

Case Number CE25-0361

City of Ocala

Description: Overgrov		Status: HEARING					
Type: GENERAL VIOLA		Subtype: OVERGROWTH					
Opened: 4/30/2025	ened: 4/30/2025 Closed: Last Action: 8/			/2025	Fllw Up: 8/13/2025		
Site Address: 0 , FL 34470							
Site APN: 2614-014-006			Officer: STEPHANI SMITH				
Details:							



ADDITIONAL SITES

LINKED CASES

	CHRONOLOGY										
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES							
ADMIN POSTING	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH							
CERTIFIED MAIL	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH MAILED 91 7199 9991 7039 7982 8141 DENHART WILLIAM B III DENHART HENRI JEAN 2830 SW 36TH DR OCALA, FL. 34474-6602							
CONTACT	STEPHANI SMITH	5/30/2025	5/30/2025	Mr.Denhart 678-427-3528 Contact via telephone call at 03:11 P.M. View "Case Work" entry for further.							
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS							
OFFICER POSTING	STEPHANI SMITH	7/3/2025	7/3/2025	NOVPH READY FOR POSTING							



Case Number CE25-0361

OFFICER POSTING	STEPHANI SMITH	7/3/2025	7/3/2025	NOVPH POSTED ONTO THE PROPERTY.
PREPARE NOTICE	SHANEKA GREENE	5/1/2025	5/1/2025	CLTO X 1 DENHART WILLIAM B III DENHART HENRI JEAN 2830 SW 36TH DR OCALA FL 34474-6602
PREPARE NOTICE	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH X 1 DENHART WILLIAM B III DENHART HENRI JEAN 2830 SW 36TH DR OCALA FL 34474-6602
REGULAR MAIL	SHANEKA GREENE	5/1/2025	5/1/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/1/2025	8/4/2025	Find the Respondent(s) guilty of violating city code section(s): 82-3 and order to: 1.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, September 4th, 2025, or remove the fence by 4:00 pm on Thursday, September 4th, 2025. If the Respondent fails to comply by 7:00 am on Friday, September 5th 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing. 2.) Pay the cost of prosecution of \$244.21 by September 4th, 2025.

	CONTACTS									
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL					
OWNER	DENHART WILLIAM B III	2830 SW 36TH DR OCALA, FL 34474-6602								



Case Number CE25-0361

City of Ocala

CONTACTS									
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL				
RESPONDENT 1	DENHART, WILLIAM B III	2830 SW 36TH DR OCALA, FL 34474-6602							

	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	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								
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Total Paid for CASE FEES: \$244.21 \$0.00

> **TOTALS:** \$244.21 \$0.00

	INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES					
CASE WORK	SMS	7/22/2025	7/22/2025	COMPLETED		On 07/22/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the overgrowth continues to be maintained (the property was cut at the time of inspection). However, damaged sections of the fencing remains on the property. View attachments.					



Case Number CE25-0361

CASE WORK	SMS	7/3/2025	7/3/2025	COMPLETED	On 07/03/2025, I have posted the NOVPH directly onto the property. Affidavit of Posting has been posted onto the property. View attachments. At the time of inspection, it appears that the overgrowth has been cut and cleared.
CASE WORK	SMS	6/17/2025	6/17/2025	COMPLETED	On 06/17/2025, I have re-inspected the property in reference to overgrowth and fencing. I have observed the overgrowth and the damaged fencing still remains. View attachments. Set inspection to monitor progress. If no progress is made and/or no response from the property owner, there will be a consideration for a NOVPH.
CASE WORK	SMS	7/1/2025	7/1/2025	COMPLETED	On 07/01/2025, I have re-inspected the property in reference to dilapidated fencing and overgrowth. I have observed that both the overgrowth and the dilapidated portions of the chain link fencing (front and side of the property) remain. No progress being made with the initial case beginning back in 4/30/2025. Therefore, an NOVPH will be generated. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.

Case Number CE25-0361

FOLLOW UP	SMS	5/30/2025	5/30/2025	COMPLETED		On 05/30/2025, I have re-inspected the property in reference to overgrowth and the damaged fencing. I have observed that the damaged fencing and the overgrowth remains on the property. I have called William Denhart (at 678-427-3528) (obtained through Utility Department) in reference to this case. He has informed me that they plan on selling the lot. However, he will coordinate with his brother to have the grass cut when they are available and to fix the fencing. He has informed me also that the fencing was damaged by two trees falling onto it by a storm from the park. However, the City Attorney has claimed for it to be an "Act of God" from one of the hurricanes. View attachments. Set inspection to monitor progress.
HEARING INSPECTION	SMS	8/13/2025	8/13/2025	NON COMPLIANT		On 08/13/2025, I have re-inspected the property in reference to deteriorated sections of the chain-link fencing. I have observed that the two sections still remain in a state of disrepair. View attachments.
INITIAL	SMS	4/30/2025	4/30/2025	NON COMPLIANT		On 04/30/2025 while patrolling the area, I have observed an overgrown vacant lot with damaged/deteriorated portions of the chain-link fencing throughout the property. I was unable to make direct contact due to the lot being vacant. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

Case Number CE25-0361

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	4/30/2025	7/3/2025		Please cut and clear all overgrowth throughout the property.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	4/30/2025			Please repair, replace, or remove deteriorated and damaged sections of the chainlink fencing.

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

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Petitioner,

CASE NO: CE25-0361

Total Costs: \$244.21

VS.

DENHART, WILLIAM B. III DENHART, HENRI JEAN

Respondents

1

AFFIDAVIT OF CASE PROSECUTION COSTS FSS. 162.07(2)

STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enfo	rcement Spe	ecial Magistrate H	earing:				
	Cost	# of hour(s)			Total:		
Attorney Fees:							
2. Inspector(s) Time:						
	Cost	# @ .5 hour(s)		promises produces and other residence in produces and other springs and other springs and other springs and other springs.	Total:		
Inspection(s)	\$12.50	6			\$75.00		
3. Clerical &	Casework Ti	me:					
	Cost	# of hour(s)			Total:		
Clerical:	\$22.00	6	6				
4. Recording	Cost(s): (i.e	. Lien(s) / Lien rele	ease(s) / Satisfa	ction, etc.)			
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:		
Fee(s):	\$18.75	1			\$18.75		
5. Copies of	Related Doci	ument(s):					
Clerical:	Cost	# of page(s)			Total:		
6. Postage C	ost(s):						
	Cost	# of Regular	Cost	# of Certified			
Postage:	\$0.74	1	\$17.72	2	\$17.72		

FURTHER. AFFIANT SAYETH NOT. Dated This: 8/6/2025

STATE OF FLORIDA COUNTY OF MARION

STEPHANI \$MITH

Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6 Aug by STEPHANI SMITH who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

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

2614-014-006

Property Information

DENHART WILLIAM B III

DENHART HENRI JEAN

2830 SW 36TH DR

M.S.T.U.

PC: 00

Map ID: 178

Acres: .23

OCALA FL 34474-6602 Millage: 1001 - OCALA

2024 Certified Value

Land Just Value	\$33,516		
Buildings	\$0		
Miscellaneous	\$392		
Total Just Value	\$33,908	Impact	(\$24.720)
Total Assessed Value	\$9,188	Ex Codes:	(\$24,720)
Exemptions	\$0		
Total Taxable	\$9,188		
School Taxable	\$33,908		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$33,516	\$0	\$392	\$33,908	\$9,188	\$0	\$9,188
2023	\$33,516	\$0	\$392	\$33,908	\$8,353	\$0	\$8,353
2022	\$35,280	\$0	\$392	\$35,672	\$7,594	\$0	\$7,594

<u>Property Transfer History</u>

Price
\$100
\$29,000
\$17,000
\$5,625
\$100
\$100
\$100

Property Description

SEC 08 TWP 15 RGE 22 PLAT BOOK C PAGE 012 WYOMINA CREST

BLK N	LOT 6									
Parent	Parcel: 2617-007	-013								
				Land Data - Wa	rning: V	erify Zo	oning			
Use 0001 Neighb Mkt: 8	CUse orhood 5144 - WY 70	Front 72.0 YOMINA T	Depth 140.0 ER/CRES	Zoning R1A T/PARK	Units 72.00		Rate Loc Shp	Phy	Class Value	Just Valu
-				Miscellaneo	us Impro	ovemen	<u>ts</u>			
Type 105 FE	NCE CHAIN LK			Nbr Units 373.00	Type LF	Life 20	Year In 1996	Grade	Length 0.0	
				<u>Appra</u>	iser Not	es				
-				Planning ** Perm						
Permit	Number		Da	nte Issued		Da	te Completed		Description	



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 09/20/2010 02:15:50 PM

FILE #: 2010085983 OR BK 05414 PG 1520

Prepaid by: WILLIAM BDENTHART III

RECORDING FEES 10.00

Return to: 2830 SW 36 DENHART III

OCALA, FL 34474 Property Appraiser's Parcel

DEED DOC TAX 0.70

ID#: 2614-014-006

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, is executed this 3 day of 5 pt , 2010 by

LILLIAM B. DENHALT III, hereinafter referred to as "FIRST PARTY"

whose address is 2000 SW 36 DR. VE DEALA FL 34474, to

WILLIAM B DENHALT III AND HENEI JEA hereinafter referred to as "SECOND PARTY", whose address is 3630 SW 36 DR. VE DEALA, FL 34474

WITNESSETH, that the "FIRST PARTY", for and in consideration of the sum of \$1.00 in hand paid by the said "SECOND PARTY", the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the "SECOND PARTY", all right, title, interest, and claim which the "FIRST PARTY" has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MARION, State of FL, to wit:

Sec 08 Twp 15 RGE DZ Plat Book C Page 012 Lyoning Crest BIE N Lot 6

TO HAVE AND HOLD the same, together with all and singular the appurtenances thereto, of all interest, equity and claim whatsoever the "FIRST PARTY" may have, either in law or equity, for the proper use, benefit and behalf of the 'SECOND PARTY" forever.

TO HAVE AND HOLD, the "FIRST PARTY" has signed and sealed these presents the day and year first above written.

Millen & rather Signed, sealed and delivered in presence of:

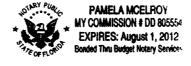
STATE OF FLORIDA

COUNTY OF Marion

The foregoing instrument was acknowledged by me this 13 day of september, 2010 by: William B. Denhart TIT, who is/are personally known by me or who has/have produced: Fr - DR = C.c. as identification and who did not take an oath.

State of: FIOR I OA

My Commission Expires:



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

5/1/2025 CASE NO: CE25-0361

DENHART WILLIAM B III 2830 SW 36TH DR OCALA, FL. 34474-6602

RE: 2614-014-006 | VACANT LOT OCALA, FLORIDA

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: 05/30/2025

Violations:

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

Please repair, replace, or remove deteriorated and damaged sections of the chain link fencing.

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

Please cut and clear all overgrowth throughout the property.

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.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/03/2025

DENHART WILLIAM B III DENHART HENRI JEAN 2830 SW 36TH DR OCALA, FL. 34474-6602

Respondent	(s)
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Location of Violation: 2614-014-006|VACANT LOT

Case Number: CE25-0361

Officer Assigned: Stephani Smith

Required Compliance Date: 08/13/2025

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

Violation(s) and How to Abate:

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

Please repair, replace, or remove deteriorated and damaged sections of the chainlink fencing.

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

Please cut and clear all overgrowth throughout the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE. If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

City of Ocala - City Hall – 2nd Floor (Council Chambers) 110 SE Watula Avenue Ocala, FL 34471

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Stephani Smith Code Enforcement Officer smsmith@ocalafl.gov 352-355-5242

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

CASE NO: CE25-0361

Code Enforcement Specialist, City of Ocala, who

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

STATE OF FLORIDA COUNTY OF MARION

is personally known to me.

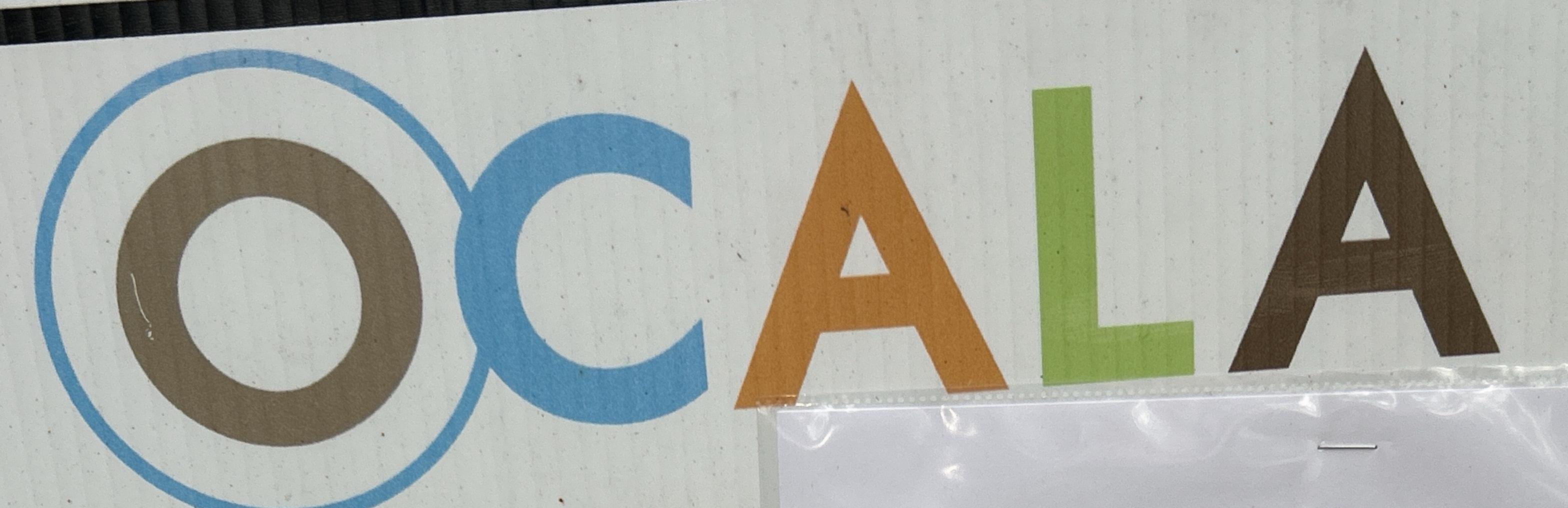
Notary Public, State of Forida

COUNTY OF MARION			
BEFORE ME , the undersigned authority Division of the, City of Ocala, who after be		Stephani Smith and states as follows:	, for the Code Enforcement
1. I did on 07/03/2025 post the N 2614-014-006 VACANT LOT	Notice of Violation & Public	Hearing tothe property	/, located at
2. This Affidavit is provided pursuant	to Section 2-446(b) 2(b), 0	Code of Ordinances of the C	ity of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT		Dated 97/03/2025 Code Enforcemen	t Officer
STATE OF FLORIDA MARION COUNTY			

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

SWORN TO (or affirmed) before me: 07/03/2025 by Yvette Grillo





CORE ENFORCEMENT 352-629-8309

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



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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/03/2025

DENHART WILLIAM B II 2830 SW 36TH DR

Respondent(s)

Location of Violation: 2614-014-006|VACANT LOT

Case Number: CE25-0361

Officer Assigned: Stephani Smith

Required Compliance Date: 08/13/2025

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

Violation(s) and How to Abate:

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

Please repair, replace, or remove deteriorated and damaged sections of the chainlink fencing.

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

Please cut and clear all overgrowth throughout the property.

7/3/25, 8:22AM

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: CE25-0361

Code Enforcement Specialist, City of Ocala, who

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

STA	ITE	OF	FL	.ORI	DA
COL	JNT	Y C	F	MAF	SION

is personally known to me.

COUNTY OF MARION	
BEFORE ME , the undersigned authority personally appeared, Division of the, City of Ocala, who after being duly sworn, depose	
I did on 07/02/2025 post the Notice of Violation & Pt 110 SE Watula Avenue Ocala, FL	ublic Hearing to Ocala City Hall , located at
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.	Code Enforcements pecialist
STATE OF FLORIDA MARION COUNTY	

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

SWORN TO (or affirmed) before me: 07/02/2025 by Yvette Grillo























