



Case Details - No Attachments

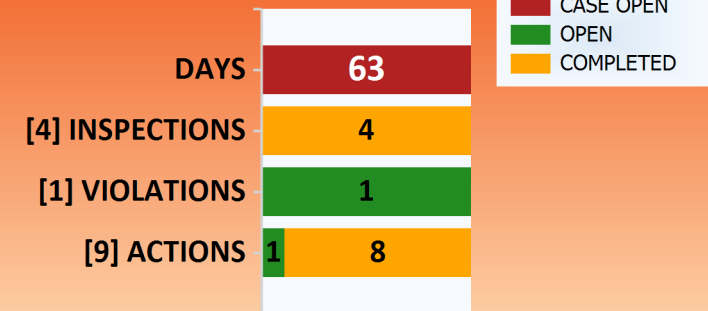
City of Ocala

Case Number

CE25-0968

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/8/2025	Closed:	Last Action: 11/13/2025	Flw Up: 11/10/2025
Site Address: 2710 NE 15TH AVE OCALA, FL 34470			
Site APN: 24524-000-00		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH MAILED 9489 0090 0027 6697 0022 93 NELSON WILLIAM CURTIS C/O PHYLLIS MORRIS 5026 NAVIA CT FLEMMING ISLAND, FL. 32003-7883
COMPLAINT RECEIVED	YVETTE J GRILLO	9/8/2025	9/8/2025	
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	10/21/2025	10/21/2025	NOVPH READY FOR POSTING NOVPH has been posted.

PREPARE NOTICE	SHANEKA GREENE	9/11/2025	9/11/2025	CLTO NELSON WILLIAM CURTIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
PREPARE NOTICE	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH for November NELSON WILLIAM CURTIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
REGULAR MAIL	SHANEKA GREENE	9/11/2025	9/11/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/4/2025	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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 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 \$241.21 by December 4th, 2025.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0968

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	JESSICA	2630 NE 15TH AVE OCALA, FL	(352)653-0783		
OWNER	NELSON WILLIAM CURTIS	5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883			
RESPONDENT 1	NELSON WILLIAM CURTIS	5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883			

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						
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

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	10/17/2025	10/17/2025	NON COMPLIANT		I followed up and found the property in the same condition of overgrowth as it was during the initial inspection. An NOVPH will be sent.

FOLLOW UP	SKN	10/9/2025	10/9/2025	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection. I am trying to locate the owner, and I will follow up in a week.
HEARING INSPECTION	SKN	11/10/2025	11/10/2025	NON COMPLIANT		I completed my hearing inspection and found the property in a similar condition to the initial inspection. The violation remains. View attachments.
INITIAL	SKN	9/10/2025	9/10/2025	NON COMPLIANT		COMPL ADVISED OF PROPERTY BEING OVERGROWN AND LOTS OF TRASH AND DEBRIS SCATTERED ON PARCEL. I responded to the location and observed the property to be overgrown with weeds and vegetation. View attachments. I will schedule a follow up.

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	9/10/2025				The property is overgrown with weeds and vegetation. The property needs to be cut and cleared.

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

THE CITY OF OCALA

CASE NO: CE25-0968

Petitioner,

VS.

**NELSON, WILLIAM CURTIS
C/O PHYLLIS MORRIS**

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	
Postage:	\$0.74	1	\$17.72	2	\$17.72

Total Costs: \$241.21

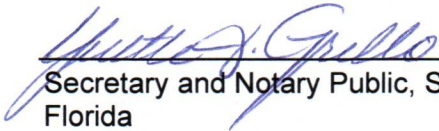
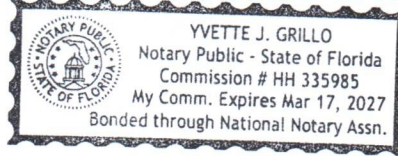
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/3/2025

**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: 3 Nov 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

2025 Property Record Card

24524-000-00

[GOOGLE Street View](#)

Prime Key: 607576

[MAP IT+](#)

Current as of 9/8/2025

[Property Information](#)

NELSON WILLIAM CURTIS
C/O PHYLLIS MORRIS
5026 NAVIA CT
FLEMMING ISLAND FL 32003-7883

[Taxes / Assessments:](#)
Map ID: 195
[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .30

Situs: 2710 NE 15TH AVE OCALA

[Current Value](#)

Land Just Value	\$41,454		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$41,454	Impact	
Total Assessed Value	\$14,836	Ex Codes:	(\$26,618)
Exemptions	\$0		
Total Taxable	\$14,836		
School Taxable	\$41,454		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$27,636	\$0	\$0	\$27,636	\$13,487	\$0	\$13,487
2023	\$27,636	\$0	\$0	\$27,636	\$12,261	\$0	\$12,261
2022	\$19,806	\$0	\$0	\$19,806	\$11,146	\$0	\$11,146

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	05/2019	71 DTH CER	0	U	I	\$100
2169/1302	08/1995	07 WARRANTY	1 LIFE ESTATE	U	I	\$100
1195/0240	12/1983	07 WARRANTY	0	U	I	\$100
1003/0148	11/1979	05 QUIT CLAIM	0	U	I	\$100
0832/0597	09/1977	02 DEED NC	0	U	I	\$7,000

[Property Description](#)

SEC 04 TWP 15 RGE 22
BEG 214 FT S OF NW COR OF E 1/2 OF NW 1/4 OF NW 1/4
OF SW 1/4 TH RUN S 94 FT E 140 FT TH N 94 FT TH W 140 FT
TO POB TOGETHER WITH RIGHTS OF INGRESS & EGRESS OVER THE
W 50 FT OF E 190 FT OF E 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4

OF SAID SEC WHICH IS A PERPETUAL ESMT TO RUN WITH THE LAND

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		94.0	140.0	R1A	94.00	FF	450.0000	1.00	0.98	1.00	41,454	41,454
Neighborhood 4998											Total Land - Class \$41,454	
Mkt: 8 70											Total Land - Just \$41,454	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

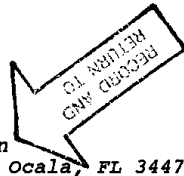
Permit Number	Date Issued	Date Completed	Description
DEMO19-0136	11/5/2019	-	RESIDENTIAL

[Cost Summary](#)

Buildings R.C.N.	\$0	1/20/2017				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	2/14/2020	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$41,454	4/8/2025				
Total Just Value	\$41,454	.				

Rec. 6.00
DS _____

Prepared by:
H. Randolph Klein
333 NW 3rd Ave., Ocala, FL 34475



Property Appraiser's Parcel I. D. No. 24524-000-00

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT

FILE: 95058437

08/30/95 15:31

OR BOOK/PAGE: 2169/1302

MARION COUNTY - *M Alexander DC.*

WARRANTY DEED

MADE the 29th day of August, 1995, between **EDITH NELSON**, a single woman, hereinafter called **GRANTOR**, and **WILLIAM NELSON, JR.**, a life estate with remainder to **William Curtis Nelson**, whose mailing address is 2710 NE 15 Avenue, Ocala, FL 34470, hereinafter called the **GRANTEE**.

That said Grantor, for and in consideration of **LOVE AND AFFECTION** and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Begin 214 feet South of NW corner of East 1/2 of NW 1/4 of NW 1/4 of SW 1/4, Section 4, Township 15 South, Range 22 East; thence run South 94 feet, East 140 feet, North 94 feet, West 140 feet to Point of Beginning; TOGETHER WITH rights of ingress and egress over the West 50 feet of East 190 feet of East 1/2 of NW 1/4 of NW 1/4 of SW 1/4, Section 4, Township 15 South, Range 22 East, which is a perpetual easement to run with the land.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. "Grantor" and "Grantee" are used for singular and plural as context requires.

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

Signed, sealed and delivered
in the presence of:

[Signature] *Edith Nelson*
Witness #1 EDITH NELSON

H. Randolph Klein
Printed Name 2109 NE 50 Place
Ocala, FL 34470

[Signature]
Witness #2

Kathleen W. Patten
Printed Name

STATE OF FLORIDA, COUNTY OF MARION

The foregoing instrument was acknowledged before me this 29th day of August, 1995, by EDITH NELSON, a single woman, (X) who is personally known to me or produced _____ as identification.

[Signature]
Notary Public, State of Florida
My commission expires:



H. RANDOLPH KLEIN
MY COMMISSION # 00284771 EXPIRES
JUNE 12, 1997
BONDED THRU TROY FAIR INSURANCE, INC.



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

10/21/2025

NELSON WILLIAM CURTIS
C/O PHYLLIS MORRIS
5026 NAVIA CT
FLEMMING ISLAND, FL. 32003-7883

Respondent(s) _____ /

Location of Violation: 2710 NE 15TH AVE|24524-000-00

Case Number: CE25-0968

Inspector Assigned: Stephen Knight

Required Compliance Date: 11/10/2025

Public Hearing Date & Time: 11/13/2025 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 weeds and vegetation. The property needs to be cut and
cleared.

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: CE25-0968

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

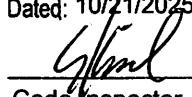
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/21/2025 post the Notice of Violation & Public Hearing to the property, located at 2710 NE 15TH AVE.
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.

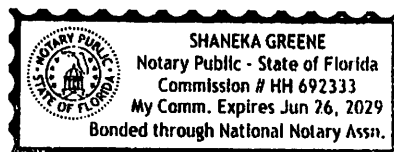
Dated: 10/21/2025

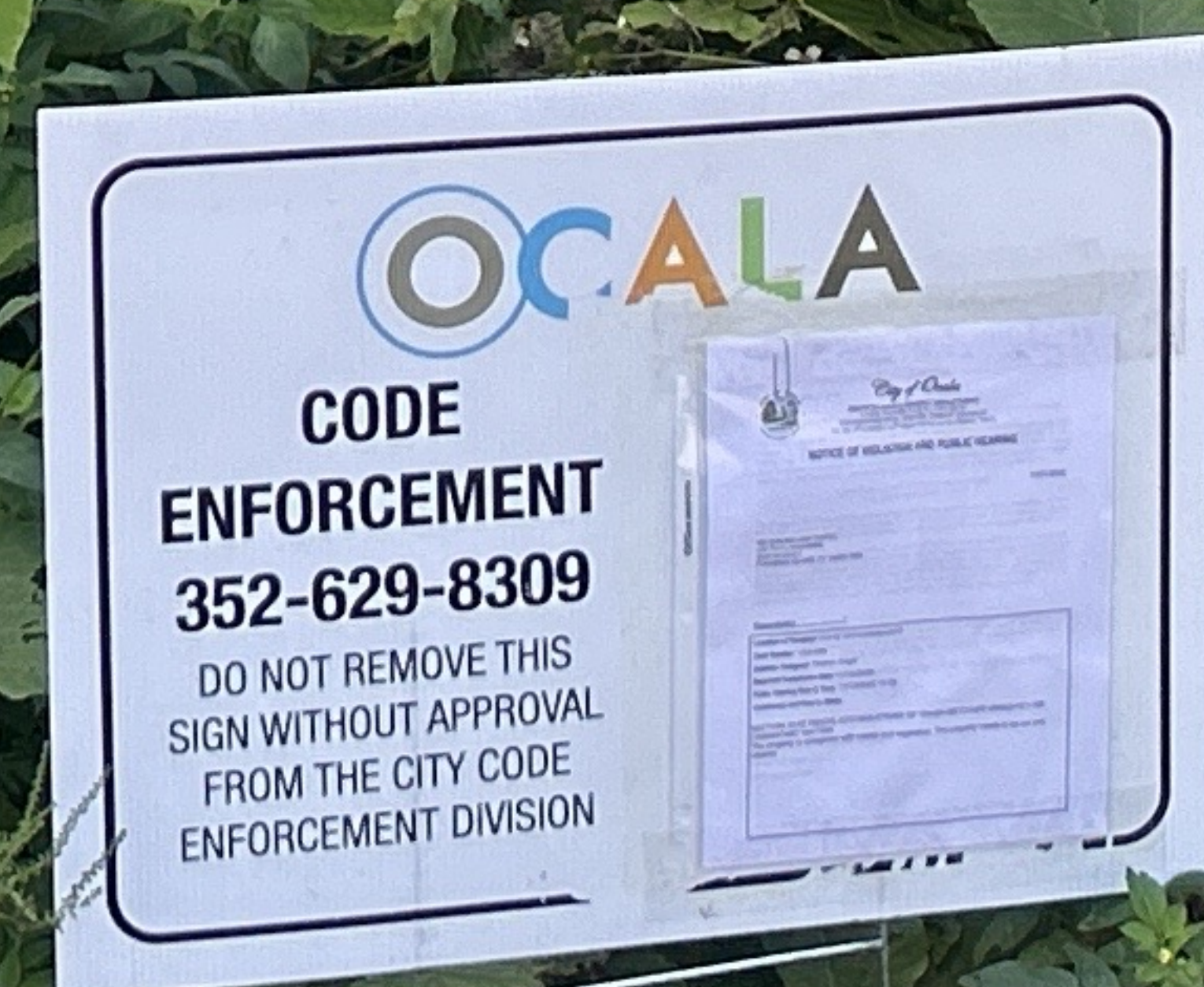

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/21/2025 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
10/21/2025 1:50 PM



**CODE
ENFORCEMENT
352-629-8309**

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

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
VEGETATION MANAGEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
200 S.W. 7TH STREET, SUITE 200, OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

10/21/2025

This document is a notice of violation and public hearing. It is issued to the owner of the property at the address listed below. The property is located at the intersection of the City of Ocala and the State of Florida. The property is located at the intersection of the City of Ocala and the State of Florida. The property is located at the intersection of the City of Ocala and the State of Florida.

Violations:

Location of Violation: 3714 NE 10TH AVENUE, SUITE 100
Case Number: 1025-0001
Inspector Assigned: Stephen Knight
Required Compliance Date: 11/10/2025
Public Hearing Date & Time: 11/10/2025 11:30
Violations(s) and How to Abate:

SECTION 24-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
The property is overgrown with weeds and vegetation. The property needs to be cut and
cleared.

City of Ocala
Code Enforcement Division
10/21/2025 1:50 PM

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

CASE NO: CE25-0968

AFFIDAVIT OF POSTING

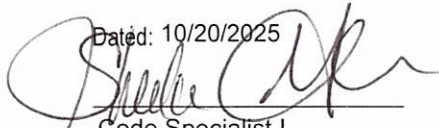
Section 2-446 (b) 2 (b)

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 10/20/2025 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.

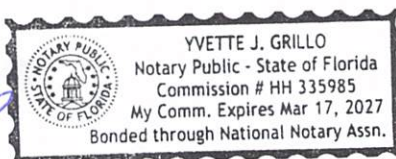
Dated: 10/20/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/20/2025 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
11/10/2025 8:52 AM



City of Ocala
Code Enforcement Division
10/9/2025 10:03 AM



City of Ocala Code Enforcement Division





City of Ocala Code Enforcement Division

