



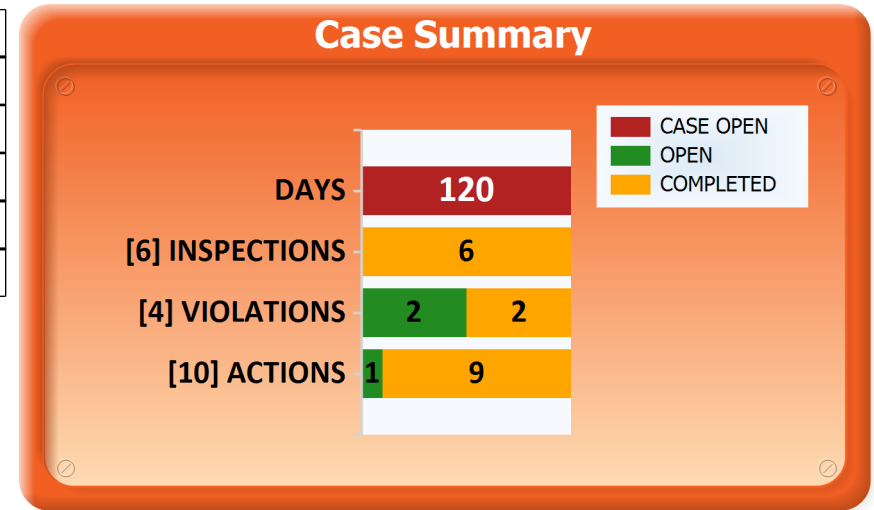
# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0326**

Description: Dangerous/unsecured structure			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 4/16/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/12/2025
Site Address: 616 NW 10TH PL OCALA, FL 34475			
Site APN: 2573-001-004		Officer: STEPHEN KNIGHT	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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
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.
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS

OFFICER POSTING	STEPHEN KNIGHT	7/18/2025	7/18/2025	NOVPH READY FOR POSTING NOVPH posted for August hearing. View attachments.
PREPARE NOTICE	SHANEKA GREENE	4/18/2025	4/21/2025	CLTO HERNANDEZ TANIA Address 4651 SW 110TH LN OCALA, FL 34476
PREPARE NOTICE	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH for August HERNANDEZ TANIA 4651 SW 110TH LN OCALA, FL 34476 NOVPH Posted.
REGULAR MAIL	SHANEKA GREENE	4/21/2025	4/21/2025	CLTO MAILED
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to:</p> <p>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</p> <p>(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.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/1/2025	8/8/2025	<p>(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.</p> <p>(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.</p> <p>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.</p> <p>2.) Pay the cost of prosecution of \$253.07 by October 2nd, 2025.</p>
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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			

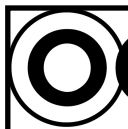
FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$253.07	\$0.00						
TOTALS:			\$253.07	\$0.00						

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

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES



# OCALA Case Details - No Attachments

City of Ocala

Case Number

**CE25-0326**

SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	4/17/2025				<p>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)</p> <p>Submit Delete Note</p> <p>Building has numerous safety hazards and code issues. Building needs to be brought up to code or demolished.</p>
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	5/16/2025	5/16/2025			<p>Property has overgrowth throughout. Property needs to be cut and cleaned.</p> <p>The property has been cut and cleaned, violation abated.</p>
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHEN KNIGHT	4/17/2025				<p>(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)</p> <p>Submit Delete note</p>

	STEPHEN KNIGHT	4/17/2025				Building is in general disrepair and has numerous code violations. Building must be brought up to code or demolished.
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

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

**THE CITY OF OCALA**

**CASE NO: CE25-0326**

Petitioner,

VS.

**HERNANDEZ, TANIA**

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS  
FSS. 162.07(2)**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Attorney Fees:			

**2. Inspector(s) Time:**

	<b>Cost</b>	<b># @ .5 hour(s)</b>	<b>Total:</b>
Inspection(s)	\$12.50	6	\$75.00

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	6	\$132.00

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

	<b>Cost</b>	<b># of page(s)</b>	<b>Addl. page(s)</b>	<b># of addl. page(s)</b>	<b>Total:</b>
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	<b>Cost</b>	<b># of page(s)</b>	<b>Total:</b>
Clerical:			

**6. Postage Cost(s):**

	<b>Cost</b>	<b># of Regular</b>	<b>Cost</b>	<b># of Certified</b>	
Postage:	\$0.74	1	\$26.58	3	\$26.58

**Total Costs: \$253.07**

**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
8/12/2025

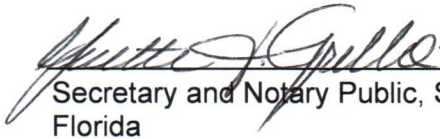
**STATE OF FLORIDA  
COUNTY OF MARION**



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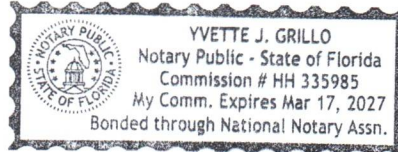
STEPHEN KNIGHT  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 12 Aug  
by STEPHEN KNIGHT who is personally known to me and who did take an oath.



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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 Real Estate

2573-001-004

[GOOGLE Street View](#)

Prime Key: 1214661

[MAP IT+](#)

Current as of 4/17/2025

### Property Information

HERNANDEZ TANIA  
HERNANDEZ NOEL  
4651 SW 110TH LN  
OCALA FL 34476-4319

### Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .25

Situs: 616 NW 10TH PL OCALA

### 2024 Certified Value

Land Just Value	\$8,167
Buildings	\$11,852
Miscellaneous	\$1,051
Total Just Value	\$21,070
Total Assessed Value	\$21,070
Exemptions	\$0
Total Taxable	\$21,070

Ex Codes:

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$8,167	\$11,852	\$1,051	\$21,070	\$21,070	\$0	\$21,070
2023	\$8,167	\$10,892	\$1,227	\$20,286	\$20,286	\$0	\$20,286
2022	\$8,167	\$9,922	\$1,402	\$19,491	\$19,491	\$0	\$19,491

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8187/1351</a>	10/2023	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">6191/1641</a>	03/2015	61 FJDGMNT	0	U	I	\$100
<a href="#">5587/0532</a>	10/2011	34 TAX	0	U	I	\$5,200
<a href="#">UNRE/INST</a>	07/1994	71 DTH CER	0	U	I	\$100
<a href="#">UNRE/INST</a>	04/1991	05 QUIT CLAIM	0	U	I	\$100

### Property Description

SEC 07 TWP 15 RGE 22  
PLAT BOOK A PAGE 074  
ALLREDS ADD OCALA

W 1/2 OF N 1/2 OF LOT 4 BLK 1

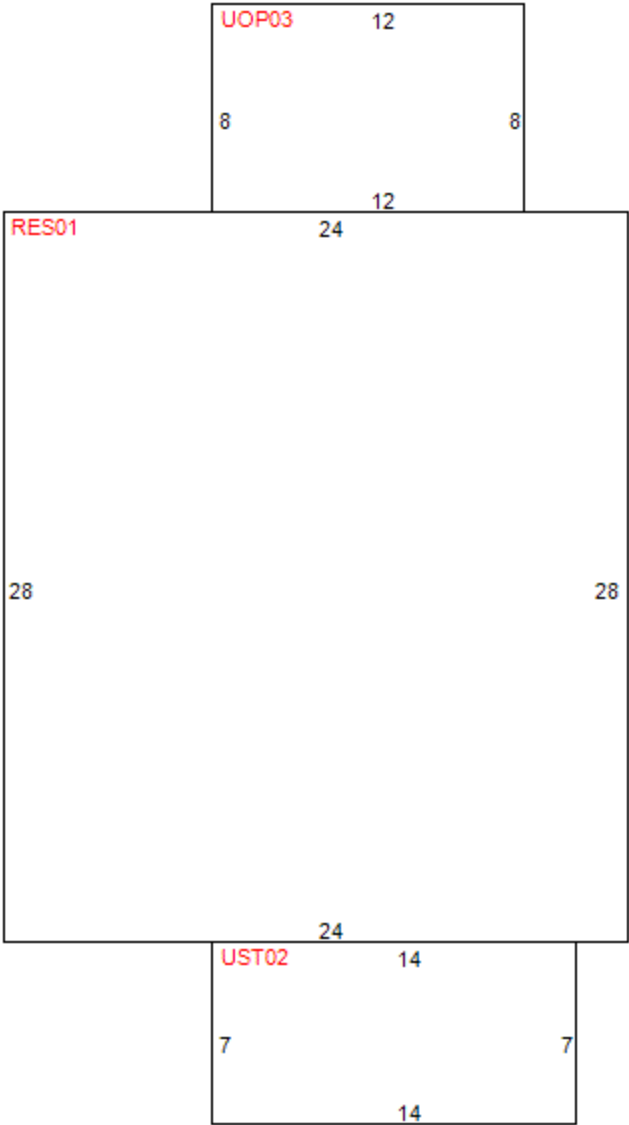
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	0100	.0	.0	B4	5,445.00	SF							
GCNF	0100	.0	.0	R1	5,445.00	SF							
Neighborhood 9968 - COMM HWY 27 -NW 16 AVE/HWY 441													
Mkt: 2 70													

[Traverse](#)

**Building 1 of 1**

RES01=L24U28R24D28.L2  
UST02=D7L14U7R14.L2U28  
UOP03=U8L12D8R12.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1953
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%

Condition 2  
Quality Grade 100 - POOR  
Inspected on 8/30/2021 by 218

Obsolescence: Functional 0%  
Obsolescence: Locational 0%  
Architecture 0 - STANDARD SFR  
Base Perimeter 104

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1953	N	0 %	0 %	672	672
UST	0234	- WD FRAME-STUCO	1.00	1953	N	0 %	0 %	98	98
UOP	0301	- NO EXTERIOR	1.00	1953	N	0 %	0 %	96	96

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 28 SOFTWD ON WOOD	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 06 ASPHALT SHNGL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 06 CONVECTION	<b>Heat Fuel 1:</b> 08 OIL	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> N			<b>Vacuum:</b> N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	376.00	LF	10	2020	4	0.0	0.0	

[Appraiser Notes](#)

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
BLD12-0516	4/26/2012	-	STUCCO
OC00837	6/1/1995	-	RSRA





## Warranty Deed

RETURN TO: TANIA HERNANDEZ, NOEL HERNANDEZ

ADDRESS: 4651 SW 110th Lane, Ocala, FL 34476, USA

THIS INSTRUMENT PREPARED BY: FANNY CRUZ of 4337 SW 52nd Lane Rd, Ocala, FL 34474, USA, TANIA HERNANDEZ of 4651 SW 110th Lane Ocala, FL 34476, USA

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 2573-001-004

THIS INDENTURE, made this 10<sup>th</sup> day of October, 2023, by and between FANNY CRUZ, married, of 4337 SW 52nd Lane Rd, Ocala, FL 34474, USA, and TANIA HERNANDEZ, Single, of 4651 SW 110th Lane, Ocala, FL 34476, USA, (collectively the "Grantor"), and TANIA HERNANDEZ, of 4651 SW 110th Lane, Ocala, FL 34476, USA and NOEL HERNANDEZ, Single, of 9980 SW 46th Ct Ocala, FL 34476, USA (collectively the "Grantee").

**WITNESSETH:** that said Grantor, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, with general warranty covenants, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Marion County, Florida, to-wit:

SEC 07 TWP 15 RGE 22

ALLREDS AD OCALA W 1/2 OF N 1/2 OF LOT 4 BLOCK 1

PLAT BOOK A PAGE 074.

Being the same property conveyed to the Grantor by the Tax Deed dated the 28 day of October, 2011, previously referenced as follows: Book/Volume 05587, Page 0532-0534 of the Recorder of Marion County.

This property is not the homestead of the Grantor.

**To Have and to Hold** the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.


And the Grantor hereby covenants with the said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to the date of the transfer, reservations, restrictions and easements of record, if any.

**IN WITNESS WHEREOF**, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:

  
Signature: FANNY CRUZ

  
Signature: TANIA HERNANDEZ

  
Witness Name

  
Witness Name

**Spousal Acknowledgement**

I, ISAAC DIAZ of 4337 SW 52nd Lane Rd, Ocala, FL 34474, USA, spouse of FANNY CRUZ, in accordance with the above Warranty Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Isaac Diaz  
Isaac Diaz

STATE OF FLORIDA

COUNTY OF Marion

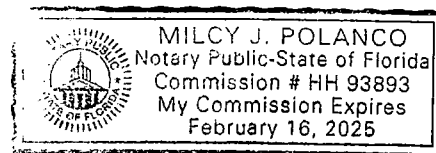
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or \_\_\_ online notarization, this 10<sup>th</sup> day of October, 2023, by ISAAC DIAZ, who is personally known to me or who has produced FL DL: D26-406-91-379-0 as identification.

Notary Public Signature: Milcy Polanco

Notary Public Name: Milcy Josue Polanco

Serial Number: HH 93893

My commission expires: February 16, 2025

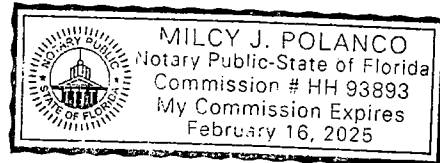


## Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged before me, by means of ✓ physical presence or  
\_\_\_\_ online notarization, this 10<sup>th</sup> day of October, 2023, by FANNY CRUZ,  
and TANIA HERNANDEZ, who are personally known to me or who have produced  
FL DL: \_\_\_\_\_ as identification.

Notary Public Signature: Milcy PolancoNotary Public Name: Milcy Josue PolancoSerial Number: HH93893My commission expires: February 16, 2025



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search By Entity Name](#) /

[Next List](#)

HERNANDEZ TANIA

Search

## Entity Name List

Corporate Name	Document Number	Status
<a href="#">HERNANDEZ TANIA LLC</a>	L24000194339	Active
<a href="#">HERNANDEZ TAQUERIA Y MAS, LLC</a>	L22000051362	Active
<a href="#">HERNANDEZ TARQUIS BUSINESS, INC.</a>	H05453	INACT
<a href="#">HERNANDEZ TATOO 1803 LLC</a>	L25000115755	Active
<a href="#">HERNANDEZ TATTOO CORP</a>	P21000042337	Active
<a href="#">HERNANDEZ TAX CONSULTANT INC</a>	P18000036636	Active
<a href="#">HERNANDEZ TAX FIRM INC.</a>	P14000047923	Active
<a href="#">HERNANDEZ TAX SERVICE LLC</a>	L13000167855	INACT
<a href="#">HERNANDEZ TAX SERVICES, INC</a>	P11000101479	InActive
<a href="#">HERNANDEZ TAX SERVICES, INC</a>	P13000061821	INACT
<a href="#">HERNANDEZ TCM CORP</a>	P20000076624	INACT
<a href="#">HERNANDEZ. T CONSTRUCTION LLC</a>	L24000305382	Active
<a href="#">HERNANDEZ AND TEAM, LLC</a>	L22000065135	INACT
<a href="#">HERNANDEZ TEAM BODY SHOP LLC</a>	L18000095455	Active
<a href="#">HERNANDEZ TECHNICAL SERVICES LLC</a>	L23000061200	Active
<a href="#">HERNANDEZ TECHNOLOGIES, LLC</a>	L12000121698	INACT
<a href="#">HERNANDEZ TECHNOLOGY CORP</a>	P20000034440	Active
<a href="#">HERNANDEZ TECH, SERVICE, INC.</a>	P93000055422	INACT
<a href="#">HERNANDEZ TECH SOLUTIONS LLC</a>	L23000092067	Active
<a href="#">HERNANDEZTEEZ LLC</a>	L23000355972	Active

[Next List](#)

HERNANDEZ TANIA

Search



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

4/21/2025

CASE NO: CE25-0326

HERNANDEZ TANIA  
4651 SW 110TH LN  
OCALA, FL. 34476-4319

**RE: 2573-001-004 | 616 NW 10TH PL OCALA, FLORIDA (DEAD END STREET)**

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: 5/16/2025***

***Violations:***

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

Property has overgrowth throughout. Property needs to be cut and cleaned.

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Fence is in general disrepair and on the ground in some areas. Fence needs to be repaired and replaced if needed.

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article.

**SECTION 122-51 BUILDING PERMIT REQUIRED**

No building or other structure shall be erected, moved, added to or structurally altered without a permit therefore issued by the building official.

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.

STEPHEN KNIGHT,  
Code Enforcement Officer  
352-456-8820 [sknight@ocalafl.gov](mailto:sknight@ocalafl.gov)



*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

07/18/2025

HERNANDEZ TANIA  
4651 SW 110TH LN  
OCALA, FL. 34476-4319

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 616 NW 10TH PL|2573-001-004

**Case Number:** CE25-0326

**Officer Assigned:** Stephen Knight

**Required Compliance Date:** 08/12/2025

**Public Hearing Date & Time:** 08/14/2025 17:30

**Violation(s) and How to Abate:**

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Building is in general disrepair and has numerous code violations. Building must be brought up to code or demolished.

**SECTION 122-51 BUILDING PERMIT REQUIRED**

Building has numerous safety hazards and code issues. Building needs to be brought up to code or demolished.

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 – 2<sup>nd</sup> 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:

Stephen Knight      Code Enforcement Officer  
sknight@ocalafl.gov  
352-456-8820



**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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, Stephen Knight, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 07/18/2025 post the Notice of Violation & Public 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.**

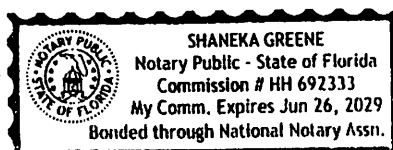
Dated: 07/18/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/18/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
7/18/2025 11:08 AM





**CODE  
ENFORCEMENT  
2-629-8309  
NOT REMOVE THIS  
WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**

Office DEPOT®



*City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION

201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. If the violation is not corrected by the date indicated, the City of Ocala will request a re-inspection to determine if the violation has been corrected. If the violation is not corrected, the City of Ocala will proceed to a public hearing even after compliance is met. The public hearing will be conducted on the date at time indicated at:

**NOTICE OF VIOLATION AND PUBLIC HEARING**

City of Ocala - City Hall - 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Washington Avenue Ocala, FL 34471

07/18/2025

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. A lien of prosecution will be levied in this case pursuant to Florida Statute section 182.07(2).  
HERNANDEZ TANIA  
4651 SW 110TH LN  
OCALA, FL 34476-4319

The violator is represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plans, 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 the 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 purposes, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

Respondent(s) \_\_\_\_\_ /

Location of Violation: 616 NW 10TH PL(2573-001-004)

Case Number: CE25-0326

Officer Assigned: Stephen Knight

Required Compliance Date: 08/12/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Building is in general disrepair and has numerous code violations. Building must be brought up to code or demolished.

Stephen Knight Code Enforcement Officer

SECTION 122-51 BUILDING PERMIT REQUIRED

Building has numerous safety hazards and code issues. Building needs to be brought up to code or demolished.

City of Ocala  
Code Enforcement Division  
7/18/2025 11:08 AM

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

**CASE NO: CE25-0326**

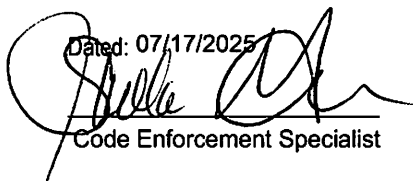
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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 07/17/2025 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.

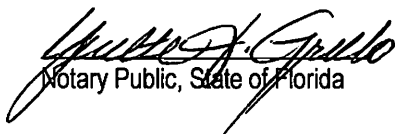
**FURTHER, AFFIANT SAYETH NAUGHT.**

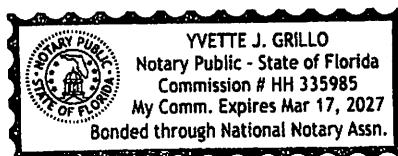
Dated: 07/17/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/17/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







Date Produced: 07/28/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7683 9604. Our records indicate that this item was delivered on 07/25/2025 at 04:41 p.m. in OCALA, FL 34476. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "Tania Hernandez", written over a horizontal line.

Address of Recipient :

A handwritten address in black ink, starting with a large "U", written over a horizontal line.

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0326





City of Ocala  
- Code Enforcement Division  
4/16/2025 12:40 PM





City of Ocala  
Code Enforcement Division  
4/16/2025 12:40 PM





City of Ocala  
Code Enforcement Division  
8/12/2025 8:30 AM





City of Ocala  
Code Enforcement Division  
8/12/2025 8:30 AM