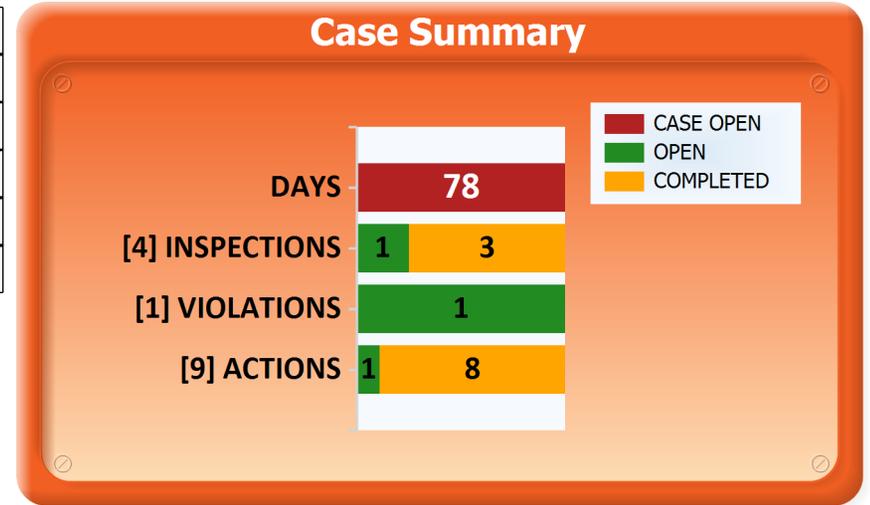


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1296

Description: Overgrowth		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 12/22/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/10/2026
Site Address: 525 NW 1ST ST OCALA, FL 34475			
Site APN: 2856-005-003		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	ELY, RONALD	6955 SW 207th Court DUNNELLON, FL			
OWNER	WILLIAMS IDA EST	5640 NW 27TH AVE OCALA, FL 34475-2932			
RESPONDENT 1	WILLIAMS IDA EST	5640 NW 27TH AVE OCALA, FL 34475			

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
CE25-1296

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					
TOTALS:				\$241.21	\$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		12/31/2025				The property is overgrown with grass and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	12/31/2025	12/31/2025	NON COMPLIANT		I responded to the location and observed trash and overgrowth throughout. View attachments, follow up scheduled.
FOLLOW UP	SKN	1/29/2026	1/29/2026	NON COMPLIANT		I followed up and found the property in the same condition as the initial inspection. View attachments. An NOVPH will be sent.
FOLLOW UP	SKN	2/27/2026	2/27/2026	COMPLETED		Compliance date on NOVPH was 02/23/2026. I followed up and found the property had been cut although trash remained. View attachment.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1296

HEARING INSPECTION	SKN	3/10/2026			
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	12/22/2025	12/22/2025	<p>Complaint received from purchaser of 2856-005-010 regarding overgrowth, junk/trash, and homeless encampments on surrounding parcels. Also asks that we verify whether any trees are present than can be cited as dead.</p> <p>Parcels identified in the complaint are as follows: 2855-004-001 2856-005-003 2856-005-002 2856-005-012 2856-005-009 2856-005-008</p>
PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/2/2026	<p>CLTO WILLIAMS IDA EST 5640 NW 27TH AVE OCALA, FL 34475</p>
REGULAR MAIL	SHANEKA GREENE	1/2/2026	1/2/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	1/30/2026	2/2/2026	<p>NOVPH WILLIAMS IDA EST 5640 NW 27TH AVE OCALA, FL 34475</p>
ADMIN POSTING	SHANEKA GREENE	2/2/2026	2/2/2026	NOVPH

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1296

CERTIFIED MAIL	SHANEKA GREENE	2/2/2026	2/2/2026	NOVPH MAILED 9489 0090 0027 6696 9985 59 WILLIAMS IDA EST WILLIAMS LARRY EST 5640 NW 27TH AVE OCALA FL 34475-2932
OFFICER POSTING	STEPHEN KNIGHT	2/3/2026	2/3/2026	NOVPH READY FOR POSTING NOVPH has been posted.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 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 April 9th, 2026. Non-compliance (Massey) hearing: 05/14/2026
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-1296

Petitioner,

VS.

**WILLIAMS IDA EST
WILLIAMS, LARRY 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	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	Total:
Postage:	\$0.74	1	\$17.72	2	\$18.46

7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

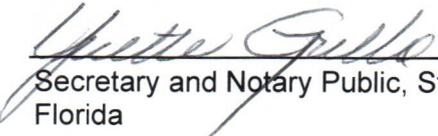
Total Costs: \$241.21

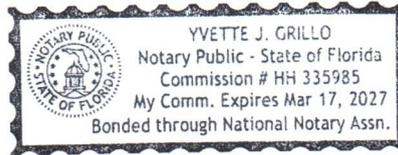
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

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: 27 Feb
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

2026 Property Record Card

2856-005-003

[GOOGLE Street View](#)

Prime Key: 1233704

[MAP IT+](#)

Current as of 12/31/2025

[Property Information](#)

WILLIAMS IDA EST
WILLIAMS LARRY EST
5640 NW 27TH AVE
OCALA FL 34475-2932

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .29

[More Situs](#)

Situs: 525 NW 1ST ST OCALA

[2025 Certified Value](#)

Land Just Value	\$16,704		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$16,704	Impact	
Total Assessed Value	\$6,316	Ex Codes:	(\$10,388)
Exemptions	\$0		
Total Taxable	\$6,316		
School Taxable	\$16,704		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$16,704	\$0	\$0	\$16,704	\$6,316	\$0	\$6,316
2024	\$16,704	\$0	\$0	\$16,704	\$5,742	\$0	\$5,742
2023	\$5,220	\$0	\$0	\$5,220	\$5,220	\$0	\$5,220

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7951/1219	11/2022	71 DTH CER	0	U	V	\$100
5370/0080	06/2010	60 CRT ORD	0	U	I	\$100
4067/1588	05/2005	21 ADMNSTR	0	U	I	\$100
3800/1697	03/2004	71 DTH CER	0	U	I	\$100
2192/1092	11/1995	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1339/0916	03/1986	07 WARRANTY	8 ALLOCATED	U	I	\$32,000

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 153
LINCOLN HEIGHTS

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		120.0	106.0	R3	120.00	FF						
Neighborhood 4703												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
DEMO15-0048	12/11/2015	-	DEMO TWO HOMES
OC01686	11/1/1995	-	RENO
OC01687	11/1/1995	-	RENO
OC01576	10/1/1995	-	RENO
OC01577	10/1/1995	-	RENO
OC00153	1/1/1986	-	REPAIRS

S. 00 R
250.00 DS BY Bojck DC
86-016436

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FLORIDA
1986 MAR 27 AND: 64
RETURN TO

BK 1339 PG 0916
This instrument was prepared by:
Brian D. Lambert
SAVAGE, KRIM, SIMONS,
FULLER & ACKERMAN, P.A.
121 N.W. Third Street
OCALA, FLORIDA 32670

Warranty Deed

(STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 21st day of March 1986, Between

S. Stanley Malever and Brent R. Malever
of the County of Marion, State of Florida, grantor*, and

Willie Foster and Parrie Foster, his wife, as tenants by the entireties,
whose post office address is 1303 NW 15th Avenue, Ocala, Florida 32675
of the County of Marion, State of Florida, grantee*.

Witnesseth. That said grantor, for and in consideration of the sum of

Ten and no/100-----Dollars,

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:

Lots 4,5,6 & 7, Block 5, Lincoln Heights, Ocala, as per Plat thereof recorded in Plat Book A, Page 153, Public Records of Marion County, Florida; and

Lots 7 & 8, Block 4, Fairview Gardens, a subdivision according to a Plat thereof recorded in Plat Book B, Page 226, of the Public Records of Marion County, Florida.

The above described real property is not the homestead of either or both of the Grantors.

The Grantees hereby assume and agree to pay all 1986 ad valorem taxes assessed against the above described real property.

The Grantees further acknowledge that the above described real property is being conveyed to them AS IS and waive any warranties, either expressed or implied, or other claims or causes of action they may have in reference to the above described real property. 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 or 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 our presence:

Nancy E. Hensley _____ (Seal)
Thomas Dean Dickson _____ (Seal)
Nancy E. Hensley _____ (Seal)
Thomas Dean Dickson _____ (Seal)

S. Stanley Malever _____ (Seal)
Brent R. Malever _____ (Seal)

STATE OF Florida
COUNTY OF Marion
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

S. Stanley Malever and Brent R. Malever
to me known to be the person g described in and who executed the foregoing instrument and acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 21ST day of March 1986

Brian D. Lambert
Notary Public

My commission expires:
Notary Public, State of Florida at Large
My Commission Expires Nov. 17, 1988

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
MAR 27 '86
250.00
PB 11458



GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

1/2/2026

CASE NO: CE25-1296

WILLIAMS IDA EST
WILLIAMS LARRY EST
5640 NW 27TH AVE
OCALA, FL. 34475-2932

RE: 2856-005-003 | 525 NW 1ST ST (500blk NW 1st Street)

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 1/29/2026

Violations:

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

The property is overgrown with grass and weeds. The property also has trash throughout. The property needs to be cut and cleaned and maintained.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,
Code Inspector
352-456-8820 sknight@ocalafl.gov



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

02/03/2026

WILLIAMS IDA EST
WILLIAMS LARRY EST
5640 NW 27TH AVE
OCALA, FL. 34475-2932

Respondent(s) _____ /

Location of Violation: 525 NW 1ST ST|2856-005-003

Case Number: CEC25-1296

Inspector Assigned: Stephen Knight

Required Compliance Date: 02/23/2026

Public Hearing Date & Time: 03/12/2026 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 grass and weeds. The property also has trash throughout. The property needs to be cut and 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: CEC25-1296

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

**STATE OF FLORIDA
COUNTY OF MARION**

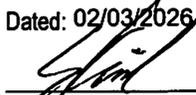
BEFORE ME, the undersigned authority personally appeared, Stephen Knight, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 02/03/2026 post the Notice of Violation & Public Hearing to the property, located at 525 NW 1ST ST.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

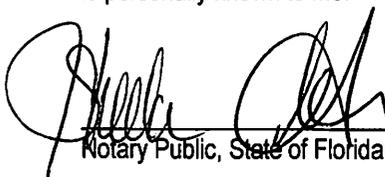
FURTHER, AFFIANT SAYETH NAUGHT.

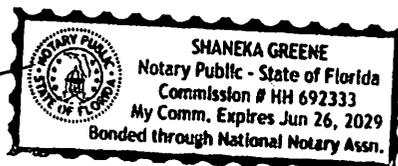
Dated: 02/03/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/03/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CITY ENFORCEMENT
2026-02-03

City of Ocala
Code Enforcement Division
2/3/2026 8:50 AM



**CODE
ENFORCEMENT
52-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



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

02/03/2026

WILLIAMS IDA EST
WILLIAMS LARRY EST
5640 NW 27TH AVE
OCALA, FL. 34475-2932

Respondent(s) _____ /

Location of Violation: 525 NW 1ST ST(2856-005-003)
Case Number: CEC25-1296
Inspector Assigned: Stephen Knight
Required Compliance Date: 02/23/2026
Public Hearing Date & Time: 03/12/2026 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 grass and weeds. The property also has trash throughout. The
property needs to be cut and cleaned and maintained.

City of Ocala
Code Enforcement Division
2/3/2026 8:50 AM

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

CASE NO: CEC25-1296

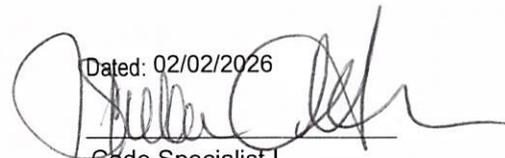
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 02/02/2026 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.

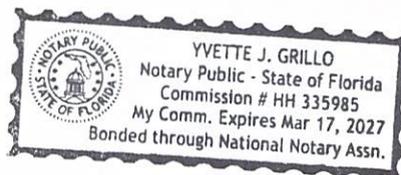
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/02/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/02/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
2/23/2026 9:09 AM



City of Ocala
Code Enforcement Division
12/31/2025 10:40 AM



City of Ocala
Code Enforcement Division
12/31/2025 10:40 AM