



Case Details - No Attachments

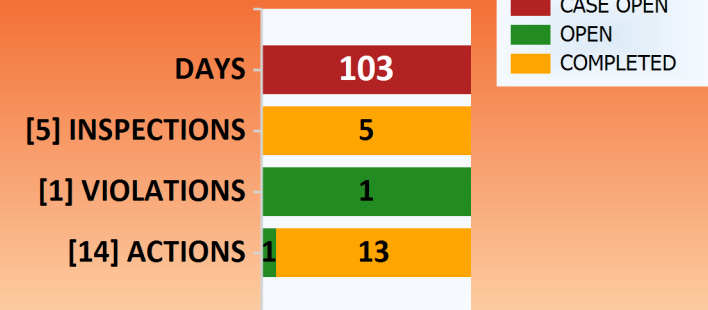
City of Ocala

Case Number

CE25-0710

Description: OVERGROWTH OF PROPERTY			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/16/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/24/2025
Site Address: 2517 NE 16TH AVE OCALA, FL 34470			
Site APN: 24494-000-00		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH UPDATED NOVPH REPEAT VIOLATOR
ADMIN POSTING	YVETTE J GRILLO	9/29/2025	9/29/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH MAILED 91 7199 9991 7039 7684 0983 BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL. 34420-3004 UPDATED NOVPH MAILED 9489 0090 0027 6697 0042 42 BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL. 34420-3004



Case Details - No Attachments

City of Ocala

Case Number

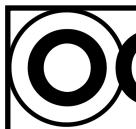
CE25-0710

CERTIFIED MAIL	YVETTE J GRILLO	9/30/2025	9/30/2025	FOF 91 7199 9991 7039 7682 0572 BODEN, JAMES A. EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004
COMPLAINT RECEIVED	SHANEKA GREENE	7/16/2025	7/16/2025	MARY ANN CALLED STATED PROPERTY IS OVERGROWN
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025	9/26/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/29/2025		
OFFICER POSTING	STEPHEN KNIGHT	8/14/2025	8/14/2025	NOVPH READY FOR POSTING NOVPH has been posted.
OFFICER POSTING	STEPHEN KNIGHT	9/12/2025	9/12/2025	UPDATED NOVPH READY FOR POSTING NOVPH has been posted. View attachments.
OFFICER POSTING	STEPHEN KNIGHT	9/30/2025	9/30/2025	FOF READY TO POST The FOF has been posted, view attachments.
PREPARE NOTICE	SHANEKA GREENE	7/18/2025	7/18/2025	CLTO BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004
PREPARE NOTICE	SHANEKA GREENE	8/13/2025	8/13/2025	NOVPH for September Magistrate hearing BODEN JAMES A EST 10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004
REGULAR MAIL	SHANEKA GREENE	7/18/2025	7/18/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/16/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$272.07 by October 23rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MARY ANN O'GRADY	2604 NE 16TH AVE ,			
OWNER	BODEN JAMES A EST	10590 SE 62ND AVENUE RD BELLEVIEW, FL 34420-3004			

FINANCIAL INFORMATION



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0710

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
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: \$272.07 \$0.00

TOTALS: \$272.07 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SKN	10/24/2025	10/24/2025	NON COMPLIANT		MASSEY INSPECTION I completed my Massey inspection and found the violation still present. An affidavit of non compliance will be sent.
FOLLOW UP	SKN	8/12/2025	8/12/2025	NON COMPLIANT		I followed up and observed the property to be in the same condition as when I inspected it initially. I have attached some photos to this case. NOVPH will be sent and a hearing inspection is scheduled.
HEARING INSPECTION	SKN	9/22/2025	9/22/2025	NON COMPLIANT		Hearing scheduled for 09/22/2025. Updated photos needed. I completed my hearing inspection and determined that the property is still in the same condition as it was during the initial inspection. Photos attached.

HEARING INSPECTION	SKN	9/9/2025	9/9/2025	NON COMPLIANT		I completed my hearing inspection and found the property in similar condition to the initial inspection. View attachments.
INITIAL	SKN	7/17/2025	7/17/2025	NON COMPLIANT		I responded to the location and observed the property to be overgrown with weeds and grass. The property did not have anyone home. View attachments, follow up scheduled.

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	7/17/2025			REPEAT VIOLATOR	Property is overgrown from grass and weeds. Property needs to be cut and cleaned.

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0710



VS.

**BODEN, JAMES A. EST
10590 SE 62ND AVENUE RD
BELLEVIEW, FL 34420-3004**

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/02/2025 03:13:55 PM

FILE #: 2025132246 OR BK 8727 PGS 1125-1126

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **BODEN, JAMES A. EST**, owner(s) in charge of the property described as: **24494-000-00 / 2517 NE 16TH AVE., Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 17th, 2025, and September 22nd, 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), **BODEN, JAMES A. 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 as a Repeat Violator and order to:

1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being July 17th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.


(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$272.07 by October 23rd, 2025

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 29 day of September 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

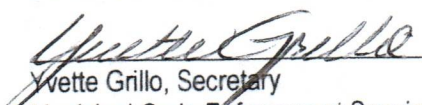


THIS IS TO CERTIFY THAT THE FOREGOING TO BE A TRUE AND ACCURATE COPY


DEPUTY CITY CLERK

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: BODEN, JAMES A. EST, 10590 SE 62ND AVENUE RD, BELLEVIEW, FL 34420-3004, this 29 day of September 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON OCTOBER 29TH, 2025, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

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

CASE NO: CE25-0710

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 09/30/2025 post the Final Administrative Order to the property, located at 2517 NE 16TH 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: 09/30/2025

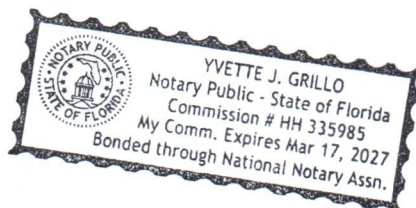

Code Enforcement Officer

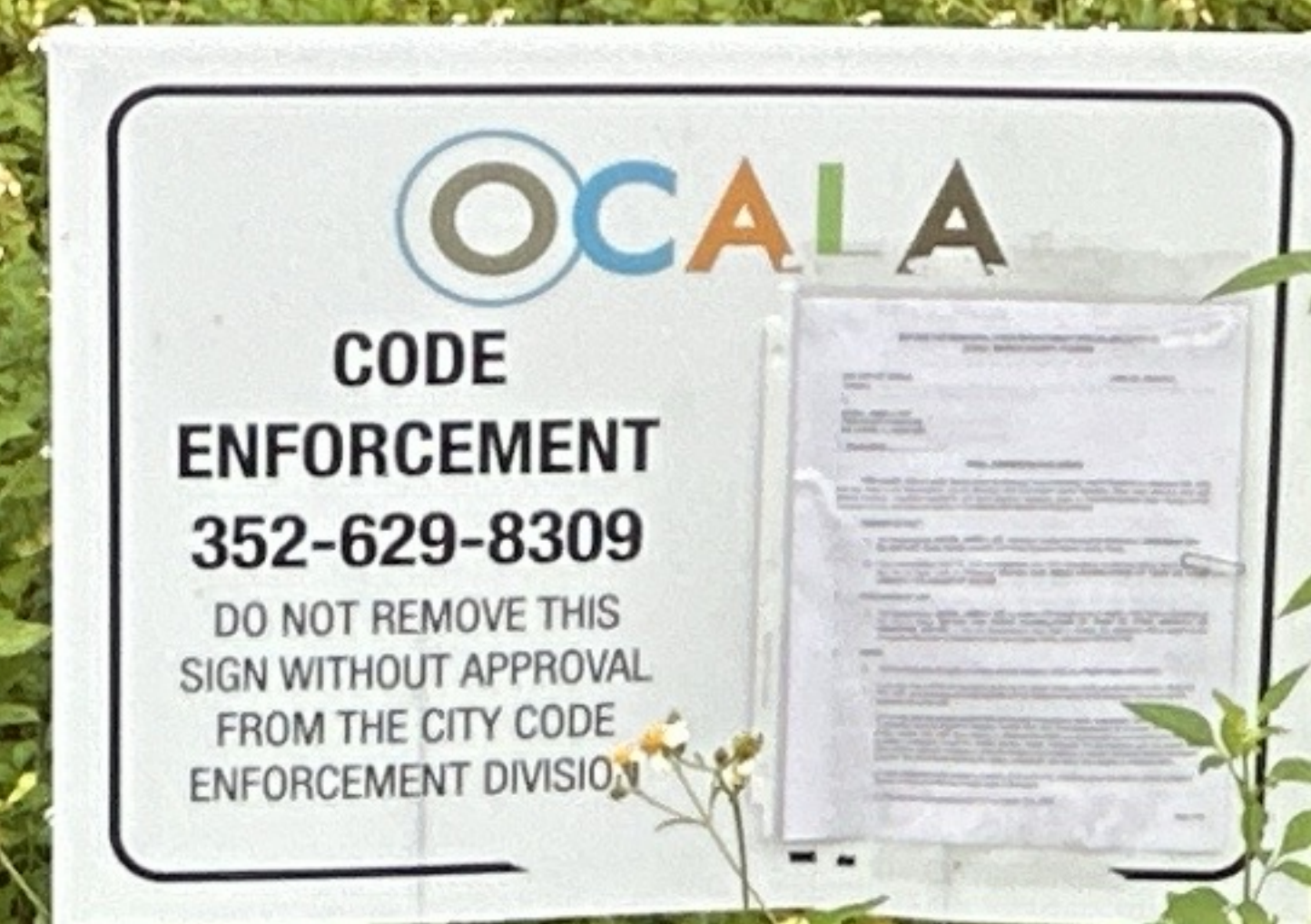
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/30/2025 by Yvette Grillo
is personally known to me.

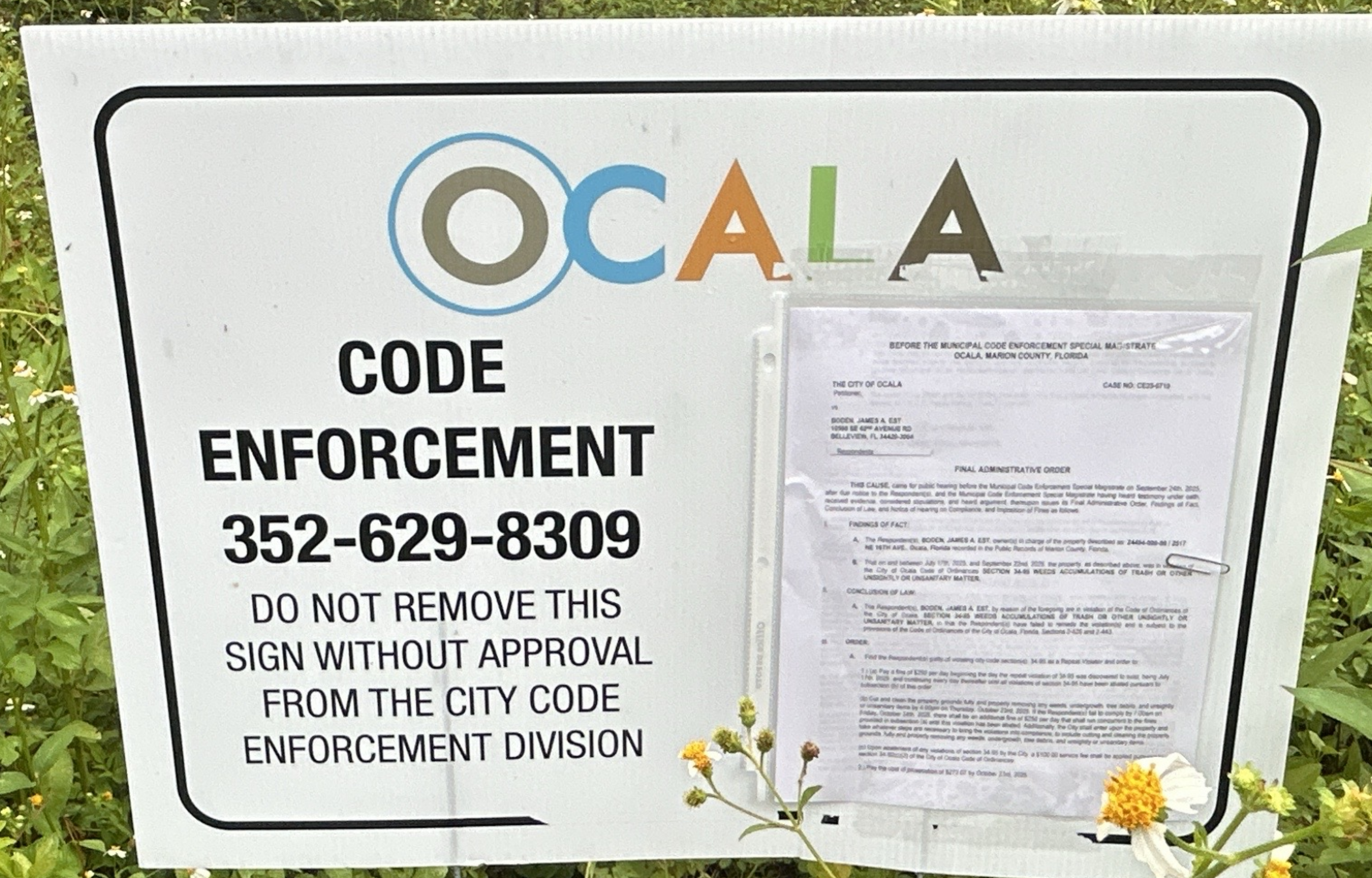
Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
9/30/2025 11:03 AM



City of Ocala
Code Enforcement Division
9/30/2025 11:02 AM

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

CASE NO: CE25-0710

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 09/29/2025 post the Final Administrative Order 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.

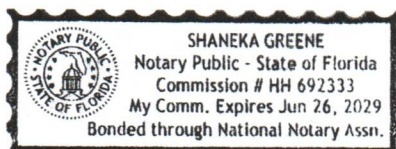
Dated: 09/29/2025


Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 09/29/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0710

BODEN, JAMES A. EST
10590 SE 62ND AVENUE RD
BELLEVUE, FL 34420-3004

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

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:

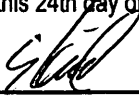
1. That on September 24th, 2025 the Municipal Code Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, October 23rd, 2025.**
3. Those below listed corrective action(s) ordered by the Municipal Code Magistrate have not been taken:

Abatement of violations as Ordered; Sections 34-95.

4. Prosecution costs \$272.07 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 24th day of October 2025

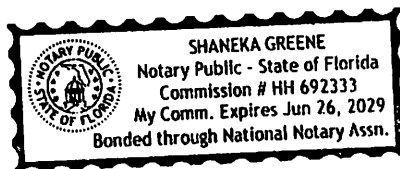


Stephen Knight
Code Inspector
City of Ocala

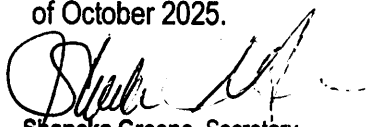
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 24th day of October 2025 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, **BODEN, JAMES A. EST 10590 SE 62ND AVENUE RD. BELLEVUE, FL 34420-3004**, on this 24th day of October 2025.


Shaneka Greene, Secretary
Municipal Code Magistrate
Ocala, Florida



City of Ocala
Code Enforcement Division
10/24/2025 11:02 AM



City of Ocala
Code Enforcement Division
10/24/2025 11:02 AM