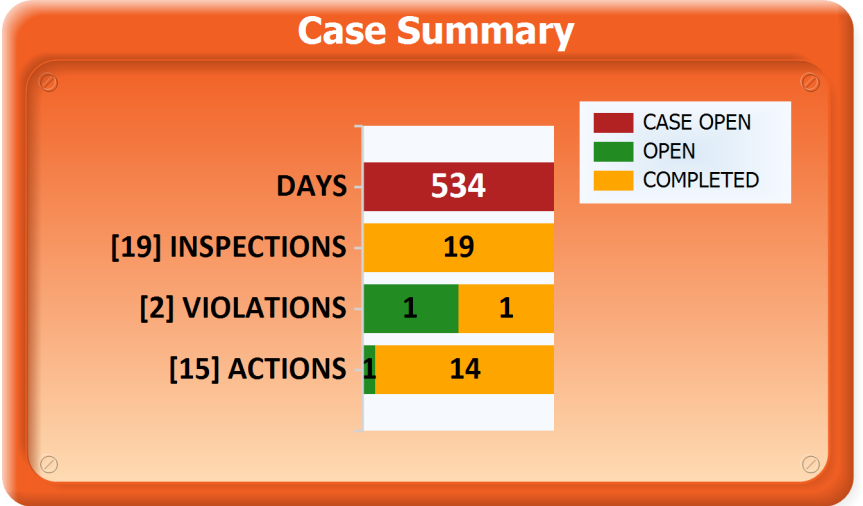


Description: DEAD TREE			Status: NON COMP HEARING	
Type: TREES		Subtype: OTHER TREE VIOLATION		
Opened: 2/27/2024	Closed:	Last Action: 8/14/2025		Flw Up: 8/11/2025
Site Address: 507 SW 10TH ST OCALA, FL 344804733				
Site APN: 2851-143-001		Officer: OSIAS FERREIRA		
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	YVETTE J GRILLO	7/2/2025	7/2/2025	NOTICE NON COMPL HEARING
CERTIFIED MAIL	SHANEKA GREENE	2/7/2025	2/7/2025	NOVPH MAILED (2) 91 7199 9991 7039 7684 4158 SANDS NATHAN 1025 SE 46TH ST OCALA FL 34480-4733 91 7199 9991 7039 7684 4165 507 SW 10TH ST OCALA FL 34471
CERTIFIED MAIL	YVETTE J GRILLO	3/20/2025	3/20/2025	FOF 91 7199 9991 7039 7682 3108 SANDS, NATHAN 1025 SE 46TH ST OCALA, FL 34480-4733



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_10605

CERTIFIED MAIL	YVETTE J GRILLO	7/2/2025	7/2/2025	NOTICE NON COMP HEARING 91 7199 9991 7039 7680 9270 SANDS, NATHAN 507 SW 10TH ST OCALA, FL 24480
CONTACT	OSIAS FERREIRA	11/6/2024	11/6/2024	Nathan Sands 352-229-4372
CONTACT	OSIAS FERREIRA	2/6/2025	2/6/2025	Posted NOVPH at the property.
CONTACT	OSIAS FERREIRA	3/27/2025	3/27/2025	Phone call with Nathan at 352-229-4372 questions about site plan and case in general.
CONTACT	OSIAS FERREIRA	7/7/2025	7/7/2025	See inspection phone call with the owner.
HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/14/2025		
OFFICER POSTING	OSIAS FERREIRA	3/20/2025	3/20/2025	Posted FAO affidavit on file.
OFFICER POSTING	OSIAS FERREIRA	7/7/2025	7/7/2025	Posted Non-Compliance Hearing
PHONE CALL(S)	OSIAS FERREIRA	8/20/2024	8/20/2024	ON 08/20/20214 I RECEIVED A PHONE CALL FROM MR. SANDS SAYING THEY HAD REMOVED ALL OF THE TRASH. I DID AN INSPECTION AND ALL THE TRASH WAS REMOVED. PICTURES ATTACHED.
PREPARE NOTICE	SHANEKA GREENE	2/7/2025	2/7/2025	ADMIN POSTING NOVPH

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/3/2025	3/3/2025	<p>Find the Respondent(s) guilty of violating city code section 118-75 and 122-212 and order to:</p> <p>1.) (a) Apply for and obtain a tree removal permit for the removal of one (1) tree and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finaled by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) Apply for and obtain a site permit for the paving/sealing/stripping of the site by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finaled by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$381.79 by May 1st, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SANDS NATHAN	1025 SE 46TH ST OCALA, FL 34480-4733			

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	\$21.54	\$21.54	5/2/25	CODE136	1639	CHECK	SANDS NATHAN	SHG

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10605

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$154.00	5/2/25	CODE136	1639	CHECK	SANDS NATHAN	SHG
INSPECTION FEE	001-359-000-000-06-35960	15	\$187.50	\$187.50	5/2/25	CODE136	1639	CHECK	SANDS NATHAN	SHG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	5/2/25	CODE136	1639	CHECK	SANDS NATHAN	SHG

Total Paid for CASE FEES: \$381.79 \$381.79

TOTALS: \$381.79 \$381.79

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	JLB	7/2/2025	7/2/2025	NON COMPLIANT		<p>I conducted a case review after I received a phone call from Project Managers, Greg McClellan and Dwain Thomas. Permit SITE25-0101 was issued for a re-stripe only. No record of any site plan has been submitted. Case status was "Active." It has since been updated to Non-compliance Hearing . The Final Administrative Order as been recorded and a Non-Compliance Hearing has not taken place. An affidavit of non-compliance is also missing in the case file and will need to be completed by the officer to reflect the requirements of the Final Administrative Order (voluntary compliance for 118-75 and non-compliant for 122-212).</p> <p>Prosecution costs paid. I have also updated the violation tab. Once the affidavit of non-compliance is submitted to Admin the financial can be updated. Non-compliance hearing is scheduled for 08/14/2025.</p>



Case Details - No Attachments

City of Ocala

Case Number

2024_10605

COMPLIANCE	OSF	5/2/2025	5/2/2025	NON COMPLIANT		On 5/2/2025 I did a follow up inspection and also received a call from Nathan Sands property owner. I check the system for the compliance of this case and observed that a permit for the TRE25-0039 is final. Also, Nathan told me he is working with CFB Climer Former and Barkly to get the topographic survey, he contacted this company on 4-9-2025 and they have been in contact with the city, also they started the work on 4-22-25. At this point they only thing they are missing is the Site Plan, because they have paid the cost. We have granted a little bit more time to keep working on this permit.
FOLLOW UP	OSF	8/11/2025	8/11/2025	NON COMPLIANT		On 8/11/2025 I did a follow up before the hearing for the issues on this property. The site permit that was submitted SITE25-0101, is not final yet and the building department has notes saying they need to submit for all the work that took place on the parking lot and not just the resealing and restriping. Since its a new and expanded parking lot. At this time is not in compliance.
FOLLOW UP	OSF	11/6/2024	11/6/2024	NON COMPLIANT		On 11/06/2024 I spoke with the property owner, and we talked about the permit for the parking lot that was submitted to the city. He then told me he was going to be following up with the contractors and hopefully get that permit completely finalized.
FOLLOW UP	OSF	12/23/2024	12/23/2024	NON COMPLIANT		On 12/23/2024 I check the city records and SITE24-0081 and is still pending, that permit should be taking care of the parking lot and the tree as well. I will give a little bit more time to comply since they have submitted and they are working to get this resolved.
FOLLOW UP	OSF	2/5/2025	2/5/2025	NON COMPLIANT		On 2/5/2025 nothing else has been done on this case, it will move to the hearing. Pictures attached.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_10605

FOLLOW UP	OSF	3/3/2025	3/3/2025	NON COMPLIANT		On 3/3/2025 the SITE24-0081 has not been finalized, and nothing else has been done on this case. The case will move to the hearing.
FOLLOW UP	OSF	7/7/2025	7/7/2025	NON COMPLIANT		On 7/7/2025 I did a follow up and posted the Notice of Non-Compliance Hearing for the 8/14/2025 hearing. Also the permit SITE25-0101 is currently on hold. I spoke with Nathan Sands the property owner about this permit and his GC and he told me they are working on getting this done as soon as possible, I recommended to him to schedule a meeting with code and building to get clarification on some of his questions in regards to the permits.
FOLLOW-UP	OSF	6/3/2024	6/5/2024	COMPLETE		On 06/05/2024 I reinspected the property and they are working like Mr. Sands said they would, on remodeling the property entirely and they need more time to redo the landscape. I will continue communicating with Mr. Sands.
FOLLOW-UP	OSF	7/3/2024	7/3/2024	COMPLETE		On 07/03/2024 I reach out to Mr. Sands to find out what progress he has made on regards to the property. Upon searching the records of the city, I observed multiple building permits, but I haven't seen a site plan yet for the dead tree or a tree permit.
FOLLOW-UP	OSF	3/29/2024	3/29/2024	COMPLETE		On 03/29/2024 I inspected the records of the property I didn't see an updated site plan. I will keep in contact with the owner Nathan to check on progress.
FOLLOW-UP	OSF	8/2/2024	8/2/2024	COMPLETE		On 08/02/2024 I review the city records and found a SITE24-0081 for the parking lot and the restriping. Follow up scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2024_10605

FOLLOW-UP	JENNIPHER BULLER	7/10/2024	7/10/2024	COMPLETE	<p>On 07/10/2024, I received a text message from Site Inspector, DJ Schmidt stating that site work at been done at location without a permit (new asphalt and re-striping Section 122-212). I was already in the area. I observed what work had been done (photos attached). I made contact with the property owners who where on-site Nathan Sands 352-229-4372 and Amy Alvavado 954-655-7773 info@alvahouseofstyle.com</p> <p>Ms. Alvavado wasn't aware that a permit hadn't been issued for the parking lot. Information forwarded to the officer assigned to the case, Osias Ferreira. Tree permit was also mentioned to Ms. Alvavado, She said they just got the irrigation installed and that would be the next step. I explained to her that a permit would be required before any trees or shrubs were planted.</p>
FOLLOW-UP	OSF	8/19/2024	8/19/2024	COMPLETE	<p>On 08-19-2024 I received some complaints about trash on the property. I inspected the property and found indeed a pile of trash in front of the property. I then called Amy owner of the property to let her know about the trash. She told me she had already contacted the city to have this removed. Photos attached and follow up scheduled.</p>
FOLLOW-UP	OSF	3/13/2024	3/13/2024	COMPLETE	<p>On 03/13/2024 I check the system for a permit for that tree removal, but I couldn't find anything. I then search for Mr. Nathan Sands phone number (352-229-4372) and he told me he is in the process of getting a new site plan and updating the entire property. I will reinspect the property again to check the progress.</p>

FOLLOW-UP	OSF	7/11/2024	7/11/2024	COMPLETE		On 07/11/2024 I spoke with my supervisor in regard to this property doing work without permits, they added asphalt to this property parking lot. I then called Mr. Sands in regard to the parking lot and the restriping, told him they need a permit to have this work done and he told me he is in the process of getting this done, as well as replanting several trees in the property.
FOLLOW-UP	OSF	5/14/2024	5/14/2024	COMPLETE		On 05/14/2024 I reinspected the property for the dead tree and I observed they removed it. They still need to obtain a permit and the owner told me he was going to redo the entire property and the landscape.
FOLLOW-UP	OSF	9/2/2024	9/3/2024	COMPLETE		On 09/03/2024 I review the system and found a permit SITE24-0081 for the parking lot asphalt that was added. I will continue to follow up and work with the owners.
INITIAL	OSF	2/27/2024	2/27/2024	COMPLETE		On 02/27/2024 I received an email from DJ about a dead tree on the property, I will try and contact the owner so they can remove and replace the dead tree according to City regulations. I will also send a CLTO with some more information for the owner and time to correct the violation.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 118-75. - Removal of dead or damaged trees.		2/27/2024	4/10/2025		Dead tree on property. Obtain the permit for the removal of the dead tree.	
SECTION 122-212 SITE PLAN APPROVAL REQUIRED		7/11/2024			Asphalt added to the property and restriping. Obtain a site plan permit.	



CITY OF OCALA
MUNICIPAL CODE ENFORCEMENT BOARD
CODE ENFORCEMENT SPECIAL MAGISTRATE

2

APPEARANCE REQUEST FORM

DATE: 03/13/2025 CASE NUMBER(S): 2024-10605
NAME: Nathan Sands PHONE: 352-229-4372
MAILING ADDRESS: 1025 SE 46th Street Ocala FL 34480
EMAIL ADDRESS: nathan9192@yahoo.com

☒ PROPERTY OWNER ☐ PROPERTY / OWNER REPRESENTATIVE ☐ ATTORNEY
☐ WITNESS / COMPLAINANT

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

THE CITY OF OCALA

CASE NO: 2024_10605

Petitioner,

vs.

**SANDS, NATHAN
1025 SE 46TH ST
OCALA, FL 34480-4733**

Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/27/2025 03:23:32 PM

FILE #: 2025040404 OR BK 8570 PGS 227-228

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 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), **SANDS, NATHAN**, owner(s) in charge of the property described as: **507 SW 10TH ST | 2851-143-001, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 27th, 2024, and March 3rd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-212 SITE PLAN APPROVAL REQUIRED, SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **SANDS, NATHAN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 122-212 SITE PLAN APPROVAL REQUIRED, SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES**, 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.

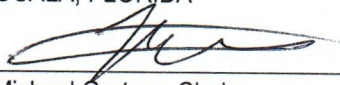
III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section 118-75 and 122-212 and order to:
 - 1.) (a) Apply for and obtain a tree removal permit for the removal of one (1) tree and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) Apply for and obtain a site permit for the paving/sealing/stripping of the site by 4:00pm on Thursday, May 1st, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 3.) Pay the cost of prosecution of \$381.79 by May 1st, 2025.

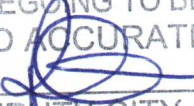
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 13th day of March 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

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:
SANDS, NATHAN, 1025 SE 46TH ST, OCALA, FL 34480-4733, this 13th day of March 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board

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 MAY 8TH, 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.

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2024_10605

SANDS NATHAN
1025 SE 46TH ST
OCALA FL 34480-4733
Respondent. _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Osias Ferreira, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 03/20/2025, post the Final Administrative Order in the above styled cause of this action, located at **507 SW 10TH ST | 2851-143-001**, Ocala, Florida, upon which the violations are alleged to exist.
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.

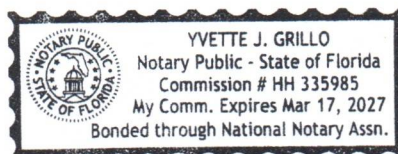
Dated this 20th day of March 2025


Osias Ferreira,
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this 20th day of March 2025, Osias Ferreira, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

**SANDS, NATHAN
1025 SE 46TH ST
OCALA, FL 34480-4733**

CASE NO: 2024_10605

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on March 13th of 2025 the Municipal Code Enforcement Board 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 May 1st, 2025.
3. That a re-inspection was performed on May 2nd, 2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken
5. **Abatement of violations as ordered; Section 118-75**
6. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:
Abatement of violations as ordered; Section 122-212
7. The prosecution costs remain paid.

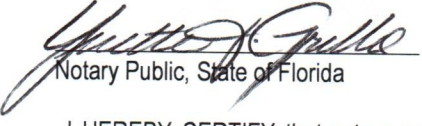
FURTHER, AFFIANT SAYETH NOT.

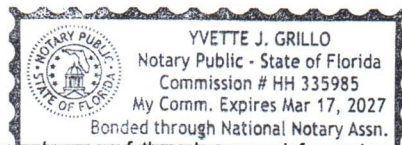
Dated this 2nd day of May 2025

Osias Ferreira
Code Enforcement Officer
City of Ocala

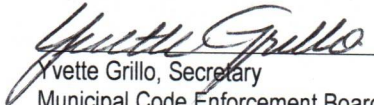
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Osias Ferreira on this 2nd day of May 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



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, on this 2nd day of May 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 7/2/2025

Case No: 2024_10605

**To: SANDS, NATHAN
1025 SE 46TH ST
OCALA, FL 34480-4733**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Osias Ferreira, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **507 SW 10th St**, Ocala, Florida, **2851-143-001**, Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 043 GARYS ADD OCALA E 77 FT OF LOT 143 EXC S 10 FT FOR SR 200 ROW**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

**SECTION 122-212 SITE PLAN APPROVAL REQUIRED
SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES**

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **8/14/2025 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing.

If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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 2nd day of July 2025

Yvette Grillo

Yvette Grillo

Secretary, Municipal Code Enforcement Board

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: 2024-10605

**SANDS, NATHAN
1025 SE 46TH ST
OCALA FL 34480-4733**

Respondent. _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Osias Ferreira, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 07/7/2025, post the Notice of Non-Compliance Hearing in the above styled cause of this action, located at **2851-143-001 // 507 SW 10th St** Ocala, Florida, upon which the violations are alleged to exist.
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.

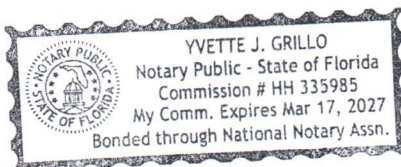
Dated this July 7, 2025


Osias Ferreira,
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this 7th day of July 2025, Osias Ferreira, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CASE NO: 2024_10605

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 07/02/2025 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.

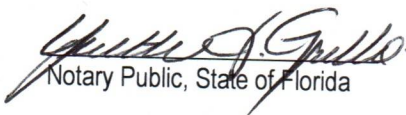
Dated: 07/02/2025

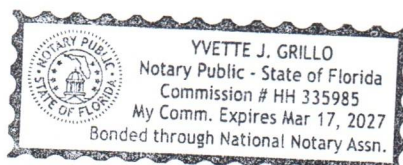
Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 07/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





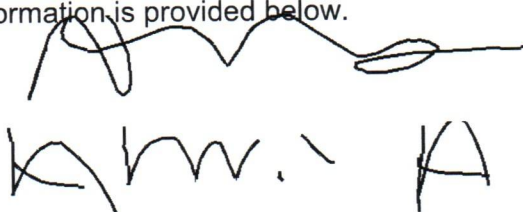
**UNITED STATES
POSTAL SERVICE™**

Date Produced: 07/14/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7680 9270. Our records indicate that this item was delivered on 07/07/2025 at 03:11 p.m. in OCALA, FL 34480. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :

**1025 SE 46TH ST, OCALA, FL
34480**

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 373304122024-10605



08/11/2025 10:57:52

City of Ocala
Code Enforcement Division



08/11/2025 10:57:11
City of Ocala
Code Enforcement Division