

Case Number CE25-0903

City of Ocala

Description: Overgrov	Description: Overgrowth				EARING	
Type: GENERAL VIOLA	1			Subtype: OVERGROWTH		
Opened: 8/18/2025	Closed:	Last Action: 12/11/2025 Fllw Up: 12/10/20			Fllw Up: 12/10/2025	
Site Address: 0 , FL 34	475					
Site APN: 2195-127-0	00	Officer: STEPHANI SMITH				
Details:						



ADDITIONAL SITES

LINKED CASES

		CHR	ONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH MAILED 9489 0090 0027 6697 0025 90 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	11/5/2025	11/5/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

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City of Ocala

PREPARE NOTICE	SHANEKA GREENE	8/20/2025	8/20/2025	CLTO X 1 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672
PREPARE NOTICE	SHANEKA GREENE	11/4/2025	11/4/2025	NOVPH X1 FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA FL 32703-3672
REGULAR MAIL	SHANEKA GREENE	8/20/2025	8/20/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	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 \$219.21 by January 1st, 2026.



Case Number CE25-0903

City of Ocala

	CONTACTS										
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL						
OWNER	FILS AIME ANTOINE	1630 VALMONT LN APOPKA, FL 32703- 3672									
RESPONDENT 1	FILS AIME ANTOINE	FILS AIME CHRISTIANNE APOPKA, FL 32703 -3672									

			FIN	ANCIAL INFOR	MATION					
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	6	\$132.00	\$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						
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\$219.21 **Total Paid for CASE FEES:** \$0.00

> **TOTALS:** \$219.21 \$0.00

	INSPECTIONS											
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES						
CASE WORK	SMS	11/18/2025	11/18/2025	NON COMPLIANT		On 11/18/2025, I have conducted a re-inspection in reference to overgrowth. I have observed that the overgrowth still remains on the property as of the time of the NOVPH compliance inspection. View attachments.						

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City of Ocala

<u> </u>						
FOLLOW UP	SMS	11/3/2025	11/3/2025	NON COMPLIANT		On 11/03/2025, I have re-inspected the property in reference to overgrowth. I have observed that the overgrowth still remains on the property. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
HEARING INSPECTION	SMS	12/10/2025				
INITIAL	SMS	8/19/2025	8/19/2025	NON COMPLIANT		Overgrown vacant parcel observed while in the area. Photo, MCPA, and tax deed attached. On 08/19/2025, I have responded out to the property in reference to a complaint referred by City Staff. I have observed overgrowth on the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
				VIOLATI	ONS	
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	8/19/2025				Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

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

THE CITY OF OCALA

CASE NO: CE25-0903

Petitioner,

VS.

FILS AIME, ANTOINE FILS AIME, CHRISTIANNE

Respondents

AFFIDAVIT OF CASE PROSECUTION COSTS FSS. 162.07(2)

STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, 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 Enfo	orcement Spe	cial Magistrate H	earing:		
	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 Ti	me:			
	Cost	# of hour(s)			Total:
Clerical:	\$22.00	6			\$132.00
4. Recording	Cost(s): (i.e.	Lien(s) / Lien rel	ease(s) / Satisfa	ction, etc.)	
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75
5. Copies of	Related Doci	ument(s):			
	Cost	# of page(s)			Total:
Clerical:					
6. Postage C	ost(s):				
	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

Total Costs: \$219.21

FURTHER. AFFIANT SAYETH NOT. Dated This: 11/24/2025

STATE OF FLORIDA COUNTY OF MARION

STEPHANI SMITH

Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov by STEPHANI SMITH who is personally known to me and who did take an oath.

Secretary and Motary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025	Prop	erty Re	ecord	Card
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2195-127-000

Property Information

FILS AIME ANTOINE
FILS AIME CHRISTIANNE
1630 VALMONT LN

Map ID: 161
Acres: .12

APOPKA FL 32703-3672 Millage: 1001 - OCALA

2024 Certified Value

Land Just Value \$5,655 **Buildings** \$0 Miscellaneous \$0 Total Just Value \$5,655 Impact (\$3,902)Total Assessed Value \$1,753 Ex Codes: Exemptions \$0 Total Taxable \$1,753 School Taxable \$5,655

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$5,655	\$0	\$0	\$5,655	\$1,753	\$0	\$1,753
2023	\$6,525	\$0	\$0	\$6,525	\$1,594	\$0	\$1,594
2022	\$3,480	\$0	\$0	\$3,480	\$1,449	\$0	\$1,449

Property Transfer History

Book/Page	Date	Instrument	Code	\mathbf{Q}/\mathbf{U}	V/I	Price
<u>3829/0276</u>	09/2004	34 TAX	0	U	V	\$1,400
<u>2119/0457</u>	02/1995	07 WARRANTY	0	U	V	\$100
<u>1748/1832</u>	06/1991	07 WARRANTY	0	U	V	\$100

Property Description

SEC 12 TWP 15 RGE 21 PLAT BOOK C PAGE 098 BUNCHE HEIGHTS LOT 127

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value

Permit Number			Date	e Issued		Da	te Completed	Description	
						nd Building Search **			
				<u>A</u>	<u>pprais</u>	er Notes			
Туре	N	lbr Units	Туре	Life		Year In	Grade	Length	Widtl
				Miscella	neous	Improvemen	<u>ts</u>		
Neighborhood 4523 Mkt: 8 70									
0001	50.0	107.0	R2	50.00	FF				

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/23/2004 04:38:11 PM

FILE #: 2004138746 OR BK 03829 PGS 0276-0278

EC 27.00 **RECORDING FEES 27.00** Tax Deed File Number#280684-1

DEED DOC TAX 9.80



State of Florida County of Marion

Property Identification Number #2195-127-000

Tax Deed

The following Tax Sale Certificate Numbered 6652 issued on 1996 for 1995 taxes was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 30th day of July, 2003, offered for sale as required by law for cash to the highest bidder. No bids were received and pursuant to Florida Statute 197.502(7) the property was placed on the List of Lands Available for Taxes.

NOW, this 20th day of September, 2004, the County of Marion, State of Florida, in consideration of the sum of (\$1,384.47) One thousand three hundred eighty-four dollars and 47 cents, being the amount required by the Laws of Florida does hereby sell to: Antoine Fils Aime and Christianne Fils Aime whose address is 2201 Kingsland Ave; Orlando, FL 32808 the following lands situated in the County and State and described as follows:

SEC 12 TWP 15 RGE 21 Bunche Heights Lot 127 Plat Book C Page 98

SUBJECT TO CURRENT YEAR TAXES

Melance Z alexander Dann M. Glerup

Witness:

David R. Ellspermann Clerk of the Circuit Court

Marion County

State of Florida County of Marion

On this 22nd, day of September, 2004, Before me a Notary Public personally appeared David R. Ellspermann, Clerk of the Circuit Court in and for the State and this County Known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid

Prepared By:

Tax Deed Clerk P O Box 1030 Ocala, FL 34478

Dawn M. Greenup MY COMMISSION # DD271059 EXPIRES October 7, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

PROOF OF PUBLICATION

STAR-BANNER

Published—Daily

OCALA, MARION COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF MARION

Before the undersigned authority personally appeared <u>Robin Baldeschwieler</u> who on oath says that she is <u>an authorized employee</u> of the Star-Banner, a daily newspaper published at Ocala, in Marion County, Florida; that the attached copy of advertisement, being a notice in the matter of_

NOTICE OF APPLICATION FOR TAX DEED #5223026

in the	Court
was published in said newspaper in the issues of	
June 17, 24, July 1 and 8, 2003	

Affiant further says that the said STAR-BANNER is a daily newspaper published at Ocala, in said Marion County, Florida, and that the said newspaper has heretofore been continuously published in said Marion County, Florida, daily, and has been entered as second class mail matter at the post office in Ocala, in said Marion County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

______day

of July A.D., 2003

My Comm. Expires Nov. 28, 2004 No. CC 984443

Hloria Memas Notary Public

(Print, Type or Stamp Name of Notary Public

Clerk of the Circuit Court

Marion County

Post Office Box 1030 ● Ocala, Florida 34478-1030

Telephone (352) 620-3933



CLERK'S AFFIDAVIT / NO ADDRESS CERTIFICATE

State of Florida County of Marion

I, David R. Ellspermann, Clerk of the Circuit Court in and for the State and County aforesaid, do hereby certify that I did, on or before the 17th day of June, 2003, mail a copy of the notice of application for tax deed addressed to:

Marion County AT 601 SE 25th Avenue; Ocala, FL 34471
Linda Holliman AT 1707 NW 18 Ave; Ocala, FL 34475-4935
Retirement Investments, Inc. AT 7595 Hwy 25A Ste B; Ocala, FL 34475
Marion County Board of County Commissioners AT County Attorney 601 SE 25 Ave; Ocala, FL 34471

WITNESS my hand and seal this 30th day of July, 2003.

DAVID R. ELLSPERMANN CLERK OF THE CIRCUIT COURT MARION COUNTY

Deputy Clerk

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

8/20/2025

CASE NO: CE25-0903

FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672

RE: 2195-127-000 | VACANT LOT 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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 10/15/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

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 officer 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.

STEPHANI SMITH, Code Enforcement Officer 352-355-5242 smsmith@ocalafl.gov



CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

11/05/2025

FILS AIME ANTOINE FILS AIME CHRISTIANNE 1630 VALMONT LN APOPKA, FL. 32703-3672

Respondent(s	5)
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Location of Violation: 2195-127-000|VACANT LOT

Case Number: CE25-0903

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/10/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

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

Please cut and clear the property of all overgrowth (such as tall grass, tall weeds, etc).

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:

Stephani Smith Code Inspector smsmith@ocalafl.gov 352-355-5242

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

CASE NO: CE25-0903

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA COUNTY OF MARION

BEFORE ME , the undersigned authority personally app Division of the, City of Ocala, who after being duly sworn,	peared,Stephani Smith, for the Code Enforceme deposes and states as follows:	ent
1. I did on 11/05/2025 post the Notice of Violation 2195-127-000 VACANT LOT .	on & Public Hearing tothe property, located at	
2. This Affidavit is provided pursuant to Section 2-44	16(b) 2(b), Code of Ordinances of the City of Ocala.	
FURTHER, AFFIANT SAYETH NAUGHT.	Dated: 11/05/2025 Code Inspector	
STATE OF FLORIDA MARION COUNTY		

SWORN TO (or affirmed) before me: 11/05/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

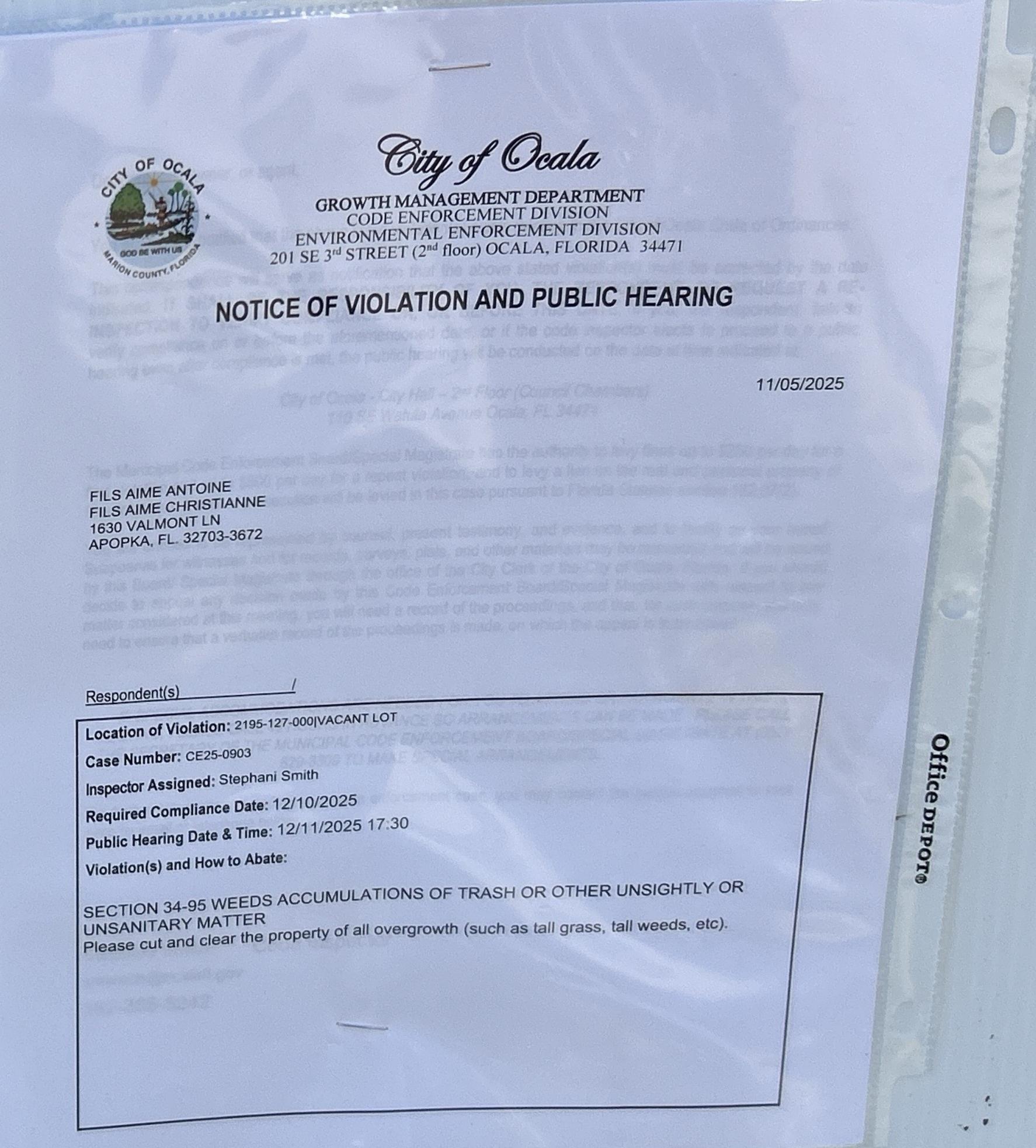




COCALA

CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



11/5/25, 10:10 AM
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: CE25-0903

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE	OF	FLO	rida	
COUNT	YO	F M	ARIO	۷

Notary Public, State of Florida

COUNTY OF MARION
BEFORE ME, the undersigned authority personally appeared,Shaneka Greene, for the Code Enforcemen Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:
I did on 11/04/2025 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: 11/04/2025 Code Specialist 1
STATE OF FLORIDA MARION COUNTY
SWORN TO (or affirmed) before me: 11/04/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.



