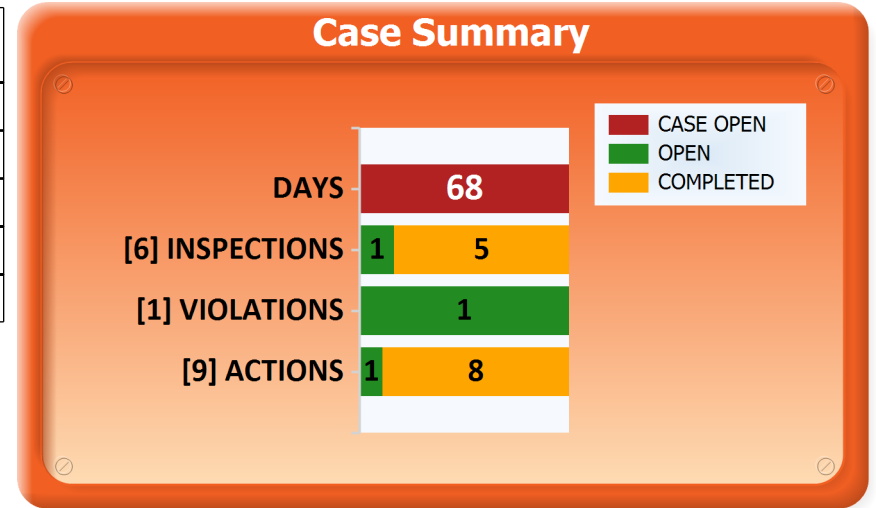


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0329

Description: DUMPED TREE DEBRIS IN RIGHT OF WAY & PROPERTY		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 12/18/2025	Closed:	Last Action: 2/25/2026	Flw Up: 2/23/2026
Site Address: 1315 NE 23RD ST OCALA, FL 34470			
Site APN: 2507-001-010		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ANDERSON FRANCES C EST	1315 NE 23RD ST OCALA, FL 34470-4305			
RESPONDENT 1	ANDERSON FRANCES C EST	1315 NE 23RD ST OCALA, FL 34470-4305			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0329

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$262.57	\$0.00						
TOTALS:			\$262.57	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	12/18/2025			REPEAT VIOLATOR	OVERGROWN/UNKEMPT PROPERTY NEEDS TO BE CUT/CLEANED - DUMPED TREE DEBRIS ON PROPERTY AND RIGHT OF WAY NEEDS TO BE PICKED UP/REMOVED. CONTACT SANITATION DIVISION @ 352-351-6697 TO MAKE ARRANGEMENTS FOR REMOVAL (FEE INVOLVED) OR UTILIZE APPROPRIATE CONTRATOR FOR REMOVAL. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	12/18/2025	12/18/2025	NON COMPLIANT		On 12-18-25, I responded to the property per a complaint from the City Sanitation Division of tree debris. Upon arrival, I observed the property (vacant parcel) to be overgrown/unkempt. There was tree debris on the property as well being dumped/left in the right of way. I submitted a request to Admin. to generate/mail a courtesy letter advising of the actions needed to achieve compliance with city code. Photos were uploaded to the case and follow-up was scheduled accordingly

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0329

CASE WORK	RSM	1/2/2026	1/2/2026	NON COMPLIANT	MID POINT STATUS CHECK	On 1-2-26, I checked the status of the property and noted the violation remained. There was tree debris on the property as well being dumped/left in the right of way. Follow-up scheduled.
FOLLOW UP	RSM	1/20/2026	1/20/2026	NON COMPLIANT	CLTO DATE	On 1-20-26, I checked the property and noted the violation remained. I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing) . There has been no contact with the property owner. Photos were added and follow-up was scheduled accordingly.
FOLLOW UP	RSM	2/12/2026	2/12/2026	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 2-12-26, I checked the property noting the violation remained. Proceed to hearing as scheduled.
CASE WORK	RSM	2/13/2026	2/13/2026	NON COMPLIANT		On 2-13-26, I re-posted an updated NOVPH as it was determined that this was a REPEAT VIOLATOR. Photos attached and affidavit of posting completed and submitted to Admin.
HEARING INSPECTION	RSM	2/23/2026				

CHRONOLOGY					
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES	
PREPARE NOTICE	SHANEKA GREENE	12/19/2025	12/19/2025	C L T O	COMP DATE 01/20/2026 PLEASE AND THANK YOU
REGULAR MAIL	SHANEKA GREENE	12/19/2025	12/19/2025		CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	1/21/2026	1/21/2026		NOVPH UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026		NOVPH MAILED 9489 0090 0027 6697 0492 12 ANDERSON FRANCES C EST 1315 NE 23RD ST OCALA, FL. 34470-4305

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0329

CERTIFIED MAIL	SHANEKA GREENE	1/21/2026	1/21/2026	UPDATED NOVPH MAILED 9489 0090 0027 6696 9989 93 ANDERSON FRANCES C EST 1315 NE 23RD ST OCALA, FL. 34470-4305
PREPARE NOTICE	SHANEKA GREENE	1/21/2026	1/21/2026	N O V P H COMP DATE 02/12/2026 PLEASE AND THANK YOU
OFFICER POSTING	ROBERT MOORE	1/22/2026	1/22/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
OFFICER POSTING	ROBERT MOORE	2/13/2026	2/13/2026	UPDATED NOVPH READY FOR POSTING reposted NOVPH to property noting change to reflect REPEAT VIOLATOR status

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/13/2026	2/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being December 18th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(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, March 2th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, 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.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$262.57 by March 26th, 2026.</p> <p style="text-align: right;">Non-compliance hearing: 04/29/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	2/25/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: ENV25-0329

Petitioner,

VS.

ANDERSON, FRANCES C EST

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, ROBERT MOORE, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	Total:
Postage:	\$0.74	1	\$26.58	3	\$27.32

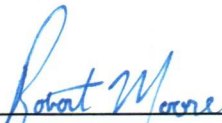
7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

Total Costs: \$262.57

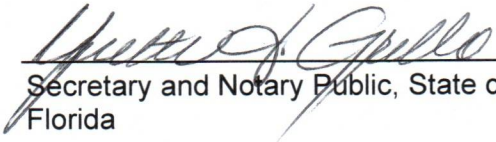
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/18/2026

STATE OF FLORIDA
COUNTY OF MARION

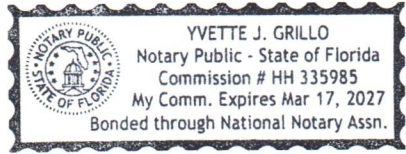


ROBERT MOORE
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 18 Feb
by ROBERT MOORE who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA Marion County Property Appraiser



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

2026 Property Record Card

2507-001-010

[GOOGLE Street View](#)

Prime Key: 613657

[MAP IT+](#)

Current as of 12/18/2025

[Property Information](#)

ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA FL 34470-4305

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 00
Acres: .32

Situs: 1315 NE 23RD ST OCALA

[2025 Certified Value](#)

Land Just Value	\$20,825		
Buildings	\$0		
Miscellaneous	\$541		
Total Just Value	\$21,366	Impact	
Total Assessed Value	\$8,763	Ex Codes:	(\$12,603)
Exemptions	\$0		
Total Taxable	\$8,763		
School Taxable	\$21,366		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$20,825	\$0	\$541	\$21,366	\$8,763	\$0	\$8,763
2024	\$14,700	\$0	\$541	\$15,241	\$7,966	\$0	\$7,966
2023	\$14,700	\$0	\$541	\$15,241	\$7,242	\$0	\$7,242

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	12/2006	71 DTH CER	0	U	I	\$100
MC01/0688	02/2002	EI E I	0	U	I	\$2,378
2157/0547	07/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,000
1713/0605	01/1991	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$23,000
1309/0696	10/1985	07 WARRANTY	0	U	I	\$22,000
1094/0839	01/1982	07 WARRANTY	0	U	I	\$23,900

[Property Description](#)

SEC 05 TWP 15 RGE 22
PLAT BOOK F PAGE 150
OAKCREST HOMESITES

BLK A LOT 10

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	140.0	R1A	100.00	FF						
9606		.0	.0		1.00	UT						
Neighborhood 5001												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	220.00		LF	20	1967	1	0.0	0.0
159 PAV CONCRETE	280.00		SF	20	1967	3	0.0	0.0

[Appraiser Notes](#)

PHYSICAL ADJUSTMENT ON LAND AND FUNCTIONAL OBSOLESCENCE ON BUILDING FOR SINKHOLE ACTIVITY ON PROPERTY; SEE PRC PER ENGINEERS REPORT DATED 09/2000
REMEDATION COST MORE THAN VALUE OF RES

[Planning and Building](#)

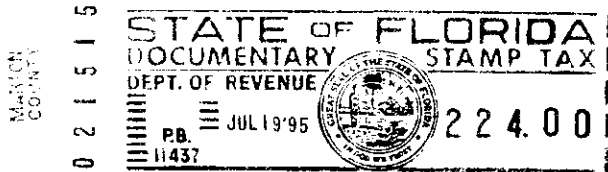
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
DEMO17-0075	11/1/2017	-	DEMO
OC01073	7/1/1997	-	ROOF
OC01404	8/1/1993	-	RSRA
OC00190	1/1/1990	-	ADD SLAB
OC01435	8/1/1989	-	ADD FEP
OC01473	8/1/1986	-	ADD

FLORIDA TITLE & ABSTRACT COMPANY

RECORD & RETURN TO:
PREPARED BY: Voncille B. Hamm, An Employee of
Florida Title & Abstract Company
7555 South West State Road 200
Ocala, Florida 34476 FILE NO: 9507088

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 95047745
07/19/95 16:17
OR BOOK/PAGE: 2157/547
MARION COUNTY - M. Alexander DC.



This Warranty Deed

Made this 14th day of July A.D. 19 95
by Michael J. Semich, a single person

hereinafter called the grantor, to
Frances C. Anderson, a single person

whose post office address is: 1315 NE 23rd Street
Ocala, FL 34470

hereinafter called the grantee: Grantees' SSN:
(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument
and the heirs, legal representatives and assigns of individuals, and the successors and assigns of
corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens,
remises, releases, conveys and confirms unto the grantee, all that certain land situate in
Marion County, Florida, viz:
Lot 10, Block A, OAKCREST HOMESITES, as per plat thereof
recorded in Plat Book F, Page 150, Public Records of Marion
County, Florida.

SUBJECT TO covenants, restrictions, easements of record and taxes
for the current year.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise
appertaining. Parcel Identification Number: 2507-001-010
To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee
simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby
fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever;
and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 19 94

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

Signed, sealed and delivered in our presence:

Suzanne Thomas
Witness Name: Suzanne Thomas

Michael J. Semich
Name & Address: Michael J. Semich 1001 NE 42nd St
Ocala, FL 34470

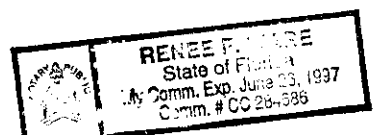
Rita Stauss
Witness Name: Rita Stauss

Name & Address:

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 14th day of July , 1995
, by Michael J. Semich, a single person

who is personally known to me or who has produced as identification.



Renee Ware
Print Name:
Notary Public
My Commission Expires:



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

12/19/2025

CASE NO: ENV25-0329

ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA, FL, 34470-4305

RE: 2507-001-010 | 1315 NE 23RD ST + RIGHT OF WAY

Dear Property Owner:

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

Compliance Requested on or before: 01/20/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
OVERGROWN/UNKEMPT PROPERTY NEEDS TO BE CUT/CLEANED - DUMPED TREE DEBRIS ON PROPERTY AND RIGHT OF WAY NEEDS TO BE PICKED UP/REMOVED. CONTACT SANITATION DIVISION @ 352-351-6697 TO MAKE ARRANGEMENTS FOR REMOVAL (FEE INVOLVED) OR UTILIZE APPROPRIATE CONTRATOR FOR REMOVAL. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE

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

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

ROBERT MOORE,
Code Environment Inspector
352-274-3725 rsmoore@ocalafl.gov



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

CL TO ENV-0329

12/19/2025

ANDERSON FRANCES C EST
 1315 NE 23RD ST
 OCALA, FL, 34470-4305

VAC
 34471>2172
 34470-430515

JACKSONVILLE RPDC 320

23 DEC 2025 AM 4 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES

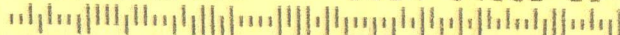


ZIP 34471 \$ 000.74⁰
 02 7W
 0008039548 DEC 22 2025

NIXIE 326 DE 1 0012/30/25

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 34471217299 *3024-04662-23-22





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

02/13/2026

ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA, FL. 34470-4305

Respondent(s) _____ /

Location of Violation: 1315 NE 23RD ST|2507-001-010

Case Number: ENV25-0329

Inspector Assigned: Robert Moore

Required Compliance Date: 02/12/2026

Public Hearing Date & Time: 02/25/2026 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
OVERGROWN/UNKEMPT PROPERTY NEEDS TO BE CUT/CLEANED - DUMPED TREE DEBRIS ON PROPERTY AND RIGHT OF WAY NEEDS TO BE PICKED UP/REMOVED. CONTACT SANITATION DIVISION @ 352-351-6697 TO MAKE ARRANGEMENTS FOR REMOVAL (FEE INVOLVED) OR UTILIZE APPROPRIATE CONTRATOR FOR REMOVAL. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE

Dear property owner, or agent,

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

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

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

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

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

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

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

Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: ENV25-0329

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 02/13/2026 post the Notice of Violation & Public Hearing to the property, located at 1315 NE 23RD ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

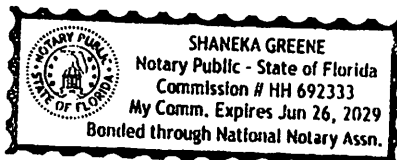
Dated: 02/13/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/13/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





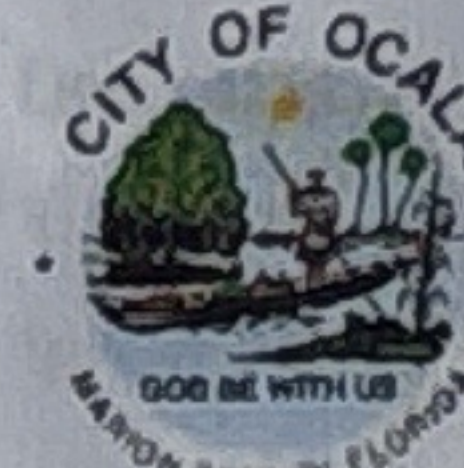
OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

City of Ocala
Environmental Enforcement
2/13/2026 9:52 AM



OCALA

**CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

02/13/2026

ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA, FL 34470-4305

Respondent(s) _____

Location of Violation: 1315 NE 23RD ST|2507-001-010
Case Number: ENV25-0329
Inspector Assigned: Robert Moore
Required Compliance Date: 02/12/2026
Public Hearing Date & Time: 02/25/2026 10:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
OVERGROWN/UNKEMPT PROPERTY NEEDS TO BE CUT/CLEANED - DUMPED TREE DEBRIS ON PROPERTY AND RIGHT OF WAY NEEDS TO BE PICKED UP/REMOVED. CONTACT SANITATION DIVISION @ 352-351-6697 TO MAKE ARRANGEMENTS FOR REMOVAL (FEE INVOLVED) OR UTILIZE APPROPRIATE CONTRATOR FOR REMOVAL. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE

City of Ocala
Environmental Enforcement

2/13/2026 9:51 AM

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

CASE NO: ENV25-0329

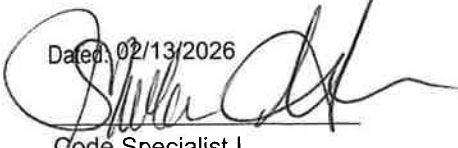
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 02/13/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

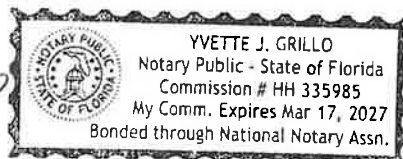
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/13/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: 2021_6637

Petitioner,

VS.

**ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA FL 34470-4305**

Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 07/29/2021 12:25:35 PM

FILE #: 2021103088 OR BK 7528 PGS 762-764

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

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on June 30, 2021, 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), **ANDERSON FRANCES C EST**, owner(s) in charge of the property described as: **2507-001-010 | 1315 NE 23RD ST OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between May 28, 2021 and June 30, 2021 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-98 - Miscellaneous nuisances. , Section 98-32. - Parking or storage in residential districts, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter.

II. CONCLUSION OF LAW:

A. The Respondent(s), **ANDERSON FRANCES C EST**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-98 - Miscellaneous nuisances. , Section 98-32. - Parking or storage in residential districts, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) has 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): 34-91, 34-95, 98-32, 34-9, as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to:

1.) (a)The City shall enter upon the property and take immediate abatement due to serious threat to public health, safety ,and welfare, and bring the violation(s) 34-91 and 34-95 into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris.

(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)The City shall enter upon the property and take immediate abatement due to serious threat to public health, safety ,and welfare, and bring the violation(s) 98-32 into compliance to include: Remove all trailers from the property unless stored in the rear yard of the residence, trailers on the property cannot be lived in or used as storage and in compliance with all other ordinances of the City

3.) (a) The City shall enter upon the property and take immediate abatement to into compliance and bring the violation(s) 34-9 to include: serious threat to public health, safety ,and welfare.

4.) Pay a fine of \$500 for a repeat violation by July 15th, 2021.

5.) Pay the cost of prosecution of \$166.95 by July 15th, 2021.

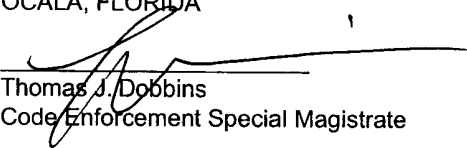
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

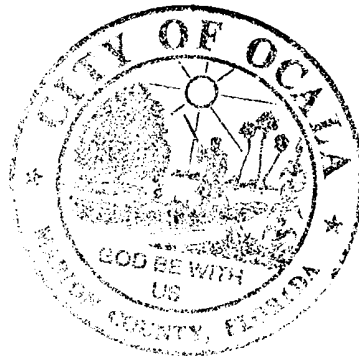
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 2nd day of July 2021

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Thomas J. Dobbins
Code Enforcement Special Magistrate

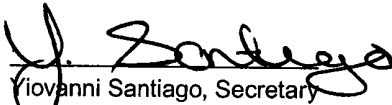


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY


DEPUTY CITY CLERK

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: ANDERSON FRANCES C EST, 1315 NE 23RD ST, OCALA FL 34470-4305, this 2 day of July 2021.


Giovanni Santiago, Secretary
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 JULY 21, 2021, 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 STATUTES, 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.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: 2021_6637

ANDERSON FRANCES C EST
1315 NE 23RD ST
OCALA, FL 34470-4305
Respondent /

AFFIDAVIT OF PARTIAL COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Tracy Gillyard, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on 06/30/2021 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondents was to have taken certain corrective action on or before IMMEDIATELY.
3. That a re-inspection was performed on 07/19/2021.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:
Abatement of violations as ordered; Section(s) 34-91, 34-95, 34-98 and 98-32.
5. The prosecution costs of \$166.95 remain unpaid. A fine of \$500 and service fee of \$100 remain unpaid. All unpaid fees may result in a lien.

FURTHER, AFFIANT SAYETH NOT.

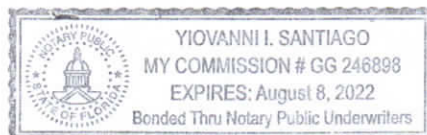
Dated this 19th day of July 2021

Tracy Gillyard
Tracy Gillyard
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Tracy Gillyard 19th day of July 2021, who is personally known to me, and who did take an oath.

Y. Santiago
Notary Public, State of Florida

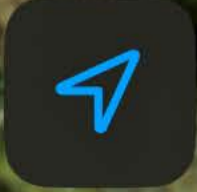
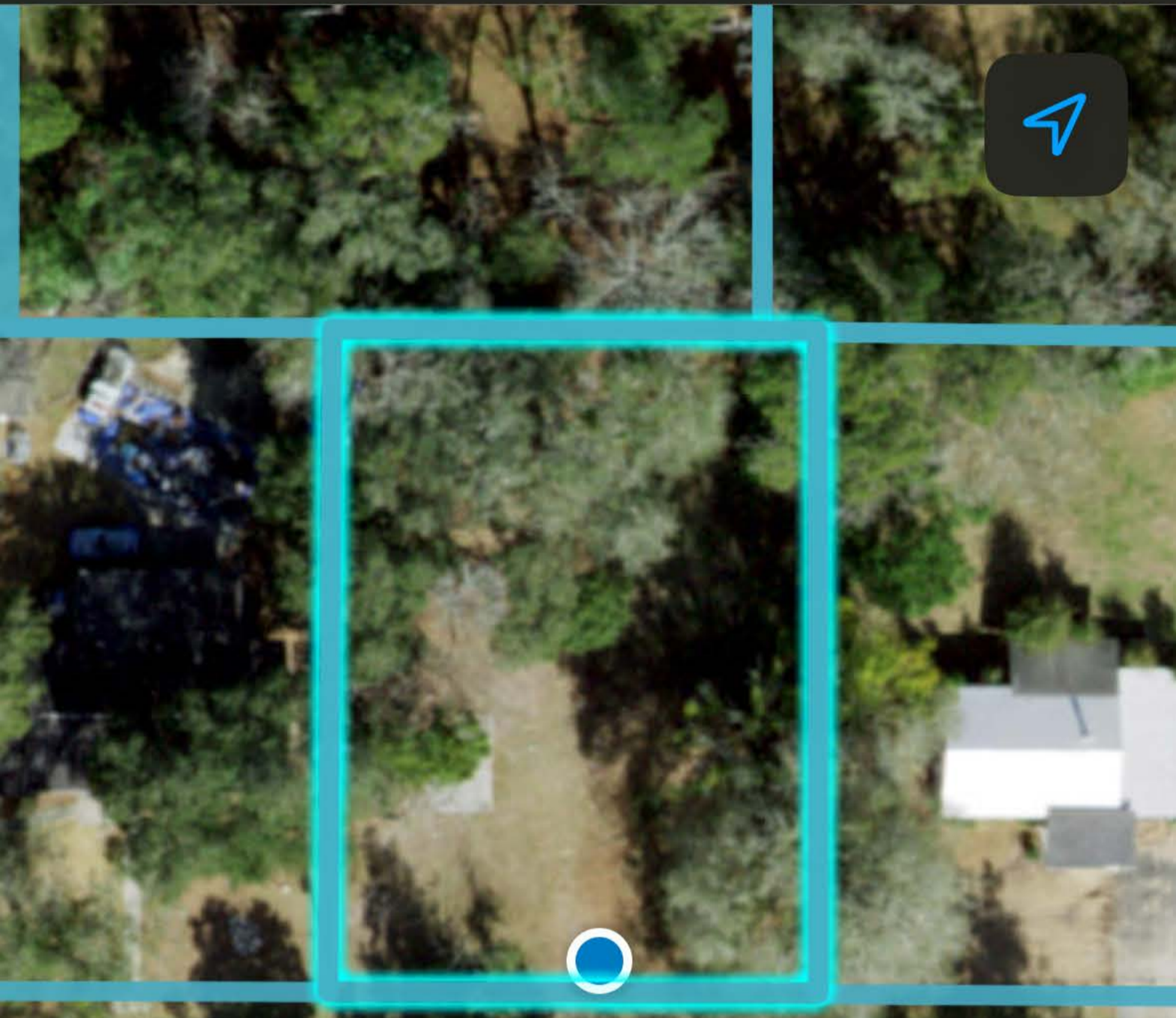


I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Partial Compliance has been furnished by mail to Respondents on this 19th day of July 2021.

Y. Santiago
Yiovanni Santiago, Secretary
Municipal Code Special Magistrate
Ocala, Florida



GPS accuracy 24.3 ft



PID: 2507-001-010

Area 1,519.27 yd²



0.0 ft



Directions



Compass



Favorite

Owner: ANDERSON FRANCES C EST

Property Address: 1315 NE 23RD ST

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



City of Ocala
Environmental Enforcement
12/18/2025 8:14 AM



City of Ocala
Environmental Enforcement
12/18/2025 8:14 AM



City of Ocala
Environmental Enforcement
12/18/2025 8:15 AM