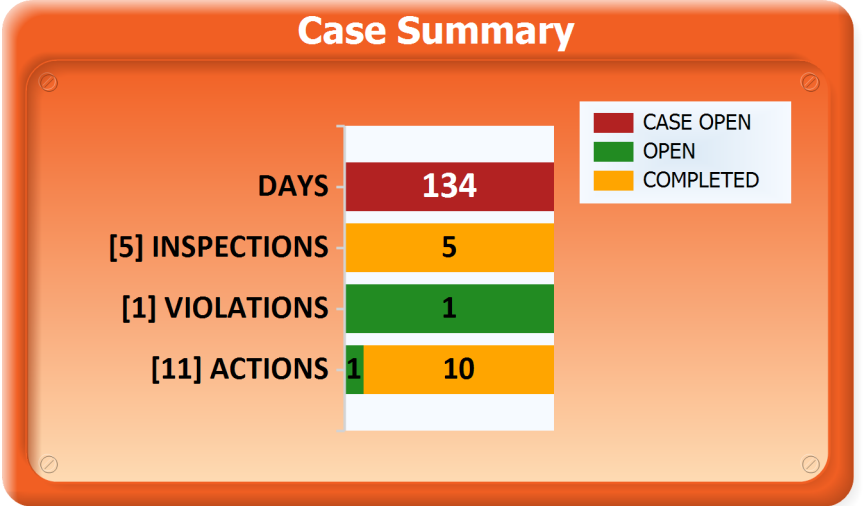


Description: VACANT LOT			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 1/29/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 217 SW 13TH AVE OCALA, FL 34471			
Site APN: 2845-053-028		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH MAILED 91 7199 9991 7039 7680 8594 LAND TRUST NO 2175 STONE WILLIAM H SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS FL 32134
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7436 LAND TRUST NO 2175 STONE, WILLIAM H. SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134
COMPLAINT RECEIVED	YVETTE J GRILLO	1/29/2025	1/29/2025	

HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		
OFFICER POSTING	JEFFREY GUILBAULT	5/13/2025	5/13/2025	FAO POSTED AT 0925
OFFICER POSTING	JEFFREY GUILBAULT	3/5/2025	3/5/2025	NOVPH READY FOR POSTING NOVPH posted on property at 0852
PREPARE NOTICE	SHANEKA GREENE	3/4/2025	3/4/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	1/30/2025	1/30/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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 \$259.66 by June 5th, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	SHARON SINHA	1236 SW 3RD ST OCALA, FL	(352)207-2341		

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	LAND TRUST NO 217S	14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134-6900			
RESPONDENT 1	LAND TRUST NO 217S	14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134			
RESPONDENT 2	STONE WILLIAM H SR TR	14912 NE 248TH AVENUE RD SALT SPRINGS , FL 32134			

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	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$259.66	\$0.00						
TOTALS:			\$259.66	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	6/9/2025	6/9/2025	NON COMPLIANT		MASSEY INSPECTION Today at 0920 i conducted a compliance inspection and verified there has been no changes to this property. The property has not been cut and cleaned. See photo.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0083**

FOLLOW UP	JGB	3/3/2025	3/3/2025	NON COMPLIANT		At 0958 i verified there have been no changes to this property. I have not had contact with the property owners. NOVPH sent to admin. See photos.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		Overgrowth has not been cut as of 4/23/2025 at 1000.
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		I verified that the overgrowth has not been cut. today at 0900. Please see photo.
INITIAL	JGB	1/30/2025	1/30/2025	NON COMPLIANT		COMPL ADVISED PROPERTY IS OVERGROWN AND PEOPLE GOING TO THE BATHROOM IN THE TALL GRASS  At 1227 I conducted a initial inspection and verified the vacant lot is overgrown and has two dead trees on the property. Please cut and clean the property and remove the two dead oak trees from the property. See Photos. CLTO sent to admin. RI in 30 days.

## 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	1/30/2025				Please cut and clean the property.

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA**

**THE CITY OF OCALA**

Petitioner,

vs.

**LAND TRUST NO 2175  
STONE, WILLIAM H. SR TR  
14912 NE 248<sup>TH</sup> AVENUE RD  
SALT SPRINGS, FL 32134**

Respondents /

**CASE NO: CE25-0083**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 05/19/2025 03:08:10 PM

FILE #: 2025066531 OR BK 8614 PGS 1624-1625

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; May 8<sup>th</sup>, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), **LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, 14912 NE 248<sup>TH</sup> AVENUE RD, SALT SPRINGS, FL 32134**, owner(s) in charge of the property described as: **217 SW 13<sup>TH</sup> AVE | 2845-053-028, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 30<sup>th</sup>, 2025, and May 6<sup>th</sup>, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **LAND TRUST NO 2175, STONE, WILLIAM H. SR TR**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have 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:**

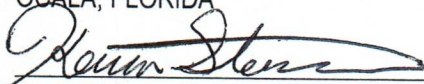
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
  - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5<sup>th</sup>, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6<sup>th</sup>, 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.
  - (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 \$259.66 by June 5<sup>th</sup>, 2025.



- 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 8<sup>th</sup> day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem  
Municipal Code Enforcement Board

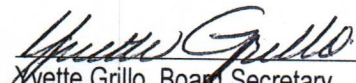


THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY

  
DEPUTY CITY CLERK

### 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: **LANC TRUST NO 2175, STONE, WILLIAM H. SR TR, 14912 NE 248<sup>TH</sup> AVENUE RD, SALT SPRINGS, FL 32134**, this 8<sup>th</sup> day of May 2025.



Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board

### 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 MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JUNE 12TH, 2025, AT 5:30 PM, 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 MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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 MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD 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 INITIAL 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  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471

CITY OF OCALA

Petitioner,

vs.

CASE NO: CE25-0083

LAND TRUST NO 2175  
STONE, WILLIAM H. SR TRUST  
14912 NE 248<sup>TH</sup> AVE RD  
SALT SPRINGS, FL 32134

Respondents /

**AFFIDAVIT OF POSTING**

Section 2-446 (b) 2(b)

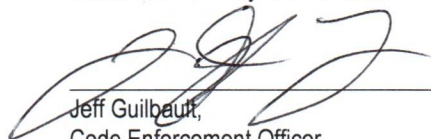
STATE OF FLORIDA  
COUNTY OF MARION

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

I did on 13<sup>TH</sup> DAY OF MAY 2025, post the Final Administrative Order in the above styled cause of this action, located, 2845-053-028 | 217 SW 13<sup>TH</sup> AVE, Ocala, Florida, upon which the violations are alleged to exist. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

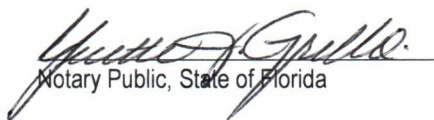
**FURTHER, AFFIANT SAYETH NAUGHT.**

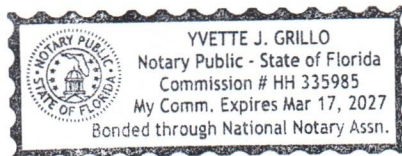
Dated this 13<sup>TH</sup> day of MAY 2025

  
\_\_\_\_\_  
Jeff Guilbault,  
Code Enforcement Officer  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

**SWORN TO** (or affirmed) before me this 13<sup>TH</sup> day of MAY 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida







# OCALA

**CODE  
ENFORCEMENT  
352-629-8309**

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

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA

CASE NO: CE25-0083

THE CITY OF OCALA  
Petitioner,  
vs.  
LAND TRUST NO 2175  
STONE, WILLIAM H. SR TR  
14912 NE 248<sup>TH</sup> AVENUE RD  
SALT SPRINGS, FL 32134  
Respondent

**FINAL ADMINISTRATIVE ORDER**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on: May 8<sup>th</sup>, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, 14912 NE 248<sup>TH</sup> AVENUE RD, SALT SPRINGS, FL 32134, owner(s) in charge of the property described as: 217 SW 13<sup>TH</sup> AVE | 2845-553-528, Ocala, Florida, recorded in the Public Records of Marion County, Florida.

B. That on and between January 30<sup>th</sup>, 2025, and May 6<sup>th</sup>, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

**II. CONCLUSION OF LAW:**

A. The Respondent(s), LAND TRUST NO 2175, STONE, WILLIAM H. SR TR, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-420 and 2-443.

**III. ORDER:**

A. 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, June 5<sup>th</sup>, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6<sup>th</sup>, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and clearing 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 and this violation has been abated.

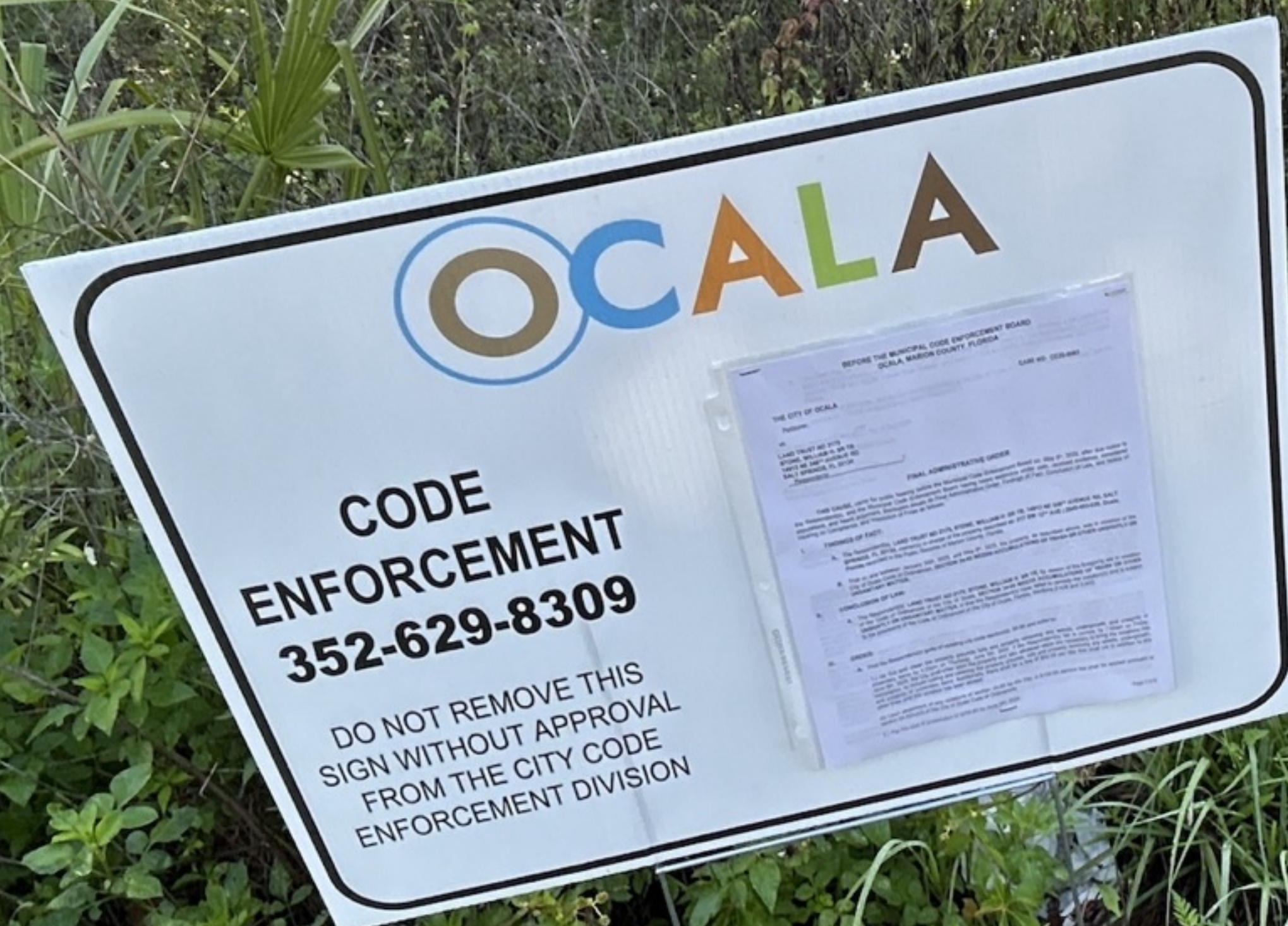
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-821(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$250.00 by June 5<sup>th</sup>, 2025.

Page 1 of 2

City of Ocala  
Code Enforcement Division  
05/13/2025 09:26:05





City of Ocala  
Code Enforcement Division  
05/13/2025 09:26:14



BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0083

LAND TRUST NO 2175  
STONE, WILLIAM H. SR TR  
14912 NE 248<sup>TH</sup> AVENUE RD  
SALT SPRINGS, FL 32134

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

AFFIDAVIT OF NON-COMPLIANCE


STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeff Guilbault, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **MAY 8<sup>th</sup>, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, JUNE 5<sup>TH</sup>, 2025**.
3. That a re-inspection was performed on; **JUNE 9<sup>th</sup>, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken  
Abatement of violation as Ordered; Section(s) 34-95
5. The prosecution costs **\$259.66 unpaid**. These costs will result in a lien.

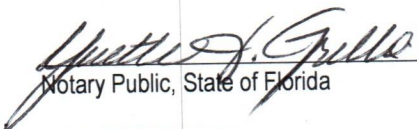
FURTHER AFFIANT SAYETH NOT.

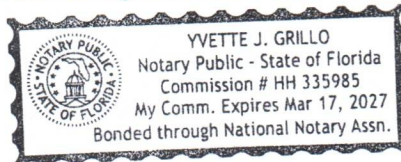
Dated this 9<sup>TH</sup> day of JUNE 2025

  
Jeff Guilbault  
Code Enforcement Officer  
City of Ocala


STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 9<sup>th</sup> day of JUNE 2025 by Jeff Guilbault who is personally known to me, and who did take an oath.

  
Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of non-compliance has been furnished by mail to respondent, on this 9<sup>TH</sup> day of JUNE 2025

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida





City of Ocala  
Code Enforcement Division  
06/09/2025 09:19:54