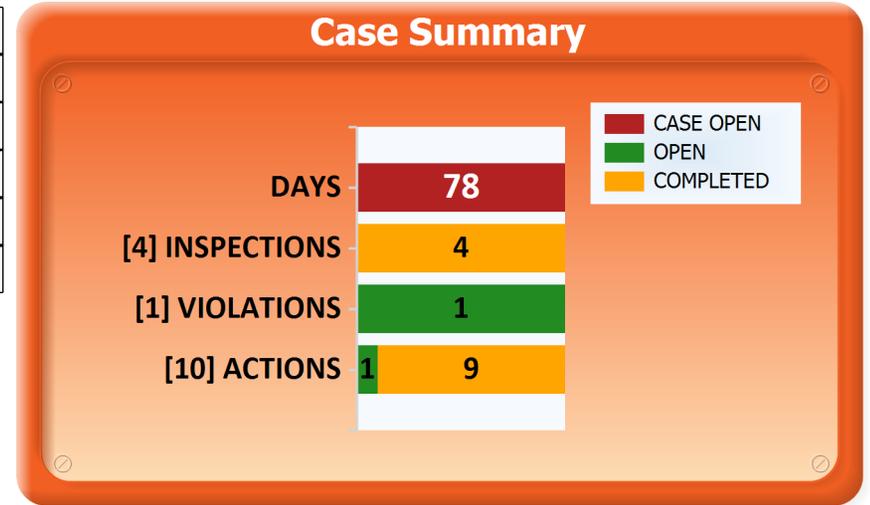


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1297

Description: Overgrowth		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 12/22/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/10/2026
Site Address: 605 NW 1ST ST OCALA, FL 34475			
Site APN: 2856-005-002		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ELY, RONALD	6955 SW 207th Court DUNNELLON, FL			
OWNER	JEAN RICHARD O	245 BRANCH AVE FREEPORT, NY 11520-6008			
RESPONDENT 1	JEAN RICHARD O	245 BRANCH AVE FREEPORT, NY 11520			

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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1297

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						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:				\$241.21	\$0.00					
TOTALS:				\$241.21	\$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	STEPHEN KNIGHT	12/31/2025				The property is overgrown with vegetation including brush and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	12/31/2025	12/31/2025	NON COMPLIANT		I responded to the property and observed it to be overgrown with vegetation. The vegetation consists of brush and weeds. The property also has a homeless contingency with trash throughout. Follow up scheduled. View attachments.
FOLLOW UP	SKN	1/29/2026	1/29/2026	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection. An NOVPH will be sent
FOLLOW UP	SKN	2/27/2026	2/27/2026			Compliance date on NOVPH was 02/23/2026.

Case Details - No Attachments

City of Ocala

Case Number
CE25-1297

FOLLOW UP	SKN	2/27/2026	2/27/2026			I followed up and spoke to the owner at the property. The owner had made a vast improvement on the property and stated he would be done by the hearing inspection.
HEARING INSPECTION	SKN	3/10/2026	2/23/2026	NON COMPLIANT		I completed my hearing inspection and found the property still in violation. The property has had some debris and vegetation picked up and cut, although the vast majority is still overgrown and littered with debris. View attachments.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	12/22/2025	12/22/2025	<p>Complaint received from purchaser of 2856-005-010 regarding overgrowth, junk/trash, and homeless encampments on surrounding parcels. Also asks that we verify whether any trees are present than can be cited as dead.</p> <p>Parcels identified in the complaint are as follows: 2855-004-001 2856-005-003 2856-005-002 2856-005-012 2856-005-009 2856-005-008</p>
REGULAR MAIL	SHANEKA GREENE	1/2/2026	1/2/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/2/2026	CLTO JEAN RICHARD O 245 BRANCH AVE FREEPORT, NY 11520
PREPARE NOTICE	SHANEKA GREENE	1/30/2026	2/2/2026	NOVPH JEAN RICHARD O 245 BRANCH AVE FREEPORT, NY 11520

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1297

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 9985 66 JEAN RICHARD O 245 BRANCH AVE FREEPORT NY 11520-6008
OFFICER POSTING	STEPHEN KNIGHT	2/3/2026	2/3/2026	NOVPH READY FOR POSTING NOVPH has been posted.
CONTACT	STEPHEN KNIGHT	2/27/2026	2/27/2026	The owner called and stated he would like me to re-inspect. (516-523-3376)
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, 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, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$241.21 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: CE25-1297

Petitioner,

VS.

JEAN, RICHARD O.

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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	4	\$50.00

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	\$17.72	2	\$18.46

7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

Total Costs: \$241.21

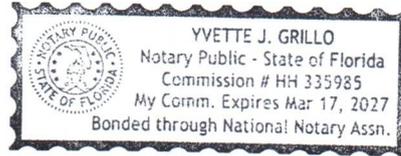
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

STATE OF FLORIDA
COUNTY OF MARION


STEPHEN KNIGHT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 27 Feb
by STEPHEN KNIGHT 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

2856-005-002

[GOOGLE Street View](#)

Prime Key: 1233691

[MAP IT+](#)

Current as of 12/31/2025

[Property Information](#)

JEAN RICHARD O
245 BRANCH AVE
FREEPORT NY 11520-6008

[Taxes / Assessments:](#)
Map ID: 179
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .22

[More Situs](#)

Situs: 605 NW 1ST ST OCALA

[2025 Certified Value](#)

Land Just Value	\$10,440
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$10,440
Total Assessed Value	\$10,440
Exemptions	\$0
Total Taxable	\$10,440

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$10,440	\$0	\$0	\$10,440	\$10,440	\$0	\$10,440
2024	\$10,440	\$0	\$0	\$10,440	\$10,440	\$0	\$10,440
2023	\$2,610	\$0	\$0	\$2,610	\$2,610	\$0	\$2,610

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8277/0661	03/2024	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$3,500
8203/0343	11/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$10,000
7277/0435	09/2020	35 MUNICPL	0	U	V	\$100
4743/0873	03/2007	31 CERT TL	0	U	V	\$100
DETH/REGS	05/1998	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 153
LINCOLN HEIGHTS
BLK 5 LOTS 1.2.3

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		60.0	106.0	R3	60.00	FF						
0001		30.0	106.0	R3	30.00	FF						

Neighborhood 4703
Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC01146	8/1/2000	-	DEMO

This Document Prepared By and Return to:
Jack Pankow Attorney at Law
5230-2 Clayton Court
Fort Myers, FL 33907
File #24-0070
Parcel ID Number: 2856-005-001

Warranty Deed

This Indenture, Made this 1st day of March, 2024 A.D., **Between** Viola Rayam of the County of Marion, State of Florida, **grantor**, and Richard O. Jean, an unmarried man whose address is: 245 Branch Ave, Freeport, NY 11520-6008 of the County of Nassau, State of New York, **grantee**.

Witnesseth that the GRANTOR for and in consideration of the sum of TEN DOLLARS (\$10) DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Marion, State of Florida to wit:

Lot 1 of Block 5 of Lincoln Heights, according to plat thereof recorded in Plat Book "A", at Page 153, of the Public Records of Marion County, Florida.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND LIMITATIONS OF RECORD, IF ANY.

The Grantor warrants that the above described property is not the Grantor's homestead as that term is defined pursuant to Article X, Section 4, Constitution of the State of Florida because neither the Grantor nor any dependents of Grantor reside on the above described real property or upon any real property contiguous thereto.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mark Sears
Witness #1 Signature

Printed Name: MARK SEARS

Address: 2375 NE 25 AVE Ocala FL 34470

C
Witness #2 Signature

Printed Name: Carol Jennie

Address: 5164 NE 1st Ave
Ocala FL 34479

State of FL

County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of March, 2024, by Viola Rayam, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.

(STAMP/SEAL)



Mark Sears
Notary Public Signature

Printed Name: Mark A Sears

My Commission Expires: 3.15.26



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

1/2/2026

CASE NO: CE25-1297

JEAN RICHARD O
245 BRANCH AVE
FREEPORT, NY. 11520-6008

RE: 2856-005-002 | 605 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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 1/29/2026

Violations:

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

The property is overgrown with vegetation including brush and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained.

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.

STEPHEN KNIGHT,
Code Inspector
352-456-8820 sknight@ocalafl.gov



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

02/03/2026

JEAN RICHARD O
245 BRANCH AVE
FREEPORT, NY. 11520-6008

Respondent(s) _____ /

Location of Violation: 605 NW 1ST ST|2856-005-002

Case Number: CE25-1297

Inspector Assigned: Stephen Knight

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

The property is overgrown with vegetation including brush and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained

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:

Stephen Knight Code Inspector
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-1297

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 02/03/2026 post the Notice of Violation & Public Hearing to the property, located at 605 NW 1ST 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: 02/03/2026



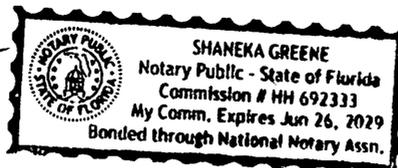
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/03/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





OCALA
CODE ENFORCEMENT
2026-02-03 08:37 AM

City of Ocala
Code Enforcement Division
2/3/2026 8:37 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

02/03/2026

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

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$200 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. A writ of prosecution will be levied in this case pursuant to Florida Statutes section 182.07(2).

JEAN RICHARD O
245 BRANCH AVE
FREEPORT, NY, 11520-6008

by counsel, present testimony, and evidence, and to testify on your behalf. Requests for repairs, surveys, plans, and other materials may be requested and will be issued by the 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 the Code Enforcement Board/Special Magistrate with respect to any matter considered at this hearing, you will need a NOTICE of the proceedings, and that, for such purposes, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

Respondent(s) _____ /

Location of Violation: 605 NW 1ST ST 2656-005-002
Case Number: CE25-1297
Inspector Assigned: Stephen Knight
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
The property is overgrown with vegetation including brush and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained

City of Ocala
Code Enforcement Division
2/3/2026 8:37 AM

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

CASE NO: CE25-1297

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.

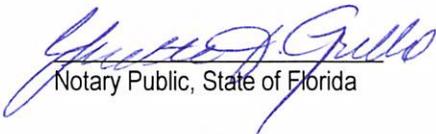
FURTHER, AFFIANT SAYETH NAUGHT.

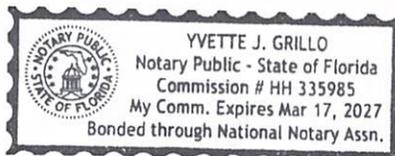
Dated: 02/02/2026


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



Complainant/Reporter Information

(this section may be subject to Florida's Public Records Law)

Name of the person submitting the report OPD Officer Matthews

Complainant/Reporter Phone Number (352) 421-1847

Complainant/Reporter Email pmatthews@ocalapd.gov

Complainant/Reporter Address 402 S Pine Ave
Ocala, FL, 34471

Violation Information

Location of Violation

Parcel number 2856-005-002

Nature of the Violation

The listed parcel has seen a large increase in transient activity to include fabricated structures, drug use, a recent drug overdose involving a pregnant woman and other suspected illegal activity. Subjects on the property clearly do not have permission from the owner but claim they do but cannot provide a name of who gave them permission. The lot is unkept and there is an abundance of garbage in various areas of the property.



City of Ocala
Code Enforcement Division
2/23/2026 10:04 AM

NO PARKING
EXCEPT FOR
EMERGENCY



City of Ocala
Code Enforcement Division
2/23/2026 10:04 AM



City of Ocala
Code Enforcement Division
12/31/2025 8:45 AM



City of Ocala
Code Enforcement Division
12/31/2025 8:45 AM