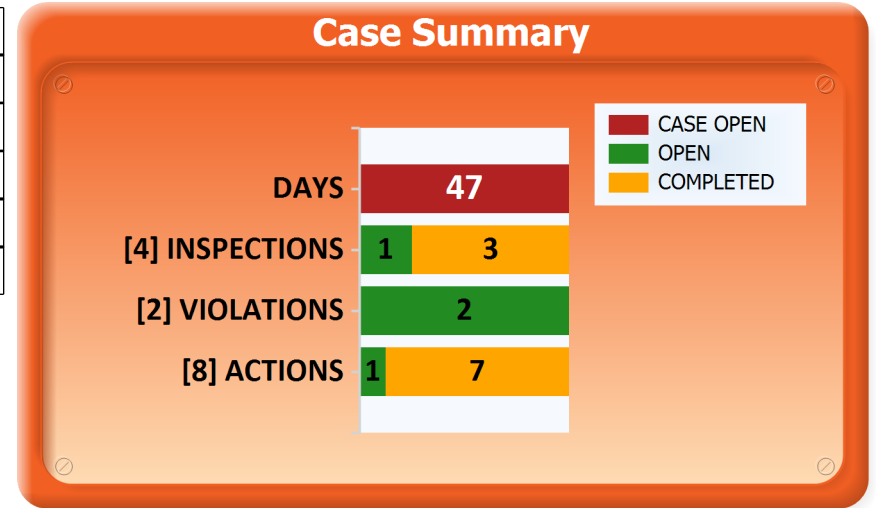


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0106

| | | | |
|--|---------|--|-------------------|
| Description: DEAD TREE DILAPIDATED FENCE | | Status: HEARING | |
| Type: ENVIRONMENTAL | | Subtype: OTHER ENVIRONMENTAL VIOLATION | |
| Opened: 3/9/2026 | Closed: | Last Action: 4/29/2026 | Flw Up: 4/27/2026 |
| Site Address: 2710 NE 15TH AVE OCALA, FL 34470 | | | |
| Site APN: 24524-000-00 | | Officer: JEFFREY GUILBAULT | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

CONTACTS

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|--------------|-----------------------|--|-------|-----|-------|
| OWNER | NELSON WILLIAM CURTIS | 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883 | | | |
| RESPONDENT 1 | NELSON WILLIAM CURTIS | C/O PHYLLIS MORRIS FLEMMING ISLAND, FL 32003-7883 | | | |

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 | | | | | | |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$0.00 | | | | | | |

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0106

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|--|--------------------------|---------------|-----------------|---------------|-----------|-----------|---------|--------|---------|---------|
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 1 | \$0.74 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$37.21 | \$0.00 | | | | | | |
| ADMIN POSTING | 001-359-000-000-06-35960 | 1 | \$2.46 | \$0.00 | | | | | | |
| CERTIFIED MAIL | 001-359-000-000-06-35960 | 2 | \$4.92 | \$0.00 | | | | | | |
| HEARING | 001-359-000-000-06-35960 | 1 | \$12.30 | \$0.00 | | | | | | |
| PREPARE NOTICE | 001-359-000-000-06-35960 | 2 | \$12.30 | \$0.00 | | | | | | |
| REGULAR MAIL | 001-359-000-000-06-35960 | 1 | \$2.46 | \$0.00 | | | | | | |
| Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE: | | | \$34.44 | \$0.00 | | | | | | |
| FIELD POSTING | 001-359-000-000-06-35960 | 1 | \$8.10 | \$0.00 | | | | | | |
| Total Paid for CHRONOLOGY FEES - INSPECTORS: | | | \$8.10 | \$0.00 | | | | | | |
| STAFF RECOMMENDATION | 001-359-000-000-06-35960 | 1 | \$22.06 | \$0.00 | | | | | | |
| Total Paid for CHRONOLOGY FEES - SUPERVISORS: | | | \$22.06 | \$0.00 | | | | | | |
| INSPECTORS | 001-359-000-000-06-35960 | 3 | \$48.63 | \$0.00 | | | | | | |
| Total Paid for INSPECTION FEES: | | | \$48.63 | \$0.00 | | | | | | |
| TOTALS: | | | \$150.44 | \$0.00 | | | | | | |
| VIOLATIONS | | | | | | | | | | |
| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES | | | | |

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0106

| | | | | | | |
|---|----------------------|----------|--|--|------------------|---|
| SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS | JEFFREY GUILBAULT | 3/9/2026 | | | | Please repair dilapidated chain link fence with like for like materials or remove it from the property. |
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER | JEFFREY GUILBAULT | 3/9/2026 | | | REPEAT VIOLATION | Please remove the dead tree from the property. Tree is leaning into another tree and has no vegetation on it. Tree is located on the back side of the property line near the white fence. |

INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|-----------------|-----------|----------------|----------------|-----------|---------|---|
| INITIAL | JGB | 3/9/2026 | 3/9/2026 | COMPLETED | | I responded to the property per Jennipher Buellers request to take a look at a dead tree and to determine the location of the tree. I determined through field maps that the tree is on this parcel. I attached screen shots of my findings. Please remove the dead tree from the property. Also there is a dilapidated chain link fence around the exterior of the parcel. Please remove or repair the fence with like for like materials. 34-95 is a repeat violation. Please see attachments for the order. CLTO sent to admin. RI in 30 days. SEE ALL ATTACHEMENTS. |
| FOLLOW UP | JGB | 4/10/2026 | 4/10/2026 | COMPLETED | | This morning at 0830 I verified that the fence is still dilapidated and the dead tree has not been cut down. NOVPH sent to admin. |
| CASE WORK | JGB | 4/24/2026 | 4/24/2026 | COMPLETED | | Special magistrate was canceled for this month rescheduled for JUNE CODE BOARD. |

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0106

| | | | | | |
|--------------------|-----|-----------|--|--|--|
| HEARING INSPECTION | JGB | 4/27/2026 | | | |
|--------------------|-----|-----------|--|--|--|

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|-----------------|-------------------|-------------|-----------------|---|
| PREPARE NOTICE | SHANEKA GREENE | 3/10/2026 | 3/10/2026 | CLTO 34-95 IS A REPEAT VIOLATION |
| REGULAR MAIL | SHANEKA GREENE | 3/10/2026 | 3/10/2026 | CLTO MAILED |
| ADMIN POSTING | SHANEKA GREENE | 4/10/2026 | 4/10/2026 | NOVPH |
| CERTIFIED MAIL | SHANEKA GREENE | 4/10/2026 | 4/10/2026 | NOVPH MAILED 9489 0090 0027 6696 9864 40 NELSON WILLIAM CURTIS C/O PHYLLIS MORRIS 5026 NAVIA CT FLEMMING ISLAND, FL. 32003-7883 |
| PREPARE NOTICE | SHANEKA GREENE | 4/10/2026 | 4/10/2026 | NOVPH |
| FIELD POSTING | JEFFREY GUILBAULT | 4/13/2026 | 4/13/2026 | NOVPH READY FOR POSTING NOVPH POP |
| | | | | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 82-3 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 March 9th, 2026, 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) Remove dead tree after obtaining the required tree removal permit, tree debris, and tree stump greater than 12 inches in height above ground level by 4:00 pm on Thursday, May 28th 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, there shall be an additional</p> |

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0106

| | | | | |
|----------------------------|--------------------|-----------|-----------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 4/17/2026 | 4/21/2026 | <p>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 cleaning the property grounds, fully and properly removing the dead tree and any tree debris.</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,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, May 28th, 2026, or remove the fence by 4:00 pm on Thursday, May 28th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 29th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$150.44 by May 28th, 2026.</p> <p>Non-compliance (Massey) Code Board hearing: 06/11/2026</p> |
| HEARING SPECIAL MAGISTRATE | YVETTE J GRILLO | 4/29/2026 | | NEW BUSINESS |



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

24524-000-00

[GOOGLE Street View](#)

Prime Key: 607576

[MAP IT+](#)

Current as of 3/9/2026

Property Information

NELSON WILLIAM CURTIS
 C/O PHYLLIS MORRIS
 5026 NAVIA CT
 FLEMMING ISLAND FL 32003-7883

Taxes / Assessments:
 Map ID: 195
Millage: 1001 - OCALA

M.S.T.U.
PC: 00
 Acres: .30

Situs: 2710 NE 15TH AVE OCALA

2025 Certified Value

| | | | |
|----------------------|----------|------------------|------------|
| Land Just Value | \$41,454 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$0 | | |
| Total Just Value | \$41,454 | Impact | |
| Total Assessed Value | \$14,836 | <u>Ex Codes:</u> | (\$26,618) |
| Exemptions | \$0 | | |
| Total Taxable | \$14,836 | | |
| School Taxable | \$41,454 | | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2025 | \$41,454 | \$0 | \$0 | \$41,454 | \$14,836 | \$0 | \$14,836 |
| 2024 | \$27,636 | \$0 | \$0 | \$27,636 | \$13,487 | \$0 | \$13,487 |
| 2023 | \$27,636 | \$0 | \$0 | \$27,636 | \$12,261 | \$0 | \$12,261 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------|---------------|-----|-----|---------|
| DETH/REGS | 05/2019 | 71 DTH CER | 0 | U | I | \$100 |
| 2169/1302 | 08/1995 | 07 WARRANTY | 1 LIFE ESTATE | U | I | \$100 |
| 1195/0240 | 12/1983 | 07 WARRANTY | 0 | U | I | \$100 |
| 1003/0148 | 11/1979 | 05 QUIT CLAIM | 0 | U | I | \$100 |
| 0832/0597 | 09/1977 | 02 DEED NC | 0 | U | I | \$7,000 |

Property Description

SEC 04 TWP 15 RGE 22
 BEG 214 FT S OF NW COR OF E 1/2 OF NW 1/4 OF NW 1/4
 OF SW 1/4 TH RUN S 94 FT E 140 FT TH N 94 FT TH W 140 FT
 TO POB TOGETHER WITH RIGHTS OF INGRESS & EGRESS OVER THE
 W 50 FT OF E 190 FT OF E 1/2 OF NW 1/4 OF NW 1/4 OF SW 1/4

OF SAID SEC WHICH IS A PERPETUAL ESMT TO RUN WITH THE LAND

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

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class Value | Just Value |
|-------------------|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------------|------------|
| 0001 | | 94.0 | 140.0 | R1A | 94.00 | FF | | | | | | |
| Neighborhood 4998 | | | | | | | | | | | | |
| Mkt: 8 70 | | | | | | | | | | | | |

[Miscellaneous Improvements](#)

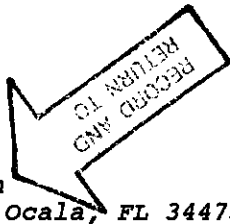
| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|---------------------------------|-----------|------|------|---------|-------|--------|-------|
| Appraiser Notes | | | | | | | |

[Planning and Building](#)

**** Permit Search ****

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
| DEMO19-0136 | 11/5/2019 | - | RESIDENTIAL |

Rec. 6.00
DS _____



Prepared by:
H. Randolph Klein
333 NW 3rd Ave., Ocala, FL 34475

Property Appraiser's Parcel I. D. No. 24524-000-00

FRANCES E. THIGPIN, CLERK OF CIRCUIT COURT
FILE: 95058437
08/30/95 15:31
OR BOOK/PAGE: 2169/1302
MARION COUNTY - *M Alexander DC.*



WARRANTY DEED

MADE the 29th day of August, 1995, between **EDITH NELSON**, a single woman, hereinafter called **GRANTOR**, and **WILLIAM NELSON, JR.**, a life estate with remainder to William Curtis Nelson, whose mailing address is 2710 NE 15 Avenue, Ocala, FL 34470, hereinafter called the **GRANTEE**.

That said Grantor, for and in consideration of **LOVE AND AFFECTION** 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:

Begin 214 feet South of NW corner of East 1/2 of NW 1/4 of NW 1/4 of SW 1/4, Section 4, Township 15 South, Range 22 East; thence run South 94 feet, East 140 feet, North 94 feet, West 140 feet to Point of Beginning; TOGETHER WITH rights of ingress and egress over the West 50 feet of East 190 feet of East 1/2 of NW 1/4 of NW 1/4 of SW 1/4, Section 4, Township 15 South, Range 22 East, which is a perpetual easement to run with the land.

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 and 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 the presence of:

[Signature] *[Signature]*
Witness #1 Edith Nelson
EDITH NELSON

[Signature]
2109 NE 50 Place
Ocala, FL 34470

Printed Name

[Signature]
Witness #2

[Signature]
Printed Name

STATE OF FLORIDA, COUNTY OF MARION

The foregoing instrument was acknowledged before me this 29th day of August, 1995, by EDITH NELSON, a single woman, (X) who is personally known to me or produced _____ as identification.

[Signature]
Notary Public, State of Florida
My commission expires:



H. RANDOLPH KLEIN
MY COMMISSION # CC284771 EXPIRES
June 12, 1997
BONDED THRU TROY FAIR INSURANCE, INC.



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

3/10/2026

CASE NO: ENV26-0106

NELSON WILLIAM CURTIS
C/O PHYLLIS MORRIS
5026 NAVIA CT
FLEMMING ISLAND, FL. 32003-7883

RE: 24524-000-00 | 2710 NE 15TH AVE OCALA, FL.

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: 4/10/2026

Violations:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please repair dilapidated chain link fence with like for like materials or remove it from the property.

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

Please remove the dead tree from the property. Tree is leaning into another tree and has no vegetation on it. Tree is located on the back side of the property line near the white fence.

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.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@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

04/10/2026

NELSON WILLIAM CURTIS
C/O PHYLLIS MORRIS
5026 NAVIA CT
FLEMMING ISLAND, FL. 32003-7883

Respondent(s) _____ /

Location of Violation: 2710 NE 15TH AVE|24524-000-00

Case Number: ENV26-0106

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 04/24/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please repair dilapidated chain link fence with like for like materials or remove it from the property.

REPEAT VIOLATION

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

Please remove the dead tree from the property. Tree is leaning into another tree and has no vegetation on it. Tree is located on the back side of the property line near the white fence.

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:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV26-0106

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/13/2026 post the Notice of Violation & Public Hearing to the property, located at 2710 NE 15TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

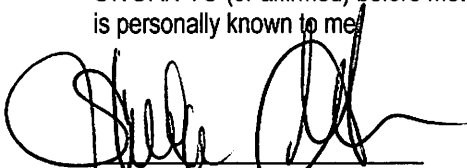
FURTHER, AFFIANT SAYETH NAUGHT.

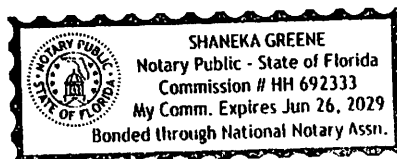
Dated: 04/13/2026


Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/13/2026 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
Environmental Enforcement
04/13/2026 09:39:17



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

04/10/2026

NELSON WILLIAM CURTIS
C/O PHYLLIS MORRIS
5026 NAVIA CT
FLEMMING ISLAND, FL. 32003-7883

Respondent(s) _____

Location of Violation: 2710 NE 15TH AVE|24524-000-00

Case Number: ENV26-0106

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 04/24/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Please repair dilapidated chain link fence with like for like materials or remove it from the property.

REPEAT VIOLATION
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please remove the dead tree from the property. Tree is leaning into another tree and has no vegetation on it. Tree is located on the back side of the property line near the white fence.

City of Ocala
Environmental Enforcement
04/13/2026 09:39:09

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

CASE NO: ENV26-0106

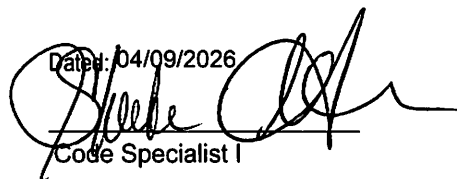
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/09/2026 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.

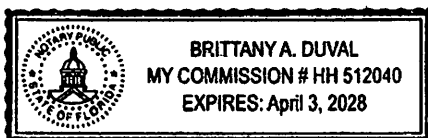
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/09/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/09/2026 by Brittany A. Duval City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0968

vs.

NELSON, WILLIAM CURTIS
5026 NAVIA CT
FLEMMING ISLAND, FL 32003-7883
Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 11/20/2025 03:45:24 PM
FILE #: 2025154424 OR BK 8765 PGS 1765-1766
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; November 13th, 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), **NELSON, WILLIAM CURTIS, 5026 NAVIA CT, FLEMMING ISLAND, FL 32003-7883**, owner(s) in charge of the property described as: **2710 NE 15TH AVE | 24524-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between September 10th, 2025, and November 10th, 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), **NELSON, WILLIAM CURTIS**, 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.



City of Ocala
Environmental Enforcement
03/09/2026 09:37:48



City of Ocala
Environmental Enforcement
03/09/2026 09:37:51



City of Ocala
Environmental Enforcement
03/09/2026 09:38:05



City of Ocala
Environmental Enforcement
03/09/2026 09:38:09



City of Ocala
Code Enforcement Division
3/5/2026 1:41 PM



GPS accuracy 20.5 ft



PID: 24524-000-00

Area 1,446.86 yd²



0.0 ft



Directions



Compass



Favorite

Owner: NELSON WILLIAM CURTIS

Property Address: 2710 NE 15TH AVE

[Google Map](#)

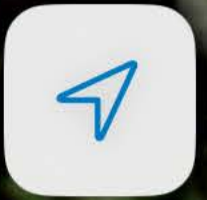
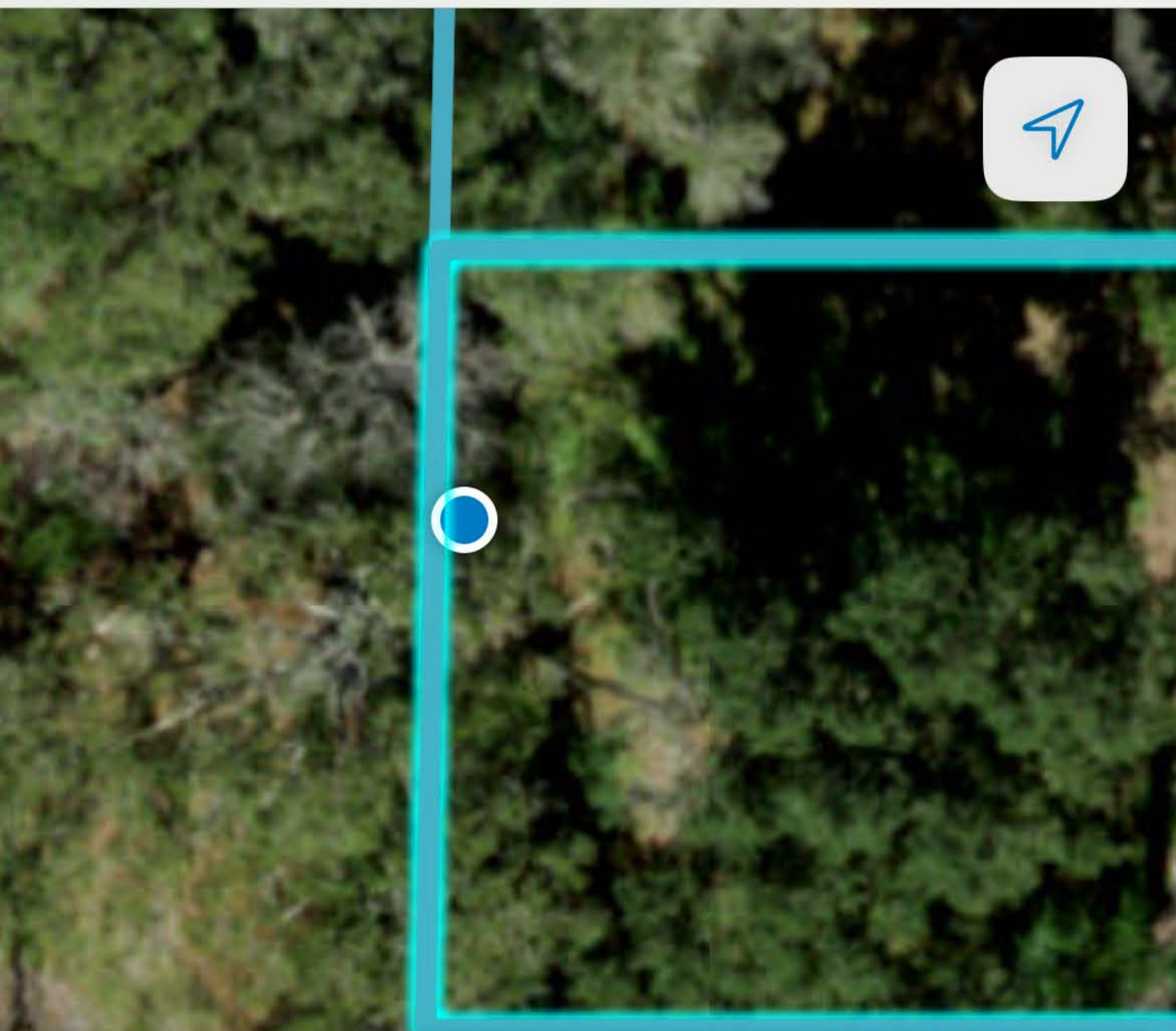
[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



GPS accuracy 23.2 ft



PID: 24524-000-00

Area 1,446.86 yd²



0.0 ft



Directions



Compass



Favorite

Owner: NELSON WILLIAM CURTIS

Property Address: 2710 NE 15TH AVE

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)