



Case Details - No Attachments

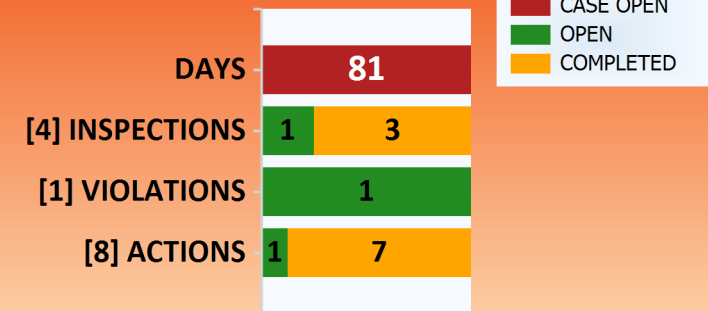
City of Ocala

Case Number

CE25-0227

Description: 3x boats			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/21/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/10/2025
Site Address: 3212 SE 13TH ST OCALA, FL 34471			
Site APN: 2786-006-001		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/11/2025	4/11/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/11/2025	4/11/2025	NOVPH MAILED 91 7199 9991 7039 7937 4300 WENGER TRAVIS WENGLER TAYLOR 3212 SE 13TH ST OCALA FL 34471-2940
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	4/14/2025	4/14/2025	NOVPH READY FOR POSTING NOVPH POSTED ON FRONT DOOR AT 0938
PREPARE NOTICE	SHANEKA GREENE	3/24/2025	3/24/2025	CLTO

PREPARE NOTICE	SHANEKA GREENE	4/11/2025	4/11/2025	NOVPH JUNE HEARING
REGULAR MAIL	SHANEKA GREENE	3/24/2025	3/24/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/6/2025	Find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to: 1.) Remove all boat trailers from the front or side yards and place in rear yard or remove from property by 4:00pm on Thursday, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. 2.) Pay the cost of prosecution of \$203.16 by July 3rd, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WENGLER TRAVIS	3212 SE 13TH ST OCALA, FL 34471-2940			
RESPONDENT 1	WENGLER TRAVIS	3212 SE 13TH ST OCALA, FL 34471-2940			
RESPONDENT 2	WENGLER TAYLOR	3212 SE 13TH ST OCALA, FL 34471			

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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0227

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:				\$203.16	\$0.00					
TOTALS:				\$203.16	\$0.00					

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	6/4/2025	6/4/2025	NON COMPLIANT		I conducted a follow up this morning and verified that there is currently a boat and utility trailer parked in the driveway. See photo.
FOLLOW UP	JGB	4/11/2025	4/11/2025	NON COMPLIANT		At 0830 i verified there is currently 1 boat and 1 utility trailer parked in the front yard and driveway. NOVPH sent to admin. SEE PHOTOS
HEARING INSPECTION	JGB	6/10/2025				
INITIAL	JGB	3/21/2025	3/21/2025	NON COMPLIANT		While patrolling the area at 1450 I noticed three boats, two in the driveway and one in the side yard at this property. Please move boats into the back yard or remove them from the property. RI in 21 days. See Photo. clto sent to admin.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JEFFREY GUILBAULT	3/21/2025				<div>Please move boats into the back yard or remove them from the property.</div> <div>Please move all boats and trailers to the back yard or remove them from the property.</div>
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0227

Petitioner,

VS.

WENGLER, TRAVIS

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	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:			

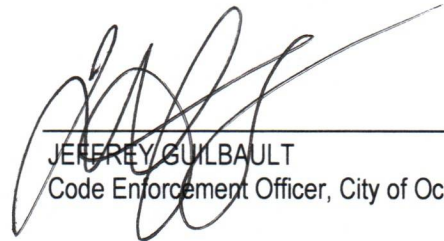
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$203.16

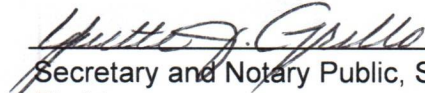
FURTHER. AFFIANT SAYETH NOT. Dated This:
6/2/2025

**STATE OF FLORIDA
COUNTY OF MARION**

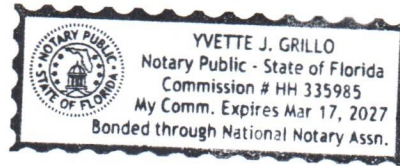


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Jun by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



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

2786-006-001

[GOOGLE Street View](#)

Prime Key: 666548

[MAP IT+](#)

Current as of 3/21/2025

[Property Information](#)

WENGLER TRAVIS
WENGLER TAYLOR
3212 SE 13TH ST
OCALA FL 34471-2940

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 01

Acres: .47

Situs: 3212 SE 13TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$97,728		
Buildings	\$208,988		
Miscellaneous	\$4,883		
Total Just Value	\$311,599		
Total Assessed Value	\$276,621	Impact	
Exemptions	\$0	Ex Codes:	(\$34,978)
Total Taxable	\$276,621		
School Taxable	\$311,599		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$97,728	\$208,988	\$4,883	\$311,599	\$276,621	\$0	\$276,621
2023	\$90,210	\$186,034	\$4,938	\$281,182	\$251,474	\$0	\$251,474
2022	\$90,210	\$171,004	\$4,993	\$266,207	\$228,613	\$0	\$228,613

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7216/0499	06/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$185,000
6731/1086	03/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$60,000
2318/0938	01/1987	71 DTH CER	0	U	I	\$100
1240/0739	08/1984	05 QUIT CLAIM	0	U	V	\$100

[Property Description](#)

SEC 22 TWP 15 RGE 22
 PLAT BOOK F PAGE 078
 HIGHLANDS MANOR
 BLK F LOTS 1.2 &
 15 FT ALLEY LYING S OF LOTS 1.2 BLK F

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		155.0	133.0	R1A	155.00	FF						
Neighborhood 5114 - OCALA HIGHLANDS CITRUS ETC												
Mkt: 8 70												

[Traverse](#)**Building 1 of 1**

RES01=R51U16R22D17L8D26L12D7L15U7L19U2L19U25.
 FGR02=L27D27R27U27.R1
 UOP03=U16R33D16L33.L1D27R38
 FOP04=L5D7R5U7.L5
 STP05=L14U2L19D6R33U4.R5U27R13U13

DCK06=L8D8R8U8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 4

Year Built 1966
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade	600 - AVERAGE	Architecture 0 - STANDARD SFR
Inspected on	2/21/2020 by 218	Base Perimeter 246

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 24 - CONC BLK-PAINT	1.00	1966	N	0 %	0 %	2,182	2,182
FGR	02 24 - CONC BLK-PAINT	1.00	1966	N	0 %	0 %	729	729
UOP	03 39 - HARDEE BOARD	1.00	1966	N	0 %	0 %	528	528
FOP	04 01 - NO EXTERIOR	1.00	1990	N	0 %	0 %	35	35
STP	05 01 - NO EXTERIOR	1.00	1966	N	0 %	0 %	170	170
DCK	06 01 - NO EXTERIOR	1.00	1966	N	0 %	0 %	64	64

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 34 HARDWD ON CONC
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 06 GAS
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	400.00	LF	20	1988	1	0.0	0.0
159 PAV CONCRETE	1,631.00	SF	20	1966	3	0.0	0.0
UDU UTILITY-UNFINS	200.00	SF	40	2011	1	20.0	10.0
256 WELL 1-5 BTH	2.00	UT	99	1966	2	0.0	0.0
114 FENCE BOARD	54.00	LF	10	2013	4	0.0	0.0

Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD19-0130	1/18/2019	-	REPAIR/RENOVATION REPAIR DOOR

Prepared by and return to:

Laura E. Dixon
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 20-1616

Parcel Identification No 2786-006-001

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM -- SECTION 689.02, F.S.)

This indenture made the 19th day of June, 2020 between Timothy J. Schroeder and Molly Schroeder, husband and wife, whose post office address is 3212 Southeast 13th Street, Ocala, FL 34471, Grantors, to Travis Wengler and Taylor Wengler, as _____, whose post office address is 3212 Southeast 13th Street, Ocala, FL 34471, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lots 1 and 2, Block F, and that certain 15 foot alley lying South of Lots 1 and 2, Block F, Highlands Manor, as per plat thereof recorded in Plat Book F, Pages 78 and 79, Public Records of Marion County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Laura E. Duxon
WITNESS SIGNATURE

Laura E. Duxon
PRINTED NAME

Gina M. Preston
WITNESS SIGNATURE

Gina M. Preston
PRINTED NAME

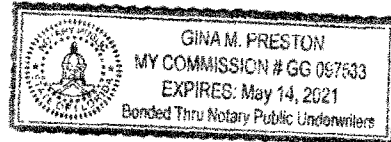
Timothy J. Schroeder
Timothy J. Schroeder

Molly Schroeder
Molly Schroeder

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of June, 2020, by Timothy J. Schroeder and Molly Schroeder.

Gina M. Preston
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: D.C.



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

3/24/2025

CASE NO: CE25-0227

WENGLER, TRAVIS
WENGLER, TAYLOR
3212 SE 13TH ST
OCALA, FL. 34471-2940

RE: 2786-006-001 | 3212 SE 13TH ST OCALA, FLORIDA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/11/2025

Violations:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please move boats into the back yard or remove them from the property.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Enforcement Officer
352-598-7571 jguilbault@ocalafl.gov



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

04/11/2025

WENGLER TRAVIS
WENGLER TAYLOR
3212 SE 13TH ST
OCALA, FL. 34471-2940

Respondent(s) _____ /

Location of Violation: 3212 SE 13TH ST|2786-006-001

Case Number: CE25-0227

Officer Assigned: Jeff Guilbault

Required Compliance Date: 06/10/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS
Please move boats into the back yard or remove them from 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
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0227

**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 04/14/2025 post the Notice of Violation & Public Hearing to the property, located at 3212 SE 13TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

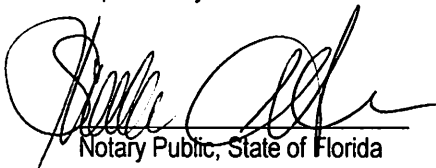
FURTHER, AFFIANT SAYETH NAUGHT.

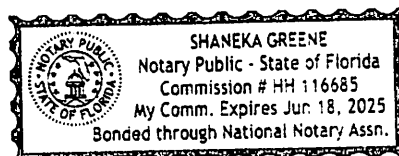
Dated: 04/14/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/14/2025 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
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: CE25-0227

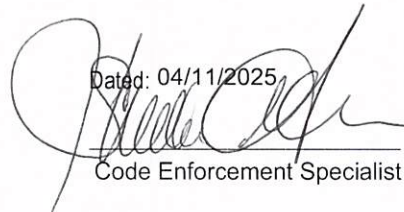
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 04/11/2025 post the Notice of Violation & Public 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.

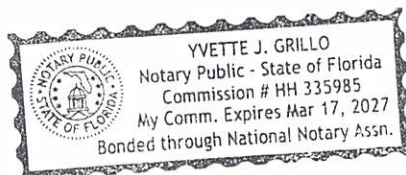

Dated: 04/11/2025
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/11/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





CITY OF OCALA

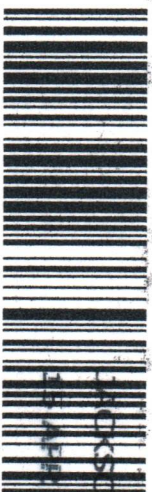
CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NOUPH-0227

WENGLER TRAVIS
WENGLER TAYLOR
3212 SE 13TH ST
OCALA, FL. 34471-2940

UNITED STATES MAIL



91 7199 9991 7039 7937 4300

JACKSONVILLE FL 320
15 APR 2025 AM 2 L

FIRST-CLASS



ZIP 34471 \$ 008.16⁰
02 7W
0008039548 APR 14 2025

10/16
4/16

NIXIE

326 DE 1

0005/07/25

RETURN TO SENDER
REFUSED
UNABLE TO FORWARD

BC: 34471218701

*1538-02044-15-21

344-34471-2940187



City of Ocala
Code Enforcement Division
03/21/2025 14:47:58



City of Ocala
Code Enforcement Division
04/11/2025 08:31:37



City of Ocala
Code Enforcement Division
04/11/2025 08:31:40



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

NOTICE OF VIOLATION AND PUBLIC HEARING

04/11/2025

WENGLER TRAVIS
WENGLER TAYLOR
3212 SE 13TH ST
OCALA, FL. 34471-2940

Respondent(s) _____ /

Location of Violation: 3212 SE 13TH ST|2786-006-001

Case Number: CE25-0227

Officer Assigned: Jeff Guilbault

Required Compliance Date: 06/10/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS
Please move boats into the back yard or remove them from the property.

Office Depo



City of Ocala
Code Enforcement Division
04/14/2025 09:37:45



City of Ocala
Code Enforcement Division
06/04/2025 10:33:34