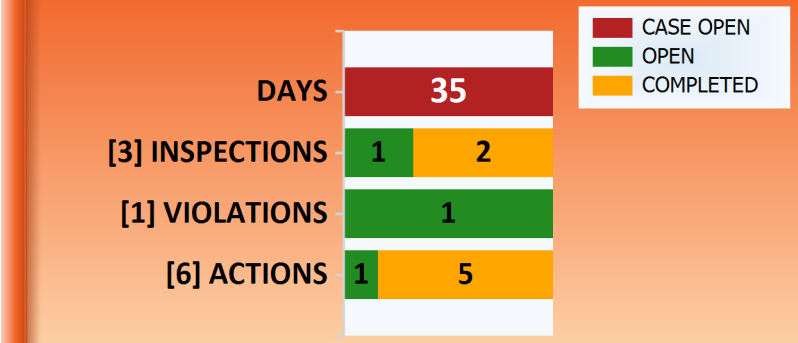
OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0563

Description: Overgrowth **REPEAT VIOLATOR**			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 6/24/2025	Closed:	Last Action: 7/30/2025	Fllw Up: 7/29/2025
Site Address: 905 NW 4TH ST OCALA, FL 34475			
Site APN: 2840-003-002		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH MAILED 91 7199 9991 7039 7931 3941 SEARS WOODS KINNIE MAE 5831 NW 4TH ST OCALA, FL. 34482-7508
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	6/26/2025	6/26/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0563

PREPARE NOTICE	SHANEKA GREENE	6/25/2025	6/25/2025	NOVPH X1 **REPEAT VIOLATOR** SEARS WOODS KINNIE MAE 5831 NW 4TH ST OCALA FL 34482-7508
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to: 1.) (a) Pay a fine of $250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being June 24th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, there shall be an additional fine of $250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items. (c) Upon abatement of any violations of section 34-95 by the City, a $100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of $168.11 by August 21st, 2025.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0563

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SEARS WOODS KINNIE MAE	5831 NW 4TH ST OCALA, FL 34482-7508			
RESPONDENT 1	SEARS WOODS KINNIE MAE	5831 NW 4TH ST OCALA, FL 34482-7508			

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	$14.36	$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	$110.00	$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	$25.00	$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	$18.75	$0.00						
	Total Paid for CASE FEES:		$168.11	$0.00						
	TOTALS:		$168.11	$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED		On 06/26/2025, I have posted the NOVPH directly onto the property. View attachments. Affidavit of Posting provided to Admin.
HEARING INSPECTION	SMS	7/29/2025				

INITIAL	SMS	6/24/2025	6/24/2025	NON COMPLIANT	**REPEAT VIOLATOR**	On 06/24/2025, I have responded out to the 400th block of NW 9th AVE in reference to a complaint received from the Ocala Police Department about various parcels on this street that is unmaintained, have junk and debris, etc. For this property in particular, there is a recorded order (for CN:#2022_8581) that was recorded on 02/02/2023 at 1:51:21 P.M. by the Clerk of Courts in relation to this property and for the violation of 34-91 and 34-95 which was found as a "Repeat Violator" in this previous order. In addition to this, the City of Ocala has abated this property on 05/25/2023 with a contracted vendor. At the time of inspection, I have also observed overgrowth in addition to scattered trash and litter, junk (discarded car tire (s)), and yard-related debris (such as discarded palm fronds). View attachments. NOVPH generation assigned to Admin, and a Hearing inspection has been scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	6/24/2025			**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property. Remove any junk and debris (such as scattered trash and debris) in addition to any other debris (such as yard/tree debris).

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

THE CITY OF OCALA

CASE NO: CE25-0563

Petitioner,

VS.

SEARS, WOODS KINNIE MAE

Respondents /

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 Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	$12.50	2	$25.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	$22.00	5	$110.00

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

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	$18.75	1			$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			$14.36	2	$14.36

Total Costs: $168.11

FURTHER. AFFIANT SAYETH NOT. Dated This: 7/15/2025

STATE OF FLORIDA
COUNTY OF MARION

STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul 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

2840-003-002

GOOGLE Street View

Prime Key: 1222443 | MAP IT+ | Current as of 6/24/2025

Property Information

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA FL 34482-7508

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.
PC: 00
Acres: .11

Situs: 905 NW 4TH ST OCALA

2024 Certified Value

Land Just Value	$4,866		
Buildings	$0		
Miscellaneous	$0		
Total Just Value	$4,866	Impact	($3,393)
Total Assessed Value	$1,473	Ex Codes:	
Exemptions	$0		
Total Taxable	$1,473		
School Taxable	$4,866		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$4,866	$0	$0	$4,866	$1,473	$0	$1,473
2023	$4,203	$0	$0	$4,203	$1,339	$0	$1,339
2022	$3,318	$0	$0	$3,318	$1,217	$0	$1,217

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price

Property Description

SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 058
CLINES SUB
E 56.1 FT OF S 86 FT OF BLK 3

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		56.0	86.0	R2	56.00	FF						

Neighborhood 4707 - CLINES / DUNNS/TORREYS/ETC
Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

105-1 N/A

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
98-0266	1/1/1998	2/1/1998	DEMOLISHED RES

Tax Roll Property Summary

Help

Account Number	R2840-003-002	**Type**	REAL ESTATE
Address	905 NW 4TH ST OCALA	**Status**	
Sec/Twn/Rng	18 15 22	**Subdivision**	4707

Request Future E-Bill

Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2009	CER	2010-00013096-00	REDEEMED	07/2011	128.97		Certificate
2010	R	2010 R2840-003-002	CER SOLD	06/2011			Tax Bill
2010	CER	2011-00012693-00	REDEEMED	07/2011	93.00		Certificate
2011	R	2011 R2840-003-002	CER SOLD	06/2012			Tax Bill
2011	CER	2012-00012925-00	CANCELLED				Certificate
2012	R	2012 R2840-003-002	CER SOLD	06/2013			Tax Bill
2012	CER	2013-00012850-00	CANCELLED				Certificate
2013	R	2013 R2840-003-002	CER SOLD	06/2014			Tax Bill
2013	CER	2014-00012987-00	REDEEMED	09/2020	86.31		Certificate
2014	R	2014 R2840-003-002	CER SOLD	06/2015			Tax Bill
2014	CER	2015-00013155-00	REDEEMED	09/2020	79.08		Certificate
2015	R	2015 R2840-003-002	CER SOLD	06/2016			Tax Bill
2015	CER	2016-00013090-00	REDEEMED	10/2017	54.86		Certificate
2016	R	2016 R2840-003-002	PAID	10/2016	19.87		Tax Bill
2017	R	2017 R2840-003-002	CER SOLD	06/2018			Tax Bill
2017	CER	2018-00012531-00	REDEEMED	09/2020	60.32		Certificate
2018	R	2018 R2840-003-002	CER SOLD	06/2019			Tax Bill
2018	CER	2019-00012638-00	REDEEMED	09/2020	53.01		Certificate
2019	R	2019 R2840-003-002	CER SOLD	06/2020			Tax Bill
2019	CER	2020-00013259-00	REDEEMED	09/2020	46.61		Certificate
2020	R	2020 R2840-003-002	PAID	04/2021	20.84		Tax Bill
2021	R	2021 R2840-003-002	CER SOLD	06/2022			Tax Bill
2021	CER	2022-00012000-00	TAXDEED			736.33	Certificate
2022	R	2022 R2840-003-002	CER SOLD	06/2023			Tax Bill
2022	CER	2023-00011926-00	TAXDEED			130.63	Certificate
2023	R	2023 R2840-003-002	PAID	04/2024	100.52		Tax Bill
2024	R	2024 R2840-003-002	CER SOLD	06/2025			Tax Bill
2024	CER	2025-00012110-00	UNPAID			141.40	Certificate

CURRENT ACCOUNT DETAILS

Account Number	2024	R2840-003-002	Tax Bill

DELINQUENT TAXES DUE

Property Description	Owner Information
SEC 18 TWP 15 RGE 22 PLAT BOOK A	SEARS WOODS KINNIE MAE
PAGE 058 CLINES SUB E 56.1 FT O	5831 NW 4TH ST
F S 86 FT OF BLK 3	OCALA FL 34482-7508

Current Values and Exemptions		Taxes and Fees Levied	
MARKET VALU	4,866	TAXES	47.09
COUNTY ASMT	1,473	SP. ASMT	55.69
COUNTY TXBL	1,473	INT. 4.5000%	4.63
SCHOOL ASMT	4,866	SALE 5%	5.37
SCHOOL TXBL	4,866	ADV. FEE	15.93

CERTIFICATE HAS BEEN ISSUED FOR 128.71 - GROSS TAX 102.78

Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total
06/08/2025	991 2024 0004213.0001	Full	Pmt Posted			

Links of Interest

LINK TO PA GIS

LINK TO PROPERTY APPRAISER WEB

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

THE CITY OF OCALA

Petitioner,

VS.

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA FL 34482-7508

Respondents /

CASE NO: 2022_8581

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/02/2023 01:51:21 PM
FILE #: 2023013603 OR BK 7974 PGS 1052-1054
REC FEES: $27.00 INDEX FEES: $0.00
DDS: $0 MDS: $0 INT: $0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on November 30, 2022, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **SEARS WOODS KINNIE MAE**, owner(s) in charge of the property described as: **2840-003-002 | 905 NW 4TH ST**, **OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between September 22, 2022 and November 30, 2022 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

II. CONCLUSION OF LAW:

A. The Respondent(s), **SEARS WOODS KINNIE MAE**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) has failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-91, 34-95 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, January 19th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, January 20th, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of $50.00 per day thereafter that shall run addition to any other fines until this violation has been abated.
(b) Upon abatement of any violations of section 34-95 by the City, a $100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of $156.40 by January 19th, 2023.

3.)Pay the cost of Repeat Violator of $500.00 by January 19th, 2023.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 30th day of November 2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA

Thomas J. Dobbins
Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **SEARS WOODS KINNIE MAE, 5831 NW 4TH ST, OCALA FL 34482-7508,** this 30th day of November 2022.

Yiovanni Santiago, Code Enforcement Specialist
Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 25, 2023, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED $500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

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

DEPUTY CITY CLERK

City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

06/26/2025

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA, FL. 34482-7508

Respondent(s) /

Location of Violation: 905 NW 4TH ST|2840-003-002

Case Number: CE25-0563

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clear all overgrowth throughout the property. Remove any junk and debris (such as scattered trash and debris) in addition to any other debris (such as yard/tree debris).

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: CE25-0563

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/26/2025 post the Notice of Violation & Public Hearing to the property, located at 905 NW 4TH ST .

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: 06/26/2025

Code Enforcement Officer

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/26/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

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.

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

OCALA

CODE
ENFORCEMENT
352-629-8309

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

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

REPEAT VIOLATOR

06/26/2025

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA, FL. 34482-7508

Respondent(s)

Location of Violation: 905 NW 4TH ST|2840-003-002
Case Number: CE25-0563
Officer Assigned: Stephani Smith
Required Compliance Date: 07/29/2025
Public Hearing Date & Time: 07/30/2025 10:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clear all overgrowth throughout the property. Remove any junk and debris (such as scattered trash and debris) in addition to any other debris (such as yard/tree debris).

Office DEPOT®

6/26/25, 9:53 AM
City of Ocala
Code Enforcement Division

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

6/26/25, 9:53 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0563

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 06/25/2025 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: 06/25/2025
Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/25/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

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.

CERTIFIED MAIL

JACKSONVILLE RPDC 320

27 JUN 2025 AM 3 L

91 7199 9991 7039 7931 3941

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 34471 $ 008.16⁰
02 7W
0008039548 JUN 26 2025

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

NOUPH-0563

NIL 1298
6/30/25

SEARS WOODS KINNIE MAE
5831 NW 4TH ST
OCALA, FL. 34482-7508

34482-7508 3447121 2187

NIXIE 326 FE 1 0007/19/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471218701 *2724-02839-27-18

6/24/25, 1:46 PM
City of Ocala
Code Enforcement Division

6/24/25, 1:46 PM
City of Ocala
Code Enforcement Division

6/24/25, 1:46 PM
City of Ocala
Code Enforcement Division