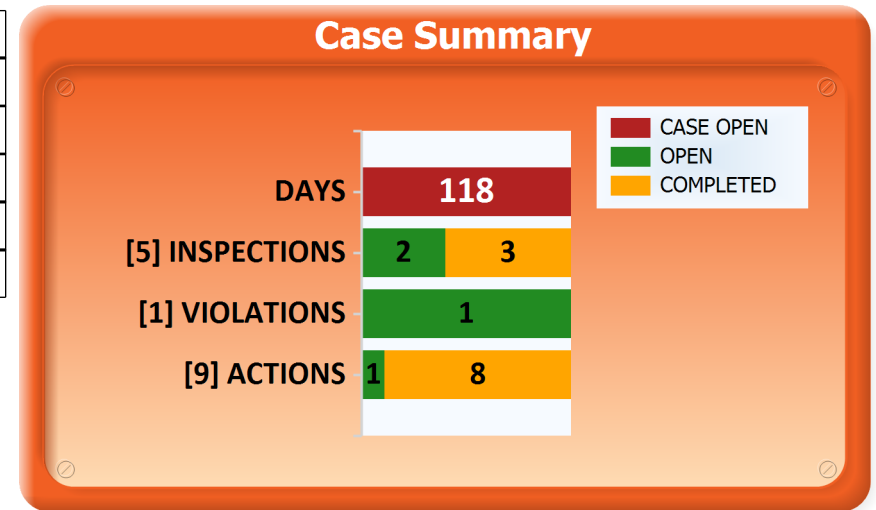




Case Number
CE25-0615

Description: OVERGROWTH			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/2/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 3901 SW 30TH ST OCALA, FL 34474			
Site APN: 2380-001-008		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES	LINKED CASES
------------------	--------------

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/18/2025	8/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/18/2025	8/18/2025	NOVPH MAILED 9489 0090 0027 6697 0035 97 SANCHEZ JOSE 6450 S PINE AVE OCALA, FL. 34480-8073
EMAIL	STEPHANI SMITH	8/6/2025	8/6/2025	E-MAIL SENT TO sanchezauto.22@gmail.com. ATTEMPT TO MAKE CONTACT OF A PROPERTY OWNER TO INFORM THEM OF VIOLATION. VIEW RELATED PDF ATTACHMENT.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/19/2025	8/19/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.

PREPARE NOTICE	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	8/15/2025	8/18/2025	NOVPH X 1 SANCHEZ JOSE 6450 S PINE AVE OCALA FL 34480-8073
REGULAR MAIL	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	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, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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. 2.) Pay the cost of prosecution of \$294.46 by November 20th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SANCHEZ JOSE	6450 S PINE AVE Ocala, FL 34480-8073			
RESPONDENT 1	SANCHEZ JOSE	6450 S PINE AVE Ocala, FL 34480			

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	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$294.46	\$0.00						
TOTALS:			\$294.46	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	8/14/2025	8/14/2025	NON COMPLIANT		On 08/14/2025, I have re-inspected the property in reference to overgrowth. Overgrowth remains at the property. Therefore, I have decided to move forward with a NOVPH. View attachments. Inspections scheduled.
CASE WORK	SMS	10/28/2025				NOVPH COMP
FOLLOW UP	SMS	8/6/2025	8/6/2025	NON COMPLIANT		On 08/06/2025, I have re-inspected the property in reference to overgrowth. I have observed that the overgrowth remains at the property. As an attempt to make contact with the potential property owner based off of web search, I have sent an e-mail to inform them of the violation. If no response and/or improvements are made by next inspection day, a NOVPH will be generated. View attachments.

HEARING INSPECTION	SMS	10/28/2025				
INITIAL	JGB	7/2/2025	7/2/2025	NON COMPLIANT		While patrolling the area at 1350 I noticed tall grass and weeds on this vacant lot that are not being maintained. Please cut and clean the property. See photos. RI in 30 days. clto sent to admin.
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	JEFFREY GUILBAULT	7/2/2025				Please cut and clean the property cutting all overgrowth of grass and weeds.

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

THE CITY OF OCALA

CASE NO: CE25-0615

Petitioner,

VS.

SANCHEZ, JOSE

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 Enforcement Officer 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 Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	2			\$37.50

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

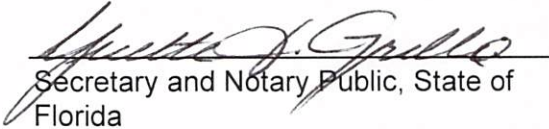
Total Costs: \$294.46

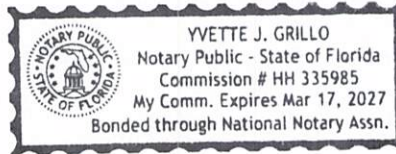
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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 Property Record Card

2380-001-008

[GOOGLE Street View](#)

Prime Key: 1648661

[MAP IT+](#)

Current as of 7/2/2025

[Property Information](#)

SANCHEZ JOSE
6450 S PINE AVE
OCALA FL 34480-8073

[Taxes / Assessments:](#)
Map ID: 147
[Millage:](#) 1005 - OCALA

[M.S.T.U.](#)[PC:](#) 00

Acres: .19

Situs: 3901 SW 30TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$10,000
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$10,000
Total Assessed Value	\$10,000
Exemptions	\$0
Total Taxable	\$10,000

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$10,000	\$0	\$0	\$10,000	\$10,000	\$0	\$10,000
2023	\$10,625	\$0	\$0	\$10,625	\$10,625	\$0	\$10,625
2022	\$10,625	\$27,867	\$825	\$39,317	\$39,317	\$0	\$39,317

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8401/0512	05/2024	05 QUIT CLAIM	0	U	V	\$100
8298/0163	04/2024	05 QUIT CLAIM	0	U	V	\$100
7974/0847	02/2023	05 QUIT CLAIM	0	U	I	\$100
7309/1458	11/2020	34 TAX	2 V-SALES VERIFICATION	U	I	\$18,400
UNRE/INST	03/2016	96 ANNEX	0	U	V	\$100
DETH/REGS	04/2013	71 DTH CER	0	U	V	\$100
2767/0439	03/2000	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$23,000
2115/0064	02/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$24,000
1331/1156	02/1986	07 WARRANTY	0	U	I	\$16,000
1287/1468	06/1985	31 CERT TL	0	U	V	\$10,000
1113/1318	06/1972	07 WARRANTY	0	U	V	\$7,500

Property Description

SEC 27 TWP 15 RGE 21
 PLAT BOOK K PAGE 037
 MAGNOLIA GARDEN ESTATES
 BLK 1 LOT 8

Parent Parcel: 2380-001-007

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		75.0	112.0	R4	1.00	LT						
0496		.0	.0	R4	1.00	UT						

Neighborhood 9218 - MAGNOLIA GARDEN ESTATES
 Mkt: 7 70

Miscellaneous Improvements

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

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
TRE24-0053	5/7/2024	5/1/2024	AJTUN TREE REMOVAL
DEMO22-0071	9/13/2022	9/22/2022	SWANAGAN / MH - MOBILE DEMO
MA39438	1/1/1991	-	R/O



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

7/3/2025

CASE NO: CE25-0615

SANCHEZ JOSE
6450 S PINE AVE
OCALA, FL. 34480-8073

RE: 2380-001-008 | 3901 SW 30TH ST

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: 08/05/2025

Violations:

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

Please cut and clean the property cutting all overgrowth of grass and weeds.

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.

JEFFREY GUILBAULT,
Code Enforcement Officer
352-598-7571 jguilbault@ocalafl.gov



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CLTO-0015

VAR

SANCHEZ JOSE
6450 S PINE AVE
OCALA, FL. 34480-8073

RE: 2380-001-008 | 3901 SW 30TH ST

JACKSONVILLE RPDC 320

8 JUL 2025 AM 2 L

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 34471 \$ 000.69⁰
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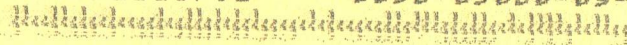
0007/13/25

RETURN TO SENDER
VACANT

UNABLE TO FORWARD

SD: 34471218701

*0000-00000-00-22



From: [Stephani Smith](#)
To: sanchezauto.22@gmail.com
Subject: 3901 SW 30TH ST
Date: Wednesday, August 6, 2025 3:05:00 PM
Attachments: [image001.png](#)
[E3-08.06.25-3901 SW 30TH ST.JPG](#)
[E1-08.06.25-3901 SW 30TH ST.JPG](#)
[E2-08.06.25-3901 SW 30TH ST.JPG](#)

Good Afternoon,

I am trying to reach out to the property owner of 3901 SW 30TH ST for the overgrowth at this vacant parcel. On the Marion County Property Appraiser page, the mailing address is listed as SANCHEZ JOSE at 6450 S PINE AVE.

If this is your property, please cut and clear all the overgrowth (such as tall weeds and grass) from off the property. I have included some pictures.

If this is not your property, I will apologize ahead of time.

Thank you and have a good day,

Stephani Smith

Code Enforcement Officer

City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@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

08/19/2025

SANCHEZ JOSE
6450 S PINE AVE
OCALA, FL. 34480-8073

Respondent(s) _____ /

Location of Violation: 3901 SW 30TH ST|2380-001-008

Case Number: CE25-0615

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

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

Please cut and clean the property cutting all overgrowth of grass and weeds.

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 enforcement officer 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 Enforcement Officer
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: CE25-0615

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/19/2025 post the Notice of Violation & Public Hearing to the property, located at 3901 SW 30TH ST.
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.

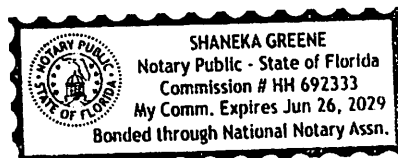
Dated: 08/19/2025

[Signature]
Code Enforcement Officer


**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/19/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

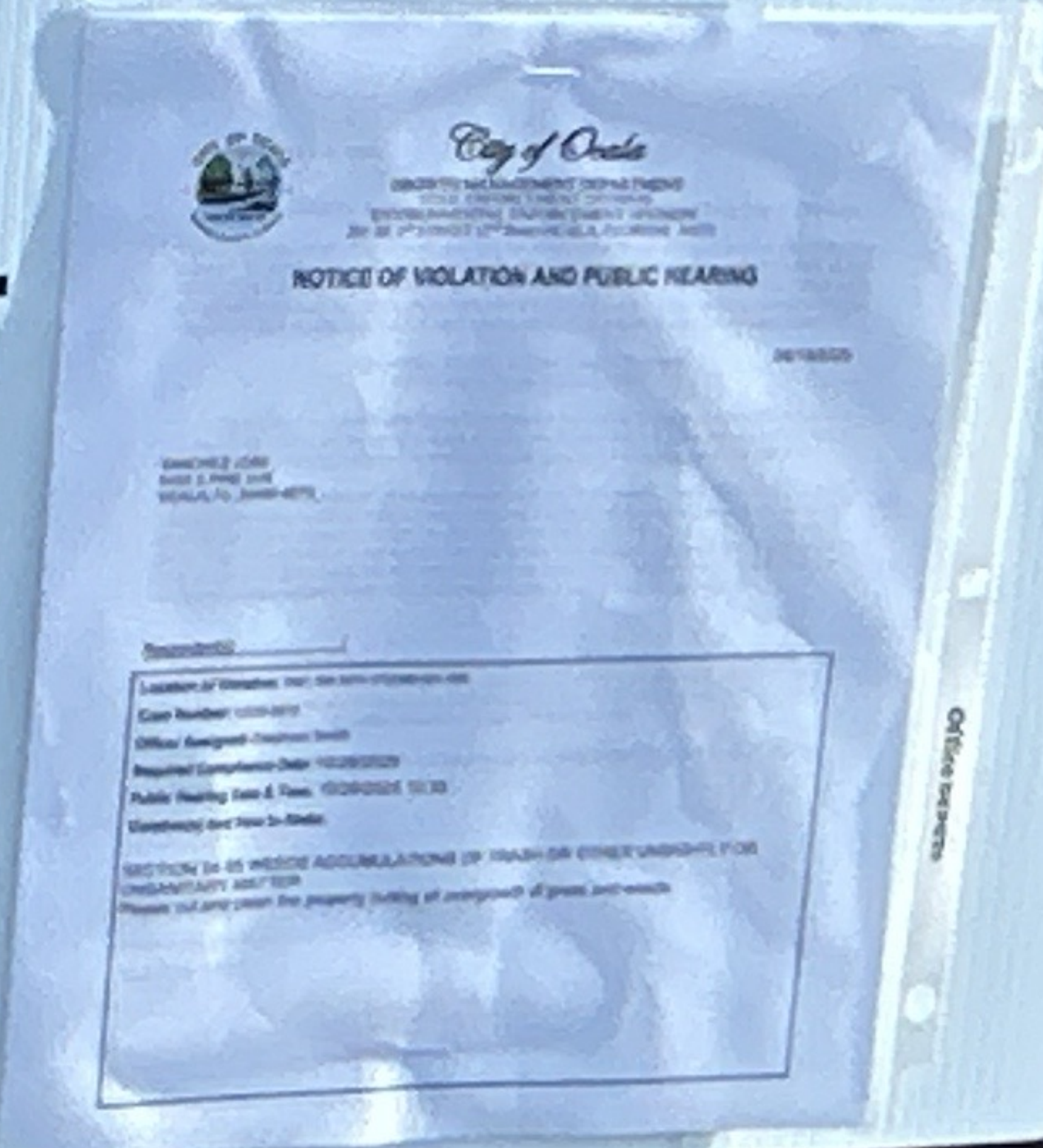
[Signature]
Notary Public, State of Florida







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




8/19/25, 9:11 AM
City of Ocala
Code Enforcement Division



**CODE
ENFORCEMENT
352-629-8309**

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

 *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

08/19/2025

SANCHEZ JOSE
6450 S PINE AVE
OCALA, FL 34480-8073

Respondent(s) _____

Location of Violation: 3901 SW 30TH ST/2380-021-008
Case Number: CE25-0815
Officer Assigned: Stephen Smith
Required Compliance Date: 10/28/2025
Public Hearing Date & Time: 10/29/2025 10:30
Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clean the property cutting all overgrowth of grass and weeds.

Office Reports

8/19/25, 9:10 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: CE25-0615

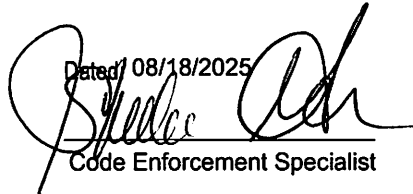
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/18/2025 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.

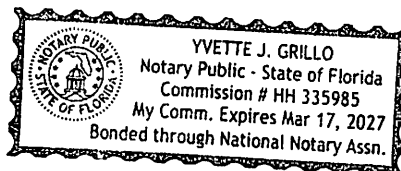
Dated 08/18/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/18/2025 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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NAUPH-06/15

SANCHEZ JOSE
6450 S PINE AVE
OCALA, FL. 34480-8073

1 2 4 0 0 0 2 0 2 0 2 5 0 0 0

34480-807350C

34471>2187

POSTAL SERVICE®

CERTIFIED MAIL

JACKSONVILLE RPDC 320



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20 AUG 2025 PM 3:11

Label 890-PB, 08/19/2015
Pitney Bowes
FIRST-CLASS



US POSTAGE™ PITNEY BOWES



ZIP 34471 \$ 008.86⁰
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VAR

NIXIE

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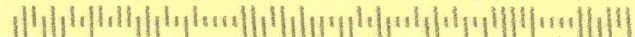
RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 34471218701

*2724-02793-20-31





8/14/25, 11:21 AM
City of Ocala
Code Enforcement Division



8/14/25, 11:21 AM
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
07/02/2025 13:46:43



City of Ocala
Code Enforcement Division
07/02/2025 13:46:59