There are cups, containers, and bowls around that bedroom that appear to have human waste inside them. These containers have been there since March 2025, when I was first allowed to look inside that room after not having had access to that room in many years.

10. I am convinced that Gayle's health and wellbeing are in great jeopardy. She recognizes me as her cousin in addition to a few other family members with whom she has had close relationships with over the years, but that is about all for her mental awareness. She reminisces a lot about the "good old days." She cannot maintain a conversation about current matters. For all of these reasons, Gayle is incapable of living alone.

11. Gayle has an individual living in the home who is not a relative named Brent Palmertree. He has lived there for a number of years under the guise of being her "prayer partner" and a handyman who would make needed repairs to her home. I have not witnessed Brent pray with Gayle, but I have taken note of the following actions:

a. Brent has been verbally abusive to Gayle in my presence and towards me on a number of occasions when I have come to visit her. He has even told me to leave the premises of my cousin's home.

b. Brent brings people into Gayle's home whom she may not know. On several occasions, he has brought persons known to engage in illicit drugs into her home while she was present.

c. I often bring Gayle wholesome and nutritious food to eat because Brent does not provide her with regular meals even though he knows she is unable to prepare herself a meal. He provides her bakery snacks and pre-packaged sandwiches to eat because he either cannot cook or doesn't have anything in the home to cook. For a good portion of this summer, the home had no working refrigerator. There is a mound of food packages on the floor beneath the dining table as well as stacked upon the table. The kitchen is a very unsanitary place.

d. On March 2, 2025, Brent Palmertree and his female companion, Melody Rodriguez, whom he brought to live in Gayle's home without Gayle's authorization or knowing consent, engaged in a domestic dispute resulting in a battery at Gayle's home. The neighbors called the City of Ocala Police Department to report this incident. I was also contacted to come get Gayle.

e. The police arrested both parties engaged in the domestic battery incident. Reference Ocala Police Report Number 202500030750 and Arrest Affidavit 202500030658. The Florida Department of Children and Families (FDCF) was also notified because of Gayle's apparent dementia. The City of Ocala Police Department is familiar with Brent Palmertree as one who has been under their investigation on other occasions at Gayle's home and in the neighborhood.

f. Neither the police nor the FDCF employees removed Gayle from her home under these circumstances.

g. I, and other family members, have observed Brent being inebriated from either alcohol and/or drugs on more than one occasion when he was in Gayle's home. Gayle is and has been oblivious to these habits of Brent because of her mental state.

12. Gayle's closest family are:

a. Her 79-year-old brother Maurice Watson has serious health issues that limit his ability to take care of Gayle.

b. Gayle's two granddaughters and one grandson. All three of them live outside of Marion County, Florida, and have had extremely limited contact with their grandmother generally, and particularly in her current state of need.

13. Gayle's living conditions represent a fire hazard and a sanitation nightmare. She needs supervision and personal care by a responsible person who cares for her in a clean, comfortable environment where she can have healthy meals and her personal hygiene maintained.

14. Brent needs to be removed from the house. He adds to the filth and does not pay rent. So far as I know, he doesn't pay any of the house's expenses, yet brings strangers into the home that might cause harm to Gayle.

FURTHER AFFIANT SAYETH NOT.

DATED this 8 day of August, 2025.



Angela Michelle Lamb

Angela Michelle Lamb, Affiant

415 NW 19th Court

Ocala, Florida 34475

NOTARY *[Signature]*
expires 3/21/27

State of Florida

County of Marion

BEFORE ME, the undersigned authority, on this 8th day of August, 2025, personally appeared **Angela Michelle Lamb**, who first being duly sworn, deposes, and says that she is the Affiant named in the foregoing, that she has read the same, knows of the contents thereof, and that the same is true and correct to the best of her knowledge and belief, and who did take an oath.

(SEAL)

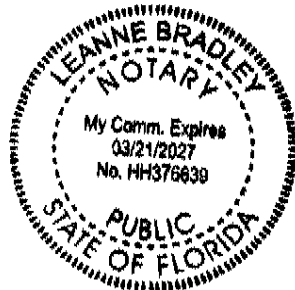
PERSONALLY KNOWN TO ME: YES/NO

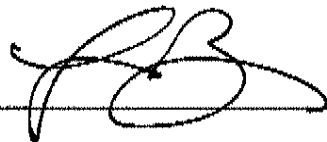
PRODUCED I.D.: YES/NO

TYPE OF I.D.: FLORIDA DRIVER ID

I.D.#: L510 01350 9180

Executed and sealed by me at Marion County, Florida on August 8, 2025.





Notary Public in and for the State of Florida

My Commission Expires: 3/21/27

















GAYLE VERNALDINE WATSON, As represented by LINDA WATSON, Emergency Temporary Guardian vs. BRENT PALMERTREE, MELODY RODRIGUEZ, UNKNOWN OCCUPANTS, and ALL OTHERS IN POSSESSION

COMPLAINT FOR UNLAWFUL DETAINER

EXHIBIT “D”

Notice of Code Violation

Permits

- Apply for a new Permit
- Search for a Permit
- Pay Fees

Projects

- Apply for New Project
- Search Projects
- Pay Fees

Contractors

- Search for a Contractor

Properties

- Search Property

Inspections

- Schedule
- Cancel
- Scheduled

BTR

- Apply for New Licenses
- Search Licenses
- Pay Fees

Code Violations

- Search
- Pay Fees

Shopping Cart

- Pay All Fees
- Paid Items

Contact

- Contact us

Case Search

Search By: Address

Search Operator: Begins With

Search Value: 1115 NW 15th

SEARCH

Click here for
search examples

Search Results



Search Results

Case No
CE25-0919

Case #CE25-0919

Case Info

Site Info

Case #: CE25-0919

Case Name:

Type: GENERAL VIOLATION

Subtype: OVERGROWTH

Officer: STEPHEN KNIGHT

Referred By: FROM CITY STAFF

Status: HEARING

Opened: 8/22/2025

Closed:

Last Action: 9/24/2025

Follow Up: 9/22/2025

Code Brd 9/24/2025

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Shopping Cart

Pay All Fees

Paid Items

Contact

Contact us

Case Search

Search By: Address

Search Operator: Begins With

Search Value: 1115 NW 15th

SEARCH

[Click here for search examples](#)

Search Results

Case No

CE25-0919

Case Info

Site Info

Address: 1115 NW 15TH AVE

City/State/Zip: OCALA, FL, 34475

Property Type ADDRESS

APN: 2551-004-010

Subdivision: BETHUNE VILLAGE

Tract:

Block:

Lot:

Sect-Twp-Rng: 7-15-22

Lot Size (Acre): 0.17

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