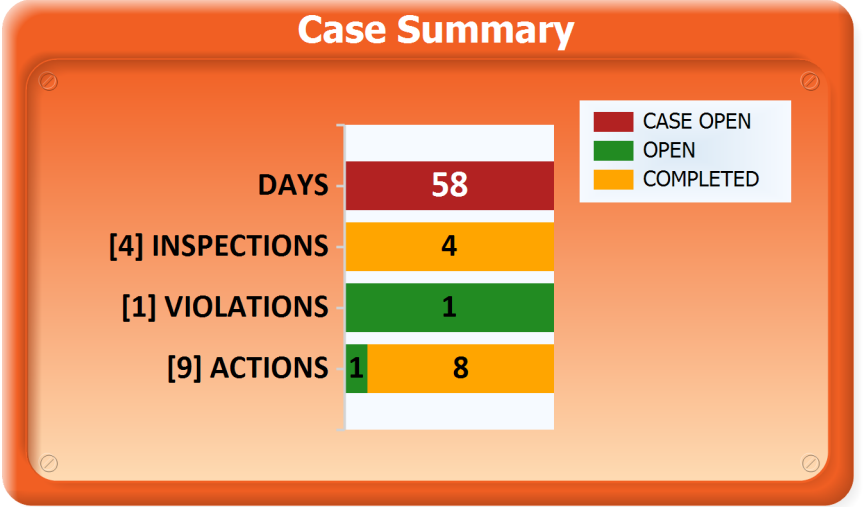


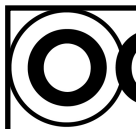
Description: Overgrown vacant lot			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/11/2025	Closed:	Last Action: 5/8/2025	Flw Up: 5/5/2025
Site Address: , FL 34475			
Site APN: 2220-005-010		Officer: HECTOR D REYES	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/11/2025	3/11/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/11/2025	3/11/2025	NOVPH MAILED 91 7199 9991 7039 7680 8723 HOLMES WILLIAM WINDELL EST HOLMES SARA LEE EST ET AL RICHARDSON DAN III RICHARDSON TERROL L 11004 CARNES ST WEEKI WACHEE, FL. 34613-3860



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0184

CERTIFIED MAIL	YVETTE J GRILLO	4/15/2025	4/15/2025	FOF 91 7199 9991 7039 7683 5903 HOLMES, WILLIAM WINDELL EST HOLMES, SARA LEE EST ET AL RICHARDSON, DAN III RICHARDSON, TERROL L. 1104 CARNES ST WEEKI WACHEE, FL 34613-3860
HEARING CODE BOARD	YVETTE J GRILLO	4/10/2025	4/11/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	5/8/2025		
OFFICER POSTING	HECTOR D REYES	4/15/2025	4/15/2025	Posted the final administrative order at the property.
OFFICER POSTING	HECTOR D REYES	3/13/2025	3/13/2025	NOVPH READY FOR POSTING I posted the NOVPH at the property and affidavit of posting sent to admin. See photos attached.
PREPARE NOTICE	SHANEKA GREENE	3/11/2025	3/11/2025	NOVPH REPEAT VIOLATOR - Next available hearing and today's compliance date. Respondents HOLMES WILLIAM WINDELL EST HOLMES SARA LEE EST ET AL RICHARDSON DAN III RICHARDSON TERROL L 11004 CARNES ST WEEKI WACHEE FL 34613-3860

Case Details - No Attachments

City of Ocala

Case Number
CE25-0184

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/7/2025	4/7/2025	<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, 2025, 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 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$190.11 by May 1st, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	HUFFMAN GRACE	1911 NW 11TH ST Ocala, FL 34475			
OWNER	HOLMES WILLIAM WINDELL EST	11004 CARNES ST WEEKI WACHEE, FL 34613-3860			
OWNER_2	HOLMES SARA LEE EST ET AL	11004 CARNES ST ,			
RESPONDENT 1	HOLMES WILLIAM WINDELL EST	11004 CARNES ST WEEKI WACHEE, FL 34613-3860			
RESPONDENT 2	HOLMES SARA LEE EST ET AL	11004 CARNES ST WEEKI WACHEE, FL 34613-3860			



Case Details - No Attachments

City of Ocala

Case Number

CE25-0184

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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$190.11	\$0.00						
TOTALS:			\$190.11	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	HDR	4/15/2025	4/15/2025	COMPLETED		On 4/15/2025 I posted the FAO at the property, see photos attached.
COMPLIANCE	HDR	5/5/2025	5/5/2025	NON COMPLIANT		MASSEY INSPECTION On 5/5/2025 I inspected the property and observed it remains noncompliance, see photos attached and affidavit of noncompliance sent to admin.
HEARING INSPECTION	HDR	4/9/2025	4/9/2025	NON COMPLIANT		On 4/9/2025 I inspected the property and observed it remains noncompliance and no contact with property owner. See photos attached and case going forward to hearing.

INITIAL	HDR	3/11/2025	3/11/2025	NON COMPLIANT		**REPEAT VIOLATOR** On 3/11/2025 I was flagged down by Mrs. Grace Huffman about this vacant lot and I observed it is overgrown and needs to be cut and cleaned. See photos attached and NOVPH process notice request sent to admin as this is a repeat violator to be scheduled for the next available hearing. No probate information found for the property owners and a copy the recorded FAO for case 2021_ attached.
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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	HECTOR D REYES	3/11/2025			**REPEAT VIOLATOR**	**REPEAT VIOLATOR** Overgrown vacant lot that needs to be cut and cleaned.

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0184

vs.

**HOLMES, WILLIAM WINDELL EST
HOLMES, SARA LEE EST ET AL
RICHARDSON, DAN III
RICHARDON, TERROL L.
1104 CARNES ST
WEEKI WACHEE, FL 34613.3860**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/22/2025 03:53:27 PM
FILE #: 2025053146 OR BK 8592 PGS 759-761
REC FEES: \$27.00 INDEX FEES: \$1.00
DDS: \$0 MDS: \$0 INT: \$0

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), **HOLMES, WILLIAM WINDELL EST, HOLMES, SARA LEE EST ET AL, RICHARDSON, DAN III, RICHARDON, TERROL L**, owner(s) in charge of the property described as: **2220-005-010 / 1900 BLK NW 11TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 11th, 2025, 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), **HOLMES, WILLIAM WINDELL EST, HOLMES, SARA LEE EST ET AL, RICHARDSON, DAN III, RICHARDON, TERROL L**, 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 as a Repeat Violator and order to:

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, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, 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, 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.

(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.

2.) Pay the cost of prosecution of \$190.11 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 10th 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: **HOLMES, WILLIAM WINDELL EST, HOLMES, SARA LEE EST ET AL, RICHARDSON, DAN III, RICHARDON, TERROL L., 1104 CARNES ST, WEEKI WACHEE, FL 34613.3860**, this 10th 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 INITIAL 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
FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: CE250184

HOLMES WILLIAM WINDELL EST
HOLMES SARA LEE EST ET AL
RICHARDSON DAN III
RICHARDSON TERROL L
11004 CARNES ST
WEEKI WACHEE FL 34613-3860
Respondents /

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

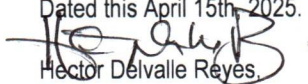
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Hector Delvalle Reyes, Environmental Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on April 15th, 2025, post the Municipal Code Enforcement Board **Final Administrative Order** in the above styled cause of this action, located at **2220-005-010 | 1900 BLOCK of NW 11TH ST**, Ocala, Florida, upon which the violations are alleged to exist.
2. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

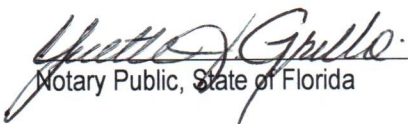
FURTHER, AFFIANT SAYETH NAUGHT.

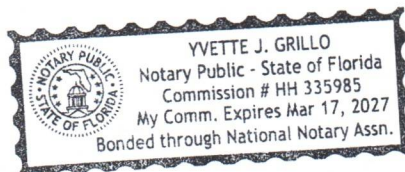
Dated this April 15th, 2025.


Hector Delvalle Reyes,
Environmental Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this April 15th, 2025, Hector Delvalle Reyes, Environmental Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0184

**HOLMES WILLIAM WINDELL EST
HOLMES SARA LEE EST ET AL
RICHARDSON DAN III
RICHARDSON TERROL L
11004 CARNES ST
WEEKI WACHEE FL 34613-3860**

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Hector Delvalle Reyes, Environmental Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

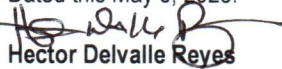
1. That on April 10th, 2025, the Municipal Code Enforcement Code Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 4:00pm on Thursday, May 1st, 2025.
3. That a re-inspection was performed on May 5th, 2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have not been taken:

Abatement of violations as ordered; Section(s). 34-95.

5. The prosecution costs of \$190.11 remains unpaid.

FURTHER, AFFIANT SAYETH NOT.

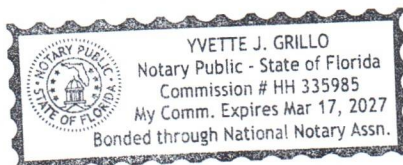
Dated this May 5, 2025.


Hector Delvalle Reyes
Environmental Enforcement Officer
City of Ocala

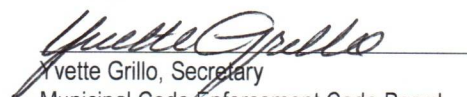
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Hector Delvalle Reyes this May 5th, 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent at 11004 CARNES ST WEEKI WACHEE FL 34613-3860, this May 5th, 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Code Board
Ocala, Florida



4/15/25, 1:28 PM
City of Ocala
Environmental Division



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

THE CITY OF OCALA
Petitioner,
vs.
HOLMES, WILLIAM WINDELL EST
HOLMES, SARA LEE EST ET AL
RICHARDSON, DAN III
RICHARDSON, TERROL L.
1104 CARNES ST
WEEKI WACHEE, FL 34613.3860

CASE NO: CE25-0184

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), HOLMES, WILLIAM WINDELL EST, HOLMES, SARA LEE EST ET AL, RICHARDSON, DAN III, RICHARDSON, TERROL L, owner(s) in charge of the property described as: 2220-005-010 / 1900 BLK NW 11TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between March 11th, 2025, 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), HOLMES, WILLIAM WINDELL EST, HOLMES, SARA LEE EST ET AL, RICHARDSON, DAN III, RICHARDSON, TERROL L, 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 as a Repeat Violator and order to:

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, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
(b) Cut and clear the property grounds fully and properly removing any weeds, undergrowth, tree debris, 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, 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.

Office Report

4/15/25, 1:28 PM
City of Ocala
Environmental Division



5/5/25, 8:55 AM
City of Ocala
Environmental Division