



Case Details - No Attachments

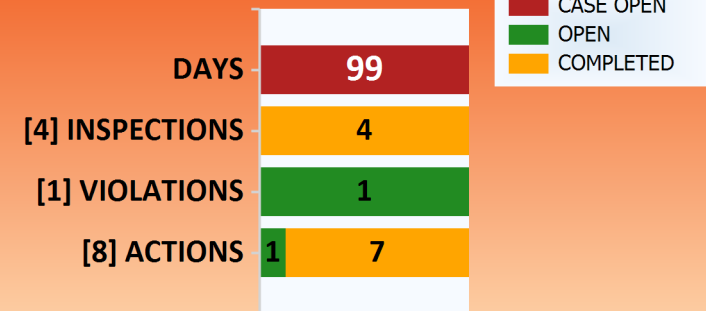
City of Ocala

Case Number

CE25-0083

Description: VACANT LOT			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 1/29/2025	Closed:	Last Action: 5/8/2025	Flw Up: 5/6/2025
Site Address: 217 SW 13TH AVE OCALA, FL 34471			
Site APN: 2845-053-028		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



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
COMPLAINT RECEIVED	YVETTE J GRILLO	1/29/2025	1/29/2025	
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025		NEW BUSINESS
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		
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



Case Details - No Attachments

City of Ocala

Case Number

CE25-0083

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
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

INITIAL	JGB	1/30/2025	1/30/2025	NON COMPLIANT		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.
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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	1/30/2025				Please cut and clean the property.

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

2845-053-028

[GOOGLE Street View](#)

Prime Key: 1249228

[MAP IT+](#)

Current as of 1/30/2025

Property Information

LAND TRUST NO 217S
 STONE WILLIAM H SR TR
 14912 NE 248TH AVENUE RD
 SALT SPRINGS FL 32134-6900

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA[M.S.T.U.](#)[PC:](#) 00

Acres: .15

Situs: Situs: 217 SW 13TH AVE OCALA

2024 Certified Value

Land Just Value	\$9,796		
Buildings	\$0		
Miscellaneous	\$100		
Total Just Value	\$9,896		
Total Assessed Value	\$2,977	Impact	
Exemptions	\$0	Ex Codes:	(\$6,919)
Total Taxable	\$2,977		
School Taxable	\$9,896		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$9,796	\$0	\$100	\$9,896	\$2,977	\$0	\$2,977
2023	\$8,532	\$0	\$100	\$8,632	\$2,706	\$0	\$2,706
2022	\$7,900	\$0	\$100	\$8,000	\$2,460	\$0	\$2,460

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5932/0061	09/2013	05 QUIT CLAIM	0	U	V	\$100
5816/1199	02/2013	34 TAX	0	U	V	\$5,000
3376/0837	03/2003	07 WARRANTY	0	U	I	\$100
1839/0325	05/1992	25 PER REP	0	U	I	\$100
1795/1230	12/1991	60 CRT ORD	0	U	I	\$100
1789/0986	09/1970	74 PROBATE	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 097
 SANTA MARIA PLACE
 BLK 53 LOTS 28.30 EXC N 16 FT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		80.0	84.0	R2	80.00	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	90.00	SF	20	1928	2	0.0	0.0

[Appraiser Notes](#)

BLDG DEMOED/REMOVED FOR 2012 ROLL

[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC01605	12/15/2011	-	DEMO

WILLIAM STONE
14912 NE 248TH AVE RD
SALT SPRINGS, FL 32134



DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY

DATE: 09/25/2013 11:05:38 AM

FILE #: 2013098812 OR BK 05932 PG 0061

RETURN TO:

REC 10.00 DEED DS 0.70

RMC Property Group
8902 North Dale Mabry Highway
Suite 200
Tampa, Florida 33614

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 10 day of September, 2013, between AJM Capital, LLC, a Florida limited liability company whose address is **8902 North Dale Mabry Highway, Suite 200, Tampa, Florida 33614**, hereinafter referred to as the "Grantor", and William H Stone Sr. as Trustee of Land Trust No. "217S" per a Land Trust Agreement, whose address is **14912 NE 248th Avenue Road, Salt Springs, Florida 32134**, hereinafter referred to as the "Grantee".

WITNESSETH:

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee, and his heirs and assigns forever, all the right, title, interest, claim and demand which the Grantors have, if any, in and to the following described lots, pieces or parcels of land, situate, lying and being in the County of Marion, State of Florida, as more particularly described as follows:

Lots 28 and 30, except the North 16 feet thereof, Block 53, Santa Maria Place, as per plat thereof recorded in Plat Book A, Page 97, public records of Marion County, Florida.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantors, either in law or equity, benefit and behoof of the Grantee, his heirs and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

WITNESSES:

Print Name: JENNIFER WITEK

Print Name: Erica Nelson

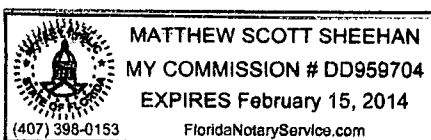
AJM Capital, LLC, a Florida limited liability company

By:

Name: H. Robert Eggleston III
Title: VP

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10 day of September, 2013 by Bobby Eggleston, as the VP of **AJM Capital, LLC**, a Florida limited liability company. He is personally known to me or has produced _____ as identification.



Print Name: Matt Sheehan
NOTARY PUBLIC
My Commission Expires: 2/15/2014

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

THE CITY OF OCALA

CASE NO: CE25-0083

Petitioner,

VS.

**LAND TRUST NO 217S
STONE, WILLIAM H. SR TR**

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	8	\$176.00

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:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$259.66

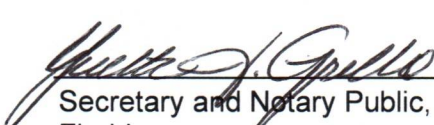
FURTHER. AFFIANT SAYETH NOT. Dated This:
4/28/2025

**STATE OF FLORIDA
COUNTY OF MARION**

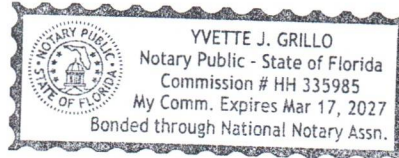


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 28 Apr
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



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

CASE NO: CE25-0083

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

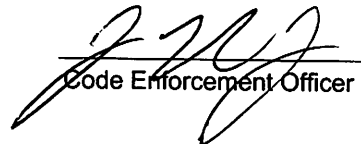
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/05/2025 post the Notice of Violation & Public Hearing in the above styled cause of this action, located at 217 SW 13TH AVE 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.

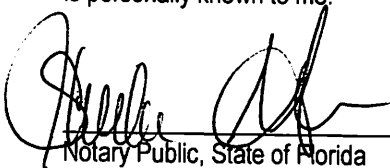
FURTHER, AFFIANT SAYETH NAUGHT.

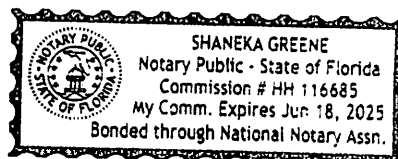
Dated: 03/05/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/05/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

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

Respondent(s) _____ /

Location of Violation: 217 SW 13TH AVE | 2845-053-028

Case Number: CE25-0083

Officer Assigned: Jeff Guilbault

Required Compliance Date: 05/06/2025

Public Hearing Date & Time: 05/08/2025 17:30

Violation(s) and How to Abate:

SECTION 118-53 TREES LANDSCAPING AND OTHER VEGETATION VIOLATIONS
Please remove the two dead oak trees on the property.

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
Code Enforcement Division
03/03/25 09:52AM



City of Ocala
Code Enforcement Division
04/23/2025 10:05:43



City of Ocala
Code Enforcement Division
05/06/2025 09:01:24