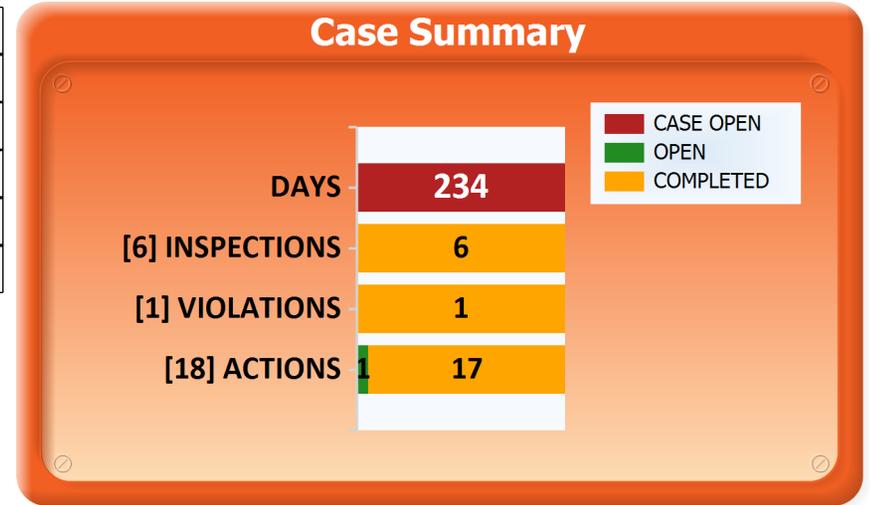


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

Description: RACETRAC DRA's		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 7/18/2025	Closed:	Last Action: 3/12/2026	Flw Up: 2/9/2026
Site Address: 1624 NW 35TH AVENUE RD OCALA, FL 34475			
Site APN: 21842-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	RACETRAC INC	200 GALLERIA PKWY SE STE 900 ATLANTA, GA 30339-5945			
REGISTERED AGENT	CORPORATE CREATIONS NETWORK, INC.	801 US HIGHWAY 1 NORTH PALM BEACH, FL 33408			
RESPONDENT 1	RACETRAC INC	C/O PROPERTY TAX DEPT ATLANTA, GA 30339			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$238.41	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$944.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$944.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	94	\$4,700.00	\$0.00						
Total Paid for DAILY FINES:			\$4,700.00	\$0.00						
TOTALS:			\$5,982.41	\$0.00						

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	7/18/2025	2/9/2026			Overgrowth within water retention area. Cut and clean area.

INSPECTIONS

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	7/18/2025	7/18/2025	NON COMPLIANT		At 1015 while patrolling the area I noticed the DRA's are not being maintained and are overgrown at RaceTrac on NW Blitchton. I attached 11 photos that show the 4 fenced in drainage retention areas are not being regularly maintained. Please see photos. CLTO sent to admin. RI in 30 days.
FOLLOW UP	JGB	9/2/2025	9/2/2025	NON COMPLIANT		I verified this morning at 0919 that the DRAs have not been maintained. I have not had contact with anyone with Racetrack. NOVPH sent to admin. SEE PHOTOS
FOLLOW UP	JGB	9/23/2025	9/23/2025	NON COMPLIANT		Verified today at 0918 that the DRAs have not been cut and cleaned. please see my photos.
HEARING INSPECTION	JGB	10/7/2025	10/7/2025	NON COMPLIANT		I conducted the hearing inspection at 0934 and verified the DRAs have not been cut and cleaned. Please see my photos.
COMPLIANCE	JGB	11/7/2025	11/7/2025	NON COMPLIANT		massey inspection Today at 0941 i verified that the dras have not been cut and cleaned and are still overgrown. I attached photos and created a AFF of NON COMP. I have not had contact with the owners nor anyone associated with the property. Prosecution cost have not been paid.
COMPLIANCE	JLB	2/9/2026	2/9/2026	NON COMPLIANT		CUT AND CLEAN ONLY FOR THE BIG DRA I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property was in compliance. Photos attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
-----------------	------------	-------------	-----------------	-------

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

PREPARE NOTICE	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO MAILED (3)
ADMIN POSTING	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0033 37 RACETRAC INC C/O PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA, GA. 30339-5945 9489 0090 0027 6697 0033 44 CORPORATE CREATIONS NETWORK INC 801 US HIGHWAY 1 NORTH PALM BEACH, FL. 33408
PREPARE NOTICE	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	9/4/2025	9/4/2025	NOVPH READY FOR POSTING novph pop

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	<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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$238.41 by November 6th, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	<p>FOF</p> <p>91 7199 9991 7039 7682 5843</p> <p>RACETRAC INC</p> <p>200 GALLERIA PKWY SE, STE 900</p> <p>ATLANTA, GA 30339-5945</p>
OFFICER POSTING	JEFFREY GUILBAULT	10/15/2025	10/15/2025	<p>FOF READY TO POST</p> <p>FOF POP</p>
MASSEY	YVETTE J GRILLO	11/13/2025	11/14/2025	
CLEAN-UP	SHANEKA GREENE	1/26/2026	1/26/2026	REQUEST SENT FOR CUT AND CLEAN TO PURE CUTS

Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

CONTACT	JEFFREY GUILBAULT	2/17/2026	2/17/2026	Called today requesting pictures of the DRAs before and after they were cut. I took down his information and sent them via email. Jim Hill 813.545.4821 ALHILL@RACETRAC.COM
ADMIN POSTING	SHANEKA GREENE	3/2/2026	3/2/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/2/2026	3/2/2026	NOTICE NON-COMP HEARING MAILED 9489 0090 0027 6696 9841 25 RACETRAC INC 200 GALLERIA PKWY SE STE 900 ATLANTA GA 30339-5945
OFFICER POSTING	JENNIPHER L BULLER	3/3/2026	3/3/2026	NOTICE NON-COMP HEARING READY FOR POSTING Posted upon the property.
MASSEY	YVETTE J GRILLO	3/12/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA

Petitioner,

vs.

CASE NO: ENV25-0161



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138758 OR BK 8738 PGS 1102-1103

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

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

RACETRAC INC
200 GALLERIA PKWY SE, STE 900
ATLANTA, GA. 30339-5945

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 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), **RACETRAC INC**, owner(s) in charge of the property described as **1624 NW 35TH AVENUE RD | 21842-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 18th, 2025, and October 7th, 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:

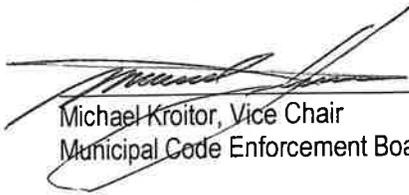
- A. The Respondent(s), **RACETRAC INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$238.41 by November 6th, 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, 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: **RACETRAC INC 200 GALLERIA PKWY SE, STE 900, ATLANTA, GA. 30339-5945 AND CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT) 801 US HIGHWAY 1, NORTH PALM BEACH, FL 33408**, this 9th day of October 2025.


Yvette Grillo, 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 NOVEMBER 13TH, 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 INTIAL 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.



THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE COPY OF THE ORIGINAL.

DEPUTY CITY CLERK

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: ENV25-0161

RACETRAC INC
200 GALLERIA PKWY SE, STE 900
ATLANTA, GA 30339-5945

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on October 9th, 2025 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, November 6th, 2025.**
3. The City has brought the property located in the city limits into compliance on; February 9th, 2026.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:
Abatement of violations as Ordered; **Section(s) 34-95**
5. Daily fines for 94 days of non-compliance with Section(s) 34-95 @ \$50/day + \$100 service fee total **\$4,800.**
6. Prosecution costs \$238.41 unpaid. These costs will result in a lien.

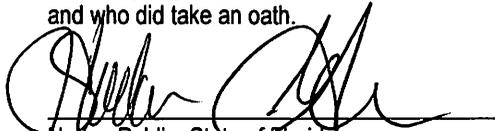
FURTHER AFFIANT SAYETH NOT.

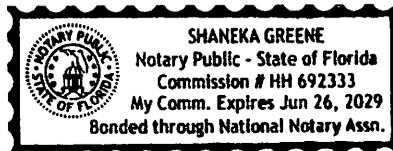
Dated this 9th day of February 2026


 Jennifer Buller
 Code Supervisor
 City of Ocala

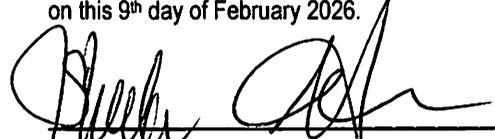
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of February 2026 by Jennifer Buller 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 9th day of February 2026.


 Shaneka Greene, Secretary
 Municipal Code Enforcement Board
 Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 3/2/2026

Case No: ENV25-0161

To: **RACETRAC INC**
200 GALLERIA PKWY SE STE 900
ATLANTA, GA. 30339-5945

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, **1624 NW 35TH AVE RD**, Ocala, Florida, **21842-000-00** Legal Description **LISTED ON NEXT PAGE**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **3/12/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 2ND day of March 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

SEC 11 TWP 15 RGE 21

COM AT INTERSECTION OF S RWY LINE RD NO 500 WITH W LINE OF SE 1/4 OF NW 1/4 TH S 00-16-54 E 279.67 FT TH S 89-47-12 E 87.74 FT TH N 00-16-54 E 233.50 FT NWLY AL R/W 99.09 FT TO POB & COM NE COR OF SW 1/4 OF NW 1/4 TH W 210 FT TH S 00-17-08 W 315 FT TH S 89-47-12 E 210 FT N 00-16-54 W 315 FT TO POB & W 50 FT OF N 100 FT OF E 210 FT OF SW 1/4 OF NW 1/4 &

THAT PT OF NW 17TH PL THAT WAS ABROGATED NO.2005-99 & COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH E 905.11 FT TH N 25 FT TH E 198.17 FT TO THE POB TH N 27-36-40 E 50.41 FT TH S 62-23-20 E 96.70 FT TH W 109.05 FT TO THE POB &

EXC ROW FOR US 27

EXC N 25 FT

EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1326.49 FT TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 65.99 FT TO THE POB TH SELY 34.01 FT TH S 00-35-11 W 217.47 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A CHORD OF 26.92 FT BEARING S 29-05- 45 W TH ALONG ARC OF CURVE 26.92 FT TH N 89-24-49 W 75.83 FT TH N 00-35-11 E 6.75 FT TH N 89-25-21 W 315 FT 13.97 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 02-40-18 CHORD OF 26.11 BEARING N 32-55-21 E TH ALONG ARC OF CURVE 26.11 FT TH NELY ALONG CURVE 101.27 FT TH N 21-13-30 E 94.11 FT TH N 20-19-55 W 52.38 FT TO POB

EXC COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1326.49 FT TH S 00-35-11 W 34.41 FT TH S 61-53-20 E 100 FT TH S 00-35-11 W 217.47 FT TO POB TH SLY 7/18/25, 10:41 AM MCPA Property Record Card

23.66 FT TH N 89-24-49 W 12.85 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 02-24-37 A CHORD BEARING & DISTANCE OF N 29-05-45 E 26.92 FT TH ALONG ARC OF CURVE 26.92 FT TO THE POB &

PARCEL 9C BEING MORE PARTICULARLY DESC AS:

COM AT W 1/4 COR OF SEC 11 TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-35-11 W 315 FT TO THE POB TH S 89-25-21 E 196.03 FT TO THE POC OF NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 17-22-57 A CHORD BEARING & DISTANCE OF S 42-56-59 W 169.24 FT TH SWLY 169.89 FT TH N 32-40-17 W 149.51 FT TO THE POB

EXC COM AT W 1/4 COR TH N 00-30-45 E 1324.04 FT TH S 89-25-21 E 1116.49 FT TH S 00-035-11 W 315 FT S 89-25-21 E 210 FT TH S 00-35-11 W 112.82 FT TO THE POB TH CONT SLY 45.25 FT TH N 89-28-35 W 44.12 FT TO THE POC OF A NON-TANGENT CURVE CONCAVE NWLY HAVING A RADIUS OF 640 FT A CENTRAL ANGLE OF 05-39-48 A CHORD BEARING & DISTANCE OF N 44-49-34 E 63.23 TH NELY ALONG CURVE A DISTANCE OF 63.26 TO THE POB &

COM AT THE NE COR OF SW 1/4 OF NW 1/4 OF SEC 11 TH N 89-21-08 W 210 FT TO THE POB TH S 00-30-02 W 314.70 FT TH S 32-34-10 E 149.34 FT TO THE POC OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 560 FT A CENTRAL ANGLE OF 05-36-12 TH SWLY ALONG ARC OF CURVE 54.77 FT A CHORD BEARING & DISTANCE OF S 54-30-09 W 54.75 FT TH CONT S 57-19-43 W 44.86 FT TH N 32-40-17 W 28.79 FT TH N 89-28-36 W 362.12 FT TH N 00-34-50 E 473.16 FT TH S 89-22-23 E 377.56 FT TO THE POB &

COM AT SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 276.54 FT TO THE POB TH N 269.77 FT TH S 68-31-20 E 200 FT TH S 196.79 FT N 89-55-20 W 186.11 FT TO THE POB &

COM AT THE SW COR OF NW 1/4 OF NW 1/4 OF SEC 11 TH S 89-55-20 E 442.46 FT TH N 25 FT TH S 89-55-20 E 205.11 FT TO THE POB TH N 00-04-40 E 127.40 FT TH N 28-28-17 E 148 FT TH S 00-09-22 E 257.60 FT TH N 89-55-20 W 71.43 FT TO THE POB & THAT PT OF NW 17TH PL THAT WAS ABROGATED NO 2005-99

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

CASE NO: ENV25-0161

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/04/2026 post the Notice of Non-Compliance Hearing to the property, located at 1624 NW 35TH AVE RD.
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.

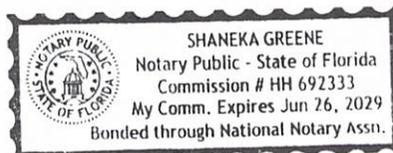
Dated: 03/04/2026³

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





RaceTrac

3674 FRESH FOODS GRAB & GO



\$250 FINE
U.S. DEP. OF JUSTICE

HAVE SOME FUN
M&M'S
Snickers

SAVE MORE
REWARDS

SOUTH
CHICKADEE

2 FOR \$5
3 FOR \$7

SAVE MORE
REWARDS

PROPRANE
RaceTrac \$26.99
24-Hour Emergency Number: (910) 592-0199
NO SMOKING

PROPRANE
RaceTrac \$26.99
24-Hour Emergency Number: (910) 592-0199
NO SMOKING

City of Ocala
Code Enforcement Division
3/3/2026 8:58 AM



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

NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 3/2/2026

Case No: ENV25-0161

To: RACETRAC INC
200 GALLERIA PKWY SE STE 900
ATLANTA, GA. 30339-5945

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 1624 NW 35TH AVE RD, Ocala, Florida, 21842-000-00 Legal Description LISTED ON NEXT PAGE, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 3/12/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected within the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

City of Ocala
Code Enforcement Division
3/3/2026 8:58 AM

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

CASE NO: ENV25-0161

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

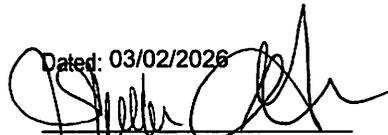
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/02/2026 post the Notice of Non-Compliance 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.

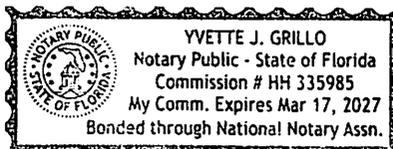
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/02/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/02/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
2/9/2026 3:20 PM



City of Ocala
Code Enforcement Division
2/9/2026 3:20 PM



City of Ocala
Code Enforcement Division
2/9/2026 3:21 PM



City of Ocala
Code Enforcement Division
07/18/2025 10:31:38



City of Ocala
Code Enforcement Division
07/18/2025 10:28:36



City of Ocala
Code Enforcement Division
07/18/2025 10:29:26

PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail
Ocala, FL 34480
(352) 678-8531 / service@pure-cuts.com
www.pure-cuts.com



To:

City of Ocala Code Enforcement Department
201 se 3rd St. 2nd floor
Ocala, FL 34471

Invoice # 9662
Invoice Date: 2/6/2026
Date of Completion: 2/5/2026
Total Amount Due \$ 944.00

Location: 1624 NW 35TH AVE RD
Case Number ENV25-0161

Description	Acreage / Weight	Amount
LOT CLEARING	1.4 acre	\$ 735.00
DUMP	440 lb	\$ 209.00
	TOTAL	\$ 944.00

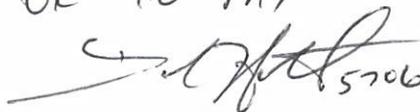
Case # ENV25-0161

Vendor # 7869

Contract # 250319

Acct # 103-016-711-524-52-46020

OK TO PAY


5706

5055166

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5055166
Date: 2/6/2026
Time: 09:30:13 - 09:47:56

Customer: CASH/CASH CUSTOMER
Truck: PURE CUTS
Truck Type: NA/Not Applicable
Grid: 4/WOOD WASTE PILE

Gross: 6920 lb In Scale 1
Tare: 6480 lb Out Scale 2
Net: 440 lb
Tons: 0.22

Materials & Services

Origin: 1/COMMERCIAL
Material: 22/YARD WASTE-CHARGEABLE
Quantity: 0.22 Ton
Rate: \$48.00/TON
Amount: \$ 10.56

Total Taxes: \$ 0.00
Total Amount: \$ 10.56

Other: xxxx- - Approved: 000250614: :
Change: 0.00

Weighmaster: LS

Driver:

**No Horsin' Around with Marlon
Step It Up * Pick It Up * Don't Litter**