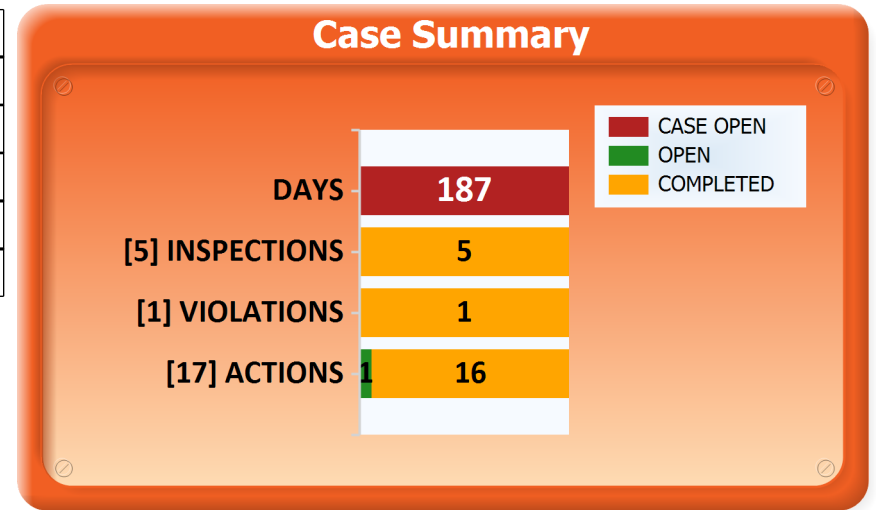


OCALA Case Details - No Attachments

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: 4/9/2026	Flw Up: 2/13/2026
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						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1053

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						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$4,343.80	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$4,343.80	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	42	\$2,100.00	\$0.00						
Total Paid for DAILY FINES:			\$2,100.00	\$0.00						
TOTALS:			\$6,785.01	\$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	2/13/2026			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
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1053

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.
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.
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.
COMPLIANCE	JLB	2/13/2026	2/13/2026	NON COMPLIANT	CUT AND CLEAN I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought into compliance (involuntarily). Photos attached. Fine and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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
PREPARE NOTICE	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217
REGULAR MAIL	SHANEKA GREENE	10/6/2025	10/6/2025	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-1053

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
PREPARE NOTICE	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH for November WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE, FL 32327-1217
OFFICER POSTING	STEPHEN KNIGHT	11/13/2025	11/13/2025	NOVPH READY FOR POSTING NOVPH has been posted
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	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, 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.
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS

Case Details - No Attachments

City of Ocala

Case Number
CE25-1053

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
OFFICER POSTING	JENNIPHER L BULLER	12/22/2025	12/22/2025	FOF Final Administrative Order posted upon the property.
MASSEY	YVETTE J GRILLO	1/8/2026	1/9/2026	
CLEAN-UP	SHANEKA GREENE	2/6/2026	2/6/2026	SENT REQUEST FOR CUT AND CLEAN TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/27/2026	3/27/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/27/2026	3/27/2026	NON COMP HEARING NOTICE 9489 0090 0027 6696 9860 82 WILLIAMS ISAAC EST 52 SAMUEL RD CRAWFORDVILLE FL 32327-1217
OFFICER POSTING	JENNIPHER L BULLER	3/30/2026	3/30/2026	NON-COMP HEARING NOTICE READY FOR POSTING Posted.
MASSEY	YVETTE J GRILLO	4/9/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-1053

VS.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166904 OR BK 8787 PGS 924-925
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

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

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.



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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.

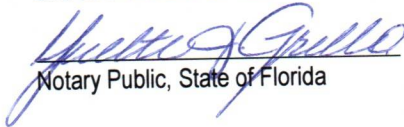
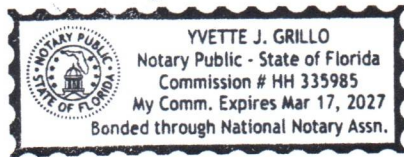
Dated this 2nd day of January, 2026



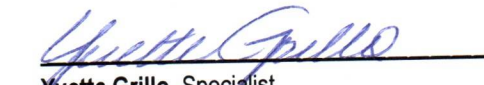
Stephen Knight
Code Enforcement Inspector
City of Ocala

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.


Notary Public, State of Florida

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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF-1053

CERTIFIED MAIL



91 7199 9991 7039 7682 1845

JACKSONVILLE RPDC 320

24 DEC 2025 PM 2 L

FIRST-CLASS



US POSTAGE™SM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 DEC 23, 2025

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

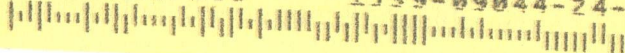
Respondents

12/26 12-31-253W

NIXIE 326 CE 1 7201/09/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299 *1539-09044-24-33



34471>2172

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/27/2026

Case No: CE25-1053

**To: WILLIAMS ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE, FL. 32327-1217**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **2705 NE 2ND AVE**, Ocala, Florida, **24899-000-00** Legal Description **SEC 05 TWP 15 RGE 22 PLAT BOOK G PAGE 050 MIRA MAR SUB BLK C LOT 2**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/9/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 27th day of March 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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, Jennifer Buller, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/30/2026 post the Notice of Non-Compliance Hearing to the property, located at 2705 NE 2ND AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

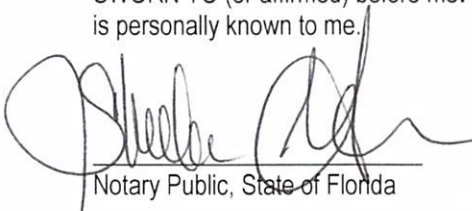
FURTHER, AFFIANT SAYETH NAUGHT.

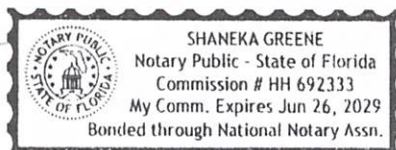
Dated: 03/30/2026


Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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
3/30/2026 12:40 PM



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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/27/2026

Case No: CE25-1053 Code Enforcement Board

To: **WILLIAMS ISAAC EST
52 SAMUEL RD
CRAWFORDVILLE, FL. 32327-1217**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **2705 NE 2ND AVE**, Ocala, Florida, **24899-000-00** Legal Description **SEC 05 TWP 15 RGE 22 PLAT BOOK G PAGE 050 MIRA MAR SUB BLK C LOT 2**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/9/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. ACCORDINGLY.

City of Ocala
Code Enforcement Division
3/30/2026 12:40 PM

NT
09
THIS
PROVAL
CODE
DIVISION

Office DEPOT®

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1053

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

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor 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. The City has brought the property located in the city limits into compliance on; February 13th, 2026.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as Ordered; **Section(s) 34-95**
5. Daily fines for 42 days of non-compliance with Section(s) 34-95 @ \$50/day + \$100 service fee total **\$2,200.**
6. Prosecution costs \$241.21 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

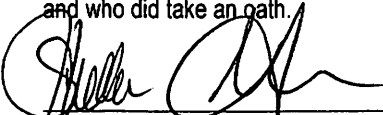
Dated this 13th day of February 2026



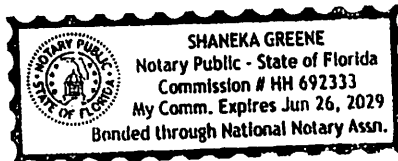
Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

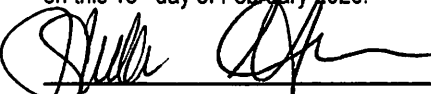
The foregoing Affidavit of Non-Compliance was acknowledged before me this 13th day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.



Notary Public, State of Florida



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 13th day of February 2026.



Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



Native Tree of Central Florida, Inc.
 7098 SE 12th Cir
 Ocala, FL 34480

Invoice #47
 Date: 02/11/2026
 From: David Accursio

Invoice For

City of Ocala Code Enforcement
 201 SE 3rd St., 2nd Floor
 Ocala, Florida 34471

main: (352) 629-8309
codeenforcement@ocalafl.gov

Location

2705 NE 2nd Ave
 Ocala, FL 34470

2705 NE 2nd Ave / 24899-000-00

Terms
 Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Code Enforcement Cut and Clear -1/4 Acre to 1 Acre property Cut and Clear of 1/4 Acre to 1 Acre property (.32 acres)	1	\$ 615.00	\$ 615.00
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Contract # GRM/250349A

Property Address: 2705 NE 2nd Ave

Parcel #: 24899-000-00

City of Ocala Code Enforcement Debris (per 1,000 lbs.) - GRM/250349A 4.72 tons (9,440 lbs.) of debris @ \$395.00/1,000 lbs. (see weight ticket(s) attached)	9.44	\$ 395.00	\$ 3,728.80
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Contract # GRM/250349A

Property Address: 2705 NE 2nd Ave

Parcel #: 24899-000-00

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc."

Case# CE25-1053

Contract # GRM/250349A

Vendor# 8457

Contract # 250349

Property Address: 2705 NE 2nd Ave

Acct# 103-016-711-524-52-46020

Parcel #: 24899-000-00

OK TO PAY





Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

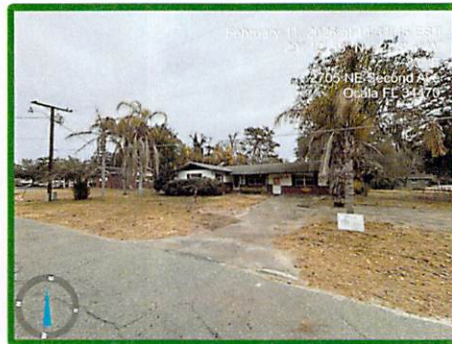
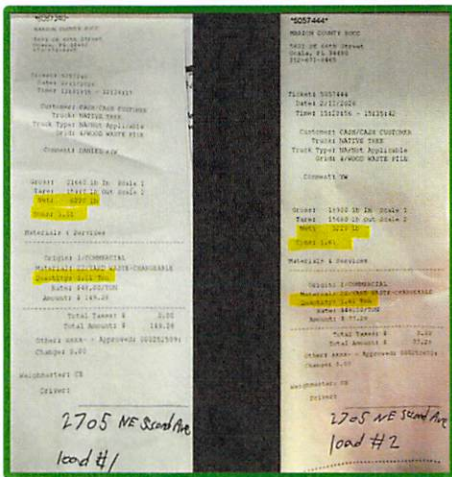
Invoice #47
Date: 02/11/2026
From: David Accursio

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 4,343.80
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 4,343.80
DUE DATE	02/11/2026

Assigned To	Sales Reps
David Accursio	David Accursio
sales@nativetreecf.com	sales@nativetreecf.com

Photos



5057114

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34460
352-671-8465

Ticket: 5057114

Date: 2/11/2026

Time: 09:54:41 - 10:14:09

Customer: CASH/CASH CUSTOMER

Truck: NATIVE TREE

Truck Type: NA/Not Applicable

Grid: 4/WOOD WASTE PILE

Comment: YW

Gross: 18060 lb In Scale 1

Tare: 15480 lb Out Scale 2

Net: 2580 lb

Tons: 1.29

Materials & Services

Origin: 1/COMMERCIAL

Material: 22/YARD WASTE-CHARGEABLE

Quantity: 2580 YW

Rate: \$23.72/TON

Amount: \$ 61.92

Total Taxes: \$ 0.00

Total Amount: \$ 61.92

Other: XXXX - Approved: 000252380

Change: 0.00

Weighmaster: CE

Driver:

1700 BIK MW 18th 2/18
2195-127-000

Horsin' Around with Marion
Pick It Up • Don't Litter



City of Ocala
Code Enforcement Division
2/13/2026 11:54 AM



City of Ocala
Code Enforcement Division
2/13/2026 11:55 AM