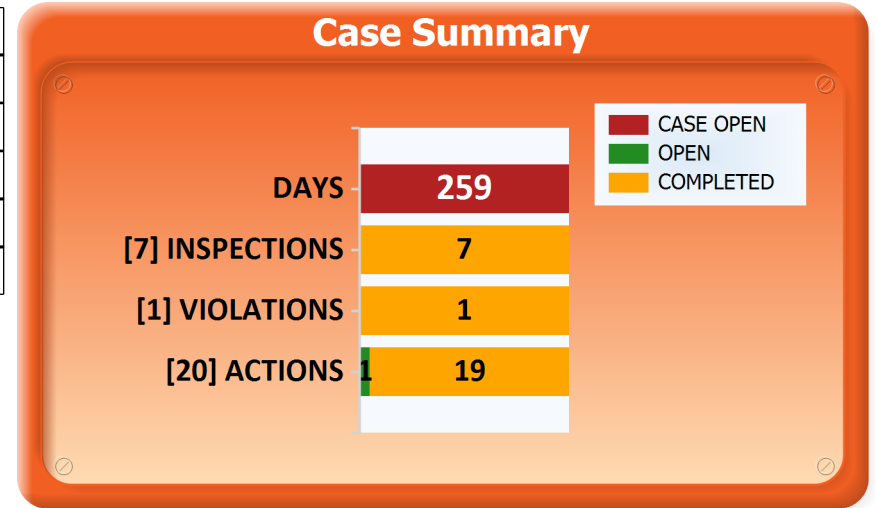


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

Description: Overgrowth		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/25/2025	Closed:	Last Action: 6/11/2026	Flw Up: 3/17/2026
Site Address: 1335 SW 5TH ST OCALA, FL 34471			
Site APN: 2845-075-018		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TYSON ANN COE	1329 SW 5th ST OCALA, FL 34471	(352)414-6360		
OWNER	WASHINGTON HERMAN R EST	15200 SW 47TH CT OCALA, FL 34473-2682			
RESPONDENT 1	WASHINGTON HERMAN R EST	PEACOCK PATRICIA OCALA, FL 34473-2682			

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	9	\$198.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$280.83	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$375.50	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$375.50	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	75	\$7,500.00	\$0.00						
Total Paid for DAILY FINES:			\$7,500.00	\$0.00						
TOTALS:			\$8,256.33	\$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	STEPHANI SMITH	9/26/2025	3/18/2026			Please cut and clear any overgrowth such as tall grass and weeds from off the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

INITIAL	SMS	9/26/2025	9/26/2025	NON COMPLIANT	On 09/25/2025, a complaint was received from a citizen about overgrowth on a vacant lot. On 09/26/2025, it is confirmed that the property is a "Repeat Violator" (recorded date of 02/24/2023 for the Final Administrative Order) for 34-95 pertaining to overgrowth. Therefore, NOVPH generation has been assigned to Admin, and a Hearing inspection has been scheduled. View attachments.
CASE WORK	JGB	9/30/2025	9/30/2025	COMPLETED	NOVPH posted on property.
FOLLOW UP	SMS	10/30/2025	10/30/2025	NON COMPLIANT	On 10/30/2025, I have observed that overgrowth still remains at the vacant lot. NOVPH generation assigned to Admin, and a hearing inspection has been scheduled. View attachments.
CASE REVIEW	SMS	11/21/2025	11/21/2025	COMPLETED	** CASE REVIEW/CORRECTION; PROPERTY NOT REPEAT VIOLATOR **
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT	On 12/10/2025, I have re-inspected the property in reference to overgrowth. Overgrowth (such as tall grass and/or weeds exceeding 12 inches in height) still remains at the property. View attachment.
COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT	MASSEY INSPECTION On 01/02/2026, I have re-inspected the property in reference to a compliance inspection. I have observed that overgrowth still remains on the property. In addition to this, the prosecution costs of \$280.83 remain unpaid. View attachments. Affidavit of Non-Compliance completed and provided to Admin.
COMPLIANCE	JLB	3/17/2026	3/18/2026	COMPLETED	CUT AND CLEAN I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought into compliance. Photo attached. Fines and fees unpaid. Affidavit of non-compliance completed.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JENNIPHER L BULLER	9/25/2025	9/25/2025	Citizen compliant of overgrowth upon property.
ADMIN POSTING	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH MAILED 9489 0090 0027 6697 0058 29 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST 15200 SW 47TH CT OCALA, FL. 34473-2682
PREPARE NOTICE	SHANEKA GREENE	9/29/2025	9/29/2025	NOVPH X 1 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST 15200 SW 47TH CT OCALA FL 34473-2682
OFFICER POSTING	JEFFREY GUILBAULT	9/30/2025	9/30/2025	NOVPH READY FOR POSTING novph pop
ADMIN POSTING	SHANEKA GREENE	10/31/2025	10/31/2025	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>10/31/2025</p>	<p>10/31/2025</p>	<p>NOVPH MAILED 9489 0090 0027 6697 0025 52 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA FL 34473-2682</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>10/31/2025</p>	<p>10/31/2025</p>	<p>NOVPH X1 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA FL 34473-2682</p>
<p>OFFICER POSTING</p>	<p>STEPHANI SMITH</p>	<p>11/3/2025</p>	<p>11/3/2025</p>	<p>NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<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) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be an additional fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$280.83 by January 1st, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	<p>FOF 91 7199 9991 7039 7682 1838 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA FL 34473-2682</p>
OFFICER POSTING	JEFFREY GUILBAULT	12/19/2025	12/19/2025	FOF

Case Details - No Attachments

City of Ocala

Case Number
CE25-1031

OFFICER POSTING	JEFFREY GUILBAULT	12/19/2025	12/19/2025	FOF POP
MASSEY	YVETTE J GRILLO	1/8/2026	1/9/2026	
CLEAN-UP	SHANEKA GREENE	2/19/2026	2/19/2026	CUT AND CLEAN REQUEST SENT TO PURE CUTS
ADMIN POSTING	SHANEKA GREENE	5/18/2026	5/18/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	5/18/2026	5/18/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6696 9957 32 WASHINGTON HERMAN R EST PEACOCK PATRICIA JACOBS DAVID M JACOBS LOUIS B DOWDY TAWANDA D GREEN MARSHA LYNN COLDING JACQUELINE EST PEACOCK PATRICIA ET AL 15200 SW 47TH CT OCALA, FL. 34473-2682
FIELD POSTING	JENNIPHER L BULLER	5/19/2026	5/19/2026	NON COMP HEARING NOTICE READY FOR POSTING Posted.

<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/10/2026</p>	<p>6/9/2026</p>	<p>PROPERTY VALUE: \$6,460.00 HARD COSTS: \$756.33 TOTAL FINES: \$8,256.33 REDUCED TO- \$1,250.00 \$756.33 + \$1,250.00= TOTAL LIEN: \$2,006.33</p> <p>Staff evaluated this case using the City's proportionality guidelines, including the property value, violation severity, compliance behavior, total accrued fine, and fine-to-value ratio. The accrued fine of \$7,500.00 exceeds the property's assessed value of \$6,460.00, triggering staff review under the SOP due to the fine-to-value ratio exceeding 100%.</p> <p>The violation was minor in nature and involved property maintenance conditions that ultimately required City abatement after approximately 75 days of non-compliance. Although the extended duration and need for City intervention justify the imposition of a substantial penalty, the accrued amount remains disproportionate relative to the low property value and presents limited practical collectability.</p> <p>Accordingly, staff recommends reducing the fine to \$1,250.00, which preserves accountability for the prolonged non-compliance and City enforcement efforts while maintaining proportionality to the property value, violation severity, and overall circumstances of the case.</p>
<p>MASSEY</p>	<p>SHANEKA GREENE</p>	<p>6/11/2026</p>		<p>MASSEY FOR LIEN</p>

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-1031



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166905 OR BK 8787 PGS 926-927
REC FEES: \$18.50 INDEX FEES: \$3.00
DDS: \$0 MDS: \$0 INT: \$0

VS.

**WASHINGTON, HERMAN R. EST
PEACOCK, PATRICIA
JACOBS, DAVID M.
JACOBS, LOUIS B.
DOWDY, TAWANDA D.
GREEN, MARSHA LYNN
PEACOCK, PATRICIA ET AL
15200 SW 47TH CT
OCALA, FL 34473-2682**
Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **WASHINGTON, HERMAN R. EST, PEACOCK, PATRICIA, JACOBS, DAVID M., JACOBS, LOUIS B., DOWDY, TAWANDA D., GREEN, MARSHA LYNN, PEACOCK, PATRICIA ET AL, 15200 SW 47TH CT, OCALA, FL 34473-2682**, owner(s) in charge of the property described as: **1335 SW 5TH ST / 2845-075-018, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between September 26th, 2025, and December 10th, 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.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **WASHINGTON, HERMAN R. EST, PEACOCK, PATRICIA, JACOBS, DAVID M., JACOBS, LOUIS B., DOWDY, TAWANDA D., GREEN, MARSHA LYNN, PEACOCK, PATRICIA ET AL**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be an additional fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.


(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

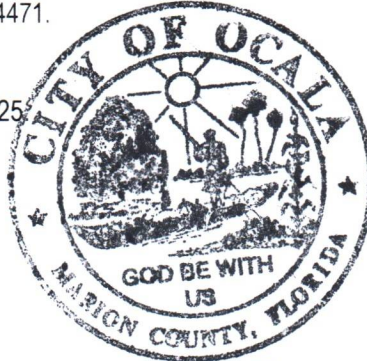
2.) Pay the cost of prosecution of \$280.83 by January 1st, 2026.

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

DONE AND ORDERED; this 11th day of December 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

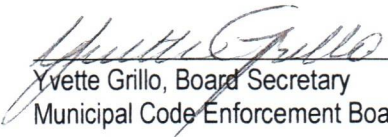


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

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: **WASHINGTON, HERMAN R. EST, PEACOCK, PATRICIA, JACOBS, DAVID M., JACOBS, LOUIS B., DOWDY, TAWANDA D., GREEN, MARSHA LYNN, PEACOCK, PATRICIA ET AL, 15200 SW 47TH CT, OCALA, FL 34473-2682**, this 11th day of December 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JANUARY 8TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1031

WASHINGTON, HERMAN R. EST
PEACOCK, PATRICIA
JACOBS, DAVID M.
JACOBS, LOUIS B.
DOWDY, TAWANDA D.
GREEN, MARSHA LYNN
PEACOCK, PATRICIA ET AL
15200 SW 47TH CT
OCALA, FL 34473-2682
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on December 11th, 2025 the Municipal Code Enforcement Code Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, January 1st, 2026.**
3. The City of Ocala has brought property located in the city limits into compliance on: **March 18th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have been taken:

Abatement of violations as Ordered; Sections 34-95

5. Daily fines for **75 days** of non-compliance with **Section(s) 34-95** (@ \$100.00/day) + \$100 service fee total **\$7,600**. Prosecution costs **\$280.83** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

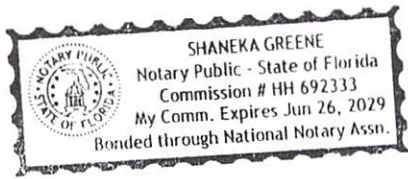
Dated this 18th day of March 2026

Jennifer Buller
Code Supervisor
City of Ocala

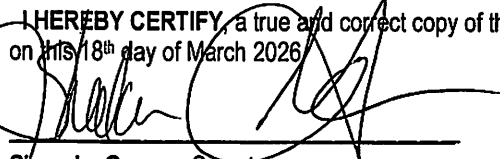
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 18th day of March 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents,
on this 18th day of March 2026



Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026

Case No: CE25-1031

To: **WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA, FL. 34473-2682**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **1355 SW 5TH ST**, Ocala, Florida, **2845-075-018** Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 75 LOT 18** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **6/11/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Municipal Code Enforcement Board even if the repeat violation has been corrected prior to the board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 18th day of May 2026

Shaneka Greene

Shaneka Greene
Secretary, Municipal Code Enforcement Board

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

CASE NO: CE25-1031

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 05/19/2026 post the Notice of Non-Compliance Hearing to the property, located at 1335 SW 5TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

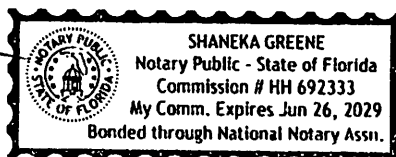
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/19/2026
J. Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/19/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





OCALA
City of Ocala
1329

1329

City of Ocala
Code Enforcement Division
5/19/2026 11:47 AM



EMENT
9-8309
REMOVE THIS
UT APPROVAL
E CITY CODE
MENT DIVISION

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 5/18/2026

Case No: CE25-1031

To: WASHINGTON HERMAN R EST
PEACOCK PATRICIA
JACOBS DAVID M
JACOBS LOUIS B
DOWDY TAWANDA D
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA, FL. 34473-2682

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, 1355 SW 5TH ST, Ocala, Florida, 2845-075-018 Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 75 LOT 18 is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 6/11/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

City of Ocala
Code Enforcement Division
5/19/2026 11:47 AM

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

CASE NO: CE25-1031

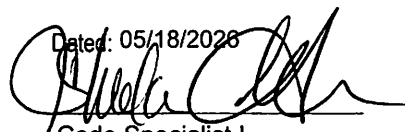
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

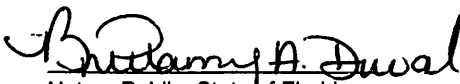
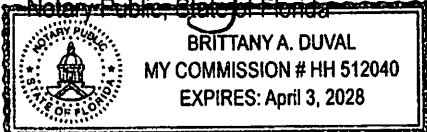
1. I did on 05/18/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/18/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/18/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida




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

Man Camp Hearing CE 25-1031

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL**



9489 0090 0027 6696 9957 32

FL Label 890-PB, Oct. 2015
 Pitney Bowes



US POSTAGE IN PITNEY BOWES



ZIP 34471 **\$ 008.86⁰**
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 0008039548 MAY 20 2026

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BOARD OF ZONING ADJUSTMENT
GREEN MARSHA LYNN
COLDING JACQUELINE EST
PEACOCK PATRICIA ET AL
15200 SW 47TH CT
OCALA, FL. 34473-2682

NIXIE 326 CE 1 7205/31/26

RETURN TO SENDER
 NO MAIL RECEPTACLE
 UNABLE TO FORWARD

34473-2682
 34471>2172

BC: 34471217299 *0548-01887-21-40



PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail
Ocala, FL 34480
(352) 678-8531 / service@pure-cuts.com
www.pure-cuts.com



To:
City of Ocala Code Enforcement Department
201 se 3rd St. 2nd floor
Ocala, FL 34471

Invoice # 9696
Invoice Date: 3/16/2026
Date of Completion: 3/16/2026
Total Amount Due \$ 375.50

Location: 1335 SW 5TH ST
Case Number CE25-1031

Description	Acreage / Weight	Amount
LOT CLEARING	0.09	\$ 195.00
DUMP	380 LB	\$ 180.50
	TOTAL	\$ 375.50

Case # CE25-1031

Contract # 250349

Vendor # 7869

Acct # 103-016-711-524-52-46020

OK TO PAY

5706

5072352

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5072352
Date: 3/16/2026
Time: 14:08:32 - 14:42:42

Customer: CASH/CASH CUSTOMER
Truck: PURE CUTS
Truck Type: NA/Not Applicable
Grid: 11/TRANSFER STATION

Comment: MIX

Gross: 7580 lb In Scale 1
Tare: 7200 lb Out Scale 2
Net: 380 lb
Tons: 0.19

Materials & Services

Origin: 1/COMMERCIAL
Material: 2/CLASS 3-CHARGEABLE
Quantity: 0.19 Ton
Rate: \$65.00/TON
Amount: \$ 12.35

Total Taxes: \$ 0.00
Total Amount: \$ 12.35

Other: xxxx- - Approved: 000268013: :
Change: 0.00

Weighmaster: CE

Driver:

**No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter**



City of Ocala
Code Enforcement Division
3/18/2026 12:57 PM



City of Ocala
Code Enforcement Division
9/25/2025 3:53 PM