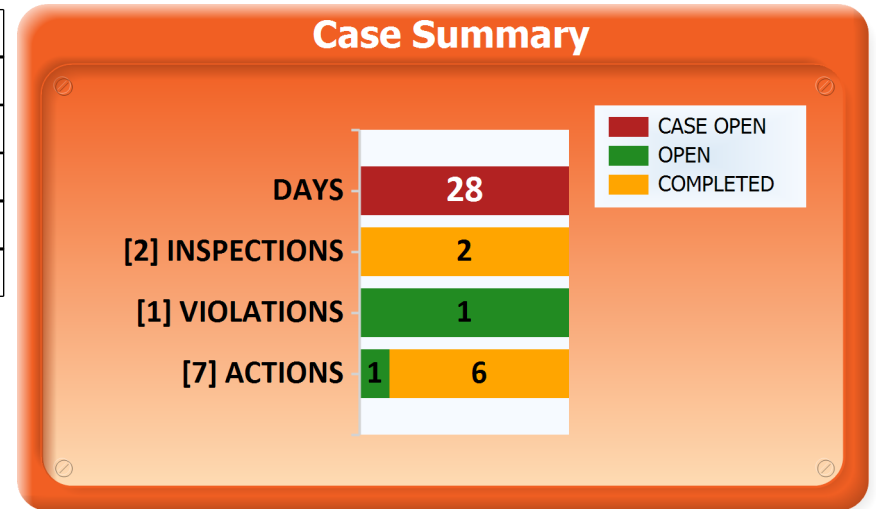


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0318**

Description: Trash and debris on the property and overgrowth		Status: HEARING	
Type: COMMERCIAL		Subtype: OVERGROWTH	
Opened: 3/11/2026	Closed:	Last Action: 4/9/2026	Flw Up: 4/6/2026
Site Address: 2505 NW OLD BLITCHTON RD OCALA, FL 34475			
Site APN: 22160-000-00		Officer: OSIAS FERREIRA	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	Cathy Wyckoff The AHA Project	723 NW 30TH AVE OCALA, FL			
OWNER	MCALLISTER GEORGE J II	5511 SE 3RD PL OCALA, FL 34480-3517			
RESPONDENT 1	MCALLISTER GEORGE J II BRATTON ZOLENA J EST	5511 SE 3RD PL OCALA, FL 34480-3517			

#### 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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0318**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
<b>Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:</b>			<b>\$25.83</b>	<b>\$0.00</b>						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$4.86	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
<b>Total Paid for CHRONOLOGY FEES - INSPECTORS:</b>			<b>\$16.20</b>	<b>\$0.00</b>						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
<b>Total Paid for CHRONOLOGY FEES - SUPERVISORS:</b>			<b>\$22.06</b>	<b>\$0.00</b>						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
<b>Total Paid for INSPECTION FEES:</b>			<b>\$32.42</b>	<b>\$0.00</b>						
<b>TOTALS:</b>			<b>\$132.98</b>	<b>\$0.00</b>						
<b>VIOLATIONS</b>										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0318**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	3/11/2026			Repeat violator CE24-0043	Trash scatter and overgrowth on the property. Clean and cut all the overgrowth from the property.
---	----------------	-----------	--	--	---------------------------	--

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	3/11/2026	3/11/2026	COMPLETED		On 3/11/2026 I did an inspection for this property since I received a complaint from Katy about the trash and overgrowth parcel. I observed trash and overgrowth on this property and they have had issues before with the city for the same violations. This case is a repeat violation since case number CE24-0043 is on file and went to the hearing and there was an order recorded.
HEARING INSPECTION	OSF	4/6/2026	4/6/2026	COMPLETED		On 4/6/2026 I did a follow up inspection and observed that nothing had been done with the scatter trash and the overgrowth. While at the property the owner called me and he told me the person that was going to clean up the property did not show. He then ask for more time but I explained that this is the second time this property has a similar issue and an extension will not be granted. He told me he will get this done soon.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/12/2026	3/12/2026	NOVPH

# Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0318**

CERTIFIED MAIL	SHANEKA GREENE	3/12/2026	3/12/2026	NOVPH MAILED 9489 0090 0027 6697 0471 19 MCALLISTER GEORGE J II BRATTON ZOLENA J EST 5511 SE 3RD PL OCALA, FL. 34480-3517
PREPARE NOTICE	SHANEKA GREENE	3/12/2026	3/12/2026	NOVPH
OFFICER POSTING	OSIAS FERREIRA	3/13/2026	3/13/2026	NOVPH READY FOR POSTING Posted at the property affidavit on file.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/2/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being March 11th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, May 14th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$132.98 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
CONTACT	OSIAS FERREIRA	4/2/2026	4/2/2026	<p>I have recived two calls from George McAllister from 352-572-6970. He has call me after hours and we have not had the chance to speak. I have return his calls the following day but no answer. I have left messages but no answer yet. I will continue to try to contact Mr. McAllister.</p>
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		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

22160-000-00

[GOOGLE Street View](#)

Prime Key: 557081

[MAP IT+](#)

Current as of 3/11/2026

### [Property Information](#)

MCALLISTER GEORGE J II  
BRATTON ZOLENA J EST  
5511 SE 3RD PL  
OCALA FL 34480-3517

### [Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .63

Situs: 2505 NW OLD BLITCHTON RD  
OCALA

### [2025 Certified Value](#)

Land Just Value	\$82,329		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$82,329	Impact	
Total Assessed Value	\$46,178	<a href="#">Ex Codes:</a>	(\$36,151)
Exemptions	\$0		
Total Taxable	\$46,178		
School Taxable	\$82,329		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$82,329	\$0	\$0	\$82,329	\$46,178	\$0	\$46,178
2024	\$82,329	\$0	\$0	\$82,329	\$41,980	\$0	\$41,980
2023	\$82,329	\$0	\$0	\$82,329	\$38,164	\$0	\$38,164

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">UNRE/INST</a>	10/2015	71 DTH CER	0	U	I	\$100
<a href="#">5736/0921</a>	09/2012	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">5711/1072</a>	07/2012	62 DISTR	0	U	I	\$100
<a href="#">5690/1043</a>	06/2012	74 PROBATE	0	U	I	\$100
<a href="#">5490/1215</a>	03/2011	62 DISTR	0	U	I	\$100
<a href="#">UNRE/INST</a>	09/2008	71 DTH CER	0	U	I	\$100
<a href="#">1878/1144</a>	11/1992	60 CRT ORD	0	U	I	\$100
<a href="#">1878/0031</a>	10/1992	05 QUIT CLAIM	0	U	I	\$100
<a href="#">1878/0030</a>	10/1992	05 QUIT CLAIM	0	U	I	\$100
<a href="#">UNRE/INST</a>	02/1992	71 DTH CER	0	U	I	\$100

### [Property Description](#)

SEC 12 TWP 15 RGE 21  
 COM AT SW COR OF W 1/2 OF SE 1/4 OF NW 1/4 OF SW 1/4 N  
 664.88 FT S 89-45-00 E 152.18 FT FOR POB S 89-45 E 111.66  
 FT  
 S 06-43-40 W 388.70 FT TO N RWY LINE OLD BLITCHTON RD  
 N 63-12-00 W ALONG RD 74.2 FT N 00-01 E 353.05 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	0001	.0	.0	B4	27,443.00	SF							
Neighborhood 9985													
Mkt: 2 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
<a href="#">Appraiser Notes</a>							
VACANT LOT							
<a href="#">Planning and Building</a> <a href="#">** Permit Search **</a>							
Permit Number	Date Issued	Date Completed	Description				
DEMO22-0076	9/16/2022	9/19/2022	MCALLISTER / DEMO				
OC01270	8/1/2001	-	RES REPAIR ADDITION				
OC00420	3/1/1993	-	RSRA				
OC00183	2/1/1992	-	BLDG 01= RE-ROOF				



PREPARED BY AND RETURN TO:  
DENNIS D. CAMP, P.A.  
351 N.E. 8<sup>th</sup> Avenue  
Ocala, FL 34470  
Phone: (352) 369-0664



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY  
DATE: 09/18/2012 11:07:19 AM  
FILE #: 2012090993 OR BK 05736 PG 0921  
REC 10.00 DEED DS 0.70

Parcel I.D. #: 22160-000-00

QUIT-CLAIM DEED

THIS INDENTURE, Made this 11<sup>th</sup> day of September, 2012, between **GEORGE J. McALLISTER**, a single man, whose mailing address is 12 Shea Road, Cambridge, Massachusetts, 02140, Grantor, and, **GEORGE J. McALLISTER, II**, a married man, whose mailing address is PO Box 427, Ocala, Florida, 34480, Grantee.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said Grantee, all the right, title, interest claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Marion, State of Florida, to wit:

Sec 12 Twp 15 Rge 21 - Parcel ID # 22160-000-00 further described as:

Commencing at the SW corner of the West 1/2 of the SE 1/4 of the NW 1/4 of SW 1/4, Section 12, Township 15 South, Range 21 East, Marion County, Florida, thence North along the West boundary of said West 1/2 of SE 1/4 of NW 1/4 of SW 1/4 664.88 feet, thence South 89°45' East 152.18 feet for the Point of Beginning, thence South 89°45' East 111.66 feet, thence South 6°43'40" West 388.70 feet to the Northerly right of way line of old Blitchton Road, thence North 63°12" West along said Northerly right of way line 74.2; thence North 0°01' East 353.05 feet to the Point of Beginning.

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 and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the said Grantee;

Grantor hereby warrants that the property is neither his homestead nor contiguous to his homestead as defined by Article X. Section 4 of the Florida Constitution.

No opinion as to the accuracy of the above description or the quality or status of title is represented herein by the scrivener of this instrument.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

[Signature]  
Witness #1 as to Grantor

[Signature]  
GEORGE J. McALLISTER, Grantor

Peter Smail  
Typed or printed name of Witness #1

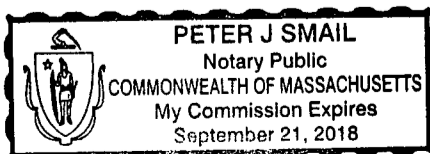
[Signature]  
Witness #2 as to Grantor

Owen Kossick  
Typed or printed name of Witness #2

STATE OF MASSACHUSETTS  
COUNTY OF Middlesex

BEFORE ME, the undersigned authority, personally appeared GEORGE J. McALLISTER, [ ] personally known or [ ] who produced Drivers License as identification, and stated before me that the foregoing statements are true and correct based on his own personal knowledge.

WITNESS my hand and official seal, this 11<sup>th</sup> day of September, 2012.



[Signature]  
Notary Public, State of Massachusetts



# City of Ocala

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

03/13/2026

MCALLISTER GEORGE J II  
BRATTON ZOLENA J EST  
5511 SE 3RD PL  
OCALA, FL. 34480-3517

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2505 NW OLD BLITCHTON RD|22160-000-00

**Case Number:** CE26-0318

**Inspector Assigned:** Osias Ferreira

**Required Compliance Date:** 04/06/2026

**Public Hearing Date & Time:** 04/09/2026 17:30

**Violation(s) and How to Abate:**

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

Trash scatter and overgrowth on the property. Clean and cut all the overgrowth from the property.

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 – 2<sup>nd</sup> 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:

Osias Ferreira      Code Inspector  
oferreira@ocalafl.gov  
352-789-5305

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

**CASE NO: CE26-0318**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 03/13/2026 post the Notice of Violation & Public Hearing to the property, located at 2505 NW OLD BLITCHTON RD.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

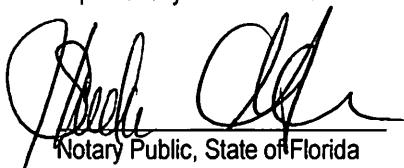
**FURTHER, AFFIANT SAYETH NAUGHT.**

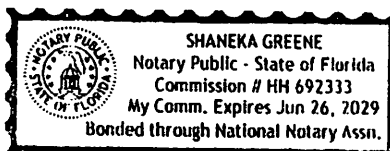
Dated: 03/13/2026

  
\_\_\_\_\_  
Senior Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/13/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
3/13/2026 8:54 AM




# OCALA

## CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

Office Depolo

 *City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**  
REPEAT VIOLATOR

03/13/2026

The Municipal Code Enforcement Board/Special Magistrate has the authority to issue notices of violation and to issue a citation for a violation of the City Code of Ordinances. The City Code of Ordinances will be enforced in this case pursuant to Florida Statutes section 182.01(2).

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 the 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 report of the proceedings is made, on which the appeal is to be based.

Respondent(s) \_\_\_\_\_

**Location of Violation:** 2805 NW OLD BLITCHTON RD(21160-000-00)  
**Case Number:** CE26-0318  
**Inspector Assigned:** Osias Ferreira  
**Required Compliance Date:** 04/06/2026  
**Public Hearing Date & Time:** 04/09/2026 17:30  
**Violation(s) and How to Abate:**  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER  
Trash scatter and overgrowth on the property. Clean and cut all the overgrowth from the property.

532-789-5306

City of Ocala  
Code Enforcement Division  
3/13/2026 8:53 AM

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

CASE NO: CE26-0318

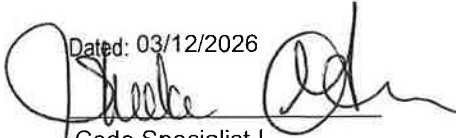
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 03/12/2026 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.

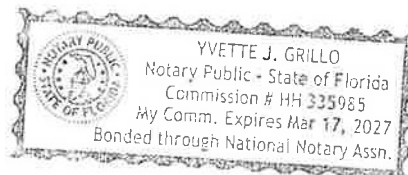
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/12/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/12/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: CE24-0043

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/22/2025 03:53:27 PM  
FILE #: 2025053149 OR BK 8592 PGS 768-770  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

**MCALLISTER, GEORGE J. II**  
**BRATTON, ZOLENA J. EST**  
**5511 SE 3<sup>RD</sup> PL**  
**OCALA, FL 34480-3517**  
Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on April 10th, 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), **MCALLISTER, GEORGE J. II AND BRATTON, ZOLENA J. EST**, owner(s) in charge of the property described as: **22160-000-00 / 2505 NW OLD BLITCHTON RD, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between November 6th, 2024, and April 9th, 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), **MCALLISTER, GEORGE J. II AND BRATTON, ZOLENA J. EST**, 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, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$404.34 by May 1st, 2025

- 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 10<sup>th</sup> day of April 2025.

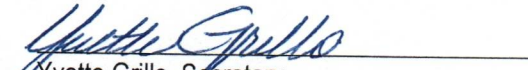
MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Michael Gartner, Chair  
Municipal Code Enforcement Board

**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: **MCALLISTER, GEORGE J. II, BRATTON, ZOLENA J. EST, 5511 SE 3<sup>RD</sup> PL, OCALA, FL 34480-3517**, this 10<sup>th</sup> day of April 2025.



Yvette Grillo, 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 MAY 8TH, 2025, 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.**



THIS IS TO CERTIFY THE  
FOLLOWING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK



City of Ocala  
Code Enforcement Division  
4/6/2026 3:23 PM



City of Ocala  
Code Enforcement Division  
4/6/2026 3:23 PM



City of Ocala  
Code Enforcement Division  
4/6/2026 3:23 PM



City of Ocala  
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3/11/2026 10:38 AM



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