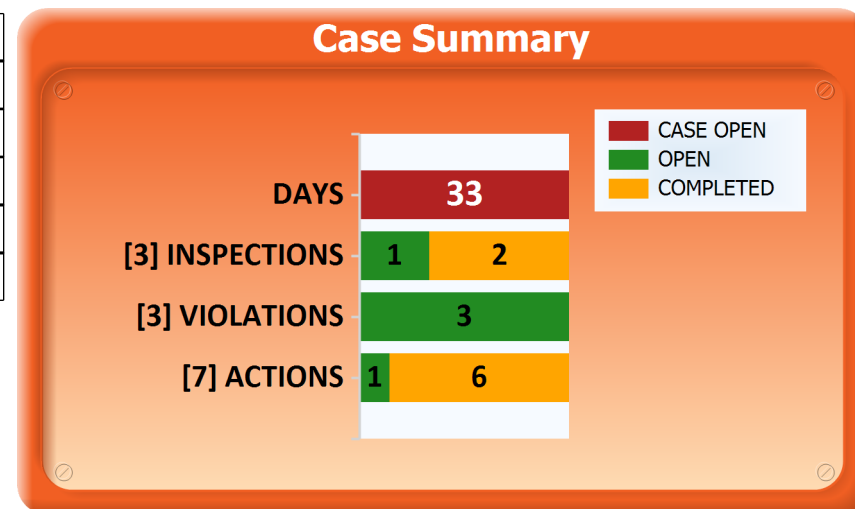


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0221

Description: DANGEROUS STRUCTURE			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 2/19/2026	Closed:	Last Action: 3/25/2026	Fillw Up: 3/23/2026
Site Address: 1207 SE 17TH ST OCALA, FL 34471			
Site APN: 2934-004-010		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HALE MARTHA SUSAN PHILLIPS REV LVN TRUST	1207 SE 17TH ST OCALA, FL 34471-4507			
RESPONDENT 1	HALE MARTHA SUSAN PHILLIPS REV LVN TRUST	1207 SE 17TH ST OCALA, FL 34471-4507			

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	3	\$37.50	\$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:			\$183.97	\$0.00						
TOTALS:			\$183.97	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHANI SMITH	2/19/2026				This property is in violation of 82-181 (Dangerous Building Definition) under: (5)Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (6)For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used. (9)The building, structure or portion thereof is in such a condition as to constitute a public nuisance, etc.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	2/19/2026				Please restore the property to the standards of the Florida Building Code. Secure the building by ensuring that all glass is replaced for any broken window(s) on the property. The exterior appendage and portion of the structure must be in good condition (either restore/repair this or demolish this portion of the structure). Some scopes of work may require a permit.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHANI SMITH	2/19/2026				Please remove the derelict vehicle from off the property or restore the vehicle to a street-operable condition.



Case Details - No Attachments

City of Ocala

Case Number

CE26-0221

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	2/19/2026	2/19/2026	NON COMPLIANT		On 02/19/2026, I have responded out to the property in reference to a police complaint (deriving from a citizen's call) about feral cats that are occupying the property. We (Code Enforcement Officer Hannah and I) have responded out to the property. He has obtained information from the responding officer that the property owner is deceased, and a neighbor was complaining about the feral cats that were jumping through the window and entering the premises. We have observed a broken window to the front of the property. In addition to this, from the alleyway, we have also observed that the extension of the building (serving as a carport) appears to be in poor shape. Building Inspector McClellan has informed us that the structure does constitute as "Dangerous" under the definition of a "Dangerous Structure". In addition to this, it is unsecured due to the broken window. The property is vacant. There are no active probate cases for the property listed on the "Clerk of Courts" site at this time (with the death certificate filed on 10/2025).. I did attempt to contact Animal Control (of Marion County) to request a trap. However, they are unable to set up a trap to catch the cats due to requiring property owner's permission and someone to monitor the trap. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.

CASE WORK	SMS	3/13/2026	3/13/2026	COMPLETED		On 03/13/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the violations continue to exist on the property such as the derelict vehicle, the broken front window, the deteriorating carport, etc. There are no active permit(s) applied and/or issued for any demolition or renovation work. View related attachments.
HEARING INSPECTION	SMS	3/23/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	2/19/2026	2/19/2026	ANIMAL CONTROL- (352)-671-8727 T 09:16 A.M. I HAVE CALLED ANIMAL CONTROL IN REFERENCE TO THE PRIMRARY COMPLAINT (OF FERALS CAT ENTERING AND LEAVING THE HOME THROUGH THE BROKEN WINDOW). I HAVE REQUESTED IF A TRAP CAN BE PLACED TO CAPTURE THE FERAL CATS. THEY HAVE INFORMED ME THAT THEY CAN ONLY PLACE A TRAP DOWN WITH PROPERTY OWNER'S PERMISSION AND FOR SOMEONE TO MONITOR THE TRAP.
ADMIN POSTING	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH MAILED 9489 0090 0027 6696 9851 77 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA, FL. 34471-4507
PREPARE NOTICE	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH X 1 HALE MARTHA SUSAN PHILLIPS REV LVN TRUST 1207 SE 17TH ST OCALA FL 34471-4507
OFFICER POSTING	STEPHANI SMITH	2/23/2026	2/23/2026	NOVPH READY FOR POSTING



Case Details - No Attachments

City of Ocala

Case Number

CE26-0221

OFFICER POSTING	STEPHANI SMITH	2/23/2026	2/23/2026	NOVPH POSTED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
				Find the Respondent(s) guilty of violating city code section(s): 34-122 and 82-182 and order to: 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, April 30th, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, April 30th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies. 2,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0221

				demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply. (c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 subsection (d) shall apply. (d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3.) Pay the cost of prosecution of \$183.97 by April 30th, 2026. Non-compliance (Massey) hearing: 05/27/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS

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

2934-004-010

[GOOGLE Street View](#)

Prime Key: 682934

[MAP IT+](#)

Current as of 2/19/2026

Property Information

HALE MARTHA SUSAN PHILLIPS
REV LVN TRUST
1207 SE 17TH ST
OCALA FL 34471-4507

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .60

Situs: 1207 SE 17TH ST OCALA

2025 Certified Value

Land Just Value	\$69,550		
Buildings	\$127,608		
Miscellaneous	\$3,451		
Total Just Value	\$200,609	Impact	
Total Assessed Value	\$137,365	<u>Ex Codes:</u>	(\$63,244)
Exemptions	(\$55,722)		
Total Taxable	\$81,643		
School Taxable	\$107,365		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$69,550	\$127,608	\$3,451	\$200,609	\$137,365	\$55,722	\$81,643
2024	\$55,640	\$130,341	\$3,653	\$189,634	\$133,494	\$55,000	\$78,494
2023	\$41,730	\$113,830	\$3,508	\$159,068	\$129,606	\$55,000	\$74,606

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	10/2025	71 DTH CER	0	U	I	\$100
5460/0053	08/2010	06 SPECIAL WARRANTY	0	U	I	\$100
2207/0882	01/1996	60 CRT ORD	0	U	I	\$100
2203/1456	08/1994	71 DTH CER	0	U	I	\$100
2138/0975	08/1994	07 WARRANTY	0	U	I	\$100
1532/0138	09/1988	78 TRUSTHX	9 UNVERIFIED	U	I	\$100

Property Description

SEC 20 TWP 15 RGE 22
PLAT BOOK D PAGE 091
EDGEWOOD PARK UNIT 1

BLK D W 20 FT OF LOT 9 & ALL LOT 10

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		130.0	200.0	R1	130.00	FF						
Neighborhood 5236												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L16U11L42U51L22D43R6D38R13D5R16U5R45U19.D19L61

STP02=L3D5R3U5.L13U38

PTO03=L11D7R11U7.L6U43R22D20R28D31R14D11R11

PTO04=U4L7D4R7.L11U11L14

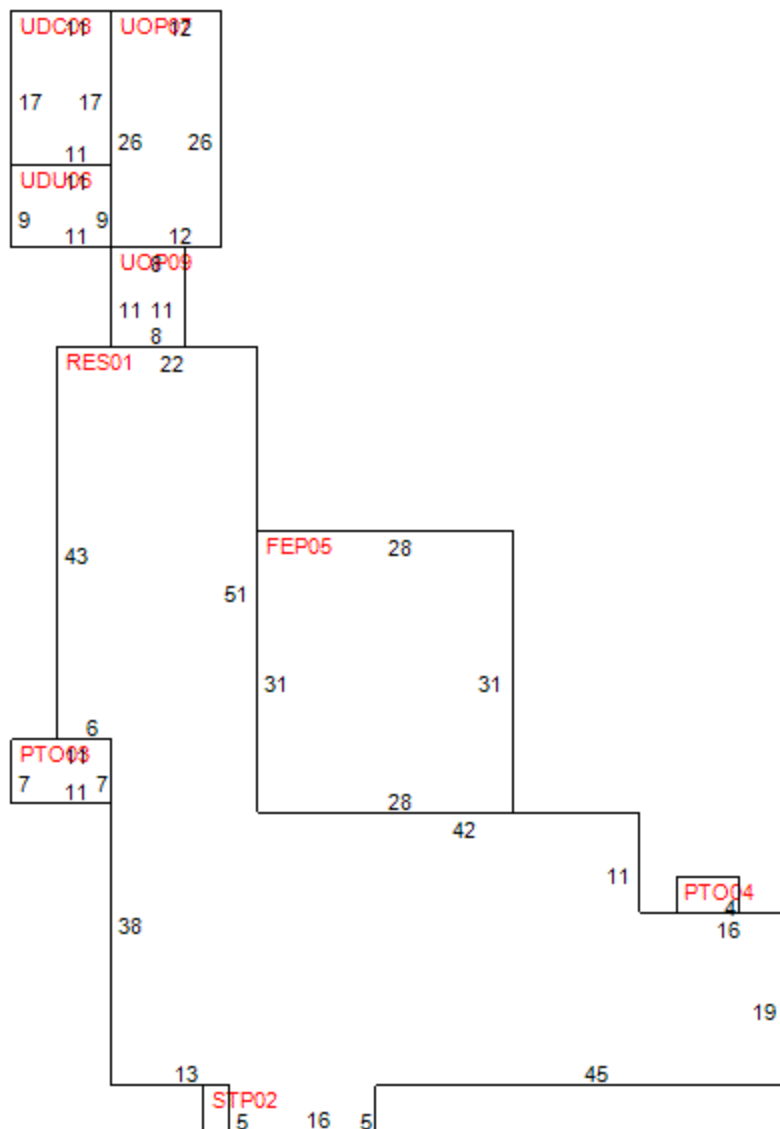
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UOP07=R12U26L12D26.U26

UDC08=L11D17R11U17.D26D61L28U50R36

UOP09=L8U11R8D11.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 3/2/2017 by 181

Year Built 1948
Physical Deterioration 0%
Obsolescence: Functional 10%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 332

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1948	N	0 %	0 %	3,198	3,198
STP 0201	- NO EXTERIOR	1.00	1948	N	0 %	0 %	15	15
PTO 0301	- NO EXTERIOR	1.00	1948	N	0 %	0 %	77	77
PTO 0401	- NO EXTERIOR	1.00	1948	N	0 %	0 %	28	28
FEP 0524	- CONC BLK-PAINT	1.00	1948	N	0 %	0 %	868	868
UDU 0624	- CONC BLK-PAINT	1.00	1948	N	0 %	0 %	99	99
UOP 0701	- NO EXTERIOR	1.00	1948	N	0 %	0 %	312	312
UDC 0801	- NO EXTERIOR	1.00	1948	N	0 %	0 %	187	187
UOP 0901	- NO EXTERIOR	1.00	2004	N	0 %	0 %	88	88

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 06 CONVECTION
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: N

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 2

Bedrooms: 4
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 1
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,084.00	SF	20	2004	3	0.0	0.0
116 FENCE VINYL	136.00	LF	99	2004	4	0.0	0.0

[Appraiser Notes](#)

EST INT

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

Permit Number	Date Issued	Date Completed	Description
BLD21-2133	8/27/2021	-	HALE / RE-ROOF

DATE: 12/29/2010 01:38:19 PM

FILE #: 2010119521 OR BK 05460 PGS 0053-0054

Please record & return to :

Charlotte I. Hunter, Esq.
426 N.W. 2nd Avenue
Ocala, Florida 34475

RECORDING FEES 18.50

DEED DOC TAX 0.70

DC

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on the 31st day of August 2010, by Martha Susan Phillips Hale (hereinafter "Grantor"), and Martha Susan Phillips Hale as Trustee of the Martha Susan Phillips Hale Revocable Living Trust UTD August 31, 2010 (hereinafter "Grantee").

The Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) in hand paid by the Grantees, the receipt of which is hereby acknowledged, hereby grants and conveys unto the Grantees all the right, title, interest, claim and demand which the Grantor has in that real property located at 1207 S.E. 17th Street, Ocala, Marion County, Florida and more particularly described as follows:

West 20 feet of Lot 9 and all of Lot 10, Block D, EDGEWOOD PARK, UNIT 1,
as per plat thereof recorded in Plat Book D , Page 91, of the public Records of
Marion County, Florida

Parcel ID # 2934-004-010

Subject to restrictions, reservations, covenants, encumbrances, ad valorem taxes, zoning ordinances, restrictions and prohibitions imposed by governmental authorities, and easements of record, if any; and

Subject to a life estate for the benefit of the Grantor

THE GRANTOR HEREBY COVENANTS THAT:

- (1) The Grantor has not encumbered the property.
- (2) The Grantor is lawfully seized of said land and has good right and lawful authority to sell and convey said land.
- (3) The Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under her, but against none other.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the Grantee, her, Successors and Assigns forever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Page 2

Special Warranty Deed

Grantor: Martha Susan Phillips Hale

Grantees: Martha Susan Phillips Hale, as Trustee of the Martha Susan Phillips Hale
Revocable Living Trust

WITNESSES:

Charlotte I. Hunter

Print name: Charlotte I. Hunter

GRANTOR :

Martha Susan Phillips Hale

Martha Susan Phillips Hale

Tamara L. Myers

Print name: Tamara L. Myers

STATE OF FLORIDA
COUNTY OF MARION

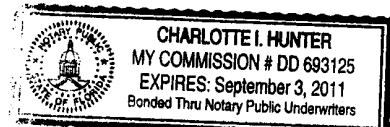
The foregoing instrument was acknowledged before me this 31 day of August 2010, by Martha Susan Phillips Hale, who did take an oath, and L who is personally known to me, or ___ who produced FLD as identification.

Charlotte I. Hunter

NOTARY PUBLIC
STATE OF FLORIDA

This instrument prepared by:

Charlotte I. Hunter, Esq., 426 N.W. 2nd Avenue
Ocala, Florida 34475



The legal description contained herein was provided to Charlotte I. Hunter by the parties, and no opinion is given or implied thereof on the status of title.



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

02/23/2026

HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA, FL. 34471-4507

Respondent(s) _____ /

Location of Violation: 1207 SE 17TH ST|2934-004-010

Case Number: CE26-0221

Inspector Assigned: Stephani Smith

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Please restore the property to the standards of the Florida Building Code. Secure the building by ensuring that all glass is replaced for any broken window(s) on the property. The exterior appendage and portion of the structure must be in good condition (either restore/repair this or demolish this portion of the structure). Some scopes of work may require a permit.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please remove the derelict vehicle from off the property or restore the vehicle to a street-operable condition.

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: CE26-0221

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

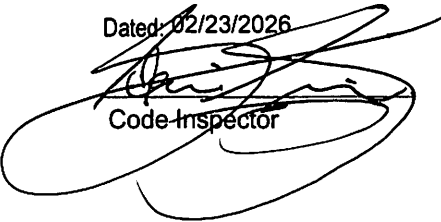
**STATE OF FLORIDA
COUNTY OF MARION**

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 02/23/2026 post the Notice of Violation & Public Hearing to the property, located at 1207 SE 17TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

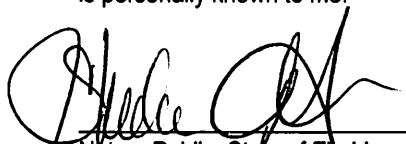
FURTHER, AFFIANT SAYETH NAUGHT.

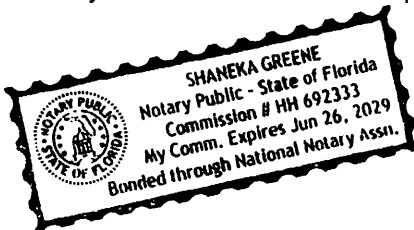
Dated: 02/23/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/23/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





1207



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

02/23/2026

HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA, FL 34471-4507

Respondent(s) _____

Location of Violation: 1207 SE 17TH ST(2934-004-010)
Case Number: CE26-0221

Inspector Assigned: Stephani Smith

Required Compliance Date: 03/23/2026

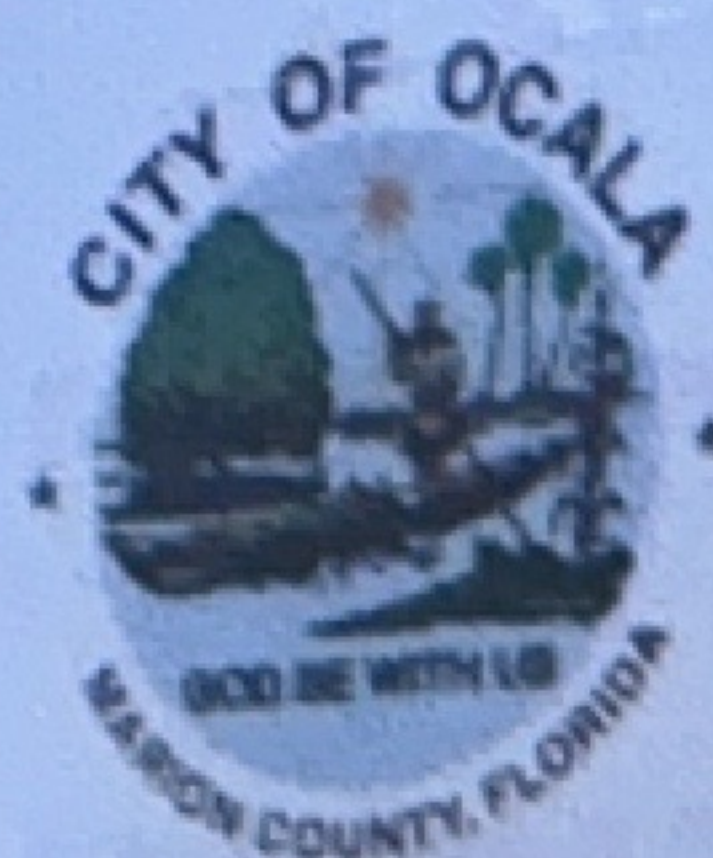
Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits.
Please restore the property to the standards of the Florida Building Code. Secure the building by ensuring that all glass is replaced for any broken window(s) on the property. The exterior appendage and portion of the structure must be in good condition (either restore/repair this or demolish this portion of the structure). Some scopes of work may require a permit.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Please remove the derelict vehicle from off the property or restore the vehicle to a street-operable condition.

City of Ocala
Code Enforcement Division
2/23/26, 8:51 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

02/23/2026

HALE MARTHA SUSAN PHILLIPS REV LVN TRUST
1207 SE 17TH ST
OCALA, FL. 34471-4507

Respondent(s) _____ /

Location of Violation: 1207 SE 17TH ST|2934-004-010

Case Number: CE26-0221

Inspector Assigned: Stephani Smith

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

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Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Please restore the property to the standards of the Florida Building Code. Secure the building by ensuring that all glass is replaced for any broken window(s) on the property. The appendage and portion of the structure must be in good condition (either repaired or demolished this portion of the structure). Some scopes of work may require the building to be demolished this portion of the structure.

SECTION 34-122 ABANDONED
Please remove the structure from the street.

City of Ocala
Code Enforcement Division
2/23/26, 8:51 AM

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

CASE NO: CE26-0221

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 02/20/2026 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.

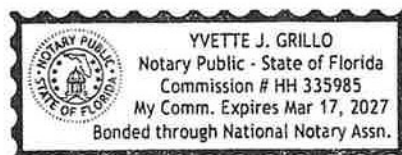
FURTHER, AFFIANT SAYETH NAUGHT.

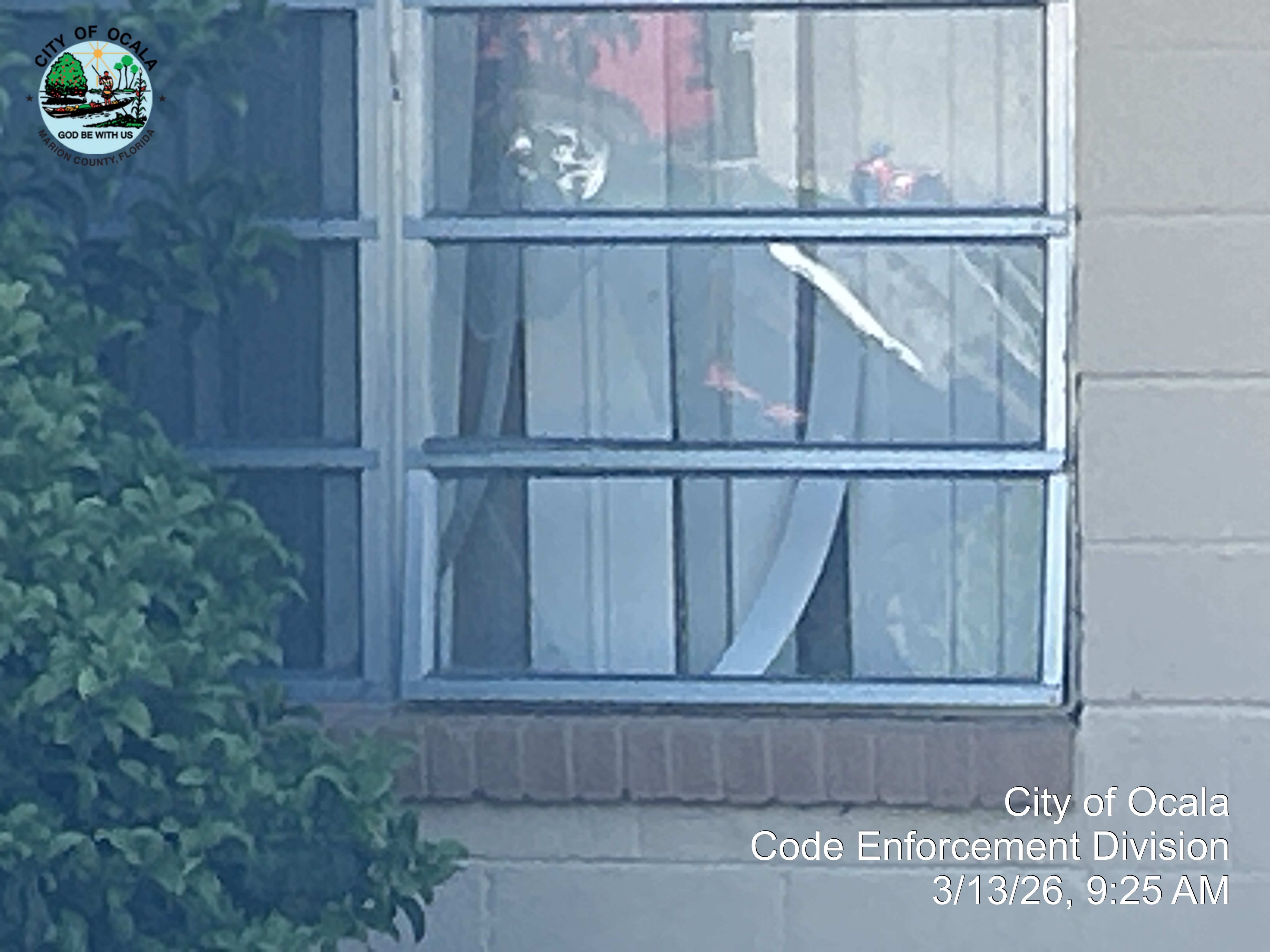

Dated: 02/20/2026
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/20/2026 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
3/13/26, 9:25 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:26 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:26 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:27 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:27 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:27 AM



City of Ocala
Code Enforcement Division
3/13/26, 9:28 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:45 AM





City of Ocala
Code Enforcement Division
2/19/26, 8:45 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:45 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:46 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:46 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:46 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:46 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:46 AM



City of Ocala
Code Enforcement Division
2/19/26, 8:49 AM