



Case Details - No Attachments

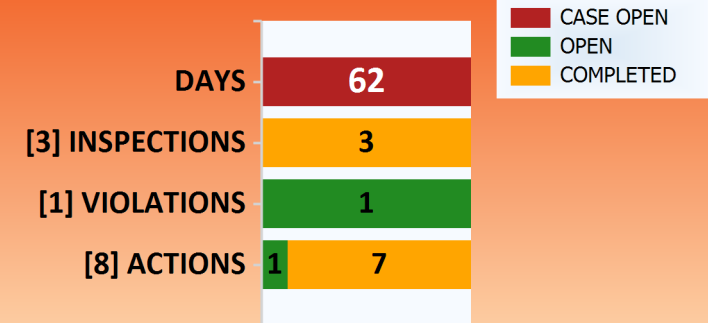
City of Ocala

Case Number

CE25-1066

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 10/9/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 1626 NE 15TH AVE OCALA, FL 34470			
Site APN: 2644-004-004		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/18/2025	11/18/2025	NOVPH MAILED 9489 0090 0027 6697 0029 10 CHAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL. 34746-5671
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	11/19/2025	11/19/2025	NOVPH READY FOR POSTING NOVPH has been posted in the yard. View attachments.

PREPARE NOTICE	SHANEKA GREENE	10/15/2025	10/16/2025	CLTO CHAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671
PREPARE NOTICE	SHANEKA GREENE	11/17/2025	11/18/2025	NOVPH for December HAMBERS LAJUAN 4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671
REGULAR MAIL	SHANEKA GREENE	10/16/2025	10/16/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in 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 \$206.71 by January 1st, 2026.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CHAMBERS LAJUAN	4591 TRIBUTE TRL KISSIMMEE, FL 34746-5671			

CONTACTS										
NAME TYPE	NAME	ADDRESS			PHONE	FAX		EMAIL		
RESPONDENT 1	CHAMBERS LAJUAN	4591 TRIBUTE TRL KISSIMMEE, FL 34746								
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	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$206.71	\$0.00						
TOTALS:			\$206.71	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
FOLLOW UP	SKN	11/14/2025	11/14/2025	NON COMPLIANT			I followed up and found the property in the same condition as the initial inspection. View attachments, an NOVPH will be sent.			
HEARING INSPECTION	SKN	12/9/2025	12/9/2025	NON COMPLIANT			I completed my hearing inspection and found the property still in violation. View attachments.			
INITIAL	SKN	10/14/2025	10/14/2025	NON COMPLIANT			Upon arrival to the location, I observed the property to be overgrown with weeds, grass, and brush. View attachments, follow up 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	STEPHEN KNIGHT	10/14/2025				The property has no structures on it, and it is overgrown with vegetation. The property has grass, weeds, and brush throughout the entire location. The property needs to be cut and cleaned.

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

THE CITY OF OCALA

CASE NO: CE25-1066

Petitioner,

VS.

CHAMBERS, LAJUAN

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Inspector 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	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:	\$0.74	1	\$17.72	2	\$17.72

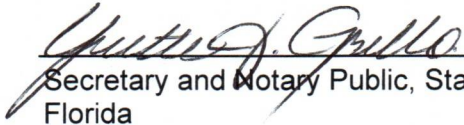
Total Costs: \$206.71

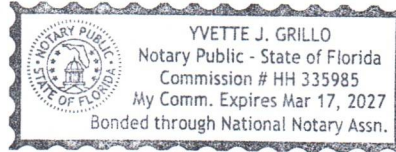
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHEN KNIGHT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
by STEPHEN KNIGHT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2644-004-004

[GOOGLE Street View](#)

Prime Key: 628140

[MAP IT+](#)

Current as of 10/14/2025

[Property Information](#)

CHAMBERS LAJUAN
4591 TRIBUTE TRL
KISSIMMEE FL 34746-5671

[Certified Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 00

Acres: .30

Situs: 1626 NE 15TH AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$45,600
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$45,600
Total Assessed Value	\$45,600
Exemptions	\$0
Total Taxable	\$45,600

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$45,600	\$0	\$0	\$45,600	\$45,600	\$0	\$45,600
2024	\$48,000	\$0	\$0	\$48,000	\$48,000	\$0	\$48,000
2023	\$48,000	\$0	\$0	\$48,000	\$48,000	\$0	\$48,000

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8303/1896	04/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$36,000
7796/1977	05/2022	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$9,500
7461/1508	05/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$18,900
5199/1681	05/2009	05 QUIT CLAIM	0	U	V	\$100
5184/1187	04/2009	34 TAX	0	U	V	\$4,000
4052/0323	05/2005	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$10,000

[Property Description](#)

SEC 09 TWP 15 RGE 22
PLAT BOOK F PAGE 043
HILLTOP MANOR
BLK D LOT 4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		100.0	130.0	R1A	100.00	FF						
Neighborhood 5097												
Mkt: 8 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

VACANT LAND

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD22-1530	11/3/2022	-	SARCENO/NEW SFR

Prepared by and return to:
Debbie McCallum
The Closing Agent, LLC
11 N. Summerlin Ave., Ste. 100
Orlando, FL 32801

File Number: 2141522

(Space Above This Line For Recording Data)

Warranty Deed

This Warranty Deed made this 19th day of April, 2024, between Cesar Sarceno, a married person, whose address is 1525 Delightful Drive, Davenport, FL 33896, grantor, to Lajuan Chambers,, a single person, whose address is 4591 Tribute Trail, Kissimmee, FL 34746, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the Marion County, Florida, to-wit:

Lot 4, Block D, HILLTOP MANOR, according to plat thereof as recorded in Plat Book F, Page 43, of the Public Records of Marion County, Florida.

Parcel Identification Number: 2644-004-004

SUBJECT TO TAXES FOR THE YEAR 2024 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

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, 2023.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Signature of Witness 1:

X Deborah M. McCullum

Cesar Sarceno

Print Name of Witness 1:

Deborah M. McCullum

Address of Witness 1:

11 N Summerlin Ave #100
Orlando, FL 32801

Signature of Witness 2:

X Victoria Bowen

Name of Witness 2:

Victoria Bowen

Address of Witness 2:

11 N Summerlin Ave #100
Orlando, FL 32801

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 18, 2024, by Cesar Sarceno, who is personally known to me or who has produced Drivers License as identification.



VICTORIA BOWEN
Notary Public
State of Florida
Comm# HH251915
Expires 4/11/2026

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

(Title or rank)

(Serial number, if any)



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

10/16/2025

CASE NO: CE25-1066

CHAMBERS LAJUAN
4591 TRIBUTE TRL
KISSIMMEE, FL. 34746-5671

RE: 2644-004-004 | 1626 NE 15TH AVE OCALA, FL.

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: 11/14/2025

Violations:

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

The property has no structures on it, and it is overgrown with vegetation. The property has grass, weeds, and brush throughout the entire location. The property needs to be cut and cleaned.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,
Code Enforcement Inspector
352-456-8820 sknight@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

11/19/2025

CHAMBERS LAJUAN
4591 TRIBUTE TRL
KISSIMMEE, FL. 34746-5671

Respondent(s) _____ /

Location of Violation: 1626 NE 15TH AVE|2644-004-004

Case Number: CE25-1066

Inspector Assigned: Stephen Knight

Required Compliance Date: 12/08/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

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

The property has no structures on it, and it is overgrown with vegetation. The property has grass, weeds, and brush throughout the entire location. The property needs to be cut and cleaned.

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 inspector 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:

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

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

CASE NO: CE25-1066

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

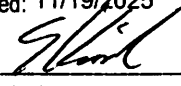
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 11/19/2025 post the Notice of Violation & Public Hearing to the property, located at 1626 NE 15TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

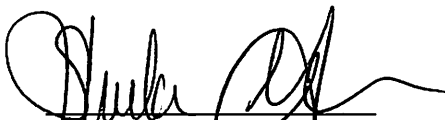
FURTHER, AFFIANT SAYETH NAUGHT.

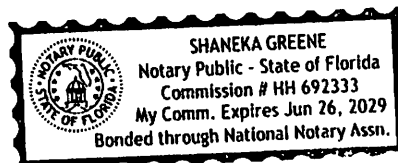
Dated: 11/19/2025

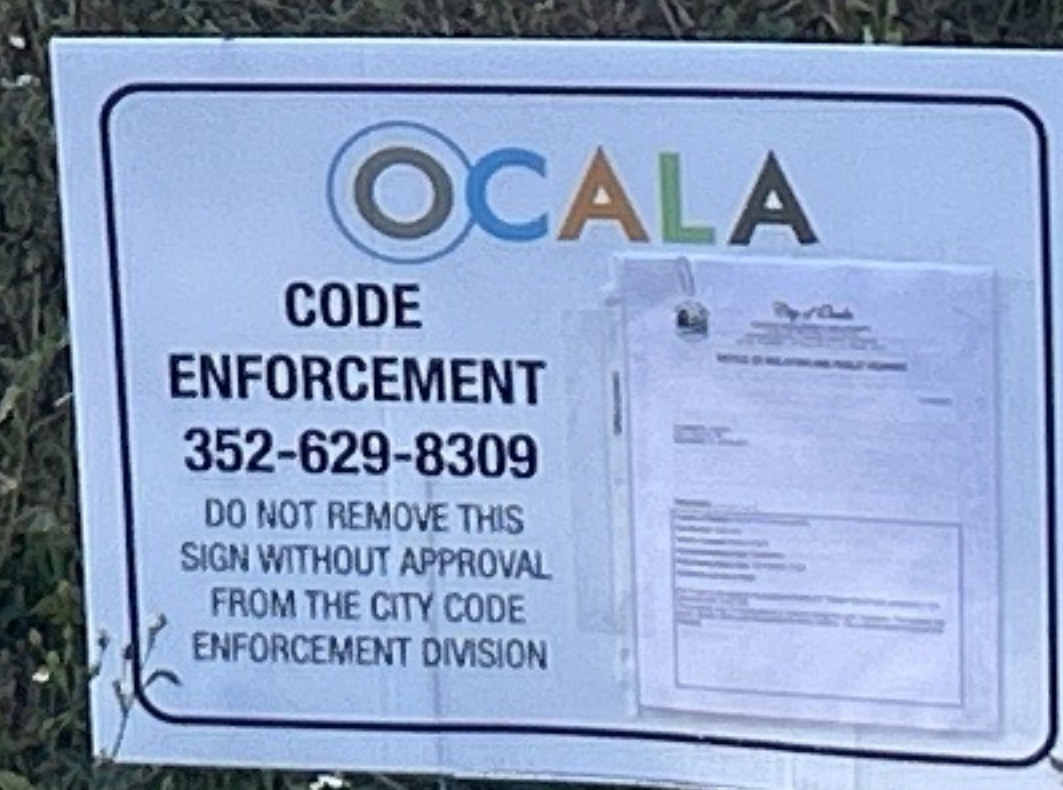

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
11/19/2025 8:42 AM



**CODE
ENFORCEMENT
352-629-8309**

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

Office Report

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

Inspector: Stephen Knight
Date: 11/19/2025

The following Code Enforcement Board/Inspector/Inspector's assistant is hereby notified to appear before the City of Ocala Code Enforcement Board on the date and time specified below. The Board will hear and determine if a violation of the City Code exists. If a violation is found, the Board will issue a Notice of Violation and Public Hearing. The Board will also determine if a public hearing is required. If a public hearing is required, the Board will schedule a public hearing on the date and time specified below. The Board will also determine if a public hearing is required. If a public hearing is required, the Board will schedule a public hearing on the date and time specified below.

Respondent(s): /

Location of Violation: 1628 NE 15TH AVE/D644-004-004

Case Number: CE25-1066

Inspector Assigned: Stephen Knight

Required Compliance Date: 12/08/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 34-05 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
The property has no structures on it, and it is overgrown with vegetation. The property has grass, weeds, and brush throughout the entire location. The property needs to be cut and cleaned.

352-629-8309

City of Ocala
Code Enforcement Division
11/19/2025 8:42 AM

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

CASE NO: CE25-1066

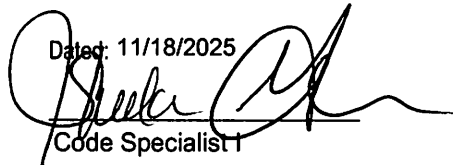
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 11/18/2025 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.

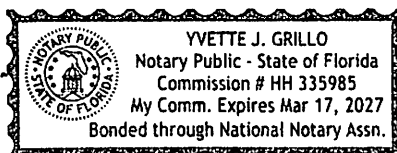
Dated: 11/18/2025

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/18/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
12/9/2025 9:29 AM



City of Ocala
Code Enforcement Division
12/9/2025 9:29 AM



City of Ocala
Code Enforcement Division
10/14/2025 2:12 PM