

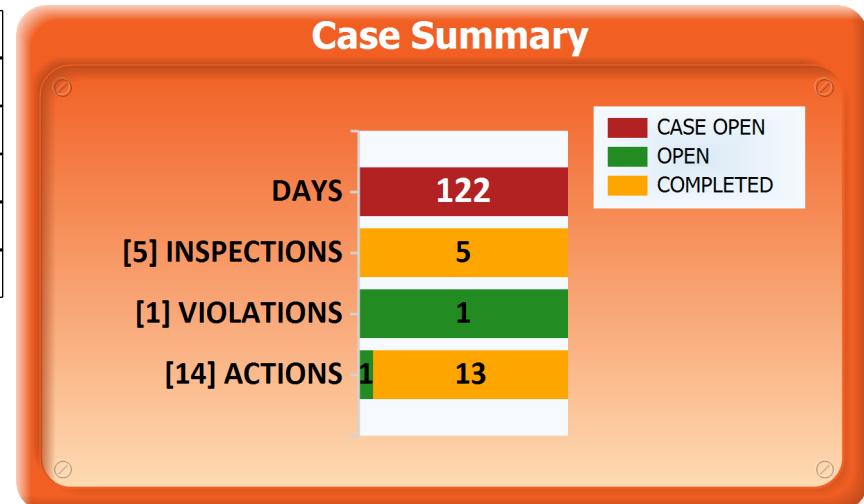


# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0968**

Description:		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/8/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/2/2026
Site Address: 2710 NE 15TH AVE OCALA, FL 34470			
Site APN: 24524-000-00		Officer: STEPHEN KNIGHT	
Details:			



**ADDITIONAL SITES**

**LINKED CASES**

**CONTACTS**

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	JESSICA	2630 NE 15TH AVE OCALA, FL	(352)653-0783		
OWNER	NELSON WILLIAM CURTIS	5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883			
RESPONDENT 1	NELSON WILLIAM CURTIS	5026 NAVIA CT 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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0968**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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: **\$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 UNSHIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	9/10/2025				The property is overgrown with weeds and vegetation. The property needs to be cut and cleared.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SKN	1/2/2026	1/2/2026	NON COMPLIANT		MASSEY INSPECTION  I completed my Massey inspection and found the property in a similar condition to the initial inspection. View attachments.
FOLLOW UP	SKN	10/17/2025	10/17/2025	NON COMPLIANT		I followed up and found the property in the same condition of overgrowth as it was during the initial inspection. An NOVPH will be sent.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0968**

FOLLOW UP	SKN	10/9/2025	10/9/2025	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection. I am trying to locate the owner, and I will follow up in a week.
HEARING INSPECTION	SKN	11/10/2025	11/10/2025	NON COMPLIANT		I completed my hearing inspection and found the property in a similar condition to the initial inspection. The violation remains. View attachments.
INITIAL	SKN	9/10/2025	9/10/2025	NON COMPLIANT		<b>COMPL ADVISED OF PROPERTY BEING OVERGROWN AND LOTS OF TRASH AND DEBRIS SCATTERED ON PARCEL.</b>  I responded to the location and observed the property to be overgrown with weeds and vegetation. View attachments. I will schedule a follow up.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	11/19/2025	11/19/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH MAILED 9489 0090 0027 6697 0022 93 NELSON WILLIAM CURTIS C/O PHYLLIS MORRIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
CERTIFIED MAIL	YVETTE J GRILLO	11/19/2025	11/19/2025	FOF 91 7199 9991 7039 7936 9313 NELSON, WILLIAM CURTIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
COMPLAINT RECEIVED	YVETTE J GRILLO	9/8/2025	9/8/2025	



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0968**

CONTACT	STEPHEN KNIGHT	11/10/2025	11/10/2025	I met the owner at the property and saw the work he had completed. (352)300-4896, after my hearing inspection. View attachments.
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025	11/14/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
OFFICER POSTING	STEPHEN KNIGHT	10/21/2025	10/21/2025	NOVPH READY FOR POSTING NOVPH has been posted.
OFFICER POSTING	STEPHEN KNIGHT	11/20/2025	11/20/2025	FOF FOF has been posted. View attachments.
PREPARE NOTICE	SHANEKA GREENE	9/11/2025	9/11/2025	CLTO NELSON WILLIAM CURTIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
PREPARE NOTICE	SHANEKA GREENE	10/20/2025	10/20/2025	NOVPH for November NELSON WILLIAM CURTIS 5026 NAVIA CT FLEMMING ISLAND, FL 32003-7883
REGULAR MAIL	SHANEKA GREENE	9/11/2025	9/11/2025	CLTO MAILED



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0968**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/4/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, 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.</p> <p>2.) Pay the cost of prosecution of \$241.21 by December 4th, 2025.</p>
----------------------	--------------------	------------	-----------	---

(1)



CITY OF OCALA  
MUNICIPAL CODE ENFORCEMENT BOARD  
CODE ENFORCEMENT SPECIAL MAGISTRATE

## APPEARANCE REQUEST FORM

DATE: 11/13/25 CASE NUMBER(S): CE25-0968  
NAME: William Nelson PHONE: (352) 300-4896  
MAILING ADDRESS: 1247 NE 22nd St Ocala FL 34470  
EMAIL ADDRESS: williamcurtisnelson@gmail.com



PROPERTY OWNER

PROPERTY / OWNER REPRESENTATIVE

ATTORNEY

WITNESS / COMPLAINANT

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 15<sup>TH</sup> 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.

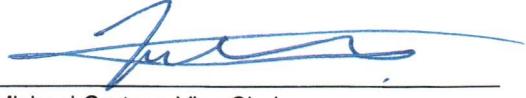
2.) Pay the cost of prosecution of \$241.21 by January 1st, 2026.

- 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.

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.

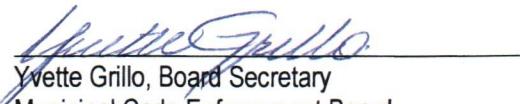
DONE AND ORDERED; this 13 day of November 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Gartner, Vice 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: **NELSON, WILLIAM CURTIS, C/O PHYLISS MORRIS, 5026 NAVIA CT, FLEMMING ISLAND, FL 32003-7883**, this 13 day of November 2025.

  
Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board

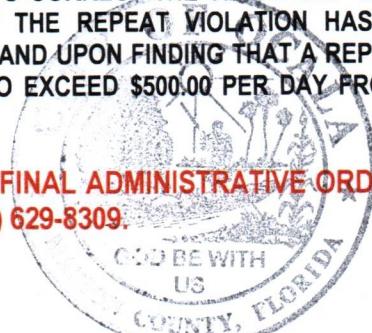
#### IMPORTANT NOTICE:

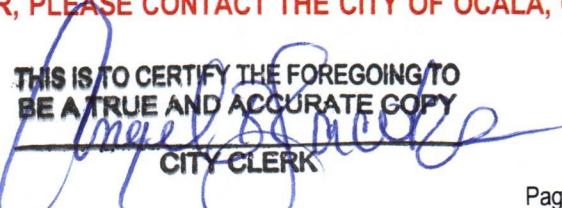
**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES:** NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT 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  
CITY CLERK

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

CASE NO: CE25-0968

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

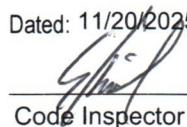
STATE OF FLORIDA  
COUNTY OF MARION

**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 11/20/2025 post the Final Administrative Order to the property, located at 2710 NE 15TH AVE, 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.**

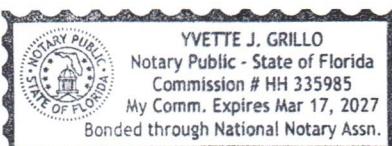
Dated: 11/20/2025

  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 11/20/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida

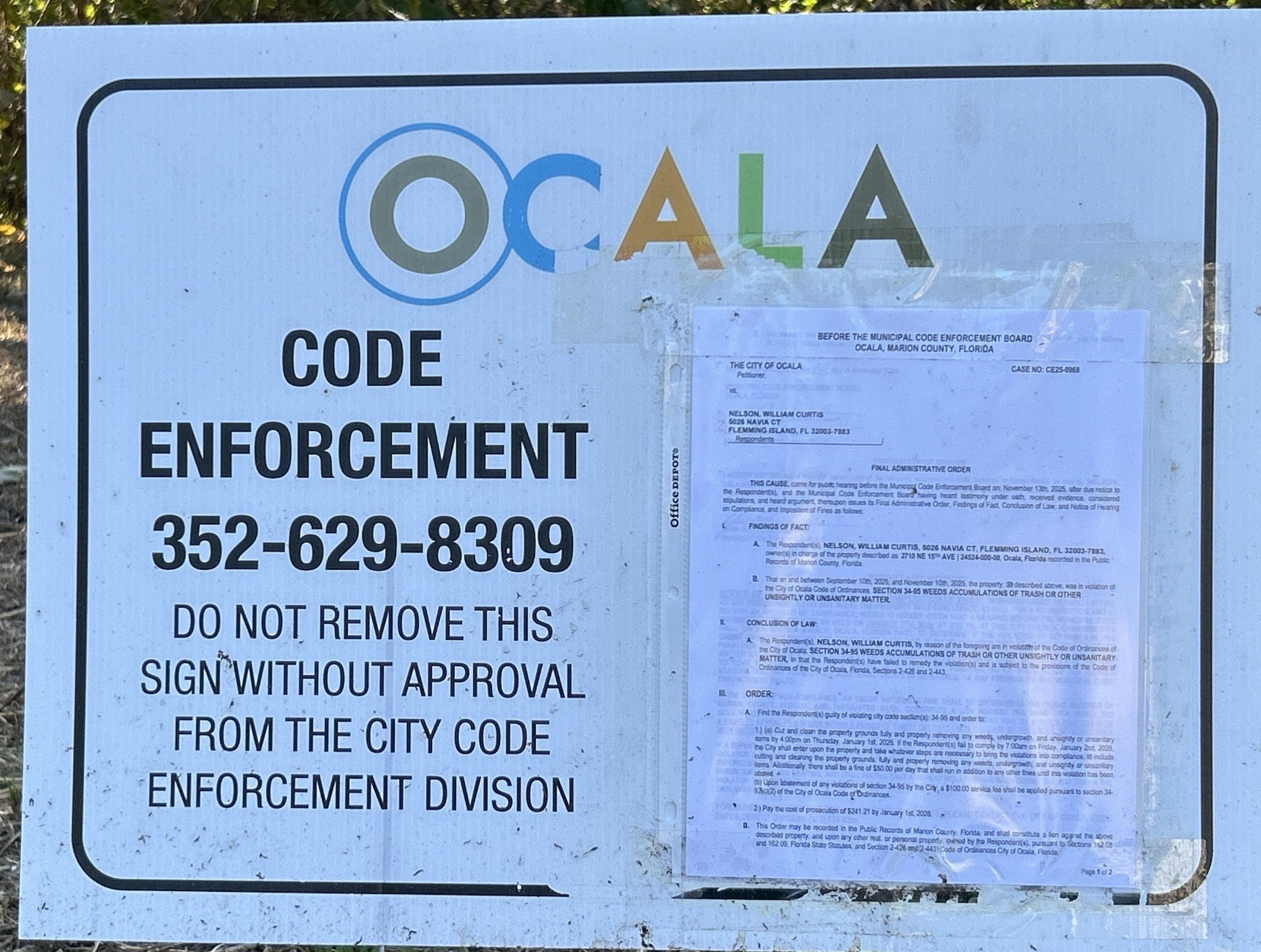




CLAY COUNTY



City of Ocala  
Code Enforcement Division  
11/20/2025 2:10 PM



City of Ocala  
Code Enforcement Division  
11/20/2025 2:10 PM

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

CASE NO: CE25-0968

**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 11/19/2025 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.

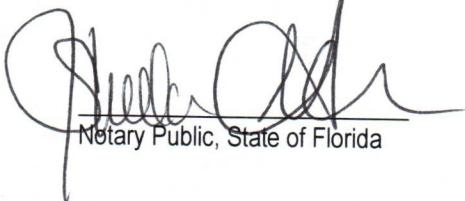
FURTHER, AFFIANT SAYETH NAUGHT.

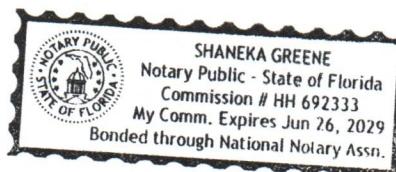
Dated: 11/19/2025

  
Yvette Grillo  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 11/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



BEFORE THE MUNICIPAL CODE BOARD  
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0968

NELSON WILLIAM CURTIS  
5026 NAVIA CT  
FLEMMING ISLAND, FL 32003  
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:

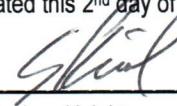
1. That on November 13th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before: **04:00pm Thursday, January 1st, 2026.**
3. Those below listed 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.

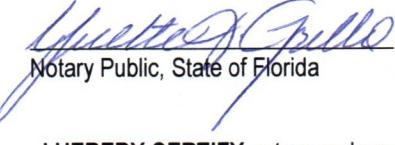
Dated this 2<sup>nd</sup> day of January, 2026

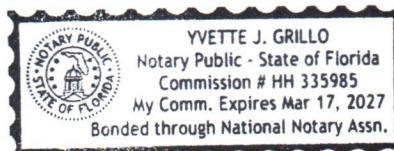


Stephen Knight  
Code Enforcement Inspector  
City of Ocala

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  
1/2/2026 11:39 AM



City of Ocala  
Code Enforcement Division  
1/2/2026 11:38 AM



City of Ocala  
Code Enforcement Division  
1/2/2026 11:38 AM