

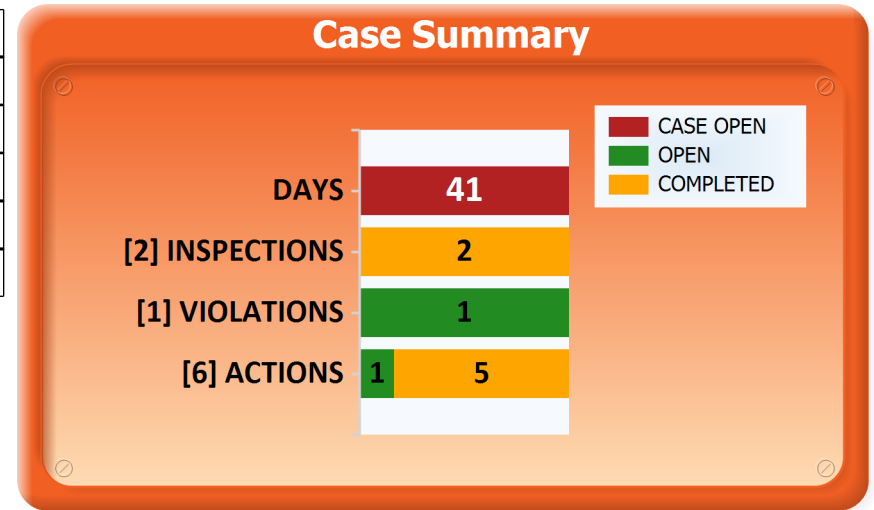


Case Details - No Attachments

City of Ocala

Case Number
CE26-0123

Description: Overgrowth			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 1/29/2026	Closed:	Last Action: 3/12/2026	Flw Up: 3/9/2026
Site Address: 3419 SE 5TH PL OCALA, FL 34471			
Site APN: 2784-002-003		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GARTON DANDREA JUDY MARY	3150 NE 36TH AVE LOT 290 OCALA, FL 34479-3174			
RESPONDENT 1	GARTON DANDREA JUDY MARY	3150 NE 36TH AVE LOT 290 OCALA, FL 34479-3174			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$171.47	\$0.00						
TOTALS:			\$171.47	\$0.00						

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	1/29/2026				Please cut and clear all overgrowth and related debris (such as trash/litter, tree debris, etc).

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	1/29/2026	1/29/2026	NON COMPLIANT		On 01/29/2026 while patrolling the area, I have observed an overgrown lot. The property IS considered to be a "Repeat Violator" as per previous recorded orders. The last abatement occurred on 11/27/2024 by the city vendor. View attachments. NOVPH generation assigned to Admin, and hearing inspection scheduled.
HEARING INSPECTION	SMS	3/9/2026	3/9/2026	COMPLETED		On 03/09/2026, I have responded out to the property in reference to a hearing inspection. I have observed overgrowth (consisting of tall grass and weeds) still remains on the property. View attachment.



Case Details - No Attachments

City of Ocala

Case Number

CE26-0123

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	1/30/2026	2/2/2026	NOVPH X 1 GARTON DANDREA JUDY MARY 3150 NE 36TH AVE LOT 290 OCALA FL 34479-3174
ADMIN POSTING	SHANEKA GREENE	2/2/2026	2/2/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/2/2026	2/2/2026	NOVPH MAILED 9489 0090 0027 6696 9986 03 GARTON DANDREA JUDY MARY 3150 NE 36TH AVE LOT 290 OCALA FL 34479-3174
OFFICER POSTING	STEPHANI SMITH	2/5/2026	2/6/2026	NOVPH READY FOR POSTING NOVPH POSTED. AFF OF POSTING PROVIDED TO ADMIN.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	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, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$50 per day 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. (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 \$171.47 by April 9th, 2026. Non-compliance (Massey) hearing: 05/14/2026
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE26-0123

Petitioner,

VS.

GARTON DANDREA, JUDY MARY

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code 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	2	\$25.00

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	5	\$110.00

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:		\$17.72	2	\$17.72

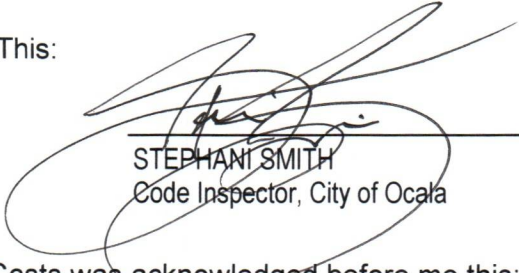
7. Administrative Fee(s):

Cost	Total:
Fee(s):	

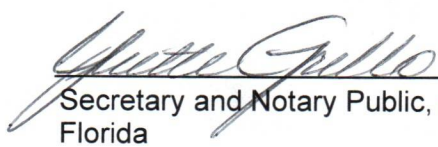
Total Costs: \$171.47

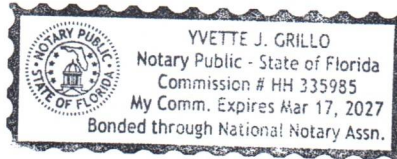
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 27 Feb
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2784-002-003

[GOOGLE Street View](#)

Prime Key: 664014

[MAP IT+](#)

Current as of 1/29/2026

Property Information

GARTON DANDREA JUDY MARY
3150 NE 36TH AVE LOT 290
OCALA FL 34479-3174

Taxes / Assessments:
Map ID: 196
Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .26

Situs: 3419 SE 5TH PL OCALA

2025 Certified Value

Land Just Value	\$49,749		
Buildings	\$0		
Miscellaneous	\$106		
Total Just Value	\$49,855	Impact	
Total Assessed Value	\$22,220	<u>Ex Codes:</u>	(\$27,635)
Exemptions	\$0		
Total Taxable	\$22,220		
School Taxable	\$49,855		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$49,749	\$0	\$106	\$49,855	\$22,220	\$0	\$22,220
2024	\$46,196	\$0	\$106	\$46,302	\$20,200	\$0	\$20,200
2023	\$42,642	\$0	\$106	\$42,748	\$18,364	\$0	\$18,364

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3578/1053	09/2003	71 DTH CER	0	U	I	\$100
3520/1713	09/2003	08 CORRECTIVE	0	U	I	\$100
3394/1563	04/2003	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 15 TWP 15 RGE 22
PLAT BOOK F PAGE 013
OCALA HIGHLANDS CITRUS DRIVE ADD UNIT 1
BLK B LOT 3

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		69.0	163.0	R1A	69.00	FF							
Neighborhood 5114													
Mkt: 8 70													
<u>Miscellaneous Improvements</u>													
Type					Nbr Units	Type	Life	Year In		Grade		Length	Width
144 PAVING ASPHALT					160.00	SF	5	1989		1		0.0	0.0
<u>Appraiser Notes</u>													
<u>Planning and Building</u>													
<u>** Permit Search **</u>													
Permit Number					Date Issued			Date Completed				Description	
DEMO17-0069					9/21/2017			-				RES DEMO	

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 09/16/2003 08:13:23 AM
FILE #: 2003118982 OR BK/PG 03520/1713
RECORDING FEES 10.50

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 04/18/2003 10:06:46 AM
FILE NUM 2003048080 OR BK/PG 03394/1563
RECORDING FEES 10.50

Re recording
to Correct Legal

LF298-04
R298-04

Corrective
QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 18th day of April, 2003,
by first party, Grantor, FRANK Michael D'ANDREA + MARY D'ANDREA
whose post office address is 3419 S.E. 5th Place, Ocala, FLA. 34471
to second party, Grantee, JUDY MARY GARTON D'ANDREA
whose post office address is 3419 SE. 5th PLACE, Ocala, FLA 34471

WITNESSETH, That the said first party, for good consideration and for the sum of
ZERO Dollars (\$ 0)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release
and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first
party has in and to the following described parcel of land, and improvements and appurtenances thereto in
the County of Marion, State of Florida to wit:

SEC 15 TWP 15 RGE 22
PLAT Book C PAGE 001
Ocala Highlands Citrus DRIVE A
DD Unit 1

ID # 2784 002 003 1001

Lot # 3 Block B

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Larry Ernest
Signature of Witness
Larry Ernest
Print name of Witness
Jessie Clamack
Signature of Witness
Jessie Clamack
Print name of Witness

Judy Mary Garton D'Andrea
Signature of First Party
JUDY MARY GARTON D'ANDREA
Print name of First Party
Frank Michael D'Andrea
Signature of First Party
Frank Michael D'Andrea
Print name of First Party

State of Florida
County of Marion

On 4/12/03

appeared @ SunTrust Bank Inc. before me, Judy D'Andrea and Frank D'Andrea,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Lawrence A Ernest
Signature of Notary



Lawrence A Ernest
My Commission DD019484
Expires April 22, 2005

Affiant Known ☒ Produced ID
Type of ID FLDL
(Seal)

State of Florida
County of Marion

On 4/12/03

appeared SunTrust Bank Inc. before me, Frank D'Andrea,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Lawrence A Ernest
Signature of Notary



Lawrence A Ernest
My Commission DD019484
Expires April 22, 2005

Affiant Known ☒ Produced ID
Type of ID FLDL
(Seal)

CERTIFIED A TRUE COPY
DAVID R. ELLSPERMAN

3Y:

[Signature] D.C.

Judy Mary Garton D'Andrea
Signature of Preparer
Judy Mary Garton D'Andrea
Print Name of Preparer
3419 SE 5th PL, Ocala, FL 34471
Address of Preparer



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

02/03/2026

GARTON DANDREA JUDY MARY
3150 NE 36TH AVE LOT 290
OCALA, FL. 34479-3174

Respondent(s) _____ /

Location of Violation: 3419 SE 5TH PL|2784-002-003

Case Number: CE26-0123

Inspector Assigned: Stephani Smith

Required Compliance Date: 02/23/2026

Public Hearing Date & Time: 03/12/2026 17:30

Violation(s) and How to Abate:

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

Please cut and clear all overgrowth and related debris (such as trash/litter, tree debris, etc).

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:

Stephani Smith Code Inspector
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: CE26-0123

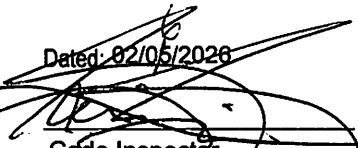
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

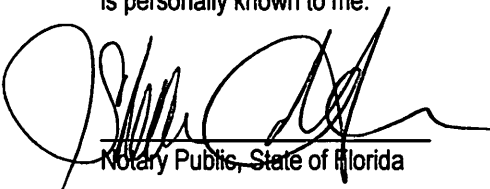
1. I did on 02/05/2026 post the Notice of Violation & Public Hearing to the property, located at 3419 SE 5TH PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

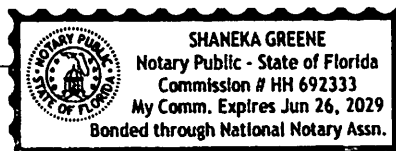
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/05/2026

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/05/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida







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

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
281 NE 1ST STREET, 2ND FLOOR, OCALA, FLORIDA 34771
352-629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING
REPEAT VIOLATOR

03/03/2018

VIOLATION: UNLAWFUL ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE OR UNLAWFUL MATTER.
Please call and clear all overgrowth and related debris (such as branches, tree stumps, etc.)

City of Ocala
Code Enforcement Division
2/6/26, 8:30 AM



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

02/03/2026

GARTON DANDREA JUDY MARY
3150 NE 36TH AVE LOT 290
OCALA, FL. 34479-3174

Respondent(s) _____ /

Location of Violation: 3419 SE 5TH PL|2784-002-003

Case Number: CE26-0123

Inspector Assigned: Stephani Smith

Required Compliance Date: 02/23/2026

Public Hearing Date & Time: 03/12/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clear all overgrowth and related debris (such as trash/litter, tree debris, etc).

Office DEPO

City of Ocala
Code Enforcement Division
2/6/26, 8:30 AM

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

CASE NO: CE26-0123

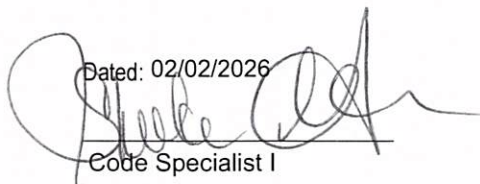
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 02/02/2026 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.

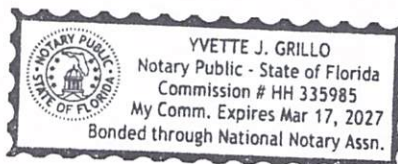
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/02/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/02/2026 by Yvette Grillo Code Specialist, 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

Map 126-0123



CERTIFIED MAIL®



9489 0090 0027 6696 9986 03

JACKSONVILLE RPDC 320

5 FEB 2026 PM 4 L

Label 890-FL Oct 1 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE IN PITNEY BOWES



ZIP 34471 **\$ 008.86⁰**
02 7W
0008039548 FEB 04 2026

GARTON DANDREA JUDY MARY
3150 NE 36TH AVE LOT 290
OCALA, FL. 34479-3174

.. 0314174814487859

ANK
34479-3174
34471-2187

NIXIE

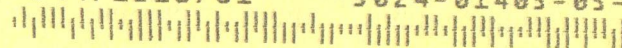
321 FE 1

0002/21/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471218701

*3024-01405-05-34





City of Ocala
Code Enforcement Division
3/9/26, 10:01 AM



City of Ocala
Code Enforcement Division
1/29/26, 10:47 AM



City of Ocala
Code Enforcement Division
1/29/26, 10:47 AM



City of Ocala
Code Enforcement Division
1/29/26, 10:48 AM