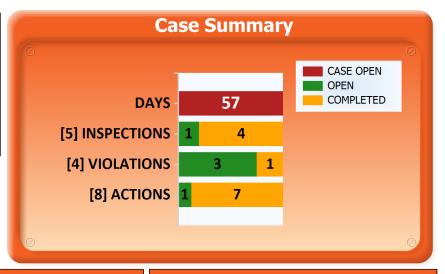


**Case Number** CE25-0474

**City of Ocala** 

Description: Derelict vehicles, junk, and overgrowth Status: HEARING Subtype: OVERGROWTH Type: GENERAL VIOLATION Last Action: 7/30/2025 Opened: 6/2/2025 Closed: Fllw Up: 7/29/2025 Site Address: 0 , FL 34475 Site APN: 2260-148-018 Officer: STEPHANI SMITH Details:



#### **ADDITIONAL SITES**

**LINKED CASES** 

|                               | CHRONOLOGY      |             |                 |  |  |  |  |  |  |  |  |
|-------------------------------|-----------------|-------------|-----------------|--|--|--|--|--|--|--|--|
| CHRONOLOGY TYPE               | STAFF NAME      | ACTION DATE | COMPLETION DATE | NOTES  |  |  |  |  |  |  |  |
| ADMIN POSTING                 | SHANEKA GREENE  | 6/23/2025   | 6/23/2025       | NOVPH  |  |  |  |  |  |  |  |
| CERTIFIED MAIL                | SHANEKA GREENE  | 6/23/2025   | 6/23/2025       | NOVPH MAILED 91 7199 9991 7039 7931 3873 THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48TH TER OCALA, FL. 34480-1600 |  |  |  |  |  |  |  |
| HEARING SPECIAL<br>MAGISTRATE | YVETTE J GRILLO | 7/30/2025   |                 | NEW BUSINESS   |  |  |  |  |  |  |  |
| OFFICER POSTING               | STEPHANI SMITH  | 6/24/2025   | 6/24/2025       | NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.  |  |  |  |  |  |  |  |

**Case Number** CE25-0474

| PREPARE NOTICE | SHANEKA GREENE | 6/4/2025  | 6/4/2025  | CLTO X 1  THOMPSON DELIFORD EVA EST  C/O BETTY F TANNER  3206 SE 48 TER  OCALA FL 34480-1600   |
|----------------|----------------|-----------|-----------|--|
| PREPARE NOTICE | SHANEKA GREENE | 6/20/2025 | 6/23/2025 | NOVPH X1 (JULY MAGISTRATE)  THOMPSON DELIFORD EVA EST  C/O BETTY F TANNER  3206 SE 48 TER  OCALA FL 34480-1600   |
| REGULAR MAIL   | SHANEKA GREENE | 6/4/2025  | 6/4/2025  | CLTO MAILED  |
|                |                |           |           | Find the Respondent(s) guilty of violating city code section(s):  34-95 and 122-332 as a Repeat Violator and 82-3 and order to:  1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 3rd, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.  (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items. |

**Case Number** CE25-0474

|                      |                    |           |           | (c) 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.  |
|----------------------|--------------------|-----------|-----------|--|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 7/18/2025 | 7/22/2025 | 2,) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 122-332 was discovered to exist, being June 3rd, 2025, and continuing every day thereafter until all violations of section 122-332 have been abated pursuant to subsection (b) of this order.  |
|                      |                    |           |           | (b) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-2 zoning district by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored upon the property. |
|                      |                    |           |           | 3.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, August 21st, 2025, or remove the fence by 4:00 pm on Thursday, August 21st, 2025. If the Respondent fails to comply by 7:00 am on Friday, August 22nd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.                 |
|                      |                    |           |           | 4.) Pay the cost of prosecution of \$237.66 by August 21st, 2025.  |



**Case Number** CE25-0474

|                              |  |                   |         |                 | CONTA              | CTS       |           |         |        |         |            |
|------------------------------|--|-------------------|---------|-----------------|--------------------|-----------|-----------|---------|--------|---------|------------|
| NAME TYPE                    | NAME                                   |                   |         | ADD             | RESS               | PHON      | IE        | FAX     |        | EMAIL   |            |
| OWNER                        | THOMPSON DELI<br>EST                   | FORD EVA          | 3206 SI | E 48 TER OC     | ALA, FL 34480-1600 |           |           |         |        |         |            |
| RESPONDENT 1                 | THOMPSON DELI<br>EST & C/O BETTY       |                   | 3206 SI | E 48 TER OC     | ALA, FL 34480-1600 |           |           |         |        |         |            |
|                              |  |                   |         |                 | FINANCIAL INF      | ORMATION  |           |         |        |         |            |
| DESCRIPTION                  | ACCC                                   | DUNT              | QTY     | AMOUN           | IT PAID            | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD<br>BY |
| CERTIFIED POSTA              | GF I                                   | 00-000-06-<br>960 | 2       | \$14.36         | \$0.00             |           |           |         |        |         |            |
| CLERICAL AND<br>CASEWORK TIM |  | 00-000-06-<br>960 | 7       | \$154.0         | \$0.00             |           |           |         |        |         |            |
| INSPECTION FEE               | F                                      | 00-000-06-<br>960 | 4       | \$50.00         | \$0.00             |           |           |         |        |         |            |
| RECORDING COST               | TS I                                   | 00-000-06-<br>960 | 1       | \$18.75         | \$0.00             |           |           |         |        |         |            |
| REGULAR POSTAG               | GF I                                   | 00-000-06-<br>960 | 1       | \$0.55          | \$0.00             |           |           |         |        |         |            |
|                              | Total Paid for CASE FEES: \$2          |                   |         |                 |                    |           |           |         |        |         |            |
|                              | TOTALS: \$237.66 \$0.00                |                   |         |                 |                    |           |           |         |        |         |            |
|                              |  |                   |         |                 | INSPECT            | IONS      |           |         |        |         |            |
| INSPECTION TYPE              | INSPECTION TYPE INSPECTOR SCHEDUL DATE |                   | СО      | MPLETED<br>DATE | RESULT             | REM       | ARKS      |         |        | NOTES   |            |

## **Case Number** CE25-0474

| CASE WORK             | sms | 7/9/2025  | 7/9/2025  | COMPLETED     | On 07/09/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that it appears that one wheelchair remains on the property, and all other junk/debris has been removed. All that remains is the overgrowth and deteriorated section of the fencing. While taking pictures, the property owner from across the street informed me that he knew the land-owner. He is waiting to get his mower repaired, but he will try to assist the land-owner on his behalf. View attachments.   |
|-----------------------|-----|-----------|-----------|---------------|--|
| CASE WORK             | SMS | 6/24/2025 | 6/24/2025 | COMPLETED     | On 06/24/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been provided to Admin. View attachments.  |
| FOLLOW UP             | SMS | 6/18/2025 | 6/18/2025 | COMPLETED     | On 06/18/2025, I have re-inspected the property in reference to junk and debris in addition to some overgrowth to the rear of the vacant property. I have observed that both the junk and debris in addition to the overgrowth remains to the rear of the property. In addition to this, the fencing is still in a deteriorated state (and in a leaning position versus being able to stand on its own). The derelict vehicle appears to have been removed at the time of inspection (was moved moreso onto the other neighboring property). View attachments. NOVPH generation assigned to Admin, and inspections has been scheduled. |
| HEARING<br>INSPECTION | SMS | 7/29/2025 |           |               | hearing insp??   |
| INITIAL               | SMS | 6/3/2025  | 6/3/2025  | NON COMPLIANT | During a grant application site visit from Economic Development code violations were observed upon the property. Please contact Economic Development before initial inspection (Charlita Whitehead cwhitehead@ocalafl.gov OR Marie Mesadieu mmesadieu@ocalafl.gov).  |

## **Case Number** CE25-0474

| INITIAL | SMS | 6/3/2025 | 6/3/2025 | NON COMPLIANT | On 06/03/2025, I had a meeting with Charlita Whitehead and Ramona Williams of Economic Development in reference to three properties (with two being in relation to a property owner that has applied for the grant and the other **this one** having violations on the property). For this vacant lot, I have observed overgrowth, junk and debris (such as miscallenous items stored here such as a fridge, washer machine, etc), a derelict vehicle on the property, and a deteriorated fence. This property is considered a "Repeat Violator" as per 2022_8978 (recorded date of 06/12/2023) with violations such as derelict vehicles, permitted uses of an R-2 zone, and overgrowth/junk. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled. |
|---------|-----|----------|----------|---------------|--|
|---------|-----|----------|----------|---------------|--|

|  | VIOLATIONS     |                  |                |          |                     |   |  |  |  |  |  |
|--|----------------|------------------|----------------|----------|---------------------|---|--|--|--|--|--|
| VIOLATION TYPE   | USER NAME      | OBSERVED<br>DATE | CORRECTED DATE | LOCATION | REMARKS             | NOTES   |  |  |  |  |  |
| SECTION 122-332<br>PERMITTED USES<br>R-2   | STEPHANI SMITH | 6/3/2025         |                |          | **REPEAT VIOLATOR** | Please remove any items from off the property (such as any indoor and miscellaneous items, fridge, wheelchair, derelict vehicle etc). Storage of items on an R-2 vacant lot is not allowed. |  |  |  |  |  |
| SECTION 34-122 ABANDONED OR DERELICT VEHICLES                                      | STEPHANI SMITH | 6/3/2025         | 6/18/2025      |          | **REPEAT VIOLATOR** | Please remove the derelict vehicle (white older model Ford pick-up truck) from off the property.  |  |  |  |  |  |
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER | STEPHANI SMITH | 6/3/2025         |                |          | **REPEAT VIOLATOR** | Please remove all junk and debris from off the property. Cut and clear all overgrowth off the property.   |  |  |  |  |  |

**Case Number** CE25-0474

| SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS | STEPHANI SMITH | 6/3/2025 |  |  |  | Please either repair, replace, or remove the dilapidated section of the wooden fencing (in a leaning position) on the property. |
|---|----------------|----------|--|--|--|---|
|---|----------------|----------|--|--|--|---|

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

#### THE CITY OF OCALA

CASE NO: CE25-0474

Petitioner,

VS.

## THOMPSON, DELIFORD EVA EST C/O BETTY F. TANNER

Respondents

1

## 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 Enfo   | rcement Spe   | cial Magistrate He  | earing:           |                       |          |
|----------------|---------------|---------------------|-------------------|-----------------------|----------|
|                | Cost          | # of hour(s)        |                   |                       | Total:   |
| Attorney Fees: |               |                     |                   |                       |          |
| 2. Inspector(  | s) Time:      |                     |                   |                       |          |
|                | Cost          | # @ .5 hour(s)      |                   |                       | Total:   |
| Inspection(s)  | \$12.50       | 4                   |                   |                       | \$50.00  |
| 3. Clerical &  | Casework Ti   | me:                 |                   |                       |          |
|                | Cost          | # of hour(s)        |                   |                       | Total:   |
| Clerical:      | \$22.00       | 7                   |                   |                       | \$154.00 |
| 4. Recording   | Cost(s): (i.e | Lien(s) / Lien rele | ease(s) / Satisfa | ction, etc.)          |          |
|                | Cost          | # of page(s)        | Addl. page(s)     | # of addl.<br>page(s) | Total:   |
| Fee(s):        | \$18.75       | 1                   |                   |                       | \$18.75  |
| 5. Copies of   | Related Doc   | ument(s):           |                   |                       |          |
|                | Cost          | # of page(s)        |                   |                       | Total:   |
| Clerical:      |               |                     |                   |                       |          |
| 6. Postage C   | ost(s):       |                     |                   |                       |          |
|                | Cost          | # of Regular        | Cost              | # of Certified        |          |
| Postage:       | \$0.55        | 1                   | \$14.36           | 2                     | \$14.36  |
|                |               |                     |                   |                       |          |

Total Costs: \$237.66

FURTHER. AFFIANT SAYETH NOT. Dated This: 7/15/2025

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: 15 Jul by STEPHANI SMITH who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

#### 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

2260-148-018

Prime Key: 1257662 MAP IT+ Current as of 6/3/2025

**Property Information** 

THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48 TER OCALA FL 34480-1600

<u>Taxes / Assessments:</u>
Map ID: 162
<u>Millage:</u> 1001 - OCALA

M.S.T.U. PC: 00 Acres: .09

2024 Certified Value

| Land Just Value      | \$4,760 |
|----------------------|---------|
| Buildings            | \$0     |
| Miscellaneous        | \$0     |
| Total Just Value     | \$4,760 |
| Total Assessed Value | \$1,505 |
| Exemptions           | \$0     |
| Total Taxable        | \$1,505 |
| School Taxable       | \$4,760 |

Impact (\$3,255)

#### <u>History of Assessed Values</u>

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2024 | \$4,760   | \$0      | \$0        | \$4,760  | \$1,505      | \$0        | \$1,505     |
| 2023 | \$3,400   | \$0      | \$0        | \$3,400  | \$1,368      | \$0        | \$1,368     |
| 2022 | \$2,720   | \$0      | \$0        | \$2,720  | \$1,244      | \$0        | \$1,244     |

#### **Property Transfer History**

| Book/Page        | Date    | Instrument | Code | Q/U | V/I | Price |
|------------------|---------|------------|------|-----|-----|-------|
| <u>UNRE/INST</u> | 03/1997 | 71 DTH CER | 0    | U   | V   | \$100 |

#### **Property Description**

SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 053 WEST END OCALA BLK 148 LOT 18

#### Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value 0001 40.0 100.0 R2 40.00 FF

|                          |           |                | Miscellane | ous Improvemen                  | <u>nts</u>                      |         |       |
|--------------------------|-----------|----------------|------------|---------------------------------|---------------------------------|---------|-------|
| Туре                     | Nbr Units | Type           | Life       | Year In                         | Grade                           | Length  | Width |
|                          |           |                | <u>App</u> | raiser Notes                    |                                 |         |       |
|                          |           |                |            | g and Building<br>mit Search ** |                                 |         |       |
| Permit Number<br>OC00280 |           | Issued<br>1992 | Date       | e Completed                     | <b>Description</b> BLDG 01= DEM | OLISHED |       |

| Tax R       | Tax Roll Property Summary |                    |              |           |             |             |             |               |
|-------------|---------------------------|--------------------|--------------|-----------|-------------|-------------|-------------|---------------|
| Accou       | nt Num                    | ber R              | 2260-148-018 | Туре      | REAL        | ESTATE      | Request     | Future E-Bill |
| Addre       | ss                        |                    |              | Status    |             |             |             |               |
| Sec/Tv      | vn/Rng                    | 13 15 21           |              | Subdiv    | vision 4491 |             |             |               |
| Year        | Roll                      | Account Number     | Status       | Date Paid | Amount Paid | Balance Due | Pay Online  |               |
| <u>2010</u> | R                         | 2010 R2260-148-018 | PAID         | 05/2011   | 85.46       |             |             | Tax Bill      |
| <u>2011</u> | R                         | 2011 R2260-148-018 | CER SOLD     | 06/2012   |             |             |             | Tax Bill      |
| <u>2011</u> | CER                       | 2012-00010884-00   | REDEEMED     | 12/2012   | 79.21       |             |             | Certificate   |
| <u>2012</u> | R                         | 2012 R2260-148-018 | CER SOLD     | 06/2013   |             |             |             | Tax Bill      |
| <u>2012</u> | CER                       | 2013-00010868-00   | REDEEMED     | 12/2013   | 42.55       |             |             | Certificate   |
| <u>2013</u> | R                         | 2013 R2260-148-018 | CER SOLD     | 06/2014   |             |             |             | Tax Bill      |
| <u>2013</u> | CER                       | 2014-00011071-00   | REDEEMED     | 12/2014   | 42.05       |             |             | Certificate   |
| <u>2014</u> | R                         | 2014 R2260-148-018 | CER SOLD     | 06/2015   |             |             |             | Tax Bill      |
| 2014        | CER                       | 2015-00011309-00   | REDEEMED     | 07/2015   | 40.05       |             |             | Certificate   |
| <u>2015</u> | R                         | 2015 R2260-148-018 | PAID         | 01/2016   | 15.84       |             |             | Tax Bill      |
| <u>2016</u> | R                         | 2016 R2260-148-018 | CER SOLD     | 06/2017   |             |             |             | Tax Bill      |
| <u>2016</u> | CER                       | 2017-00011120-00   | REDEEMED     | 11/2017   | 42.35       |             |             | Certificate   |
| 2017        | R                         | 2017 R2260-148-018 | CER SOLD     | 06/2018   |             |             |             | Tax Bill      |
| 2017        | CER                       | 2018-00010717-00   | REDEEMED     | 09/2019   | 55.41       |             |             | Certificate   |
| <u>2018</u> | R                         | 2018 R2260-148-018 | CER SOLD     | 06/2019   |             |             |             | Tax Bill      |
| <u>2018</u> | CER                       | 2019-00010867-00   | REDEEMED     | 09/2019   | 40.84       |             |             | Certificate   |
| 2019        | R                         | 2019 R2260-148-018 | CER SOLD     | 06/2020   |             |             |             | Tax Bill      |
| <u>2019</u> | CER                       | 2020-00011398-00   | REDEEMED     | 08/2020   | 46.10       |             |             | Certificate   |
| 2020        | R                         | 2020 R2260-148-018 | PAID         | 12/2020   | 23.97       |             |             | Tax Bill      |
| <u>2021</u> | R                         | 2021 R2260-148-018 | CER SOLD     | 06/2022   |             |             |             | Tax Bill      |
| 2021        | CER                       | 2022-00010240-00   | REDEEMED     | 11/2022   | 92.34       |             |             | Certificate   |
| <u>2022</u> | R                         | 2022 R2260-148-018 | CER SOLD     | 06/2023   |             |             |             | Tax Bill      |
| <u>2022</u> | CER                       | 2023-00010272-00   | REDEEMED     | 07/2024   | 113.70      |             |             | Certificate   |
| <u>2023</u> | R                         | 2023 R2260-148-018 | CER SOLD     | 06/2024   |             |             |             | Tax Bill      |
| 2023        | CER                       | 2024-00010430-00   | UNPAID       |           |             | 146.94      | Add to Cart | Certificate   |
| <u>2024</u> | R                         | 2024 R2260-148-018 | HELD SALE    |           |             | 141.04      |             | Tax Bill      |

#### CURRENT ACCOUNT DETAILS

| Account Number | 2024 | R2260-148-018 | Tax Bill |
|----------------|------|---------------|----------|
|                |      |               |          |

#### **DELINQUENT TAXES DUE**

| Property Description | Owner Information |
|----------------------|-------------------|
| rioperty Description | Owner information |

| ost Date   | Receipt                          | # Pmt Type     | Status     | Disc                              | Interest          | Total |
|------------|----------------------------------|----------------|------------|-----------------------------------|-------------------|-------|
| 141.04     | 141.04                           | 141.04         | 141.04     | FUNDS                             | ACCEPTED          |       |
| 06/30/2025 | 06/30/2025                       | 06/30/2025     | 06/30/2025 | ONLY                              | CERTIFIED         |       |
|            | SCHOOL TXBL                      | 4,760          |            | _                                 |                   |       |
|            | SCHOOL ASMT                      | 4,760          |            | _                                 |                   |       |
|            | COUNTY TXBL                      | 1,505          |            | _                                 |                   |       |
|            | COUNTY ASMT                      | 1,505          |            | SP. ASM                           | Г                 | 55.69 |
|            | MARKET VALU                      | 4,760          |            | TAXES                             |                   | 46.79 |
|            | Current '                        | Values and Exe | mptions    | Tax                               | es and Fees Levie | ed    |
|            |                                  |                |            | OCALA FI                          | L 34480-1600      |       |
|            | LOT 18                           |                |            | C/O BETTY F TANNER 3206 SE 48 TER |                   |       |
|            | PAGE 053 WES                     | T END OCALA BL | < 148      |                                   |                   |       |
|            | SEC 13 TWP 15 RGE 21 PLAT BOOK A |                |            | THOMPSON DELIFORD EVA EST         |                   |       |

#### Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

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

THE CITY OF OCALA

CASE NO: 2022\_8978

Petitioner,

VS.

DELIFORD EVA THOMPSON EST OF C/O BETTY F TANNER 3206 SE 48 TER OCALA FL 34480-1600

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 06/12/2023 08:53:31 AM

FILE #: 2023073574 OR BK 8070 PGS 1533-1535

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 Code Enforcement Special Magistrate on March 29, 2023, after due notice to the Respondent(s), and the 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), DELIFORD EVA THOMPSON EST OF, AND C/O BETTY F TANNER, owner(s) in charge of the property described as: 2260-148-018 | 200 BLK OF NW 1ST ST, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.
- **B.** That on and between December 19, 2022 and March 29, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91 Definitions, Section 34-95 Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 34-121 Definitions, Section 34-122 Abandoned or derelict vehicles, Section 122-332 Permitted Uses (R-2).

#### II. CONCLUSION OF LAW:

**A.** The Respondent(s), **DELIFORD EVA THOMPSON EST OF, AND C/O BETTY F TANNER**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 122-332 - Permitted Uses (R-2), in that the Respondent(s) have failed to remedy the violation(s) and are 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): 34-91, 34-95, 34-121, 34-122, 122-332 and Order to;
- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, April 20th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, April 21st, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$50.00 per day thereafter that shall run 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) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Thursday, April 20th, 2023; or (b) Have the vehicles properly registered and operational by 4:00pm on Thursday, April 20th, 2023; If the Respondent(s) fail to comply with this section by 7:00am on Friday, April 21st, 2023, there shall be a fine of \$50.00 per day thereafter that shall run addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include: removal of all abandoned or derelict vehicles.
- 3.)Comply with requirements for R-2 zoning to include; but not limited Residential uses, Community residential home, maximum of eight unrelated residents per single-family residential dwelling by 4:00pm on Thursday, April 20th, 2023. If the Respondent(s) fail to comply by 7:00 am on Friday, April 21st, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: removal of improper outdoor storage to include, but not limited to vehicles, commercial vehicles, and trailers stored outdoors. Additionally, there shall be a fine of \$250 per day thereafter that shall run in addition to any other fines.
- 4.) Pay the cost of prosecution of \$166.95 by April 20th, 2023.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

- **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 29th day of March 2023

CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA, FLORIDA

Thomas J. Dobbins

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: DELIFORD EVA THOMPSON EST OF, C/O BETTY F TANNER, 3206 SE 48 TER, OCALA FL 34480-1600, this day of March 2023.

Yiovanni Santiago, Code Enforcement Specialist

Code Enforcement Special Magistrate

#### **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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON APRIL 26, 2023, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE 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.

THIS IS TO CERTIFY THE FOREGOING TO BE A TRUE AND ACCURATE COPY

CITY CLERK

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

THE CITY OF OCALA Petitioner,

VS.

DELIFORD EVA THOMPSON EST OF C/O BETTY F TANNER 3206 SE 48 TER OCALA FL 34480-1600 Respondents CASE NO: 2022 8978



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 04/22/2025 03:53:27 PM

FILE #: 2025053136 OR BK 8592 PG 745 REC FEES: \$10.00 INDEX FEES: \$0.00

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

#### ORDER ACKNOWLEDGING COMPLIANCE WITH FINAL ADMINISTRATIVE ORDER

The City of Ocala Code Enforcement Special Magistrate, recorded a Final Administrative Order against the property of **DELIFORD EVA THOMPSON EST OF C/O BETTY F TANNER** on the 12<sup>th</sup> day of June 2023, in Official Records Book 8070 Pages 1533-1535 in the office of the Clerk of the Circuit Court of Marion County, State of Florida, against the following described real property located at **200 BLOCK OF NW 1**<sup>ST</sup> **ST | 2260-148-018,** Ocala, FL.

#### LEGAL DESCRIPTION:

SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 053 WEST END OCALA BLK 148 LOT 18

PARCEL NUMBER: 2260-148-018

The Code violation on the above referenced property has been abated as of the 18th of May 2023, and the City of Ocala desires to acknowledge compliance with the aforementioned Code Enforcement Board Administrative Order.

NOW, THEREFORE, the City of Ocala by and through its undersigned Code Enforcement Board, does hereby acknowledge compliance with the foregoing Code Enforcement Special Magistrate Final Administrative Order and does direct the Clerk of said Circuit Court to satisfy and discharge the said Code Enforcement Board Final Administrative Order in accordance with Section 162.07 of the Florida Statutes.

DONE AND ORDERED; this \_

day of April 2025

MUNICIPAL CODE ENFORCEMENT CODE BOARD

OCALA, FLORIDA

Michael Gartner

Code Enforcement Board, Chair

#### CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to all the Respondent(s) as listed in the forgoing document by U.S. Mail at the address(s) provided to the City of Ocala, this day of April 2025.

vette Grillo. Secretary

Municipal Code Enforcement Board

GOD BE WITH OF

THIS IS TO CERTIFY THE FOREGONG TO BE A TRUE AND ACCURATE COPY

DEPUTY CHEY CLERK

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

6/4/2025 CASE NO: CE25-0474

THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48 TER OCALA, FL 34480-1600

RE: 2260-148-018 | 2000 BLOCK OF NW 1ST ST

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: 6/18/2025

#### **Violations:**

#### **SECTION 34-122 ABANDONED OR DERELICT VEHICLES**

Please remove the derelict vehicle (white older model Ford pick-up truck) from off the property.

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

Please remove all junk and debris from off the property. Cut and clear all overgrowth off the property.

#### **SECTION 122-332 PERMITTED USES R-2**

Please remove any items from off the property (such as any indoor and miscellaneous items, fridge, wheelchair, derelict vehicle etc). Storage of items on an R-2 vacant lot is not allowed.

#### SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please either repair, replace, or remove the dilapidated section of the wooden fencing (in a leaning position) on the property.

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

You may contact the 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 <a href="mailto:smsmith@ocalafl.gov">smsmith@ocalafl.gov</a>



# City of Ocala

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

#### NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

06/23/2025

THOMPSON DELIFORD EVA EST C/O BETTY F TANNER 3206 SE 48TH TER OCALA, FL. 34480-1600

| espondent(s) |
|--------------|
|--------------|

Location of Violation: 2000 BLOCK OF NW 1ST ST|2260-148-018

Case Number: CE25-0474

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

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

Please remove all junk and debris from off the property. Cut and clear all overgrowth off the property.

#### SECTION 122-332 PERMITTED USES R-2

Please remove any items from off the property (such as any indoor and miscellaneous items, fridge, wheelchair, derelict vehicle etc). Storage of items on an R-2 vacant lot is not allowed.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS Please either repair, replace, or remove the dilapidated section of the wooden fencing (in a leaning position) on the property

Dear property owner, or agent,

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

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE. If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code 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 – 2<sup>nd</sup> 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: CE25-0474** 

#### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

#### STATE OF FLORIDA **COUNTY OF MARION**

| <b>BEFORE ME</b> , the undersigned authority personally a Division of the, City of Ocala, who after being duly swo | • | , for the Code Enforcement s: |
|--|---|-------------------------------|
| 1. I did on 06/24/2025 post the Notice of Viol 2000 BLOCK OF NW 1ST ST   VACANT LOT .                              | ation & Public Hearing tothe            | e property located at         |
| 2. This Affidavit is provided pursuant to Section 2  | -446(b) 2(b), Code of Ordinance         | s of the City of Ocala.       |
| FURTHER, AFFIANT SAYETH NAUGHT.  | Dated: 08/2<br>Code Enfo                | 4/2025<br>Orcement Officer    |
| STATE OF FLORIDA   |   |                               |

MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2025 by Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn.

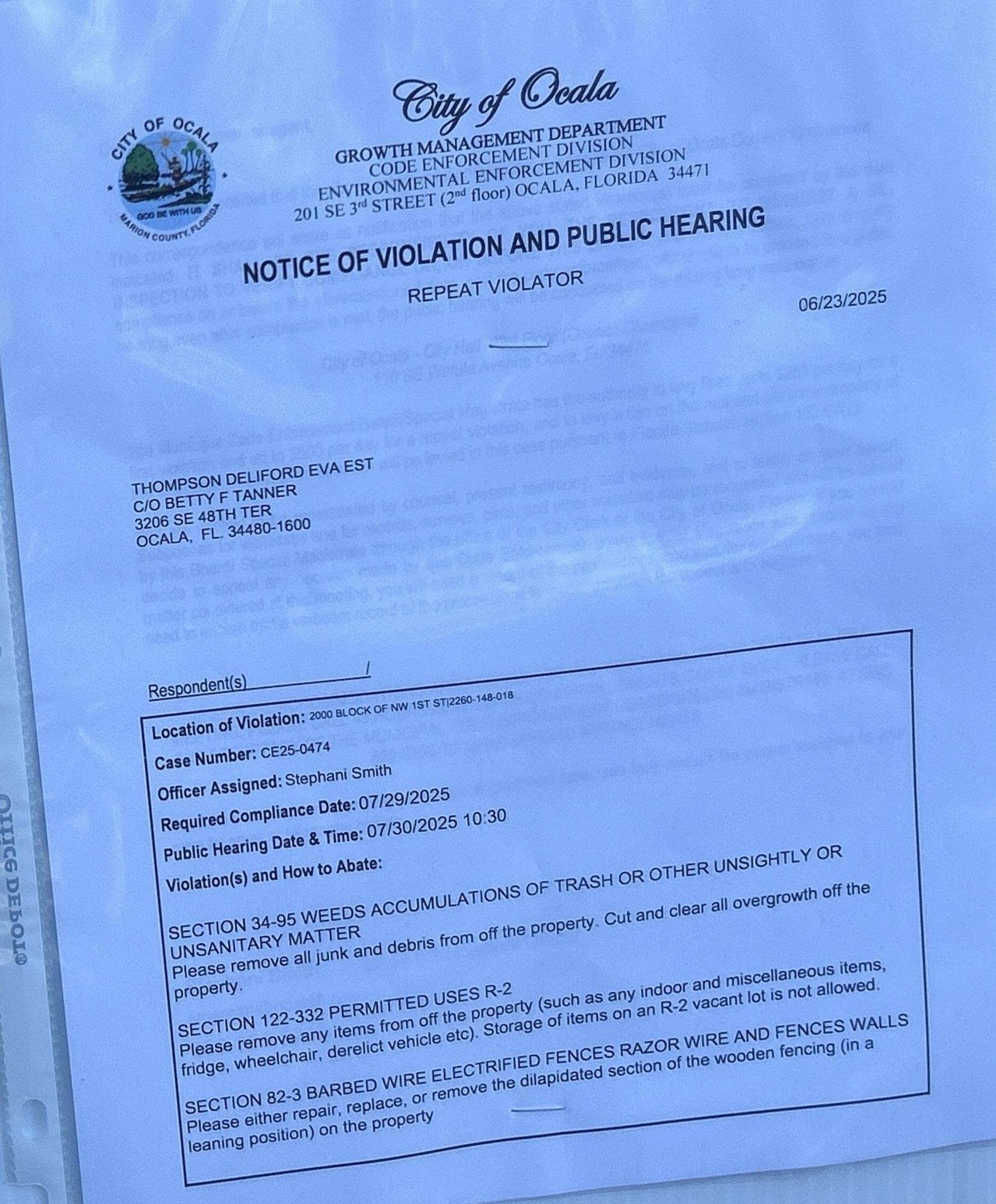




# COCALA LA

# CODE ENFORCEMENT 352-629-8309

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



6/24/25, 8:47 AM
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: CE25-0474** 

#### **AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

### STATE OF FLORIDA COUNTY OF MARION

| COUNTY OF MARION   |                                      |                              |
|--|--------------------------------------|------------------------------|
| BEFORE ME, the undersigned authority person Division of the, City of Ocala, who after being duly | , ,,                                 | , for the bode Embrochem     |
| I did on 06/23/2025 post the Notice of 110 SE Watula Avenue Ocala, FL                            | of Violation & Public Hearing toC    | Ocala City Hall , located at |
| 2. This Affidavit is provided pursuant to Sec  | tion 2-446(b) 2(b), Code of Ordinanc | es of the City of Ocala.     |
| FURTHER, AFFIANT SAYETH NAUGHT.  | Code En                              | forcement Specialist         |
|  |                                      |                              |

STATE OF FLORIDA MARION COUNTY

SWORN TO (or affirmed) before me: 06/23/2025 by Yvette Grillo is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Motary Public, State of Florida

