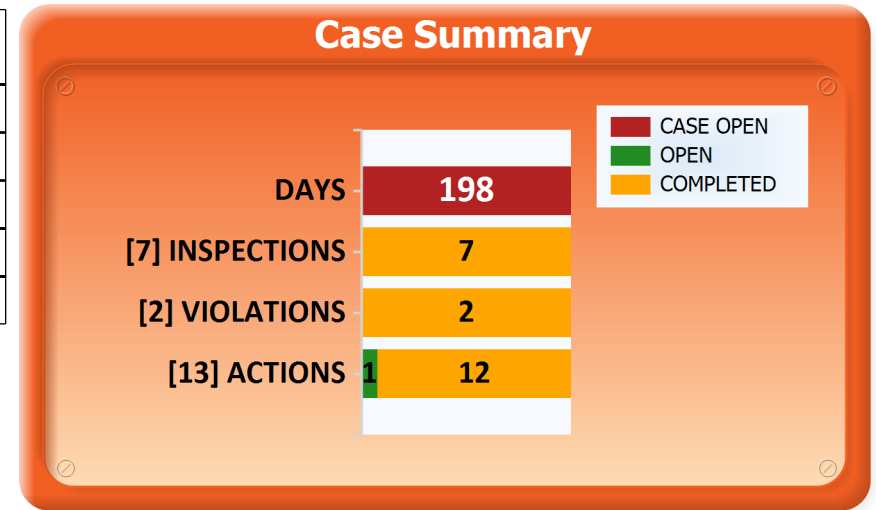


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0803

Description: Overgrowth Storage of Trailer/Vehicle on Vacant Lot			Status: PETITION
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/29/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/5/2026
Site Address: 0 , FL 34475			
Site APN: 25696-000-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WIRES ANDREW M	16 SE WENONA AVE OCALA, FL 34471-2223			
RESPONDENT 1	BROWN RIKERIA & FLETCHER GRADY	6985 SE 108TH ST BELLEVIEW, FL 34420-8403			

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	\$17.72	2/4/26	CODE301		CASH	FLETCHER, GRADY	YJG
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	2/4/26	CODE301		CASH	FLETCHER, GRADY	YJG
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$50.00	2/4/26	CODE301		CASH	FLETCHER, GRADY	YJG

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	\$18.75	2/4/26	CODE301		CASH	FLETCHER, GRADY	YJG
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.74	2/4/26	CODE301		CASH	FLETCHER, GRADY	YJG
Total Paid for CASE FEES:			\$219.21	\$219.21						
\$100 FINE PER DAY	001-359-000-000-06-35960	25	\$2,500.00	\$0.00						
Total Paid for DAILY FINES:			\$2,500.00	\$0.00						
TOTALS:			\$2,719.21	\$219.21						

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	STEPHANI SMITH	7/29/2025	12/10/2025			Please cut and clear all overgrowth throughout the property. Remove any junk and debris from off the property.
SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	7/29/2025	1/27/2026			Please remove the derelict vehicle (older model GMC pick-up) and utility trailer from off the property. The storage of these items are not allowed on a vacant R-1AA parcel.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

INITIAL	SMS	7/29/2025	7/29/2025	NON COMPLIANT	On 07/29/2025 while patrolling the area, I have observed a derelict older model GMC pick-up truck (dark in coloration; possibly a dark blue or black) in addition to a utility trailer stored further back onto the vacant parcel. In addition to this, there was some overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
FOLLOW UP	SMS	11/6/2025	11/6/2025	NON COMPLIANT	On 11/06/2025, I have re-inspected the property in reference to overgrowth and permitted uses of an R-1. I have observed that overgrowth still remains on the property. In addition to this, there is some junk and debris (such as car tires, black bags of presumably trash, etc). There is also still storage of items on the vacant R-1 lot such as a vehicle (older model GMC pick-up) and utility trailer. I have received no contact from any of the property representatives, and could not locate information such as a phone number or e-mail to attempt to reach out to them (that wasn't locked behind a paywall). Therefore, I have decided to proceed with a NOVPH. NOVPH generation assigned to Admin, and inspections have been scheduled. View attachments.
CASE WORK	SMS	12/4/2025	12/4/2025	NON COMPLIANT	On 12/04/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the unpermitted use of the vacant parcel (such as storage of vehicle(s) and utility trailer) continue along with the overgrowth. View attachments.
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT	On 12/10/2025, I have re-inspected the property in reference to permitted uses of a R-1 Zone and overgrowth. I have observed that overgrowth was cut and cleared. However, storage of items such as a vehicle and trailer continue to exist at the vacant parcel. View attachments.



Case Details - No Attachments

City of Ocala

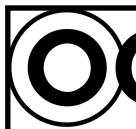
Case Number

CE25-0803

COMPLIANCE	SMS	1/2/2026	1/2/2026	NON COMPLIANT	MASSEY INSPECTION On 01/02/2026, I have re-inspected the property in reference to permitted uses of a R-1 zone. I have observed that storage on the vacant R-1 parcel continues to exist. In addition to this, the prosecution costs of \$219.21 remain unpaid. View attachments. Affidavit of Non-Compliance completed and provided to Admin.
CASE WORK	SMS	1/27/2026	1/27/2026	NON COMPLIANT	On 01/27/2026, I have responded out to the property as per property owner's request. They have informed me via telephone call that the items were removed. I have inspected the property, and confirmed that truck and trailer (along with any additional items) has been removed from off the property. View related attachments. All that remains is unpaid prosecution costs of 319.21 in addition to any case-related fines. Property owner was advised to contact the admin office in relation to these fees. View related attachments.
CASE WORK	SMS	2/5/2026	2/5/2026	NON COMPLIANT	On 02/05/2026, the affidavit of non-compliance has been completed and signed document has been provided to admin to reflect the daily fine rate as per recorded Final Administrative Order.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO X 1 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVIEW FL 34420-8403
ADMIN POSTING	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH MAILED 9489 0090 0027 6697 0026 82 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVIEW, FL. 34420-8403
PREPARE NOTICE	SHANEKA GREENE	11/7/2025	11/7/2025	NOVPH X 1 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVIEW FL 34420-8403
OFFICER POSTING	STEPHANI SMITH	11/10/2025	11/10/2025	NOVPH READY FOR POSTING NOVPH posted on property



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0803

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-312 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,) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1A zoning district by 4:00pm on Thursday, January 1st, 2026 . If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.</p> <p>3.) Pay the cost of prosecution of \$219.21 by January 1st, 2026.</p>
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS

CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7682 1821 BROWN RIKERIA FLETCHER GRADY 6985 SE 108TH ST BELLEVIEW, FL. 34420-8403
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	FOF Posted at the property affidavit on file.
MASSEY	YVETTE J GRILLO	1/8/2026	1/9/2026	
CONTACT	STEPHANI SMITH	1/27/2026	1/27/2026	Gladly Fletcher- (352)-497-4518 PROOERTY OWNER CALLED IN REFERENCE TO THIS CASE. INFORMED ME THAT THE ITEMS WERE REMOVED.
REQUEST FOR PETITION	YVETTE J GRILLO	2/12/2026		PETITION TO REQUEST REDUCTION OF \$2,500.00 DAILY FINES ACCRUED



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET, 2ND FLOOR, OCALA, FL 34471
352-629-8309

REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES / LIENS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of the City of Ocala code section 1-9, and Florida Statutes pertaining to perjury, which is a felony punishable by up to 15 years imprisonment.

INSTRUCTIONS: Please review and complete all pages of this form. Be specific when writing your statement. Return this form to the Code Enforcement Specialists. The Petition will then be presented in a hearing. If you have any questions, please call the Code Enforcement Specialists at 352-629-8309.

Case Number(s): CE25-0803

Property Owner's Name: GRADY FLETCHER

Property Address: 1300 BLK NW 11TH AVE/PARCEL #25696-000-00

Phone Number(s): 352-497-4518

Email: Gradyfletcher66@yahoo.com

This section to be completed by City Staff:

- | | | |
|---|--------------------|------------------------|
| 1. Hard Cost(s) remaining in case: | \$ <u>0</u> | |
| 2. Fine(s) remaining in case: | \$ <u>2,500.00</u> | |
| 3. Costs already paid(circle whether towards hard costs or fine): | \$ <u>219.21</u> | (Hard Costs/Fine/Both) |
| 4. Staff recommendation (Reduced Fine(s) + Hard Cost(s)): | \$ _____ | |

IF YOU DO NOT OWN THE PROPERTY COVERED BY THIS PETITION, YOU MUST INCLUDE A NOTARIZED LETTER OF AUTHORIZATION FROM THE REGISTERED PROPERTY OWNER TO ESTABLISH STANDING IN THE CASE.

YOU MAY ATTEND THE HEARING. HOWEVER, YOU ARE NOT REQUIRED TO ATTEND, OR ADDRESS THE SPECIAL MAGISTRATE IN-PERSON, CONCERNING THIS REQUEST FOR REHEARING. MAKE CERTAIN THIS FORM AND STATEMENTS SET FORTH YOUR POSITION. IT IS YOUR RESPONSIBILITY TO FOLLOW-UP ON THIS REQUEST BY CONTACTING THE CODE ENFORCEMENT DIVISION AFTER THE HEARING.

GRADY FLETCHER

I, _____, hereby submit this Petition to request a reduction in the total amount of penalty imposed, and in support of this request offer the following statement:

I recently purchased the property and the items I was left on it by the previous owner, which I didn't know about until I received a letter from you. Can you please waive the fines and you won't have to worry about this anymore because I'm going to put a fence around the property.
Thanking you in advance.

Attach additional pages if required to completely state your request.

Grady Fletcher

Signature of Owner or Representative

2-4-2026

Date

IMPORTANT: NOTICE OF HEARING

NOTICE IS HEREBY GIVEN THAT A HEARING REGARDING YOUR "REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES/ LIENS" WILL BE HELD AS FOLLOWS:

BEFORE THE: ☐ SPECIAL MAGISTRATE - 9:00am (0900)
☒ CODE ENFORCEMENT BOARD - 5:30pm (1730)

DATE OF HEARING: 02/12/2026

LOCATION OF HEARING: CITY OF OCALA COUNCIL CHAMBER, CITY HALL
110 SE WATULA AVENUE OCALA, FL 34471

*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 CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE, WHICH COULD BE ADVERSE TO YOUR INTEREST.

HAND DELIVERY – SERVICE OF PROCESS

By delivering to the within named person to be served a true copy of this writ with the date and hour of service endorsed thereon by me, and at the same time I delivered to the within named petitioner a copy of this Request for Reduction or Waiver of Code Enforcement Fines/ Liens.

Grady Fletcher
Signature, Person Served

2/4/26 10:02 am
Date, Time

Delivered by: Yvette J. Grillo
Signature, Title

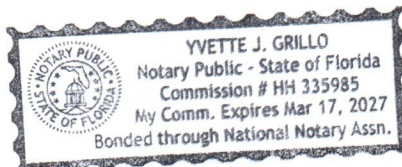
STATE OF FLORIDA

COUNTY OF MARION

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, GRADY FLETCHER, who first being duly sworn, acknowledged before me that the information contained herein is true and correct, he/she is/is not personally known to me and has produced a Florida driver's license as identification and did/did not take an oath.

Date: 2/4/2026

Yvette J. Grillo
Notary Public
My Commission Expires:



-----FOR CODE ENFORCEMENT BOARD/ SPECIAL MAGISTRATE USE BELOW THIS LINE-----

ORDER:

☐ **THE REQUEST FOR A REDUCTION OF FINES IS GRANTED PROVIDED THE SUM OF \$_____ IS PAID ON OR BEFORE _____, IN WHICH CASE THE FINES SHALL BE REDUCED ACCORDINGLY TO THE SAME AMOUNT.**

*****FAILURE TO PAY THE REDUCED AMOUNT IN FULL BY THE PAYMENT DUE DATE SHALL RESULT IN THE FINE/ LIEN DEFAULTING TO/REMAINING AS THE ORIGINAL AMOUNT OWED, MINUS ANY PAYMENTS MADE TOWARDS THAT AMOUNT PRIOR TO THE PAYMENT DUE DATE**

☐ **THE REQUEST FOR A REDUCTION OF THE FINES IS DENIED.**

DONE AND ORDERED this _____ day of _____ 2026.

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

Ryan C. Fong
Code Enforcement Special Magistrate

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

Michael Gartner, Chair
Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



City of Ocala
Code Enforcement Division
1/27/26, 11:03 AM

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

THE CITY OF OCALA

Petitioner,

VS.

**BROWN, RIKKERIA
FLETCHER, GRADY
6985 SE 108TH ST
BELLEVIEW, FL 34420-8403**
Respondents _____/

CASE NO: CE25-0803



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166906 OR BK 8787 PGS 928-929
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

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), **BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVIEW, FL 34420-8403**, owner(s) in charge of the property described as: **1300 BLK NW 11TH AVE| 25696-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 23rd, 2025, and December 10th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-312 PERMITTED USES R-1**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **BROWN, RIKKERIA AND FLETCHER, GRADY**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-312 PERMITTED USES R-1**, 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:

Find the Respondent(s) guilty of violating city code section(s):122-312 and order to:

- 1,) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-1A zoning district by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.
- 3.) Pay the cost of prosecution of \$219.21 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: **BROWN, RIKKERIA AND FLETCHER, GRADY, 6985 SE 108TH ST, BELLEVIEW, FL 34420-8403**, 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 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



7/29/25, 9:10 AM
City of Ocala
Code Enforcement Division