



Case Details - No Attachments

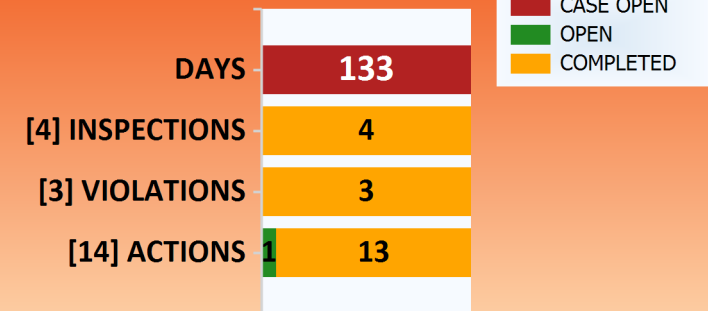
City of Ocala

Case Number

CE26-0407

Description: BACK YARD LOOKS LIKE A JUNK YARD			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/24/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/10/2026
Site Address: 819 NE 41ST AVE OCALA, FL 34470			
Site APN: 2720-001-102		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	GUSTAVO SANTO	831 NE 41ST AVE ,			
OWNER	WWB RENTALS LLC	7901 N 4TH ST SUITE 300 ST PETERSBURG, FL 33702			
REGISTERED AGENT	REGISTERED AGENTS INC.	7901 4TH STREET N SUITE 300 ST. PETERSBURG, FL 33702			
RESPONDENT 1	WWB RENTALS LLC	7901 N 4TH ST SUITE 300 ST PETERSBURG, FL 33702			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$23.37	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$157.83	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0407

SECTION 34-98 MISCELLANEOUS NUISANCES		6/9/2026	6/9/2026			The property has household items scattered in the side and back yard. The items include chairs, A red barrel, and a pallet. The property front and side yards need to be picked up, and the items need to be thrown away or stored properly. The property has been picked up and there has been a fence constructed on the property.
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHEN KNIGHT	7/14/2026	7/14/2026			A beige boat on a trailer is parked in the side yard. The boat and trailer need to be removed from the property or moved to the rear yard. I followed up per the owner and found a fence around the property and no evidence of the boat.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	STEPHEN KNIGHT	7/14/2026	7/14/2026			There are three vehicles including a dark colored Honda sedan, another dark colored small sedan and a dark colored pickup truck are parked in the side yard. The vehicles have been parked in the same spot for more than a month. The vehicles need to be registered and in working order or moved from the property. I followed up per the owner request and found a fence around the property and no evidence of the vehicles.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	3/25/2026	3/25/2026	COMPLETED		I responded to the property on the request of the complainant. I observed a boat on a trailer and household items scattered in the side yard. The property also has three derelict vehicles parked the side yard. The scattered items include chairs, a barrel, and a pallet. View attachments, follow up scheduled.



Case Details - No Attachments

City of Ocala

Case Number

CE26-0407

FOLLOW UP	SKN	4/29/2026	4/29/2026	COMPLETED		I followed up and found the issues still present. An NOVPH will be sent. View attachments.
HEARING INSPECTION	SKN	6/9/2026	6/9/2026	COMPLETED		I completed my hearing inspection and found the boat and trailer still in the side yard, and junk and vehicles in the side yard that are derelict.
COMPLIANCE	SKN	7/10/2026	7/10/2026	COMPLETED		Compliance inspection concerning Final Administrative Order. I completed my compliance inspection and observed the boat on a trailer in the side yard and the grn honda still present on the other side of the property.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	SHANEKA GREENE	3/24/2026	3/24/2026	GUSTAVO CALLED STATED THAT NIEGHBOR HOME BACK YARD LOOKS LIKE A JUNK YARD. HE HAS GIVEN PERMISSION TO COME ONTO HIS PROPERTY TO BE ABLE TO SEE THE YARD JUST GIVE HIM A CALL ONCE YOU GET THERE
REGULAR MAIL	SHANEKA GREENE	3/26/2026	3/26/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	3/26/2026	3/26/2026	CLTO REGISTERED AGENTS INC. 7901 4TH STREET N SUITE 300 ST PETERSBURG, FL 33702 WWB RENTALS LLC 7901 N 4TH ST SUITE 300 ST PETERSBURG, FL 33702
ADMIN POSTING	SHANEKA GREENE	4/30/2026	4/30/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	4/30/2026	4/30/2026	NOVPH MAILED 9489 0090 0027 6697 0314 15 WWB RENTALS LLC REGISTERED AGENTS INC (REGISTERED AGENT) 7901 N 4TH ST SUITE 300 ST PETERSBURG, FL. 33702
PREPARE NOTICE	SHANEKA GREENE	4/30/2026	4/30/2026	NOVPH Compliance 5/26/26 REGISTERED AGENTS INC. 7901 4TH STREET N SUITE 300 ST PETERSBURG, FL 33702 WWB RENTALS LLC 7901 N 4TH ST SUITE 300 ST PETERSBURG, FL 33702
FIELD POSTING	STEPHEN KNIGHT	5/1/2026	5/1/2026	NOVPH READY FOR POSTING NOVPH has been posted in the front yard.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0407

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/26/2026	Find the Respondent(s) guilty of violating city code section(s): 34-122 and 122-1193 and order to: 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 4:00 pm on Thursday, July 9th, 2026, or (b) Have all vehicles properly registered and operational by 4:00 pm on Thursday, July 10th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the City's Code Section 34-122- Abandoned or derelict vehicles. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$50.00 per day thereafter, which shall run in addition to any other fines until all violations of Section 34-122 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including the removal of all abandoned or derelict vehicles in violation of City Code Section 34-122, through the assistance of the Ocala Police Department and its vehicle towing policies. 2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies. 3.) Pay the cost of prosecution of \$157.83 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
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Case Details - No Attachments

City of Ocala

Case Number

CE26-0407

HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9932 88 WWB RENTALS LLC REGISTERED AGENTS INC (RA) 7901 N 4TH ST SUITE 300 ST ST PETERSBURG FL 33702
FIELD POSTING	STEPHEN KNIGHT	6/18/2026	6/18/2026	FAO READY FOR POSTING FAO has been posted.
CONTACT	JENNIPHER L BULLER	7/1/2026	7/1/2026	Returned phone call to WILLIAM WAKEFIELD 929-365-6739. Left voicemail.
MASSEY	SHANEKA GREENE	8/13/2026		



Jul 14, 2026 at 1:01:16 PM
City of Ocala
Code Enforcement Division



Jul 14, 2026 at 1:01:14 PM
City of Ocala
Code Enforcement Division

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE26-0407

VS.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 06/25/2026 03:29:17 PM

FILE #: 2026082367 OR BK 8945 PGS 142-144

REC FEES: \$27.00 INDEX FEES: \$0.00

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

**WWB RENTALS LLC
REGISTERED AGENTS INC (REGISTERED AGENT)
7901 N 4TH ST SUITE 300 ST
PETERSBURG, FL. 33702**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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), **WWB RENTAL LLC** owner(s) in charge of the property described as **2720-001-102 | 819 NE 41ST AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 25th, 2026, and June 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES** and **SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **WWB RENTAL LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES** and **SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**, 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): 34-122 and 122-1193 and order to:

- 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 4:00 pm on Thursday, July 9th, 2026, or
- (b) Have all vehicles properly registered and operational by 4:00 pm on Thursday, July 10th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the City's Code Section 34-122- Abandoned or derelict vehicles. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$50.00 per day thereafter, which shall run in addition to any other fines until all violations of Section 34-122 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including the removal of all abandoned or derelict vehicles in violation of City Code Section 34-122, through the assistance of the Ocala Police Department and its vehicle towing policies.
- 2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the

property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

2.) Pay the cost of prosecution of \$1157.83 by July 9th, 2026.

- 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 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.

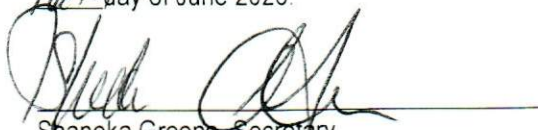
DONE AND ORDERED; this 16th day of June 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice Chair
Municipal Code Enforcement Board

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: **WWB RENTALS LLC REGISTERED AGENTS INC (REGISTERED AGENT) 7901 N 4TH ST SUITE 300 ST PETERSBURG, FL. 33702** this 16th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board

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

CASE NO: CE26-0407

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 06/18/2026 post the Final Administrative Order to the property, located at 819 NE 41ST 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: 06/18/2026



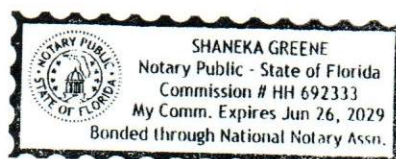
Code Inspector

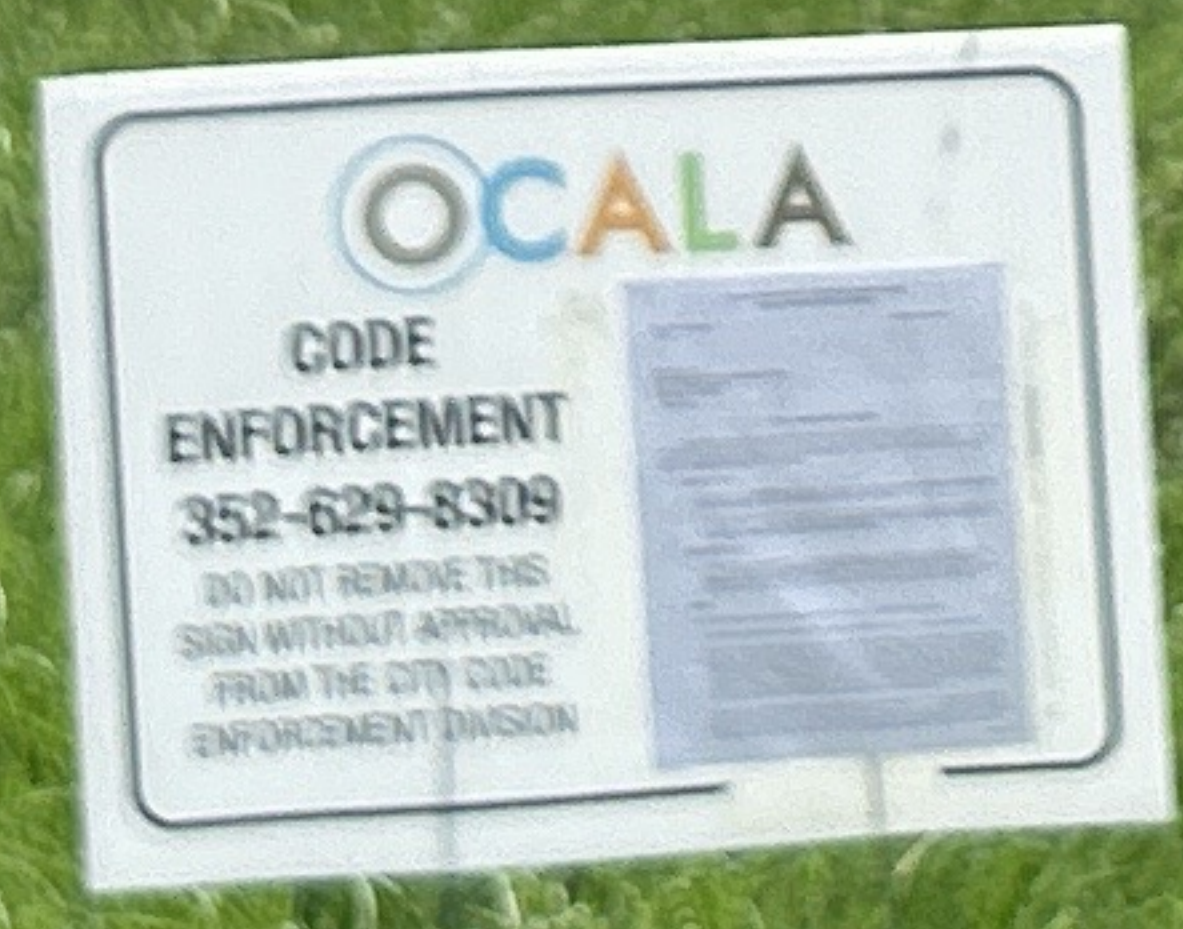
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/18/2026 10:30 AM



DE
EMENT
9-8309
MOVE THIS
T APPROVAL
CITY CODE
NT DIVISION

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

CASE NO: CE06-007

THE CITY OF OCALA
Petitioner

WWE RENTALS LLC
REGISTERED AGENTS INC (REGISTERED AGENT)
7901 N 4TH ST SUITE 900 ST
PETERSBURG FL 33702
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CASE came for public hearing before the Municipal Code Enforcement Board on June 17, 2025, after due notice to the Respondents, and the Municipal Code Enforcement Board, having heard testimony and all relevant evidence, considered stipulations and heard argument, then and there made a finding of fact, conclusion of law, and Notice of Hearing on Compliance, and imposition of fine as follows:

I. FINDINGS OF FACT:

- A. The Respondents, WWE RENTALS LLC, owners in charge of the property described as 3730-001 102 | 310 NE 41ST AVE, Ocala, Florida 34401, (Marion County, Florida).
- B. The on-site inspection dated 06/18/2025, and 06/19/2025, the property as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 16-122 ABANDONED OR DERELICT VEHICLES and SECTION 16-155 TRAILERS, COMMERCIAL, MOBILE, PORTABLE CONTAINERS.

II. CONCLUSION OF LAW:

- A. The Respondents, WWE RENTALS LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 16-122 ABANDONED OR DERELICT VEHICLES and SECTION 16-155 TRAILERS, COMMERCIAL, MOBILE, PORTABLE CONTAINERS, in that the Respondents 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 16-122 and 16-155.

III. ORDER:

- A. Find the Respondents guilty of violating city code sections 16-122 and 16-155 and order to:
 - (1) (a) Remove all abandoned, untagged, unsafe, inoperable vehicles by 6:30 am on Thursday, July 10th, 2025, or
 - (b) have all vehicles properly registered and operational by 6:30 am on Thursday, July 10th, 2025, and not keep them on the property or maintain any abandoned or derelict vehicle on the property in violation of the City's Code Section 16-122. If the Respondents fail to comply by 7:00 am on Friday, July 11th, 2025, there shall be a fine of \$200.00 per day thereafter until such time as all violations of Section 16-122 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, including the removal of all abandoned or derelict vehicles in violation of City Code Section 16-122 through the assistance of the Ocala Police Department and to which a towing charge.
 - (2) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00 pm on Thursday, July 10th, 2025. If the Respondents fail to comply with any violation of the City by 7:00 am on Friday, July 11th, 2025, there shall be a fine of \$50.00 per day thereafter until such time as all violations of section 16-155 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, including the removal of all trailers in violation of City Code Section 16-155 through the assistance of the Ocala Police Department and to which a towing charge.

City of Ocala
Code Enforcement Division
6/18/2026 10:30 AM

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

CASE NO: CE26-0407

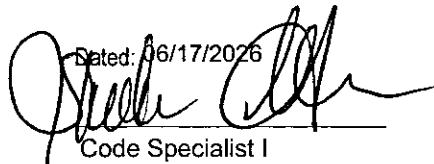
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

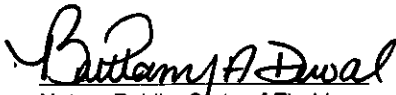
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

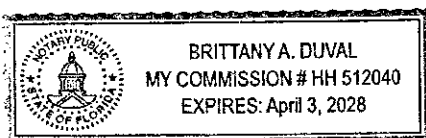
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,
Vs.

REGISTERED AGENTS INC.
7901 4TH STREET N SUITE 300
ST PETERSBURG, FL 33702

CASE NO: CE25-0407

WWB RENTALS LLC
7901 N 4TH ST SUITE 300
ST PETERSBURG, FL 33702
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

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:

1. That on June 11th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an 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, July 9th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-122,122-1193.

4. Prosecution costs of \$1157.83 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

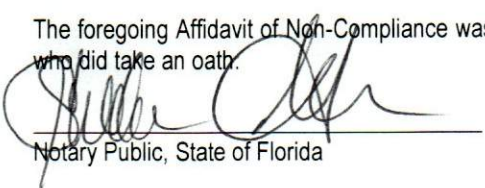
Dated this 10th day of July, 2026

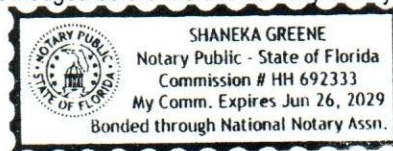


Stephen Knight
Code Inspector
City of Ocala

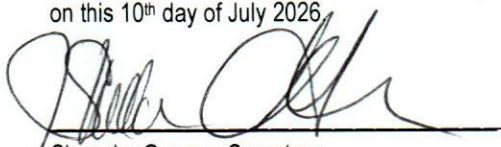
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 10th day of July 2026 by Stephen Knight 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 the listed respondents, on this 10th day of July 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida