

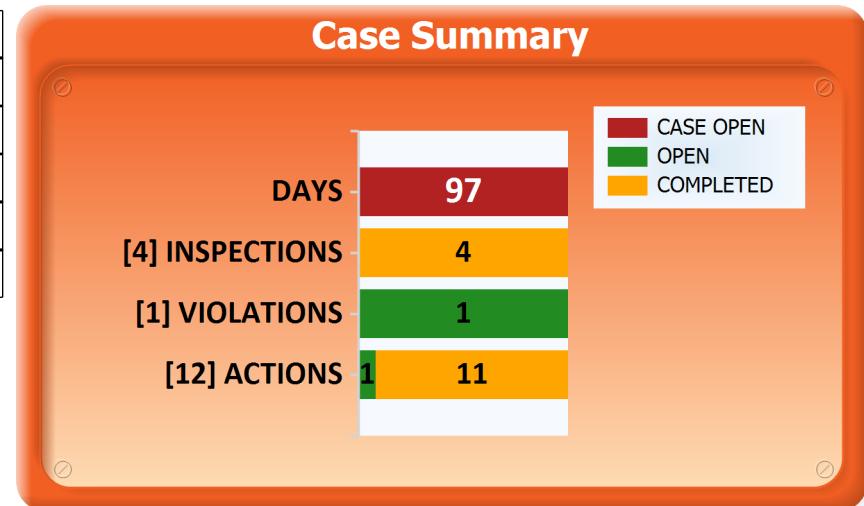


Case Details - No Attachments

City of Ocala

Case Number
CE25-1053

Description: PROPERTY OVERGROWN/VACANT UNSECURE HOME		Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH
Opened: 10/3/2025	Closed:	Last Action: 1/8/2026
Site Address: 2705 NE 2ND AVE OCALA, FL 34470		
Site APN: 24899-000-00		Officer: STEPHEN KNIGHT
Details:		



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	SHAWNDEL PERRY	2706 NE 2ND AVE ,			
OWNER	WILLIAMS ISAAC EST	52 SAMUEL RD CRAWFORDVILLE, FL 32327 -1217			
RESPONDENT 1	WILLIAMS ISAAC EST	52 SAMUEL RD CRAWFORDVILLE, FL 32327			

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						



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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	10/3/2025						The property is overgrown with weeds and grass. The property needs to be cut and cleaned and maintained. Dead trees need to be removed.			

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SKN	1/2/2026	1/2/2026	NON COMPLIANT		MASSEY INSPECTION I completed the Massey inspection and found the property in a similar condition to the original inspection. View attachments.
FOLLOW UP	SKN	11/3/2025	11/10/2025	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection.
HEARING INSPECTION	SKN	12/9/2025	12/9/2025	NON COMPLIANT		I completed my hearing inspection and found the property in a similar condition as during the initial observation. View attachments.



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INITIAL	SKN	10/3/2025	10/3/2025	NON COMPLIANT		I responded to the location and found it overgrown with vegetation, grass, and weeds. The property has overgrowth in the front and sides of the house. View attachments, follow up scheduled.
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH MAILED 9489 0090 0027 6697 0028 04 WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL. 32327-1217
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7682 1845 WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL. 32327-1217
COMPLAINT RECEIVED	SHANEKA GREENE	10/3/2025	10/3/2025	SHAWNDEL CALLED STATED THAT PROPERTY IS OVERGROWN AND PROPERTY IS VACANT AND UNSECURE WITH HOMELESS SQUATTING ON THE PROPERTY
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
OFFICER POSTING	STEPHEN KNIGHT	11/13/2025	11/13/2025	NOVPH READY FOR POSTING NOVPH has been posted
OFFICER POSTING	JENNIPHER L BULLER	12/22/2025	12/22/2025	FOF Final Administrative Order posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217



Case Details - No Attachments

City of Ocala

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CE25-1053

PREPARE NOTICE	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH for November WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217
REGULAR MAIL	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$241.21 by January 1st, 2026.</p>

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

THE CITY OF OCALA

Petitioner,

vs.

WILLIAMS, ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE, FL 32327-1217
Respondents

CASE NO: CE25-1053

FINAL ADMINISTRATIVE ORDER

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

I. FINDINGS OF FACT:

- A. The Respondent(s), **WILLIAMS, ISAAC EST, 52 SAMUEL RD, CRAWFORDVILLE, FL 32327-1217**, owner(s) in charge of the property described as: **2705 NE 2ND AVE / 24899-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 3rd, 2025, and December 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), **WILLIAMS, ISAAC 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be 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 January 1st, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

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

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

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: **WILLIAMS, ISAAC EST, 52 SAMUEL RD, CRAWFORDVILLE, FL 32327-1217**, this 11th day of December 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

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

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

CASE NO: CE25-1053

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

STATE OF FLORIDA
COUNTY OF MARION

JENNIPHER BULLER

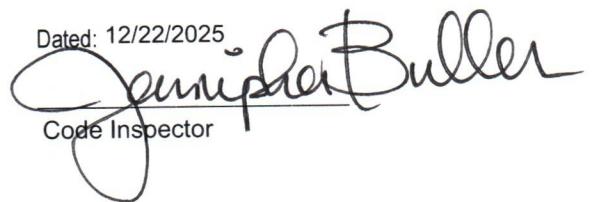
BEFORE ME, the undersigned authority personally appeared, Stephen Knight, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 12/22/2025 post the Final Administrative Order to the property, located at 2705 NE 2ND AVE, OCALA.
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: 12/22/2025

Code Inspector



STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

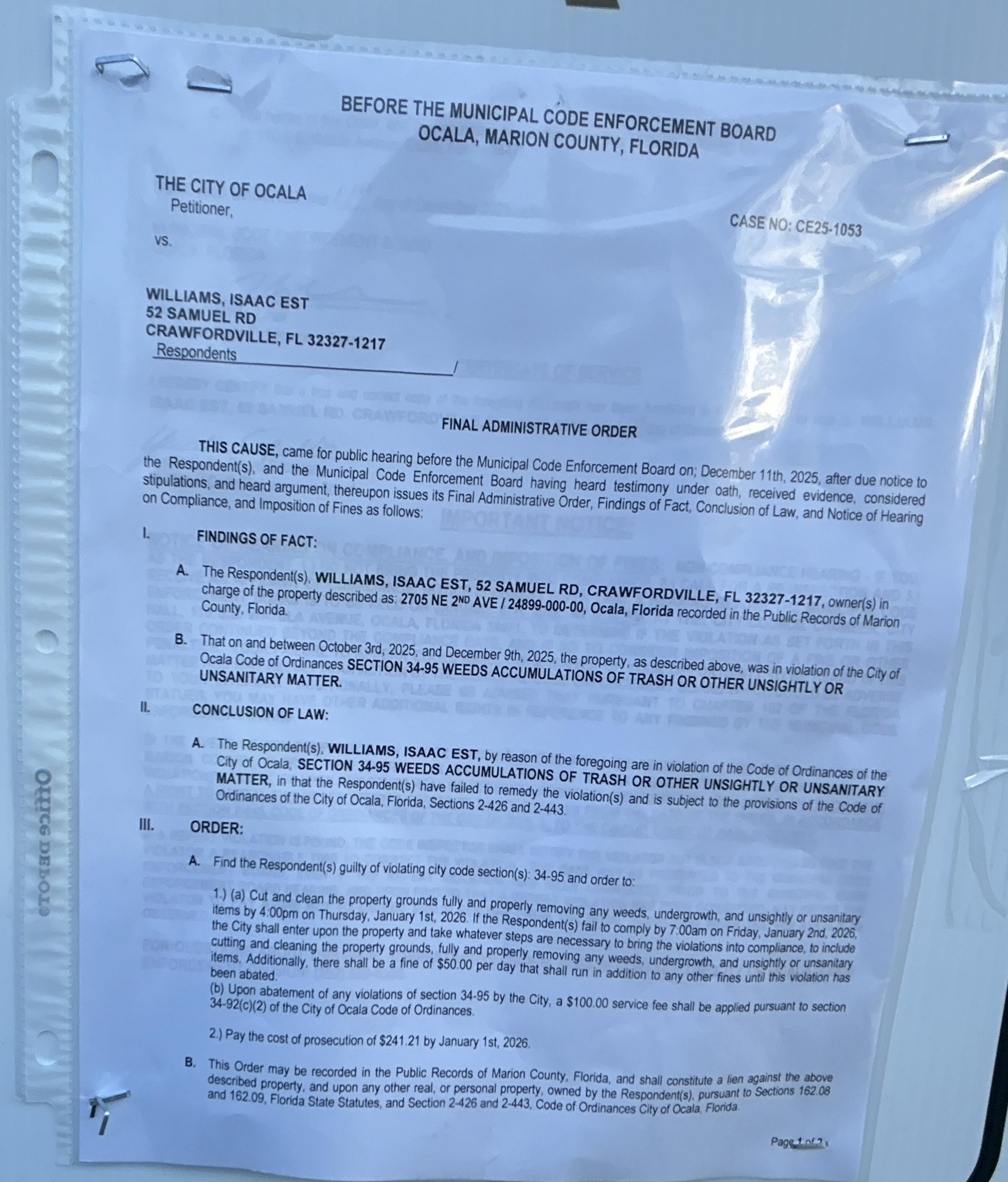
Notary Public, State of Florida



City of Ocala
Code Enforcement Division
12/22/2025 4:21 PM



CEMENT
29-8309
REMOVE THIS
OUT APPROVAL
THE CITY CODE
MENT DIVISION



City of Ocala
Code Enforcement Division
12/22/2025 4:21 PM

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

CASE NO: CE25_1053

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 12/19/2025 post the Final Administrative Order 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.

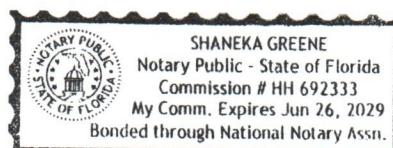
Dated: 12/19/2025


Yvette Grillo
Code Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



BEFORE THE MUNICIPAL CODE BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-1053

WILLIAMS ISAAC
52 SAMUEL RD
CRAWFORDVILLE, FL 32327-1217

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Enforcement Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on December 11th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, January 1st, 2026**.
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95.

4. Prosecution costs **\$241.21** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

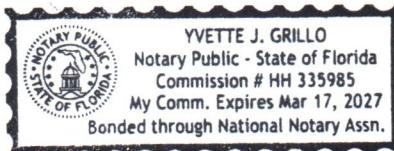
Dated this 2nd day of January, 2026



Stephen Knight
Code Enforcement Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 2nd day of January 2026 by Stephen Knight who is personally known to me, and who did take an oath.



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 2nd day of January 2026.


Yvette Grillo, Specialist
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
1/2/2026 10:57 AM



City of Ocala
Code Enforcement Division
1/2/2026 10:57 AM



City of Ocala
Code Enforcement Division
1/2/2026 10:57 AM



City of Ocala
Code Enforcement Division
1/2/2026 10:57 AM