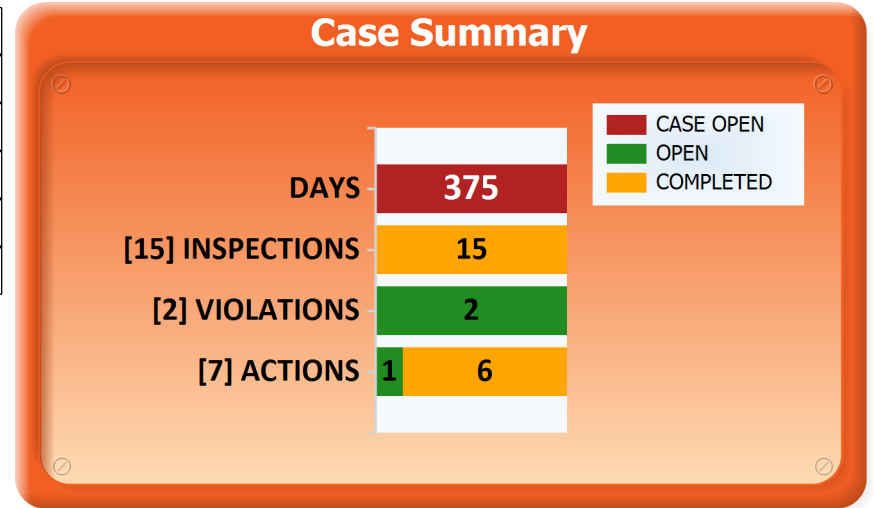


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

Description: DEAD TREE		Status: HEARING	
Type: TREES		Subtype: OTHER TREE VIOLATION	
Opened: 2/27/2024	Closed:	Last Action: 3/13/2025	Flw Up: 3/3/2025
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
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
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.
HEARING CODE BOARD	SHANEKA GREENE	3/13/2025		NEW BUSINESS

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

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 ?ne of \$50.00 per day thereafter that shall run in addition to any other ?nes 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 ?ne of \$50.00 per day thereafter that shall run in addition to any other ?nes until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$381.79 by May 1st, 2025.</p>

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SANDS NATHAN	1025 SE 46TH ST OCALA, FL 34480-4733			

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

## 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	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	15	\$187.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$381.79	\$0.00						
<b>TOTALS:</b>			<b>\$381.79</b>	<b>\$0.00</b>						

## INSPECTIONS

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

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

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.
FOLLOW-UP	JENNIPHER BULLER	7/10/2024	7/10/2024	COMPLETE	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@alvavhouseofstyle.com 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.



# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

FOLLOW-UP	OSF	8/19/2024	8/19/2024	COMPLETE		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.
FOLLOW-UP	OSF	3/13/2024	3/13/2024	COMPLETE		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.
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.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**2024\_10605**

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.
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## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 118-75. - Removal of dead or damaged trees.		2/27/2024			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.	

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2024 Property Record Card Real Estate

2851-143-001

[GOOGLE Street View](#)

Prime Key: 1229634

[Beta MAP IT+](#)

Current as of 2/27/2024

### Property Information

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

### Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 11

Acres: .29

Situs: 507 SW 10TH ST OCALA

### 2023 Certified Property Value by Income

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$202,470	Impact	
Total Assessed Value	\$151,478	<u>Ex Codes:</u>	(\$50,992)
Exemptions	\$0		
Total Taxable	\$151,478		
School Taxable	\$202,470		

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$75,792	\$65,863	\$0	\$202,470	\$151,478	\$0	\$151,478
2022	\$75,792	\$61,915	\$0	\$137,707	\$137,707	\$0	\$137,707
2021	\$75,792	\$56,084	\$0	\$131,876	\$131,876	\$0	\$131,876

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7990/0215</a>	02/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$225,000
<a href="#">7770/0847</a>	02/2022	25 PER REP	8 ALLOCATED	U	I	\$100
<a href="#">7332/0032</a>	12/2020	21 ADMNSTR	0	U	I	\$100
<a href="#">DETH/REGS</a>	08/2020	71 DTH CER	0	U	I	\$100
<a href="#">7333/1323</a>	08/2020	74 PROBATE	0	U	I	\$100
<a href="#">7671/0445</a>	03/2016	71 DTH CER	0	U	I	\$100
<a href="#">6459/0885</a>	03/2016	74 PROBATE	0	U	I	\$100
<a href="#">1910/1396</a>	03/1993	07 WARRANTY	0	U	V	\$100

### Property 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

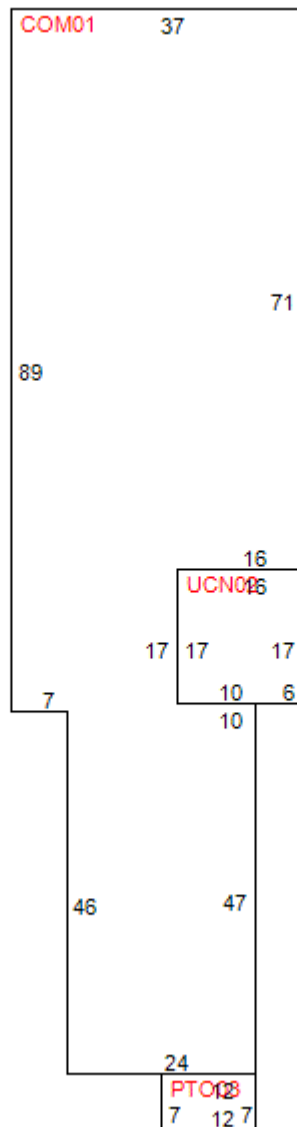
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1103	77.0	162.0	B4	12,632.00	SF							
Neighborhood 9930 - COMM SR 200 - PINE ST/SW 16TH													
Mkt: 2 70													

[Traverse](#)

**Building 1 of 1**

COM01=L24U46L7U89R37D71L16D17R10D47.U47  
 UCN02=L10U17R16D17L6.D47  
 PTO03=D7L12U7R12.



[Building Characteristics](#)

**Structure** 4 - MASONRY NO PILAST  
**Effective Age** 8 - 35-39 YRS  
**Condition** 3  
**Quality Grade** 300 - LOW  
**Inspected on** 2/13/2023 by 117

**Year Built** 1946  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 364

**Exterior Wall** 24 CONC BLK-PAINT18 PREFINISHED MTL38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	11.0	1.00	1946	0	4,119	F48 WAREHOUSE/DISTRIBUTE	48 %	N	N
						M11 ONE STORY STORE	52 %	N	N
2	10.0	1.00	1946	0	272	UCN CANOPY UNFIN	100 %	N	N
3	1.0	1.00	1946	0	84	PTO PATIO	100 %	N	N

**Section: 1**

**Elevator Shafts:** 0      **Aprtments:** 0      **Kitchens:** 0      **4 Fixture Baths:** 0      **2 Fixture Baths:** 1  
**Elevator Landings:** 0      **Escalators:** 0      **Fireplaces:** 0      **3 Fixture Baths:** 0      **Extra Fixtures:** 0

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

FKA TALK OF THE TOWN ANTIQUES

Planning and Building

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
BLD22-3495	12/4/2022	12/22/2022	COOK/ ROOF REPAIR
OC01473	10/1/1997	1/1/1900	CMRA SEAL WALL
OC00104	1/1/1997	1/1/1900	CMRA
OC01716	10/1/1992	1/1/1900	BLDG03=ROOF
OC00098	2/1/1992	1/1/1900	BLDG02=COM RA
OC00024	1/1/1992	1/1/1900	BLDG01=COM RA

Prepared by:  
Alyssa Richardson  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 23-357

## General Warranty Deed

Made this 24 day of February, 2023 A.D. By **Maclyn Walker and Dana Smith, Individually and as Co-Trustees of the John David Cook Revocable Living Trust, dated September 3, 2013**, whose address is: 7569 SW 27th Avenue, Ocala, FL 34476, hereinafter called the grantor, to **Nathan Sands**, whose address is: 1025 SE 46th Street, Ocala, FL 34480, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

**The East 77 feet of Lot 143 of GARY'S ADDITION to the City of Ocala, Florida, as per plat thereof recorded in Plat Book A, Page 43 of the Public Records of Marion County, Florida. Less and Except the South 10 feet thereof for street and Less and Except the existing right of way for State Road 200.**

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with 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 December 31, 2022.

DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice

Prepared by:  
Alyssa Richardson  
Affiliated Title of Central Florida, Ltd.  
2701 SE Maricamp Road, Suite 101  
Ocala, Florida 34471

File Number: 23-357

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Maclyn Walker  
**Maclyn Walker, Individually and as  
Co-Trustee of the John David Cook  
Revocable Living Trust, dated September  
3, 2013**

address: See below

Candace McCoy  
Witness 1 Sign:

Candace McCoy  
Witness 1 Print:

Sylvia P. Leitner  
Witness 2 Sign:

Sylvia P. Leitner  
Witness 2 Print:

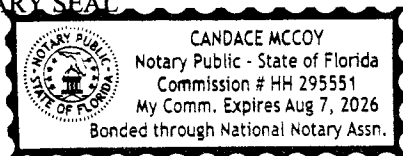
Dana Smith  
**Dana Smith, Individually and as  
Co-Trustee of the John David Cook  
Revocable Living Trust, dated September  
3, 2013**

address: 7569 SW 27 Ave., Ocala, FL  
34476

State of FL County of Marion

The foregoing instrument was acknowledged before me by means of X physical presence or \_\_\_ online notarization, this 24 day of Feb., 2023, by **Maclyn Walker and Dana Smith, Individually and as Co-Trustees of the John David Cook Revocable Living Trust, dated September 3, 2013**, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL



Candace McCoy  
Notary Public Signature  
Print Name: Candace McCoy  
My Commission Expires: 8-7-26

DEED Individual Warranty Deed With Non-Homestead-Legal on Face  
Closers' Choice



# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

## NOTICE OF VIOLATION AND PUBLIC HEARING

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

507 SW 10TH ST  
OCALA FL 34471

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

**Location of Violation:** 507 SW 10TH ST

**Case Number:** 2024-10605

**Officer Assigned:** Osias Ferreira

**Required Compliance Date:** 03/03/2025

**Public Hearing Date & Time:** 03/13/2025 17:30

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

SECTION 122-212 SITE PLAN APPROVAL REQUIRED. NEW ASPHALT AND PARKING SPACES ADDED TO THE PROPERTY AND RESTRIPING. OBTAIN A SITE PLAN PERMIT.

SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES.  
DEAD TREE ON THE PROPERTY WAS REMOVED WITHOUT A PERMIT. OBTAIN A TREE REMOVAL PERMIT.



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:

Osias Ferreira            Code Enforcement Officer  
oferreira@ocalafl.gov  
352-789-5305

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

1. I did on 02/06/2025 post the Notice of Violation & Public Hearing in the above styled cause of this action, located at 507 SW 10TH ST Ocala, Florida, upon which the violations are alleged to exist, at City Hall Lobby, City of Ocala, 110 SE Watula Avenue, Ocala, Florida.
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.**

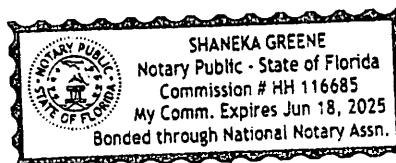
Dated: 02/06/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/06/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



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

**THE CITY OF OCALA**

**CASE NO: 2024\_10605**

Petitioner,

VS.

**SANDS NATHAN**

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

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

**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: 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	15	\$187.50

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	7	\$154.00

**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>	<b>Total</b>
Postage:			\$21.54	3	\$21.54

**Total Costs: \$381.79**

**PAYMENT IN FULL IS DUE UPON RECEIPT. MAKE CHECKS PAYABLE TO CITY OF OCALA.**

**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
3/6/2025

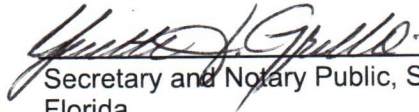
**STATE OF FLORIDA  
COUNTY OF MARION**



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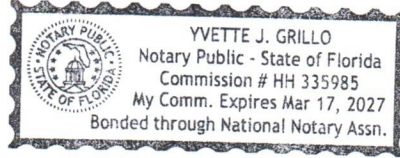
OSIAS FERREIRA  
Code Enforcement Officer, City of  
Ocala

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



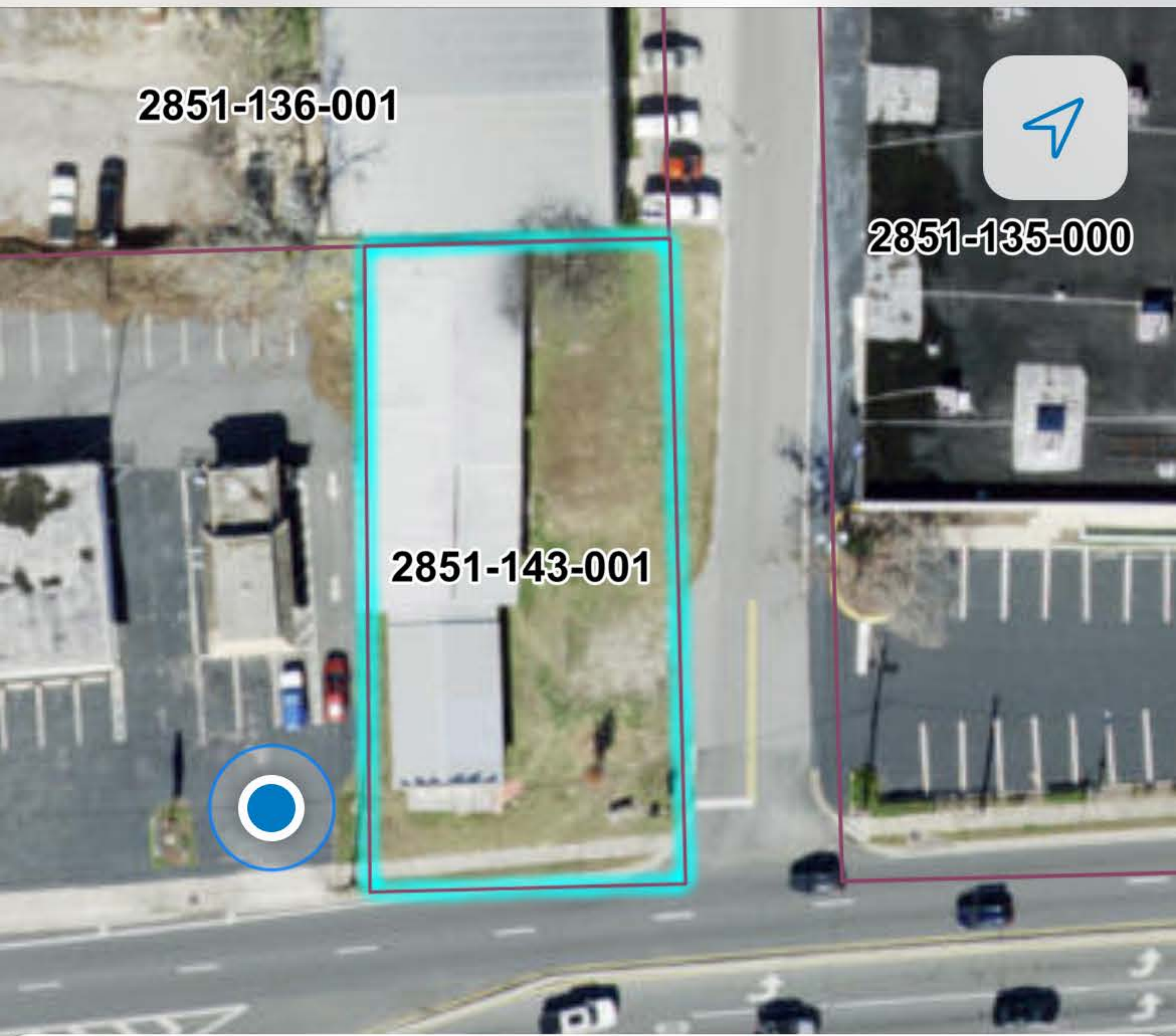
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Secretary and Notary Public, State of  
Florida





GPS accuracy 15.6 ft



Parcels\_cfX Features: SANDS NA...



Area 0.29 ac

24.5 ft

Fields



name

SANDS NATHAN

add\_1

1025 SE 46TH ST

add\_2

001 4 51 04 100 4700







507

02/27/2024 09:41:35  
City of Ocala  
Code Enforcement Division





02/27/2024 09:41:10

City of Ocala  
Code Enforcement Division





SW 5th Ave

STOP

enterprise  
rent-a-car



HOUSE  
of STYLE

507

08/19/2024 16:04:30  
City of Ocala  
Code Enforcement Division





08/20/2024 08:53:18  
City of Ocala  
Code Enforcement Division





02/05/2025 15:51:25  
City of Ocala  
Code Enforcement Division





02/05/2025 15:51:07  
City of Ocala  
Code Enforcement Division





FURNITURE  
HOME DECOR



02/06/2025 15:12:37  
City of Ocala  
Code Enforcement Division





MENT

-8309

REMOVE THIS  
WITHOUT APPROVAL  
OF THE CITY CODE  
ENFORCEMENT DIVISION



### City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471  
Phone: (352) 629-8309

#### NOTICE OF VIOLATION AND PUBLIC HEARING

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

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

507 SW 10TH ST  
OCALA FL 34471

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

Location of Violation: 507 SW 10TH ST  
Case Number: 2024-10605  
Officer Assigned: Osias Ferreira  
Required Compliance Date: 03/03/2025  
Public Hearing Date & Time: 03/13/2025 17:30  
Violation(s) and How to Abate:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED. NEW ASPHALT AND PARKING SPACES ADDED TO THE PROPERTY AND RESTRIPING. OBTAIN A SITE PLAN PERMIT.  
SECTION 118-75 REMOVAL OF DEAD OR DAMAGED TREES.  
DEAD TREE ON THE PROPERTY WAS REMOVED WITHOUT A PERMIT. OBTAIN A TREE REMOVAL PERMIT.

Office DEPOT®

02/06/2025 15:12:30

City of Ocala  
Code Enforcement Division





02/06/2025 15:11:49  
City of Ocala  
Code Enforcement Division