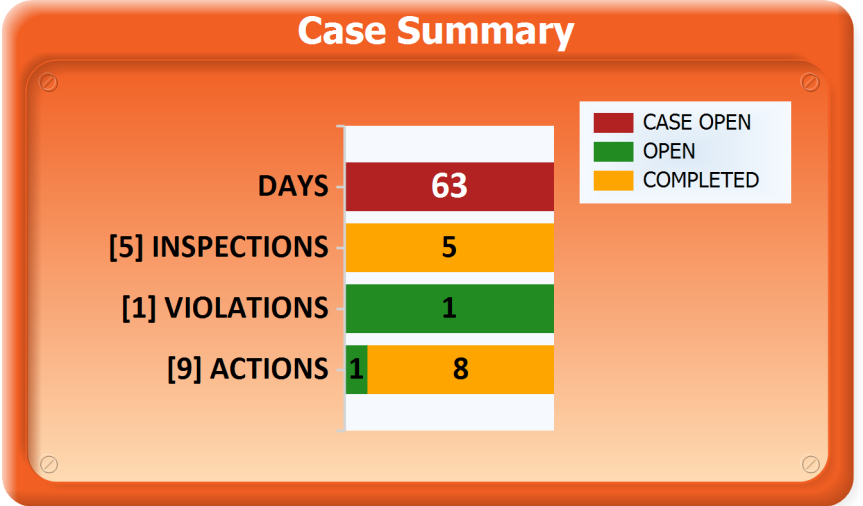


Description: Overgrowth **REPEAT VIOLATOR**			Status: NON COMP HEARING	
Type: GENERAL VIOLATION			Subtype: OVERGROWTH	
Opened: 6/24/2025	Closed:	Last Action: 8/27/2025		Flw Up: 8/22/2025
Site Address: 905 NW 4TH ST OCALA, FL 34475				
Site APN: 2840-003-002			Officer: STEPHANI SMITH	
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH MAILED 91 7199 9991 7039 7931 3941 SEARS WOODS KINNIE MAE 5831 NW 4TH ST OCALA, FL. 34482-7508
CERTIFIED MAIL	YVETTE J GRILLO	7/31/2025	7/31/2025	FOF 91 7199 9991 7039 7680 9119 SEARS WOODS KINNIE MAE 5831 NW 4TH ST OCALA, FL. 34482-7508
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025	7/31/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/27/2025		

OFFICER POSTING	STEPHANI SMITH	6/26/2025	6/26/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
OFFICER POSTING	STEPHANI SMITH	8/1/2025	8/1/2025	FINAL ADMINISTRATIVE ORDER POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH X1 **REPEAT VIOLATOR** SEARS WOODS KINNIE MAE 5831 NW 4TH ST OCALA FL 34482-7508

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	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 June 24th, 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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 \$168.11 by August 21st, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SEARS WOODS KINNIE MAE	5831 NW 4TH ST OCALA, FL 34482-7508			
RESPONDENT 1	SEARS WOODS KINNIE MAE	5831 NW 4TH ST OCALA, FL 34482-7508			
FINANCIAL INFORMATION					



Case Details - No Attachments

City of Ocala

Case Number

CE25-0563

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$168.11	\$0.00						
TOTALS:			\$168.11	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED			On 06/26/2025, I have posted the NOVPH directly onto the property. View attachments. Affidavit of Posting provided to Admin.			
CASE WORK	SMS	8/1/2025	8/1/2025	NON COMPLIANT			On 08/01/2025, the Final Administrative Order has been posted onto the property. Affidavit of Posting provided to Admin. View attachments.			
COMPLIANCE	SMS	8/22/2025	8/22/2025	NON COMPLIANT			On 08/22/2025, I have re-inspected the property in reference to a compliance inspection. I have observed that the violation(s) as per the Final Administrative Order have NOT been abated. The prosecution costs of \$168.11 remains unpaid. Therefore, an Affidavit of Non-Compliance has been completed and provided to Admin. View attachments.			



Case Details - No Attachments

City of Ocala

Case Number

CE25-0563

HEARING INSPECTION	SMS	7/29/2025	7/29/2025	NON COMPLIANT		On 07/29/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that the overgrowth in addition to scattered junk and debris (such as trash/litter, pile of tree debris, etc). View attachments.
INITIAL	SMS	6/24/2025	6/24/2025	NON COMPLIANT	**REPEAT VIOLATOR**	On 06/24/2025, I have responded out to the 400th block of NW 9th AVE in reference to a complaint received from the Ocala Police Department about various parcels on this street that is unmaintained, have junk and debris, etc. For this property in particular, there is a recorded order (for CN:#2022_8581) that was recorded on 02/02/2023 at 1:51:21 P.M. by the Clerk of Courts in relation to this property and for the violation of 34-91 and 34-95 which was found as a "Repeat Violator" in this previous order. In addition to this, the City of Ocala has abated this property on 05/25/2023 with a contracted vendor. At the time of inspection, I have also observed overgrowth in addition to scattered trash and litter, junk (discarded car tire (s)), and yard-related debris (such as discarded palm fronds). View attachments. NOVPH generation assigned to Admin, and a Hearing inspection has been 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	STEPHANI SMITH	6/24/2025			**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property. Remove any junk and debris (such as scattered trash and debris) in addition to any other debris (such as yard/tree debris).

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0563

vs.

SEARS WOODS, KINNIE MAE
5831 NW 4TH ST
OCALA, FL 34482-7508

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on July 30th, 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), **SEARS WOODS, KINNIE MAE**, owner(s) in charge of the property described as: **2840-003-002 / 905 NW 4TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 24th, 2025, and July 29th, 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), **SEARS WOODS, KINNIE MAE**, 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 June 24th, 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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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.

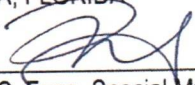
(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$168.11 by August 21st, 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.

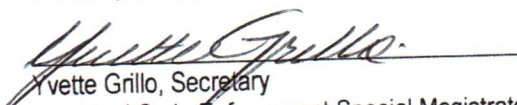
DONE AND ORDERED; this 31 day of July 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


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

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: SEARS WOODS, KINNIE MAE, 5831 NW 4TH ST, OCALA, FL 34482-7508, this 31 day of July 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 AUGUST 27TH, 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.

BEFORE THE SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA
Petitioner,

vs.

CASE NO: CE25-0563

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA FL 34482-7508
Respondent _____ /

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

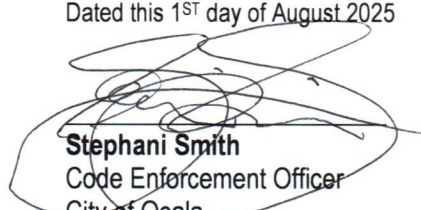
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on August 1st, 2025, post the Final Administrative Order in the above styled cause of this action, located at **905 NW 4TH ST | 2840-003-002** Ocala, Florida upon which the violations are alleged to exist, at City Hall, City of Ocala, 110 SE Watula Avenue, Ocala, Florida.
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.

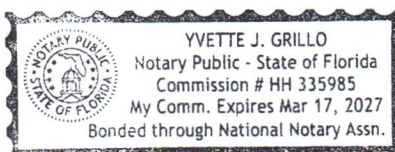
Dated this 1ST day of August 2025

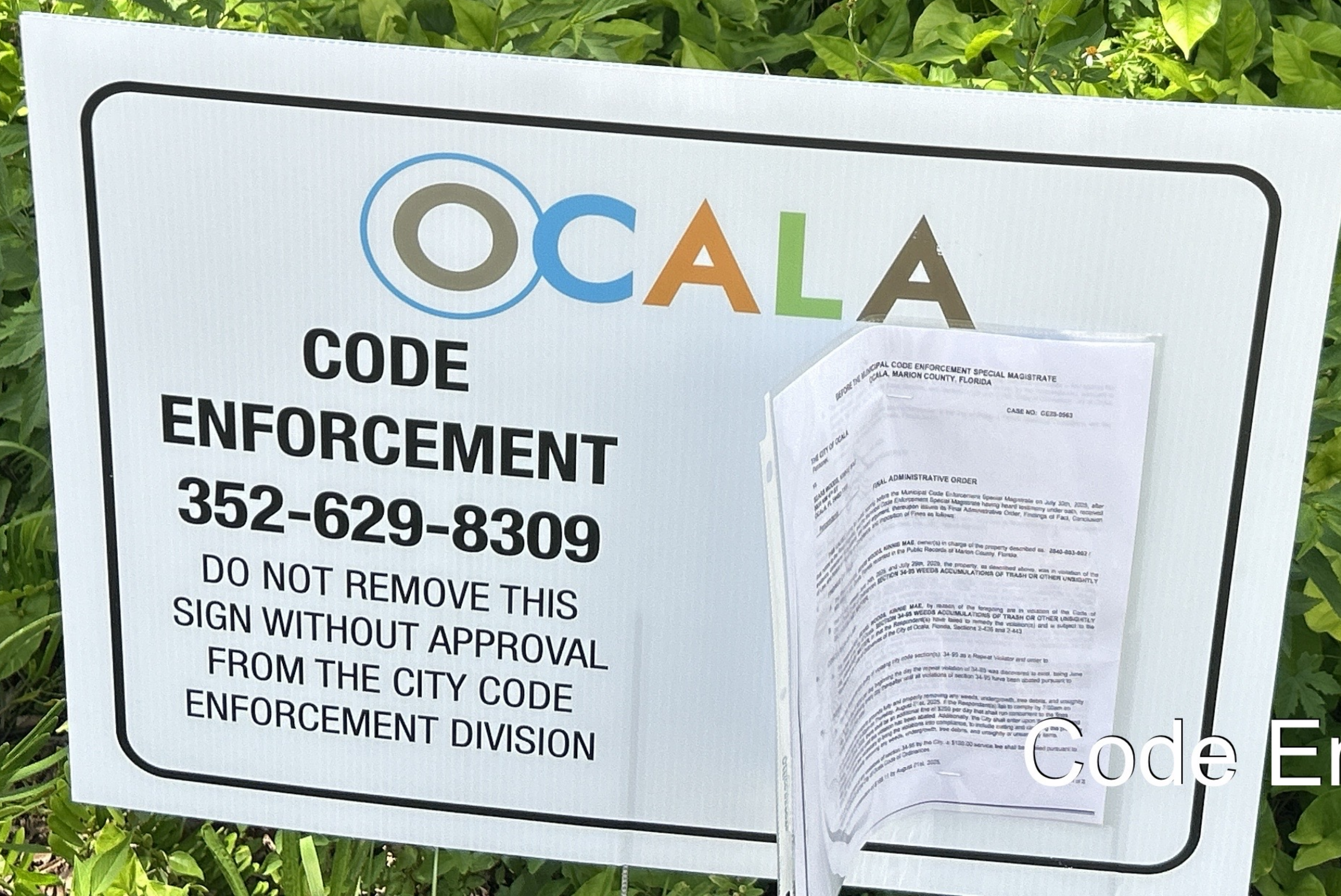

Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 1st day of August 2025, Stephani Smith, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/1/25, 2:04 PM
City of Ocala
Code Enforcement Division



**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

CASE NO: CE25-0563

THE CITY OF OCALA
Petitioner,

vs.

SEARS WOODS, KINNIE MAE
5831 NW 4TH ST
OCALA, FL 34482-7508
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on July 30th, 2025, after due notice to the Respondents, 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:

FINDINGS OF FACT:

I. The Respondents' SEARS WOODS, KINNIE MAE, owner(s) in charge of the property described as: 2840-003-002 / 905 NW 4TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.

A. The Respondents' SEARS WOODS, KINNIE MAE, on and between June 24th, 2025, and July 29th, 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.

B. That on and between June 24th, 2025, and July 29th, 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.

CONCLUSION OF LAW:

II. The Respondents' SEARS WOODS, KINNIE MAE, 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.

ORDER:

III. A. Find the Respondents' 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 June 24th, 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 clear the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 assessment of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-302(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$168.11 by August 21st, 2025.

Page 1 of 2

8/1/25, 2:04 PM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0563

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 08/08/2025 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.

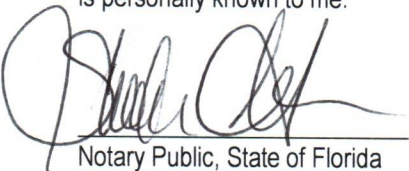
FURTHER, AFFIANT SAYETH NAUGHT.

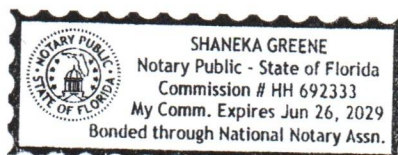
Dated: 08/08/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/08/2025 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,

Case No: **CE25-0563**

vs.

SEARS WOODS KINNIE MAE

5831 NW 4TH ST

OCALA FL 34482-7508

Respondent /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on July 30th, 2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before: August 22nd, 2025.
3. That respondent has brought the property located in the City limits of Ocala, into compliance on: August 22nd, 2025.
4. That the corrective action Ordered by the Municipal Code Enforcement Board **has NOT been** taken:

Abatement of Section(s) 34-95

5. The prosecution costs of \$168.11 remain unpaid.

FURTHER. AFFIANT SAYETH NOT.

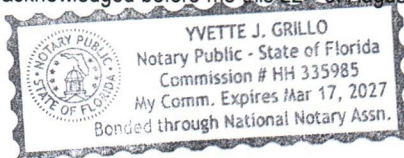
Dated this 22nd day of August 2025

Stephani Smith
Code Enforcement Officer
City of Ocala

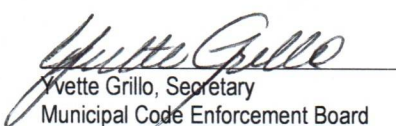
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Compliance was acknowledged before me this 22nd of August 2025 by Stephani Smith who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on this 22nd day of August 2025


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



8/22/25, 9:10 AM
City of Ocala
Code Enforcement Division



8/22/25, 9:11 AM
City of Ocala
Code Enforcement Division