



Case Details - No Attachments

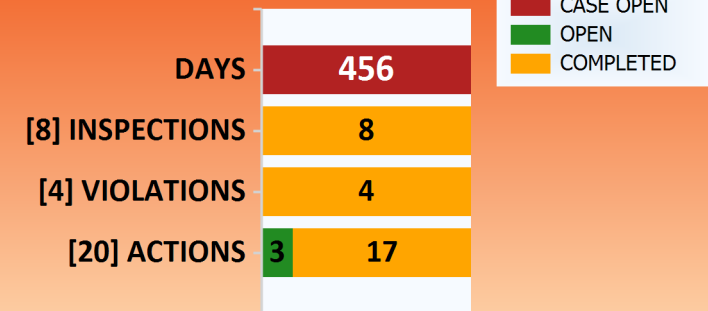
City of Ocala

Case Number

CE25-0326

Description: Dangerous/unsecured structure			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 4/16/2025	Closed:	Last Action: 8/13/2026	Flw Up: 6/26/2026
Site Address: 616 NW 10TH PL OCALA, FL 34475			
Site APN: 2573-001-004		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HERNANDEZ TANIA	4651 SW 110TH LN OCALA, FL 34476-4319			
RESPONDENT 1	HERNANDEZ TANIA	4651 SW 110TH LN OCALA, FL 34476			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$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	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

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:			\$253.07	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	264	\$26,400.00	\$0.00						
\$100 FINE PER DAY	001-359-000-000-06-35960	264	\$26,400.00	\$0.00						
Total Paid for DAILY FINES:			\$52,800.00	\$0.00						
TOTALS:			\$53,053.07	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHEN KNIGHT	4/17/2025	6/2/2025			Fence is in general disrepair and on the ground in some areas. Fence needs to be repaired and replaced if needed. Upon follow up, I observed the fence to have been repaired. Violation abated. View attachment
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	5/16/2025	5/16/2025			Property has overgrowth throughout. Property needs to be cut and cleaned. The property has been cut and cleaned, violation abated.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0326

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHEN KNIGHT	6/26/2026	6/26/2026		(a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor. (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. (Ord. No. 5023, Â§ 20, 2-19-02; Ord. No. 2010-13, Â§ 16, 12-1-09) Submit Delete note Building is in general disrepair and has numerous code violations. Building must be brought up to code or demolished. The property has been cleared and the building demolished.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	6/26/2026	6/26/2026		No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661) Submit Delete Note Building has numerous safety hazards and code issues. Building needs to be brought up to code or demolished. The property has been cleared and the permit has been finaled.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0326

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	4/17/2025	4/17/2025	NON COMPLIANT		See previous code case 2023_9443 for additional information. Dangerous, unsecured, dilapidated structure in B-4 and R-1A zoning district. Overgrowth and fence in disrepair as well upon the property. Photos attached. Upon arrival, I observed the property to be in general disrepair. The property had overgrowth throughout, and the fence was in disrepair and in some cases laying on the ground. The structure was missing windows, and the roof was in poor condition. View attachments, follow scheduled.
FOLLOW UP	SKN	5/16/2025	5/16/2025	NON COMPLIANT		I spoke to Mrs. Hernandez and she stated the property was going to be demolished and they were in the process of getting the permit. I followed to the location and observed it had been cut and cleaned. View attachment, follow up scheduled.
FOLLOW UP	SKN	6/2/2025	6/2/2025	NON COMPLIANT		Upon follow up, I observed the fence had been repaired and the property was cut and cleaned. I will follow up on the other two violations. Follow up scheduled.
FOLLOW UP	SKN	6/16/2025	6/16/2025	NON COMPLIANT		I will continue to monitor the progress of the building and the owners effort to demolish it.
FOLLOW UP	SKN	7/16/2025	7/16/2025	NON COMPLIANT		I followed up and observed the property. The building is still on the property and no permits have been pulled for repairs, or for demolition. NOVPH sent. View attachment.
HEARING INSPECTION	SKN	8/12/2025	8/12/2025	NON COMPLIANT		I completed my hearing inspection. The property remains in poor condition and the property has again overgrown with vegetation. View attachments

COMPLIANCE	SKN	10/3/2025	10/3/2025	NON COMPLIANT		MASSEY INSPECTION I completed my inspection and found the property still in violation. The property is still in dilapidated condition and has not been brought up to code or demolished. View attachments.
COMPLIANCE	SKN	6/26/2026	6/26/2026	COMPLETED		DEMO25-0075 (pulled by property owner) was finaled on 06/24/2026. Affidavit of non-compliance requested. I completed my inspection and found the property had been demolished. C-pictures.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/18/2025	4/21/2025	CLTO HERNANDEZ TANIA 4651 SW 110TH LN OCALA, FL 34476
REGULAR MAIL	SHANEKA GREENE	4/21/2025	4/21/2025	CLTO MAILED
CONTACT	JENNIPHER L BULLER	5/15/2025	5/15/2025	Mr. HERNANDEZ came to the office to request an extension and also report the property had been cut and cleaned. Information forwarded to officer assigned via phone call.
CONTACT	STEPHEN KNIGHT	5/16/2025	5/16/2025	I spoke to Mrs. Hernandez and she stated the property was going to be demolished and they were in the process of getting the permit.
ADMIN POSTING	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH MAILED 91 7199 9991 7039 7683 9604 HERNANDEZ TANIA 4651 SW 110TH LN OCALA, FL. 34476-4319

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0326

PREPARE NOTICE	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH for August HERNANDEZ TANIA 4651 SW 110TH LN OCALA, FL 34476 NOVPH Posted.
OFFICER POSTING	STEPHEN KNIGHT	7/18/2025	7/18/2025	NOVPH READY FOR POSTING NOVPH posted for August hearing. View attachments.
				Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, October 2nd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Any work required to meet the current Florida Building Code and the National Electric Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 2nd, 2025. If the



Case Details - No Attachments

City of Ocala

Case Number

CE25-0326

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/1/2025	8/8/2025	Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, subsection (d) shall apply. (d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted sheds by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$253.07 by October 2nd, 2025.
HEARING CODE BOARD	SHANEKA GREENE	8/14/2025	8/18/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0326

CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF 91 7199 9991 7039 7682 0947 TANIA HERNANDEZ 4651 SW 110TH LN OCALA, FL 34476-4319
OFFICER POSTING	STEPHEN KNIGHT	8/19/2025	8/19/2025	FOF FOF posted.
MASSEY	YVETTE J GRILLO	10/9/2025	10/13/2025	
ADMIN POSTING	SHANEKA GREENE	7/7/2026	7/7/2026	NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	7/7/2026	7/7/2026	NON COMP HEARING FOR LIEN MAILED 9489 0090 0027 6697 0571 49 TANIA HERNANDEZ 4651 SW 110TH LN OCALA, FL. 34475-4319
FIELD POSTING	JENNIPHER L BULLER	7/8/2026	7/8/2026	NON COMP HERING NOTICE FOR LIEN READY FOR POSTING Posted.
STAFF RECOMMENDATION	JENNIPHER L BULLER	8/11/2026		MASSEY FOR LIEN

MASSEY	SHANEKA GREENE	8/13/2026		Massey for Lien PROPERTY VALUE: \$20,809.00 HARD COSTS: \$253.07 FINE: \$52,800.00; REDUCED TO = \$5,000.00 \$253.07 + \$15,000.00= TOTAL LIEN: \$5,253.07 Staff evaluated this case using the City's proportionality guideline, considering the property's just value, the severity of the violation, the compliance behavior, and the total accrued fine. The violation involved a major code violation and remained uncorrected for 264 days, demonstrating delayed compliance. However, the total accrued fine of \$52,800 represents approximately 254 percent of the property's just value, which warrants a proportionality review under the City's Standard Operating Procedure. Staff recommends reducing the fine to \$5,000.00, while preserving the City's recovery of \$253.07 in prosecution costs. This recommendation maintains a significant financial consequence for the prolonged noncompliance while ensuring the lien remains proportionate, reasonably collectible, and consistent with the City's established policy.
MASSEY	SHANEKA GREENE	8/13/2026		LIEN



City of Ocala
Code Enforcement Division
6/26/2026 8:53 AM



City of Ocala
Code Enforcement Division
4/17/2025 8:57 AM

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

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 7/8/2026

Case No: CE25-0326

**To: TANIA HERNANDEZ
4651 SW 110TH LN
OCALA, FL.34475-4319**

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

**616 NW 10TH PL OCALA, FL. 34475
PARCEL # 2573-001-004**

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 7th day of July 2026

Shaneka Greene

Shaneka Greene
Code Specialist I

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

CASE NO: CE25-0326

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/08/2026 post the Notice of Non-Compliance Hearing to the property, located at 616 NW 10TH PL.
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.

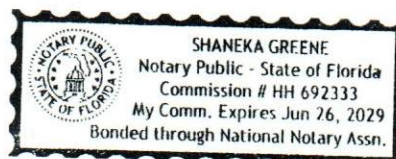
Dated: 07/08/2026

J Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/08/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
7/8/2026 10:47 AM



EMENT

9-8309

REMOVE THIS
WITHOUT APPROVAL
OF THE CITY CODE
ENFORCEMENT DIVISION

IF SPECIAL ACCOMMODATIONS ARE NEEDED, PLEASE CALL 48 HOURS
IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL 48 HOURS
BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 7/8/2026

Case No: CE25-0326

To: TANIA HERNANDEZ
4651 SW 110TH LN
OCALA, FL. 34475-4319

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

616 NW 10TH PL OCALA, FL. 34475
PARCEL # 2573-001-004

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE A NOTICE FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

City of Ocala
Code Enforcement Division
7/8/2026 10:46 AM

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

CASE NO: CE25-0326

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 07/07/2026 post the Notice of Non-Compliance 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.

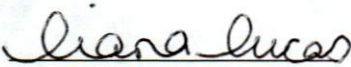
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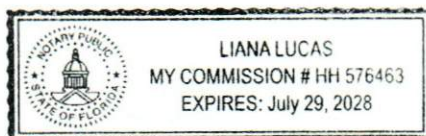
Dated: 07/07/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/07/2026 by Liana Lucas, 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: CE25-0326

vs.

TANIA HERNANDEZ
4651 SW 110TH LN
OCALA, FL 34476-4319
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/22/2025 09:19:03 AM
FILE #: 2025112602 OR BK 8693 PGS 1068-1070
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 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), **TANIA HERNANDEZ, 4651 SW 110TH LN, OCALA, FL 34476-4319**, owner(s) in charge of the property described as: **616 NW 10TH PL | 2573-001-004, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 17th, 2025, and August 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **TANIA HERNANDEZ**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRE**, 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): 82-182 and 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, October 2nd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Any work required to meet the current Florida Building Code and the National Electric Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

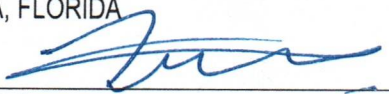
2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted sheds by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$253.07 by October 2nd, 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.

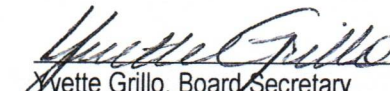
DONE AND ORDERED; this 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

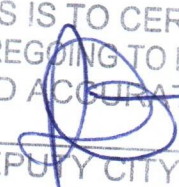

Michael Gartner, Chair
Municipal Code Enforcement Board

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: **TANIA HERNANDEZ, 4651 SW 110TH LN, OCALA, FL 34476-4319**, this 14 day of August 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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 OCTOBER 9TH, 2025, 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 STATUTES, 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.

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0326

HERNANDEZ TANIA

4651 SW 110TH LN

OCALA, FL 34476

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on April 29th, 2026 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, October 2nd, 2025.**
3. The Respondent(s) have brought property located in the city limits into compliance on; **June 24th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:
Abatement of violations as Ordered; Sections 82-182,122-51.
5. Daily fines for 264 days of non-compliance with Sections(s) 82-182 and 122-51 **total \$52,800.**
6. Prosecution costs of **\$253.07** remain unpaid.

FURTHER AFFIANT SAYETH NOT.

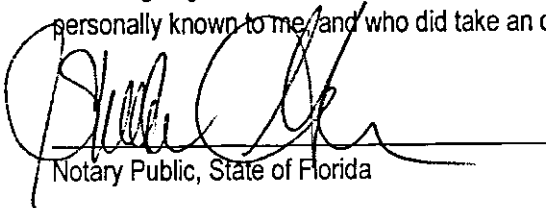
Dated this 26th day of June 2026

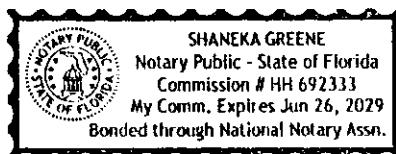


Stephen Knight
Code Inspector
City of Ocala

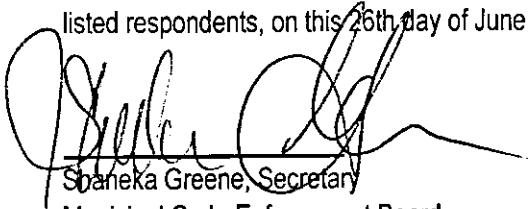
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 26th day of June 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 26th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida