



Case Details - No Attachments

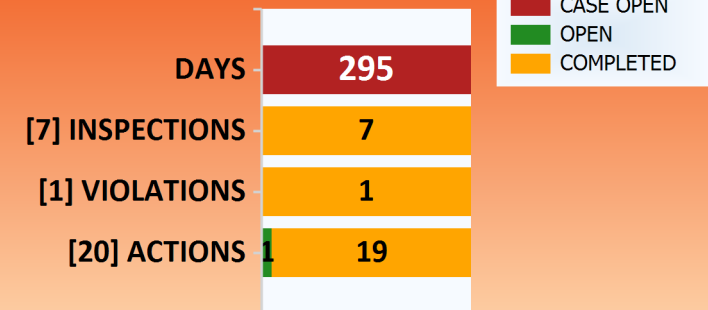
REORDER 2025

Case Number
CE25-0210

City of Ocala

| | | | |
|--|---------|----------------------------|--------------------------|
| Description: OVERGROWTH | | | Status: NON COMP HEARING |
| Type: GENERAL VIOLATION | | Subtype: OVERGROWTH | |
| Opened: 3/18/2025 | Closed: | Last Action: 1/8/2026 | Flw Up: 12/18/2025 |
| Site Address: 1122 SW 2ND ST OCALA, FL 34471 | | | |
| Site APN: 2845-053-009 | | Officer: JEFFREY GUILBAULT | |
| Details: | | | |

Case Summary



ADDITIONAL SITES

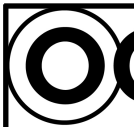
LINKED CASES

CONTACTS

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|------------------|--------------------------|--|-------|-----|-------|
| OWNER | WILLIE THOMAS REALTY LLC | 2331 NE 17TH PL STE 109 OCALA, FL 34470 -7744 | | | |
| REGISTERED AGENT | THOMAS, WILLIE | 2331 NE 17TH PL 109 OCALA, FL 34470 | | | |
| RESPONDENT 1 | WILLIE THOMAS REALTY LLC | 2331 NE 17TH PL STE 109 OCALA, FL 34470 | | | |

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 | | | | | | |



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REORDER 2025

Case Number
CE25-0210

| 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 | 1 | \$0.55 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$259.66 | \$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 | \$480.00 | \$0.00 | | | | | | |
| Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS: | | | \$480.00 | \$0.00 | | | | | | |
| \$50 FINE PER DAY | 001-359-000-000-06-35960 | 195 | \$9,750.00 | \$0.00 | | | | | | |
| Total Paid for DAILY FINES: | | | \$9,750.00 | \$0.00 | | | | | | |
| TOTALS: | | | \$10,589.66 | \$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 | 3/18/2025 | 12/17/2025 | | | Please cut and clean the property. |

| INSPECTIONS | | | | | | |
|-----------------|-----------|----------------|----------------|--------|---------|-------|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |



Case Details - No Attachments

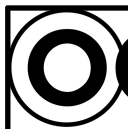
REORDER 2025

Case Number
CE25-0210

| | | | | | | |
|--------------------|-----|------------|------------|---------------|--|---|
| COMPLIANCE | JLB | 12/18/2025 | 12/18/2025 | NON COMPLIANT | | CUT AND CLEAN On 12/17/2025, I observed the property had been brought into involuntary compliance by assigned city vendor. Photo attached. Fines and fees remain unpaid. Affidavit of non-compliance completed. |
| COMPLIANCE | JGB | 6/9/2025 | 6/9/2025 | NON COMPLIANT | | MASSEY INSPECTION At 0923 i conducted at compliance inspection and verified that the lot has not been cut or cleaned. Please see photo. |
| FOLLOW UP | JGB | 6/20/2025 | 6/20/2025 | COMPLETED | | Verified that the vacant lot has been cut and cleaned. see photos. AFF of NON COMP created and left on admins desk. Prosecution fees still have not been paid. |
| FOLLOW UP | JGB | 4/8/2025 | 4/8/2025 | NON COMPLIANT | | Verified that the overgrowth has not been cut. See Photos. Novph sent to admin. |
| FOLLOW UP | JGB | 4/23/2025 | 4/23/2025 | NON COMPLIANT | | Verified the overgrowth has not been cut. |
| HEARING INSPECTION | JGB | 5/6/2025 | 5/6/2025 | NON COMPLIANT | | At 0858 i conducted a hearing inspection and verified there are no changes and the overgrowth is still present. Please see photo. |
| INITIAL | JGB | 3/18/2025 | 4/8/2025 | NON COMPLIANT | | At 1000 while patrolling the area i noticed tall grass and weeds on this vacant lot. Please cut and clean the property. SEE PHOTO. CLTO sent to admin. RI in 21 days. |

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|-----------------|----------------|-------------|-----------------|-------------------------|
| ADMIN POSTING | SHANEKA GREENE | 4/8/2025 | 4/8/2025 | NOVPH |
| ADMIN POSTING | SHANEKA GREENE | 12/19/2025 | 12/19/2025 | NOTICE NON-COMP HEARING |

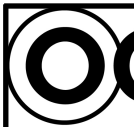


OCALA Case Details - No Attachments

REORDER 2025

Case Number
CE25-0210

| City of Ocala | | | | |
|----------------|-------------------|------------|------------|--|
| CERTIFIED MAIL | SHANEKA GREENE | 4/8/2025 | 4/8/2025 | NOVPH MAILED 91 7199 9991 7039 7937 4232 WILLIE THOMAS REALTY LLC THOMAS WILLIE (REGISTERED AGENT) 2331 NE 17TH PL STE 109 OCALA, FL. 34470-7744 |
| CERTIFIED MAIL | SHANEKA GREENE | 12/19/2025 | 12/19/2025 | NOTICE NON-COMP HEARING MAILED 91 7199 9991 7039 7682 7670 WILLE THOMAS REALITY LLC THOMAS WILLIE 2331 NE 17TH PL STE 109 OCALA FL 34470-7744 |
| CERTIFIED MAIL | YVETTE J GRILLO | 5/12/2025 | 5/12/2025 | FOF 91 7199 9991 7039 7680 7429 WILLIE THOMAS REALTY LLC THOMAS, WILLIE 2331 NE 17TH PL, STE 109 OCALA, FL 34470-7744 |
| CLEAN-UP | SHANEKA GREENE | 11/21/2025 | 11/21/2025 | SENT REQUEST FOR CUT AND CLEAN TO PURE CUTS |
| CONTACT | JEFFREY GUILBAULT | 6/9/2025 | 6/9/2025 | Property owner called today and stated he was unsure of what needed to be cut and cleaned. I informed him this vacant lot needs to be cut and cleaned off all overgrowth on the property. He stated he didnt know where the property lines were and i informed him he could find that by looking at a survey of the property. WILLIE THOMAS 352.804.6107 |
| CONTACT | JEFFREY GUILBAULT | 6/20/2025 | 6/20/2025 | Called the property owner at 1236 after verifying the overgrowth has been cut on the vacant lot. He informed me his guys will be by weekly to ensure the property stays cut and cleaned. I let him know he still needed to pay his prosecution costs and let him know the amount that is due. He stated he would be working on that asap. |




Case Details - No Attachments

REORDER 2025

Case Number
CE25-0210

| | | | | |
|--------------------|--------------------|----------------------------|------------|---|
| CONTACT | JEFFREY GUILBAULT | City of Ocala 6/20/2025 | 6/20/2025 | property owner called and stated the property has been cut and cleaned. |
| HEARING CODE BOARD | YVETTE J GRILLO | 5/8/2025 | 5/9/2025 | NEW BUSINESS |
| MASSEY | YVETTE J GRILLO | 1/8/2026 | | MASSEY FOR LIEN PROPERTY VALUE: \$6,460.00 HARD COSTS: \$580.00 TOTAL FINES: \$9,750.00/REDUCED 10%=\$975.00 TOTAL LIEN: \$1,555.00 |
| MASSEY | YVETTE J GRILLO | 6/12/2025 | 6/23/2025 | |
| OFFICER POSTING | JENNIPHER L BULLER | 12/22/2025 | 12/22/2025 | Notice of Non-Compliance Hearing post upon the property. |
| OFFICER POSTING | JEFFREY GUILBAULT | 4/9/2025 | 4/9/2025 | NOVPH READY FOR POSTING Posted on sign in crow at 0852. |
| PREPARE NOTICE | SHANEKA GREENE | 3/19/2025 | 3/19/2025 | CLTO |
| PREPARE NOTICE | SHANEKA GREENE | 4/8/2025 | 4/8/2025 | NOVPH MAY HEARING |
| PREPARE NOTICE | JEFFREY GUILBAULT | 5/13/2025 | 5/13/2025 | FAO POSTED ON PROPERTY AT 0915 |
| REGULAR MAIL | SHANEKA GREENE | 3/19/2025 | 3/19/2025 | CLTO MAILED |
| REGULAR MAIL | SHANEKA GREENE | 12/19/2025 | 12/19/2025 | AFF NON-COMP MAILED |

| <div>  <div> Case Details - No Attachments </div> </div> | | | | <div> Case Number </div> <div>CE25-0210</div> |
|---|--------------------|----------|----------|--|
| <div> <div>REORDER 2025</div> <div>City of Ocala</div> </div> | | | | |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 5/8/2025 | 5/8/2025 | <div>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</div> <div> 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. </div> <div> (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. </div> <div>2.) Pay the cost of prosecution of \$259.66 by June 5th, 2025.</div> |

**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: 12/19/2025

Case No: CE25-0210

**To: WILLE THOMAS REALITY LLC
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL. 34470-7744**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Enforcement Inspector for the City of Ocala, under oath, makes claim that the property described as, **1122 SW 2ND ST**, Ocala, Florida, **2845-053-009** Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE BLK 53 LOT 9**, 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 **1/8/2026** 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 19th day of December 2025

Shaneka Greene

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: CE25-0210

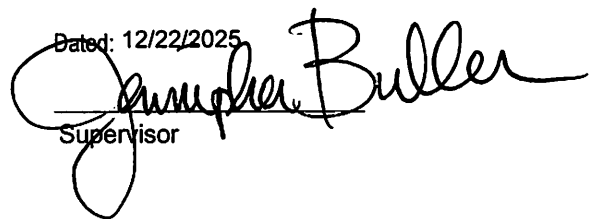
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

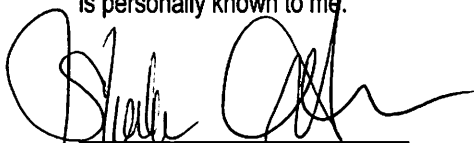
1. I did on 12/22/2025 post the Notice of Non-Compliance Hearing to the property, located at 1122 SW 2ND ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

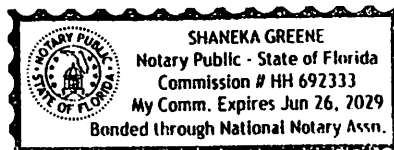
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 12/22/2025

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/22/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
12/22/2025 12:24 PM



MENT
8309
VE THIS
APPROVAL
ITY CODE
NT DIVISION

Office DEPOT®

Enforcement Board even if the
ACCORDINGLY.

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

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THE HEARING, PLEASE CALL 48 HOURS
IN ADVANCE SO ARRANGEMENTS CAN BE MADE. MUNICIPAL CODE ENFORCEMENT
BOARD AT (352) 629-8309

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

Signed this 19th day of December 2025
Date: 12/19/2025

Shaneka Greene
Case No: CE25-0210

To: WILLE THOMAS REALITY LLC Board
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL. 34470-7744

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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.

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City of Ocala
Code Enforcement Division
12/22/2025 12:24 PM

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

CASE NO: CE25-0210

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 12/19/2025 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.

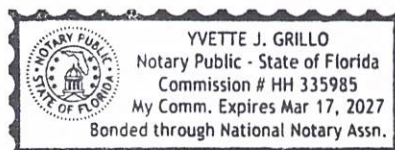
Dated: 12/19/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Yvette Grillo Code Specialist, 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.

CASE NO: CE25-0210

WILLIE THOMAS REALTY LLC
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL 34470-7744
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 May 8th, 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, June 5th, 2025.**
3. The City has brought the property located in the city limits into compliance on; December 17th, 2025.
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 195 days of non-compliance with Section(s) 34-95(@ \$50/day) + \$100 service fee total **\$9,850**
6. Prosecution costs paid. These costs will result in a lien.

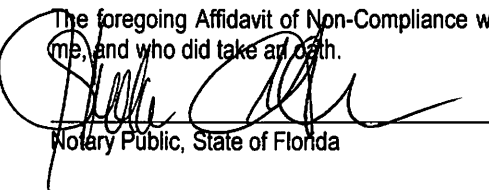
FURTHER AFFIANT SAYETH NOT.

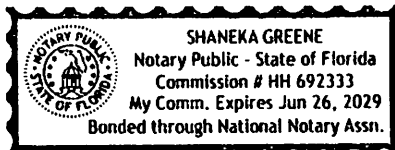
Dated this 18th day of December 2025


Jennifer Buller
Code Supervisor
City of Ocala

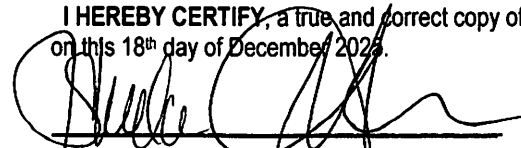
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 18th day of December 2025 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 18th day of December 2025.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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 # 9618
Invoice Date: 12/18/2025
Date of Completion: 12/17/2025
Total Amount Due \$ 480.00

Location: 1122 SW 2nd St
Case Number CE25-0210

| Description | Acreage / Weight | Amount |
|--------------|------------------|------------------|
| LOT CLEARING | 0.09 | \$ 195.00 |
| DUMP | 600 LB | \$ 285.00 |
| | TOTAL | \$ 480.00 |

Case # CE25-0210

Contract # 250349

Vendor # 7869

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

OK TO PAY

5706

5035585

MARION COUNTY BOCC

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

Ticket: 5035585

Date: 12/17/2025

Time: 14:46:39 - 15:14:35

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Comment: 2 ON SCALE

Gross: 16840 lb In Scale 1

Tare: 16240 lb Out Scale 2

Net: 600 lb

Tons: 0.30

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.30 Ton

Rate: \$65.00/TON

Amount: \$ 19.50

Total Taxes: \$ 0.00

Total Amount: \$ 19.50

Other: xxxx- - Approved: 000231980: :

Change: 0.00

Weighmaster: WP

Driver:

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



City of Ocala
Code Enforcement Division
12/17/2025 4:26 PM



City of Ocala
Code Enforcement Division
03/18/2025 10:01:01