

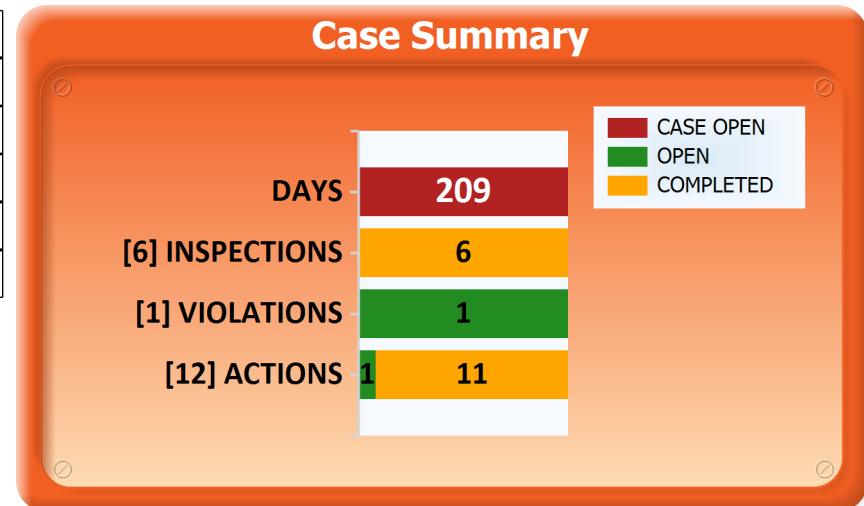


Case Details - No Attachments

City of Ocala

Case Number
CE25-0615

Description: OVERGROWTH		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/2/2025	Closed:	Last Action: 1/28/2026	Flw Up: 11/21/2025
Site Address: 3901 SW 30TH ST OCALA, FL 34474			
Site APN: 2380-001-008		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

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						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0615

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: \$294.46 \$0.00										
TOTALS: \$294.46 \$0.00										
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.		

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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.
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.



Case Details - No Attachments

City of Ocala

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CE25-0615

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	10/28/2025	NON COMPLIANT		** VIEW HEARING INSPECTION NOTES FOR FURTHER **
HEARING INSPECTION	SMS	10/28/2025	10/28/2025	NON COMPLIANT		On 10/28/2025, I have re-inspected the property in reference to a hearing inspection about overgrowth. I have observed that the overgrowth still remains. View attachment.
COMPLIANCE	SMS	11/21/2025	11/21/2025	NON COMPLIANT		MASSEY INSPECTION On 11/21/2025, I have re-inspected the property in reference to a massey inspection. I have observed that the overgrowth remains, and prosecution costs of \$294.46 remains unpaid. View attachment. Affidavit of Non-Compliance submitted to Admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO MAILED
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.
PREPARE NOTICE	SHANEKA GREENE	8/15/2025	8/18/2025	NOVPH X 1 SANCHEZ JOSE 6450 S PINE AVE OCALA FL 34480-8073
ADMIN POSTING	SHANEKA GREENE	8/18/2025	8/18/2025	NOVPH



Case Details - No Attachments

City of Ocala

Case Number
CE25-0615

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
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.
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.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025	10/30/2025	NEW BUSINESS



Case Details - No Attachments

City of Ocala

Case Number
CE25-0615

CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	FOF 91 7199 9991 7039 7682 5959 SANCHEZ JOSE 6450 S PINE AVE OCALA, FL. 34480-8073
OFFICER POSTING	STEPHANI SMITH	11/3/2025	11/3/2025	FOF FINAL ADMINISTRATIVE ORDER POSTED TO PROPERTY.
MASSEY	YVETTE J GRILLO	1/28/2026		

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

THE CITY OF OCALA

Petitioner,

VS.

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

Respondents

CASE NO: CE25-0615



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 11/06/2025 03:12:49 PM
FILE #: 2025148483 OR BK 8755 PGS 985-987
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 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), **SANCHEZ, JOSE**, owner(s) in charge of the property described as **2380-001-008 / 3901 SW 30TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 2nd, 2025, and October 28th, 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), **SANCHEZ, JOSE**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, 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.

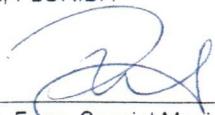
2.) Pay the cost of prosecution of \$294.46 by November 20th, 2025..

- 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 31st day of October 2025.

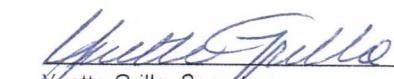
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



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:
SANCHEZ, JOSE, 6450 S PINE AVE, OCALA, FL 34480-8073, this 31 day of October 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 JANUARY 28TH, 2026, 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 STATUES, 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 INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



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

DEPUTY CITY CLERK

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 11/03/2025 post the Final Administrative Order to the property, located at 3901 SW 30TH ST, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

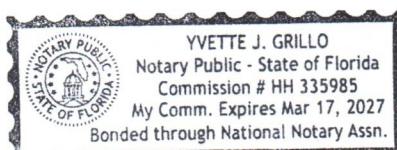
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 11/03/2025

Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

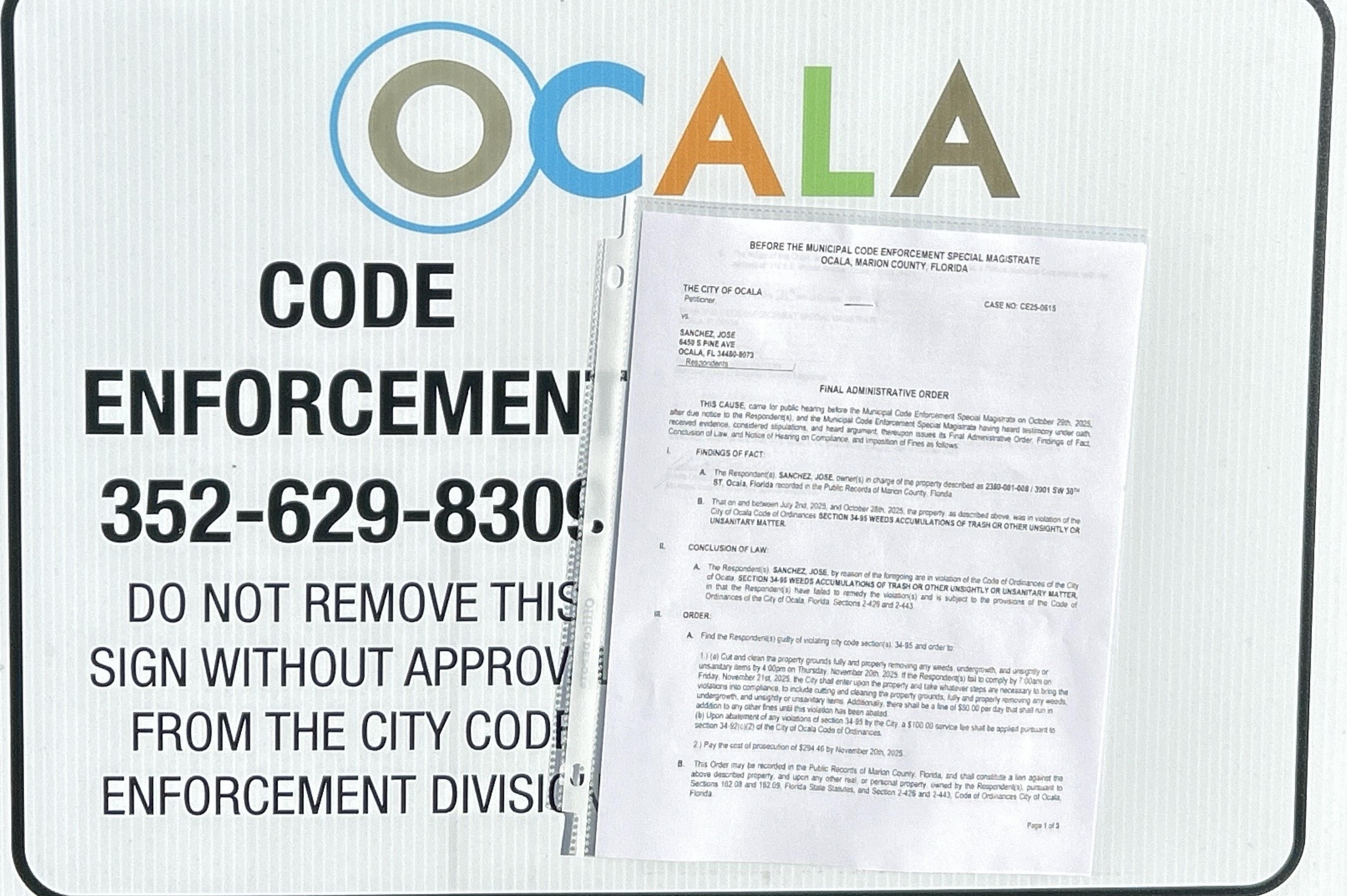


Yvette J. Grillo
Notary Public, State of Florida



OCALA, MARION COUNTY, FLORIDA

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



11/3/25, 8:44 AM
City of Ocala
Code Enforcement Division



MARION COUNTY, FLORIDA

OCALA

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0615

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 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:

- The Respondent(s), SANCHEZ, JOSE, owner(s) in charge of the property described as 2380-001-008 / 3901 SW 30th ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- That on and between July 2nd, 2025, and October 28th, 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:

- The Respondent(s), SANCHEZ, JOSE, 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:

- Find the Respondent(s) guilty of violating city code section(s), 34-95 and order to:
 - (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.
 - Pay the cost of prosecution of \$294.46 by November 20th, 2025.
- 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.

11/3/25, 8:44 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, 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 10/31/2025 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.

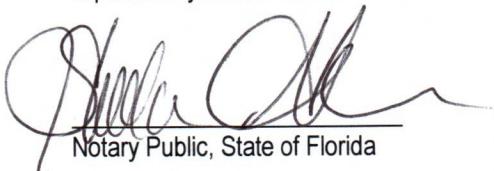
FURTHER, AFFIANT SAYETH NAUGHT.

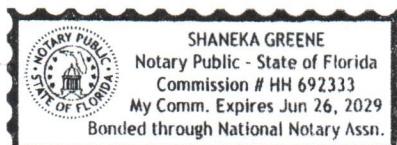
Dated: 10/31/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

FOF-0615

VS.

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

Respondents



91 7199 9991 7039 7682 5959

FIRST-CLASS



US POSTAGE IN PITNEY BOWES

ZIP 34471 \$ 008.86⁰
02 7W
0008039548 NOV 03 2025

UNCLAIMED

LL
B

NIXIE 326 CE 1 7211/30/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299 *0924-09101-04-43

3448029073 RD10
544712172

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

CITY OF OCALA
Petitioner,

Vs. CASE NO: CE25-0615

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

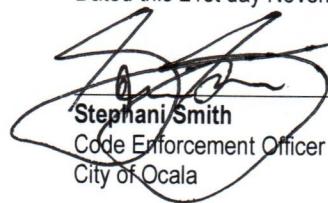
1. That on 10/29/2025 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 11/21/2025.
3. That a re-inspection was performed on 11/21/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$294.46 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

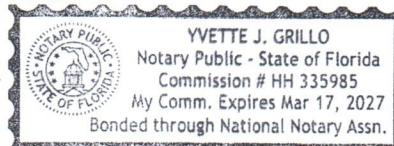
Dated this 21st day November 2025



Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 21 day of November 2025, who is personally known to me, and who did take an oath.



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 this 21 day of November 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



11/21/25, 8:27 AM
City of Ocala
Code Enforcement Division