



Case Details - No Attachments

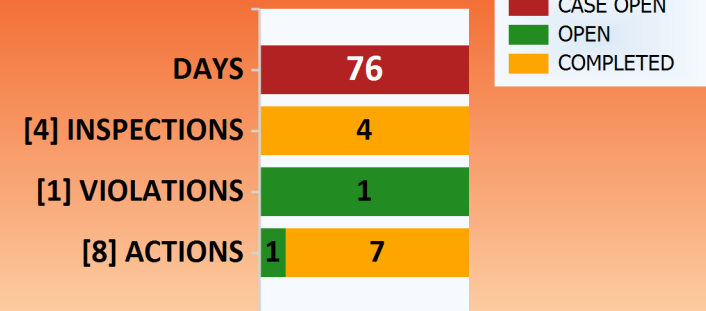
City of Ocala

Case Number

CE25-0419

Description: JUNK/DEBRIS			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 5/14/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/29/2025
Site Address: 0 , FL 34471			
Site APN: 2851-096-004		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/18/2025	6/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/18/2025	6/18/2025	NOVPH MAILED 91 7199 9991 7039 7931 3842 MILLER EULA B EST C/O D FLORENCE 2327 LAMPARILLA WAY SOUTH SAINT PETERSBURG FL 33712-3807
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	6/18/2025	6/18/2025	NOVPH READY FOR POSTING NOVPH POSTED ON SIGN IN FRONT OF THIS VACANT LOT AT 1230.
PREPARE NOTICE	SHANEKA GREENE	5/15/2025	5/15/2025	CLTO

PREPARE NOTICE	SHANEKA GREENE	6/17/2025	6/18/2025	NOVPH 7/30/2025 MAGISTRATE
REGULAR MAIL	SHANEKA GREENE	5/15/2025	5/15/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/17/2025	7/21/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 2025, 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.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$196.91 by August 21st, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MILLER EULA B EST	2327 LAMPARILLA WAY SOUTH SAINT PETERSBURG, FL 33712-3807			
RESPONDENT 1	MILLER EULA B EST	C/O D FLORENCE SAINT PETERSBURG, FL 33712			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number

CE25-0419

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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$196.91	\$0.00						
TOTALS:			\$196.91	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
FOLLOW UP	JGB	6/16/2025	6/16/2025	NON COMPLIANT			Today at 0953 i conducted a follow up inspection and verified there are no changes to the property. junk and debris and overgrowth are still present on this vacant lot. Please see photos. NOVPH sent to admin.			
FOLLOW UP	JGB	7/23/2025	7/23/2025	NON COMPLIANT			Today at 0937 I verified there are no changes. See photos			
HEARING INSPECTION	JGB	7/29/2025	7/29/2025	NON COMPLIANT			Conducted a hearing inspection and verified that the violation has not been corrected and i have not had contact with the property owners. See photos.			



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0419

INITIAL	JGB	5/14/2025	5/14/2025	NON COMPLIANT	At 1430 while patrolling the area i noticed multiple trash bags in front of this vacant lot. I then noticed a cleared out path that leads to the back of the lot. I see trash throughout the property. I was unable to make contact with anyone at the property. I have had neighbors in the neighborhood this week tell me they believe homeless people are living on the property. Please cut and clean the property. RI in 30 days. see photos. clto sent to admin.
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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	JEFFREY GUILBAULT	5/14/2025				Please cut and clean the property. VERIFIED THAT THE HOUSE NUMBERS HAVE BEEN ADDED TO THE UNITS UPSTAIRS AND THE UNITS DOWN STAIRS ARE NOW ON A CONTRASTING BACKGROUND AND CAN BE EASILY SEEN FROM THE STREET.

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

THE CITY OF OCALA

CASE NO: CE25-0419

Petitioner,

VS.

**MILLER, EULA B. EST
C/O D. FLORENCE**

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, 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	4	\$50.00

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:
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Fee(s):

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

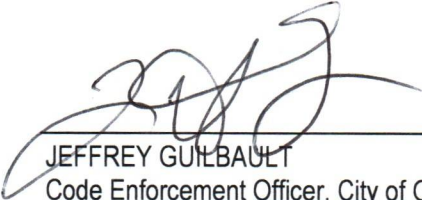
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$196.91

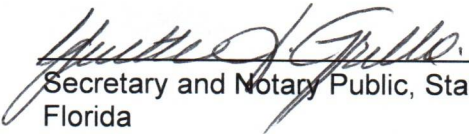
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

**STATE OF FLORIDA
COUNTY OF MARION**

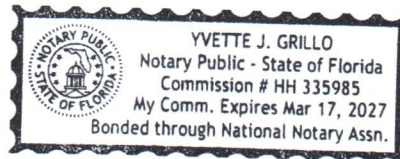


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

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

2025 Property Record Card

Real Estate

2851-096-004

Prime Key: 3793854

[MAP IT+](#)

Current as of 5/14/2025

Property Information

MILLER EULA B EST
 C/O D FLORENCE
 2327 LAMPARILLA WAY SOUTH
 SAINT PETERSBURG FL 33712-3807

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALAM.S.T.U.PC: 00

Acres: .19

2024 Certified Value

Land Just Value	\$10,208		
Buildings	\$0		
Miscellaneous	\$1,227		
Total Just Value	\$11,435		
Total Assessed Value	\$5,090	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$6,345)
Total Taxable	\$5,090		
School Taxable	\$11,435		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$10,208	\$0	\$1,227	\$11,435	\$5,090	\$0	\$5,090
2023	\$8,891	\$0	\$1,227	\$10,118	\$4,627	\$0	\$4,627
2022	\$8,232	\$0	\$1,227	\$9,459	\$4,206	\$0	\$4,206

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5606/1982	08/2011	71 DTH CER	0	U	V	\$100
0788/0469	01/1977	08 CORRECTIVE	0	U	V	\$100
0784/0674	01/1977	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 043
 GARYS ADD OCALA
 W 23 FT OF S 112 FT OF LOT 96 &
 E 51 FT OF S 112 FT OF LOT 97
Parent Parcel: 2851-096-003

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		74.0	112.0	FBC	74.00	FF						

Neighborhood 4527 - RES SO OF 40 WEST OF PINE
 Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	588.00		SF	20	1997	3	0.0	0.0
105 FENCE CHAIN LK	260.00		LF	20	1997	5	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

4.00
30
55

Warranty Deed

517

2525

732 - 2255

BOOK 784 PAGE 674

This Indenture, Made this 7th day of January

DEBORAH HOPKINS MILLER

of the County of

MARION

, State of FLORIDA

, grantor*, and

WILLIAM R. MILLER, AND HIS WIFE EULA B. MILLER

whose post office address is 443 S. W. 3rd Street, Ocala

of the County of MARION

, State of FLORIDA

, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

TEN -----Dollars.

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 Marion County, Florida, to-wit:

The West 23 feet of the South 112 feet
of Lot 96, Gary's Add., and the East
51 feet of the South 112 feet of said
Lot 97, in Plat Book A, page 43, Public
Records of Marion County, Florida.

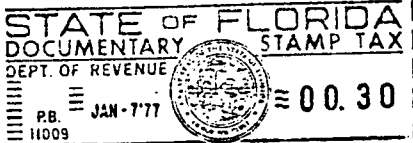
RE-FILED

1977 FEB - 2 PM 3:51

CLERK CIRCUIT COURT
MARION COUNTY, FLA.

MARION
COUNTY

1 2 0 0 2 0



MARION
COUNTY

0 9 0 0 1 8



FILED

1977 JAN - 7 PM 4:49

CLERK CIRCUIT COURT
MARION COUNTY, FLA.

RE-RECORDED= COUNTY DEED RECORDED
IN O.R. BOOK 788, PAGE 467 SHOULD
HAVE BEEN RECORDED BEFORE W.D.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

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:

Barbara P. Laramore

Deborah Hopkins Miller (Seal)
DEBORAH HOPKINS MILLER

(Seal)

(Seal)

Filed and recorded FEB - 2 1977 in O.R. Book 788 Page 469
Record Verified. Frances E. Thigpin, Clerk of Circuit Court, Marion Co. Fla. (Seal)
By *Wigelsworth* D.C.

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared DEBORAH HOPKINS MILLER

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of January 1977.

Michael A. Lake
NOTARY PUBLIC, State of Florida at large.

My commission expires: My Commission Expires July 9, 1978

THIS INSTRUMENT WAS PREPARED BY:

Name: THE FIRST MARION BANK
P. O. Box 700
Address: Ocala, Florida 32670

STATE OF FLORIDA,
COUNTY OF MARION

This instrument filed and recorded 1-7-77

in O. R. book 784
on page 674 record verified. FRANCES E. THIGPIN, Clerk

Clerk of the Circuit Court

By: *Wigelsworth* D. C.



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

5/15/2025

CASE NO: CE25-0419

MILLER EULA B EST
C/O D FLORENCE
2327 LAMPARILLA WAY SOUTH
SAINT PETERSBURG, FL, 33712-3807

RE: 2851-096-004 | 400 BLOCK OF SW 3RD ST 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: 06/16/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clean 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.

JEFFREY GUILBAULT,
Code Enforcement Officer
352-598-7571 jguilbault@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

06/18/2025

MILLER EULA B EST
C/O D FLORENCE
2327 LAMPARILLA WAY SOUTH
SAINT PETERSBURG, FL. 33712-3807

Respondent(s) _____ /

Location of Violation: 2851-096-004|400 BLOCK OF SW 3RD ST

Case Number: CE25-0419

Officer Assigned: Jeff Guilbault

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 clean 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:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE25-0419

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/18/2025 post the Notice of Violation & Public Hearing to the property, located at 2851-096-004 400 BLK OF SW 3RD ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

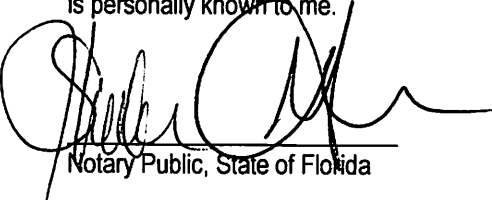
FURTHER, AFFIANT SAYETH NAUGHT.

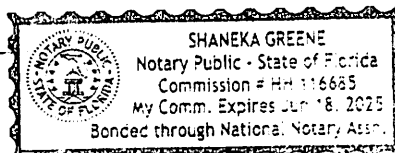
Dated: 06/18/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida






City of Ocala
Code Enforcement Division
06/18/2025 12:28:56



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

06/18/2025

MILLER EULA B EST
C/O D FLORENCE
2327 LAMPARILLA WAY SOUTH
SAINT PETERSBURG, FL 33712-3807

Respondent(s) _____

Location of Violation: 2851-099-004400 BLOCK OF SW 3RD ST
Case Number: CE25-0418
Officer Assigned: Jeff Guilbault
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 clean the property.

Office Reports

City of Ocala
Code Enforcement Division
06/18/2025 12:28:49

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

CASE NO: CE25-0419

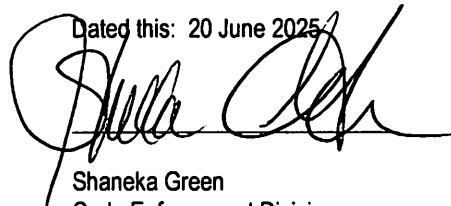
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 June 18, 2025 post the Notice of Violation & Public Hearing to, Ocala City Hall, located at 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 this: 20 June 2025

Shaneka Green
Code Enforcement Division,
Administrative Specialist, City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this: 20 June 2025, by Brittany Duval Permit Technician, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

MapH-0419

CERTIFIED MAIL



91 7199 9991 7039 7931 3842

JACKSONVILLE RPDG 320

21 JUN 2025 AM 3 1

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

ZIP 34471 \$ 008.16⁰
02 7W
0008039548 JUN 20 2025

MILLER EULA B EST
C/O D FLORENCE
2327 LAMPARILLA WAY SOUTH
SAINT PETERSBURG, FL. 33712-3807

NIXIE

339 DC 1

0007/06/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 34471218701

*2574-02842-05-27

344712187



City of Ocala
Code Enforcement Division
07/29/2025 08:43:42



City of Ocala
Code Enforcement Division
07/29/2025 08:43:51



City of Ocala
Code Enforcement Division
05/14/2025 14:28:57



City of Ocala
Code Enforcement Division
05/14/2025 14:28:54