

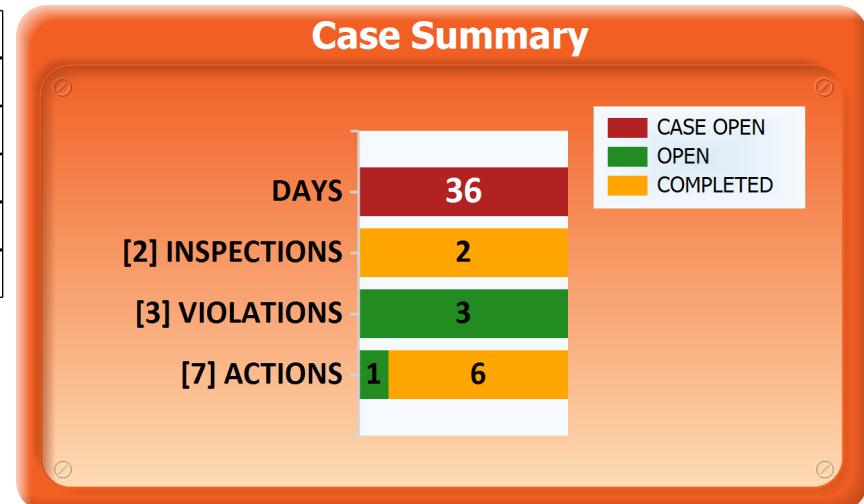


Case Details - No Attachments

City of Ocala

Case Number
CE26-0012

Description: Dangerous Structure		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 1/6/2026	Closed:	Last Action: 2/12/2026	Follow Up: 2/10/2026
Site Address: 2709 NE 12TH CT OCALA, FL 34470			
Site APN: 24710-000-00		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	JONES WILLIAM H EST	2709 NE 12TH CT OCALA, FL 34470-3736			
RESPONDENT 1	JONES WILLIAM H EST	2709 NE 12TH CT OCALA, FL 34470			

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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE26-0012

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: **\$193.47** **\$0.00**

TOTALS: **\$193.47** **\$0.00**

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHEN KNIGHT	1/7/2026				Structure is dangerous and has multiple failures to its integrity. the structure needs to be brought up to code.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHEN KNIGHT	1/7/2026				The property has several issues, including wall failures (holes) and roof failures. There are several tarps of various shapes covering sections of the roof. The walls are covered with sections of wood or sheets of wood in many locations. Speaking to the neighbor, he stated the property has no water or electricity. The property has several cats, and while I was taking photos, a Marion County animal control officer was placing traps for the cats. I contacted Greg McClellan in the building department and asked him to do an inspection of the property. View attachments.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	1/7/2026				The property has been engulfed with vegetation including weeds, trees and saplings, along with weeds and trash. The property needs to be cut, cleaned and maintained.



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CE26-0012

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	1/7/2026	1/7/2026	NON COMPLIANT		I responded to the location and found the property in disrepair and total failure structurally. I spoke to the neighbor (Mr. Gutthrie) and he stated the owner had died in the last few days and did not know of any next of kin. The property is a nuisance and dangerous to enter. The overgrowth on and surrounding the property has gotten to a point where it is difficult to see the structure without pushing aside some vegetation. View attachments, Follow up scheduled.
HEARING INSPECTION	SKN	2/10/2026	2/10/2026	NON COMPLIANT		I completed my hearing inspection and observed the property in a similar condition to the initial inspection. View attachments

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	1/6/2026	1/6/2026	Complaint received from OPD, 402 S Pine Avenue, regarding a dilapidated structure at this location. Owner was located deceased today leading to the dilapidated structure discovery. Additionally, a previous case was in progress for the dangerous structure; however, it appears the case was automatically, yet erroneously, closed during a previous transition to new software. Proceed with this new case for all visible violations, including inspection by the building department for dangerous structure violations. Procedurally advancing directly to the NOVPH is warranted for this case.
ADMIN POSTING	SHANEKA GREENE	1/8/2026	1/8/2026	NOVPH



Case Details - No Attachments

City of Ocala

Case Number
CE26-0012

CERTIFIED MAIL	SHANEKA GREENE	1/8/2026	1/8/2026	NOVPH MAILED 91 7199 9991 7039 7682 4921 JONES WILLIAM H EST JONES LARRY H 2709 NE 12TH CT OCALA, FL. 34470-3736
PREPARE NOTICE	SHANEKA GREENE	1/8/2026	1/8/2026	NOVPH JONES WILLIAM H EST 2709 NE 12TH CT OCALA, FL 34470
OFFICER POSTING	STEPHEN KNIGHT	1/9/2026	1/9/2026	NOVPH READY FOR POSTING NOVPH posted on a sign in front of property. View attachments
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181 and 82-182 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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 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.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National</p>



Case Details - No Attachments

City of Ocala

Case Number

CE26-0012

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/9/2026	<p>Electric Code by 4:00pm on Thursday, March 19th, 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, March 20th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, March 19th, 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, March 20th, 2026, or if the Respondent(s) obtain a 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.</p> <p>(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, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th, 2026 subsection (d) shall apply.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$193.47 by March 19th, 2026.</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE26-0012

				Non-compliance (Massey) hearing date: 04/09/2026
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE26-0012

Petitioner,

VS.

JONES, WILLIAM H EST

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	2	\$25.00

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:	
Clerical:	\$22.00	6	\$132.00

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	Total:
Postage:		\$17.72	2	\$17.72

7. Administrative Fee(s):

Cost	Total:
Fee(s):	
	Total Costs:
	\$193.47

FURTHER. AFFIANT SAYETH NOT. Dated This:

2/4/2026

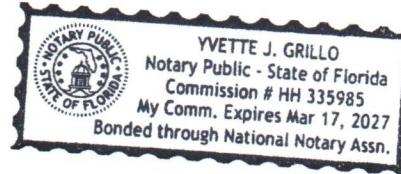
STATE OF FLORIDA
COUNTY OF MARION

Sk

STEPHEN KNIGHT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 4 Feb by STEPHEN KNIGHT who is personally known to me and who did take an oath.

Yvette J. Grillo
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

2026 Property Record Card

24710-000-00

GOOGLE Street View

Prime Key: 610178

MAP IT+

Current as of 1/7/2026

Property Information

JONES WILLIAM H EST
JONES LARRY H
2709 NE 12TH CT
OCALA FL 34470-3736

Taxes / Assessments:

Map ID: 178

M.S.T.U.

PC: 01

Acres: .27

Map E. 17.3

Situs: 2709 NE 12TH CT OCALA

2025 Certified Value

Land Just Value	\$37,485		
Buildings	\$19,465		
Miscellaneous	\$878		
Total Just Value	\$57,828	Impact	
Total Assessed Value	\$20,260	<u>Ex Codes:</u> 01 38	(\$37,568)
Exemptions	(\$10,130)		
Total Taxable	\$10,130		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$37,485	\$19,465	\$878	\$57,828	\$20,260	\$10,130	\$10,130
2024	\$24,990	\$12,019	\$559	\$37,568	\$19,689	\$9,844	\$9,845
2023	\$24,990	\$16,512	\$745	\$42,247	\$19,116	\$9,558	\$9,558

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>UNRE/INST</u>	10/1982	71 DTH CER	0	U	I	\$100
<u>0130/0052</u>	10/1962	07 WARRANTY	0	U	V	\$100

Property Description

SEC 05 TWP 15 RGE 22
COM 345 FT N OF SW COR OF NE 1/4 OF NE 1/4 OF
SE 1/4 N 85 FT E 165 FT S 85 FT W 165 FT TO POB EX W
25 FT FOR RD

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value

0100 85.0 140.0 R1A 85.00 FF
 Neighborhood 4998
 Mkt: 8 70

[Traverse](#)

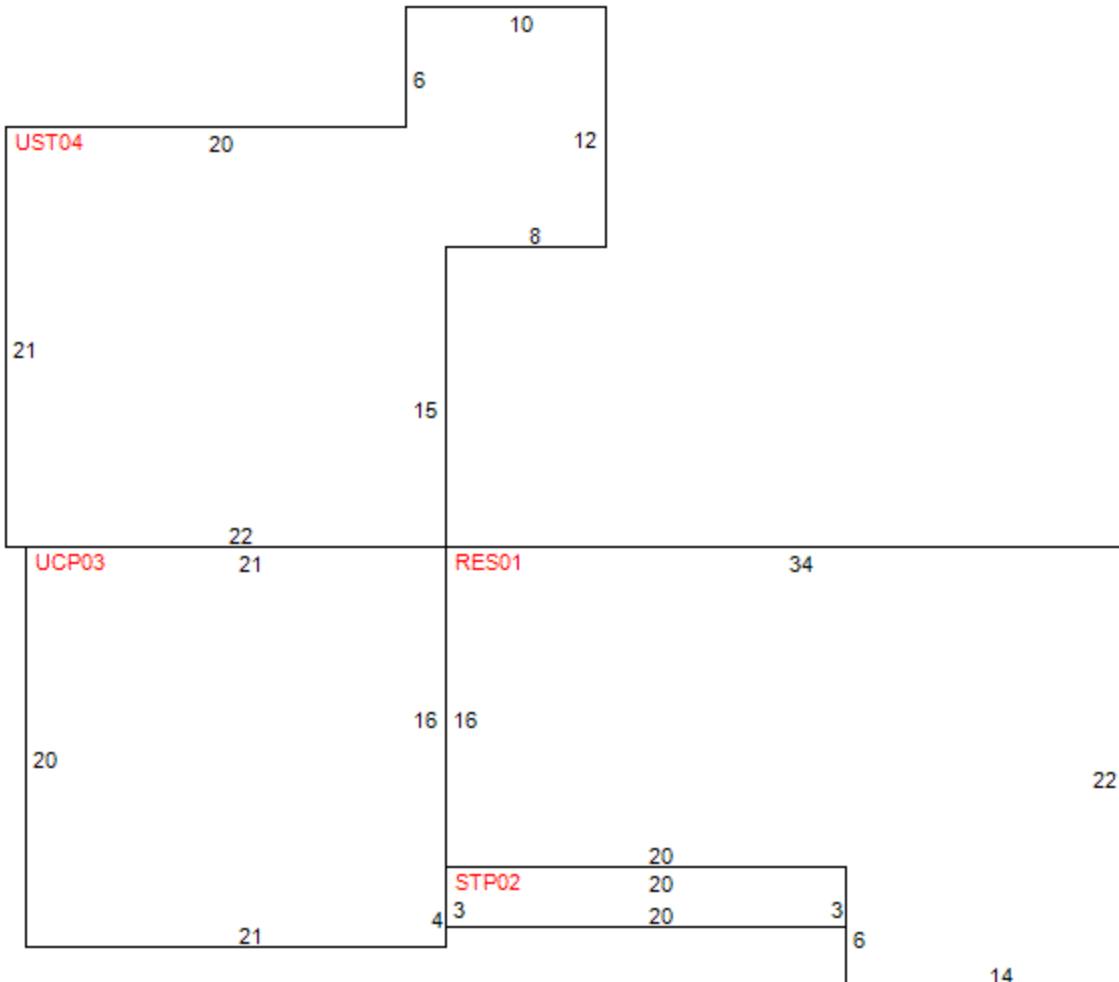
Building 1 of 1

RES01=L34D16R20D6R14U22.D22L14U3

STP02=L20U3R20D3.U3L20

UCP03=D4L21U20R21D16.U16

UST04=L22U21R20U6R10D12L8D15.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 100 - POOR
Inspected on 4/3/2024 by 118

Year Built 1965
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 112

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0127 - MASONITE		1.00	1965	N	0 %	0 %		628	628

STP 0201 - NO EXTERIOR	1.00	1965	N	0 %	0 %	60	60
UCP 0301 - NO EXTERIOR	1.00	1965	N	0 %	0 %	420	420
UST 0426 - SIDING-NO SHTG	1.00	1998	N	0 %	0 %	570	570

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRLASS SHNGL

Heat Meth 1: 06 CONVECTION

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: N

Floor Finish: 34 HARDWD ON CONC

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 08 OIL

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 2

4 Fixture Baths: 0

3 Fixture Baths: 1

2 Fixture Baths: 0

Extra Fixtures: 2

Blt-In Kitchen: Y

Dishwasher: N

Garbage Disposal: N

Garbage Compactor: N

Intercom: N

Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	480.00	SF	20	1979	3	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD17-1375	8/28/2017	-	DEMO OUTHOUSE



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

01/09/2026

JONES WILLIAM H EST
JONES LARRY H
2709 NE 12TH CT
OCALA, FL. 34470-3736

Respondent(s) _____ /

Location of Violation: 2709 NE 12TH CT|24710-000-00

Case Number: CE26-0012

Inspector Assigned: Stephen Knight

Required Compliance Date: 01/26/2026

Public Hearing Date & Time: 02/12/2026 17:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Structure is dangerous and has multiple failures to its integrity. the structure needs to be brought up to code.

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

The property has several issues, including wall failures (holes) and roof failures.

There are several tarps of various shapes covering sections of the roof. The walls are covered with sections of wood or sheets of wood in many locations

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

The property has been engulfed with vegetation including weeds, trees and saplings, along with weeds and trash. The property needs to be cut, cleaned and maintained.

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: CE26-0012

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

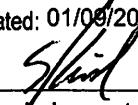
STATE OF FLORIDA
COUNTY OF MARION

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 01/09/2026 post the Notice of Violation & Public Hearing to the property, located at 2709 NE 12TH CT.
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.

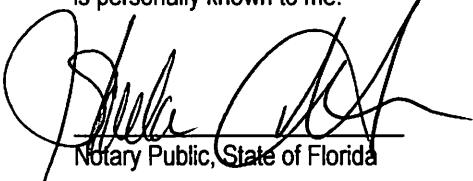
Dated: 01/09/2026



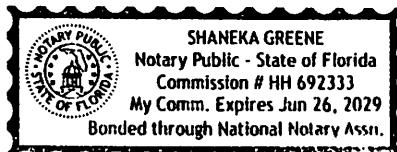
Code Inspector

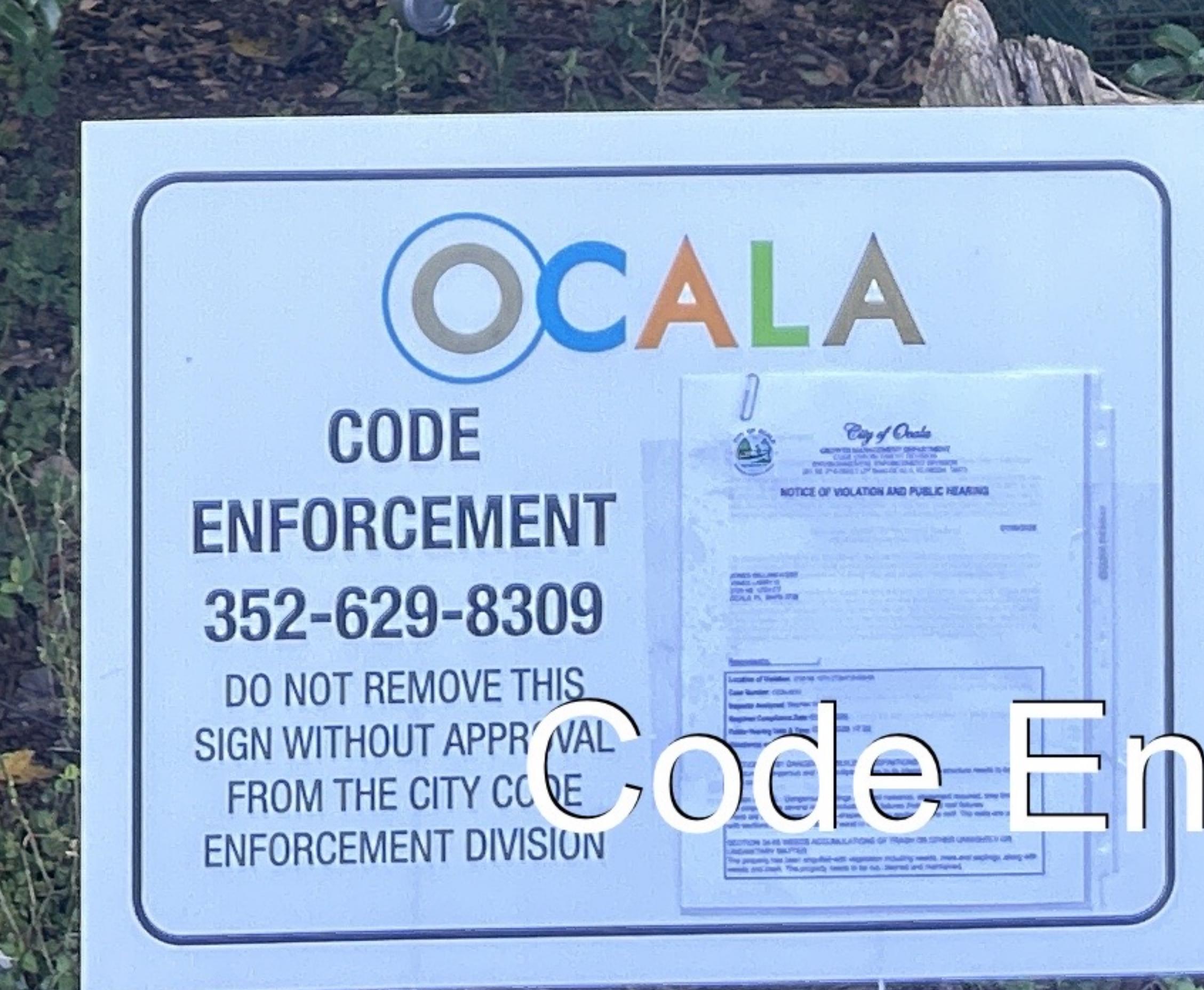
STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/09/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida

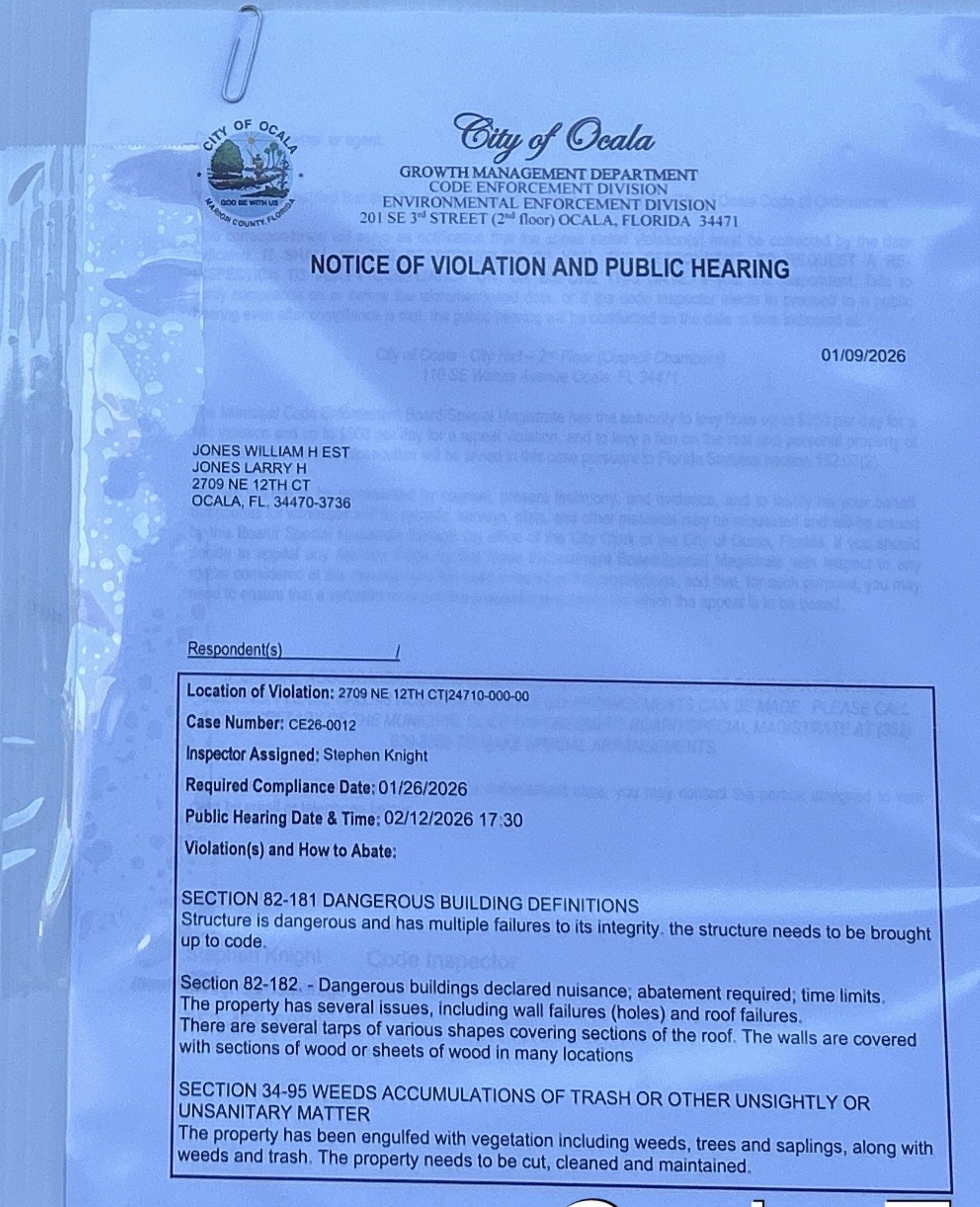




City of Ocala
Code Enforcement Division
1/9/2026 9:24 AM



OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Code Enforcement Division
1/9/2026 9:23 AM

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

CASE NO: CE26-0012

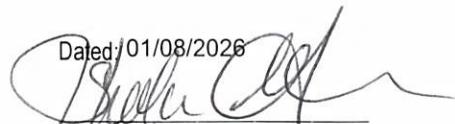
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 01/08/2026 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.

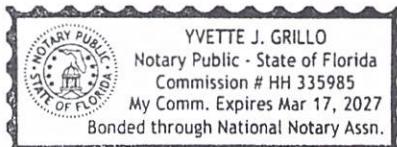
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 01/08/2026
Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/08/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette Grillo
Notary Public, State of Florida



CERTIFIED MAIL

10 JAN 2026 AM 3:11



CITY OF OCALA CODE ENFORCEMENT DIVISION

201 DEBBIE, ZIA & LOOK

MAP 4626-0012
OKLAHOMA CITY, OKLAHOMA 3471

٩١ ٧١٩٩ ٩٩٩١ ٧٠٣٩ ٧٦٨٢ ٤٩٢١



FIRST-CLASS



ZIP 34471 \$ 009.75⁰
02 7W
0008039548 JAN 09 2026

US POSTAGE IMPITNEY BOWES

NIKIE 326 · FE 1 0001/15/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

344712172

JONES WILLIAM HEST
JONES LARRY H
2709 NE 12TH CT
OCALA, FL. 34470-3736



City of Ocala
Code Enforcement Division
2/10/2026 12:57 PM



City of Ocala
Code Enforcement Division
2/10/2026 12:57 PM



City of Ocala
Code Enforcement Division
1/7/2026 11:02 AM



A close-up photograph of a wire mesh cage containing debris, including a small blue container and a piece of wood labeled '139'. The cage is surrounded by dense green foliage and fallen leaves.



MARION COUNTY, FLORIDA



City of Ocala
Code Enforcement Division
1/7/2026 10:58 AM



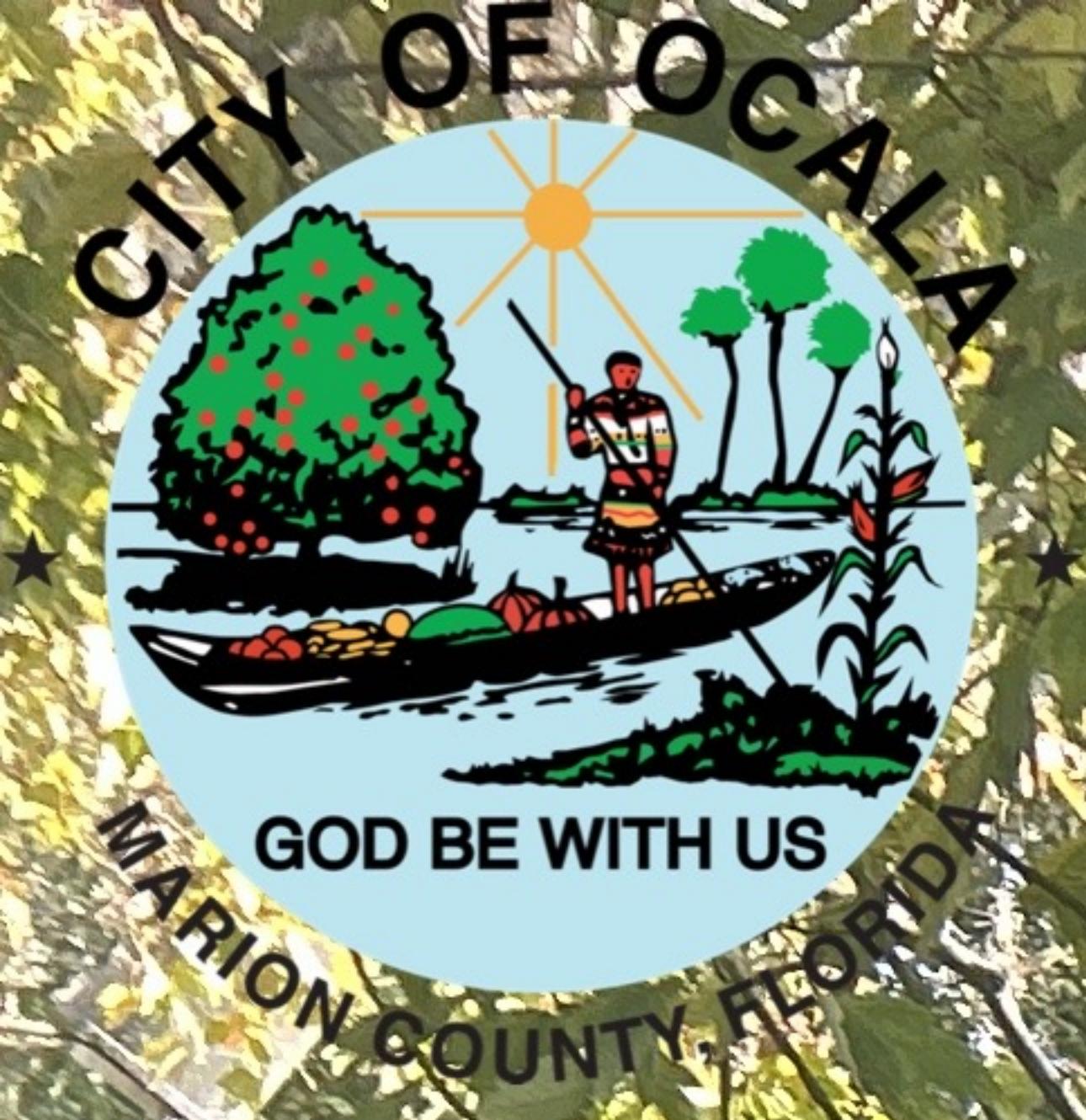
City of Ocala
Code Enforcement Division
1/7/2026 10:58 AM



City of Ocala
Code Enforcement Division
1/7/2026 10:58 AM



City of Ocala
Code Enforcement Division
1/7/2026 11:01 AM



City of Ocala
Code Enforcement Division
1/7/2026 1:40 PM



127

Property of Marion County
Animal Services Dept.
(352) 671-8700 (352) 671-8727

City of Ocala
Code Enforcement Division
1/7/2026 1:41 PM



City of Ocala
Code Enforcement Division
1/7/2026 1:43 PM



City of Ocala
Code Enforcement Division
1/7/2026 1:43 PM