

Case Number ENV25-0178

City of Ocala

Description: WRA NO		Status: HEARING			
Type: ENVIRONMENTAL			Subtype: OTHER ENVIRONMENTAL VIOLATION		
Opened: 8/4/2025	Closed:	La	st Action: 8/27	/2025	Fllw Up: 8/26/2025
Site Address: 0 , FL 34471					
Site APN: 23654+012-01			Officer: JEFFREY GUILBAULT		
Details:					



ADDITIONAL SITES

LINKED CASES

		CHR	ONOLOGY	
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH



Case Number ENV25-0178

City of Ocala

CERTIFIED MAIL	SHANEKA GREENE	8/5/2025	8/5/2025	NOVPH MAILED (3) 91 7199 9991 7039 7684 0587 WRA EASY STREET BUSINESS CENTRE POA INC 1700 SE 17TH ST STE 300 OCALA, FL. 34471-4663 91 7199 9991 7039 7684 0594 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC 2801-18 SW COLLEGE RD OCALA, FL. 34474 91 7199 9991 7039 7684 0600 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC PO BOX 5130 OCALA, FL. 34474
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	8/27/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	8/6/2025	8/6/2025	NOVPH READY FOR POSTING novph posted on property
PREPARE NOTICE	SHANEKA GREENE	8/4/2025	8/5/2025	NOVPH REPEAT VIOLATIOR please schedule for soonest hearing.

Case Number ENV25-0178

City of Ocala

STAFF RECOMMENI	DATION	DALE HOLLINGSW	ORTH .	8/15/2025		8/20/2025	1.) (a) Pay a fine of \$250 p violation of 34-95 was dis 2025, and continuing ever of section 34-95 have been on (b) Cut and clean the proving any weeds, undoor unsanitary items by 4:0 2025. If the Responder Friday, September 19th, fine of \$250 per day that provided in subsection abated. Additionally, the and take whatever steps a into compliance, to including grounds, fully and pundergrowth, tree debris (c) Upon abatement of an City, a \$100.00 service section 34-92(c)(2) of the	eat Violator and order to: er day beginning the day the repeat accovered to exist, being August 4th, rry day thereafter until all violations in abated pursuant to subsection (b) if this order. operty grounds fully and properly ergrowth, tree debris, and unsightly opm on Thursday, September 18th, int(s) fail to comply by 7:00am on 2025, there shall be an additional to shall run concurrent to the fines in (a) until this violation has been in City shall enter upon the property are necessary to bring the violations is cutting and cleaning the property properly removing any weeds, is, and unsightly or unsanitary items. In violations of section 34-95 by the fee shall be applied pursuant to be city of Ocala Code of Ordinances. Attion of \$206.91 by September 18th, 2025.
				СО	NTACT	S		
NAME TYPE		NAME		ADDRESS		PHONE	FAX	EMAIL
OWNER		WRA	1700 SE	17TH ST STE 300 OCALA, FI 4663	L 34471-			
RESPONDENT 1		STREET BUSINESS INTRE POA INC	1700 SE	17TH ST STE 300 OCALA, FI 4663	L 34471-			
				FINANCIAL	. INFOR	RMATION		



Case Number ENV25-0178

City of Ocala

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06- 35960	6	\$53.16	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06- 35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06- 35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06- 35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$206.91 \$0.00

> **TOTALS:** \$206.91 \$0.00

				INSPECT	ONS	
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	JGB	8/26/2025				
INITIAL	JGB	8/4/2025	8/4/2025	NON COMPLIANT		While patrolling the area at 1020 I noticed the WRA was not being maintained regularly and is overgrown. Please see photos. Please cut and clean the WRA, cutting all overgrowth consisting of tall grass, weeds, and vines. I did notice this is a Repeat violation. Please see attached Order 2022_ 8911 chapter 34-95 was found in violation on March 29th, 2023. The violation is still present. The Sunbiz is no longer active and does not have a Registered agent. Please see all photos, attachments. NOVPH sent to admin to schedule for the next Hearing.
				VIOLATI	ONS	
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

Case Number ENV25-0178

City of Ocala

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	8/4/2025			REPEAT VIOLATOR	Please cut and clean the overgrown WRA. Please cut all overgrowth in the WRA, consisting of tall grass, weeds, vines and any other overgrowth. This is a Repeat Violation.
--	----------------------	----------	--	--	-----------------	--

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

THE CITY OF OCALA

CASE NO: ENV25-0178

Petitioner,

VS.

WRA EASY STREET BUSINESS CENTRE POA INC

EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION INC

Respondents

1

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 Enfo	rcement Spe	cial Magistrate He	earing:					
	Cost	# of hour(s)	# of hour(s)					
Attorney Fees:								
2. Inspector(s) Time:							
	Cost	# @ .5 hour(s)			Total:			
Inspection(s)	\$12.50	2	2					
3. Clerical &	Casework Ti	me:						
	Cost	# of hour(s)			Total:			
Clerical:	\$22.00	5	5					
4. Recording	Cost(s): (i.e.	. Lien(s) / Lien rele	ease(s) / Satisfa	ction, etc.)				
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:			
Fee(s):	\$18.75	1			\$18.75			
5. Copies of	Related Doc	ument(s):						
10.7112.00 TO 10.1112.00 T	Cost	# of page(s)			Total:			
Clerical:								
6. Postage C	ost(s):							
	Cost	# of Regular	Cost	# of Certified				
Postage:			\$53.16	6	\$53.16			

Total Costs: \$206.91

FURTHER. AFFIANT SAYETH NOT. Dated This: 8/21/2025

STATE OF FLORIDA **COUNTY OF MARION**

JEFFREY GUILBAULT DAVE HOUNGSWORTH

Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 21 Aug by JEFFREY GUILBAULT who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



Acres: 1.58

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

23654+012-01

Property Information

WRA M.S.T.U
EASY STREET BUSINESS CENTRE Taxes / Assessments: PC: 94

POA INC Map ID: 162 1700 SE 17TH ST STE 300 Millage: 1001 - OCALA

OCALA FL 34471-4663

2024 Certified Value

Land Just Value \$79
Buildings \$0
Miscellaneous \$0
Total Just Value \$79
Ex Codes: 21
Total Assessed Value \$79
Exemptions (\$79)
Total Taxable \$0

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$79	\$0	\$0	\$79	\$79	\$79	\$0
2023	\$79	\$0	\$0	\$79	\$79	\$79	\$0
2022	\$79	\$0	\$0	\$79	\$79	\$79	\$0

<u>Property Transfer History</u>

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>2897/0045</u>	01/2001	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 24 TWP 15 RGE 21 PLAT BOOK 006 PAGE 004 EASY STREET BUSINESS CENTRE WRAN OF LOT 1

Parent Parcel: 23654-012-00

Land Data - Warning: Verify Zoning

Use CUse Front Depth Zoning Units Type Rate Loc Shp Phy Class Value Just Value DRA 9470 .0 .0 B5 1.58 AC
Neighborhood 9914

			Miscellaneo	ous Improvement	<u>S</u>		
Туре	Nbr Units	Type	Life	Year In	Grade	Length	Widt
			<u>Appra</u>	aiser Notes			
				and Building nit Search **			
Permit Number		Date	Issued	Dat	te Completed	Description	

RECORD: \$

PARCEL ID

This Instrument Prepared by: Tim D. Haines, Esq. Hart & Gray 125 NE First Avenue, Suite 1 Ocala, FL 34470

ELLSPERMANN, CLERK FILE NUM 20018 DATE: 01/23/2001 08:43:0 OR BOOK/PAGE 02897/0045

MARION COUNTY

DEED DOC STAMPS 0.70

Cmakexen

QUIT CLAIM DEED

This QUIT-CLAIM DEED, executed this 16th day of 10nuary, 200 by KMB, INC., A FLORIDA CORPORATION, AS TRUSTEE whose post office address is 1700 SE 17th Street, Suite 300 Ocala, FL 34471, (hereinafter "Grantor"), to EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC., whose post office address is 1700 SE 17th Street, Suite 300, (hereinafter "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to-wit:

> The water retention area as depicted on the Plat of Easy Street Business Centre as per plat thereof recorded in Plat Book 6, at Pages 4,5 46, Public Records of Marion County, Florida.

THE UNDERSIGNED REPRESENTS AND WARRANTS that the real property described in Exhibit above XXX is not the homestead of the undersigned or of his or her family, and was not the homestead of the undersigned, or any member of his family at any time the undersigned, whether individually or as trustee of any trust, had any interest in the real property described in Explicit XXX above.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

THE UNDERSIGNED represents and warrants that the above-described property is not his homestead, nor is it contiguous to property claimed by the undersigned as homestead.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed and delivered in our presence as witnesses:

Print Name

Print Name:

KMB, INC., A FLORIDA CORPORATION, AS

TRUSTEE

ROY

RESIDENT

FILE: 2001006314 OR BOOK/PAGE 02097/0046

STATE OF FLORIDA COUNTY OF MARION

of KMB	The foregoing QUIT CLAIM DEED was acknowledged before me by ROY T. BOYD, as President , INC., A FLORIDA CORPORATION, AS TRUSTEE, who is:
	Personally known by me, OR
	Produced a driver's license as identification.
	Dated: this Land day of Arracci, 2007.

JUDY M. BARNES

Notary Public, State of Florida
Commission No. CC 875275

Ny Commission Expires 9/29/2003

My Commission Expires 9/29/2003

Commission expires 9/29/2003



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Florida Not For Profit Corporation

EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC.

Filing Information

 Document Number
 N00000005623

 FEI/EIN Number
 59-3681081

 Date Filed
 08/25/2000

State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed 09/14/2007
Event Effective Date NONE

Principal Address

2801-18 SW COLLEGE RD

OCALA, FL 34474

Changed: 04/29/2005

Mailing Address
PO BOX 5130
OCALA, FL 34478

Changed: 04/29/2005

Registered Agent Name & Address

NONE

Registered Agent Resigned: 03/29/2023

Officer/Director Detail
Name & Address

Title PD

GLASSMAN, SHARON 2801-18 SW COLLEGE RD OCALA, FL 34474

Title STD

FOWLER, DEBRA 2801-18 SW COLLEGE RD OCALA, FL 34474

Title D

GRAY, STEVEN H 125 NE 1ST AVENUE #1 OCALA, FL 34470

Annual Reports

Report Year	Filed Date
2004	04/08/2004
2005	04/29/2005
2006	04/10/2006

Document Images

03/29/2023 Reg. Agent Resignation	View image in PDF format
04/10/2006 ANNUAL REPORT	View image in PDF format
04/29/2005 ANNUAL REPORT	View image in PDF format
04/08/2004 ANNUAL REPORT	View image in PDF format
05/05/2003 ANNUAL REPORT	View image in PDF format
05/12/2002 ANNUAL REPORT	View image in PDF format
05/01/2001 ANNUAL REPORT	View image in PDF format
08/25/2000 Off/Dir Resignation	View image in PDF format
08/25/2000 Off/Dir Resignation	View image in PDF format
08/24/2000 Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations



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

NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

WRA EASY STREET BUSINESS CENTRE POA INC 1700 SE 17TH ST STE 300 OCALA, FL. 34471-4663

EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC 2801-18 SW COLLEGE RD OCALA, FL. 34474

EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC PO BOX 5130 OCALA, FL. 34474

	74
Respondent(s)	1
Deanondennai	1

Location of Violation: 23654+012-01|VACANT LOT

Case Number: ENV25-0178

Officer Assigned: Jeff Guilbault

Required Compliance Date: 08/26/2025

Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

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

Please cut and clean the overgrown WRA. Please cut all overgrowth in the WRA, consisting of tall grass, weeds, vines and any other overgrowth. This is a Repeat Violation.

08/06/2025

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: ENV25-0178

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA

COUNTY OF MARION		
BEFORE ME , the undersigned authority personally appeared,		, for the Code Enforcement
I did on 08/06/2025 post the Notice of Violation & Public Heat 23654+012-01 VACANT LOT	aring to the property	/, located at
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code	e of Ordinances of the C	ity of Ocala.
FURTHER, AFFIANT SAYETH NAUGHT.	Dated: 08/06/2025 Environment Enforcer	nent Officer
STATE OF FLORIDA MARION COUNTY		
SWORN TO (or affirmed) before me: 08/06/2025 by Shaneka Green is personally known to me. SHANEKA GREENE Notary Public - State of F Commission # HH 692: My Comm. Expires Jun 26	tortda	Specialist, City of Ocala, who

Bonded through National Notary Assn.





GODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION



City of Ocala

NOTICE OF VIOLATION AND PUBLIC HEARING

Case Number: ENV25-0178

Officer Assigned: Jeff Guilbault

Required Compliance Date: 08/26/2025 Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

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

Please cut and clean the overgrown WRA. Please cut all overgrowth in the WRA, consisting of tall grass, weeds, vines and any other overgrowth. This is a Repeat Violation.

City of Ocala

Environmental Enforcement

08/06/2025 10:44:38

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

CASE NO: ENV25-0178

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE	OF	FL	OF	RID	A
COLIN	רע מ	E	ИΔ	DI	٦N

COUNTY OF MARION			
BEFORE ME , the undersigned author Division of the, City of Ocala, who after			_, for the Code Enforcement
I did on 08/05/2025 post the 110 SE Watula Avenue Ocala, FL	e Notice of Violation & Public 	Hearing to Ocala City	Hall , located at
2. This Affidavit is provided pursua	ant to Section 2-446(b) 2(b),	Code of Ordinances of the	City of Ocala.
FURTHER, AFFIANT SAYETH NAUGH	ΙТ.	Dated: 08/05/2028 Code Enforcemen	t Specialist
STATE OF FLORIDA MARION COUNTY			
SWORN TO (or affirmed) before me: 00 is personally known to me.	8/05/2025 by Yvette Grillo	Code Enforcement	t Specialist, City of Ocala, who

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027 Bonded through National Notary Assn.

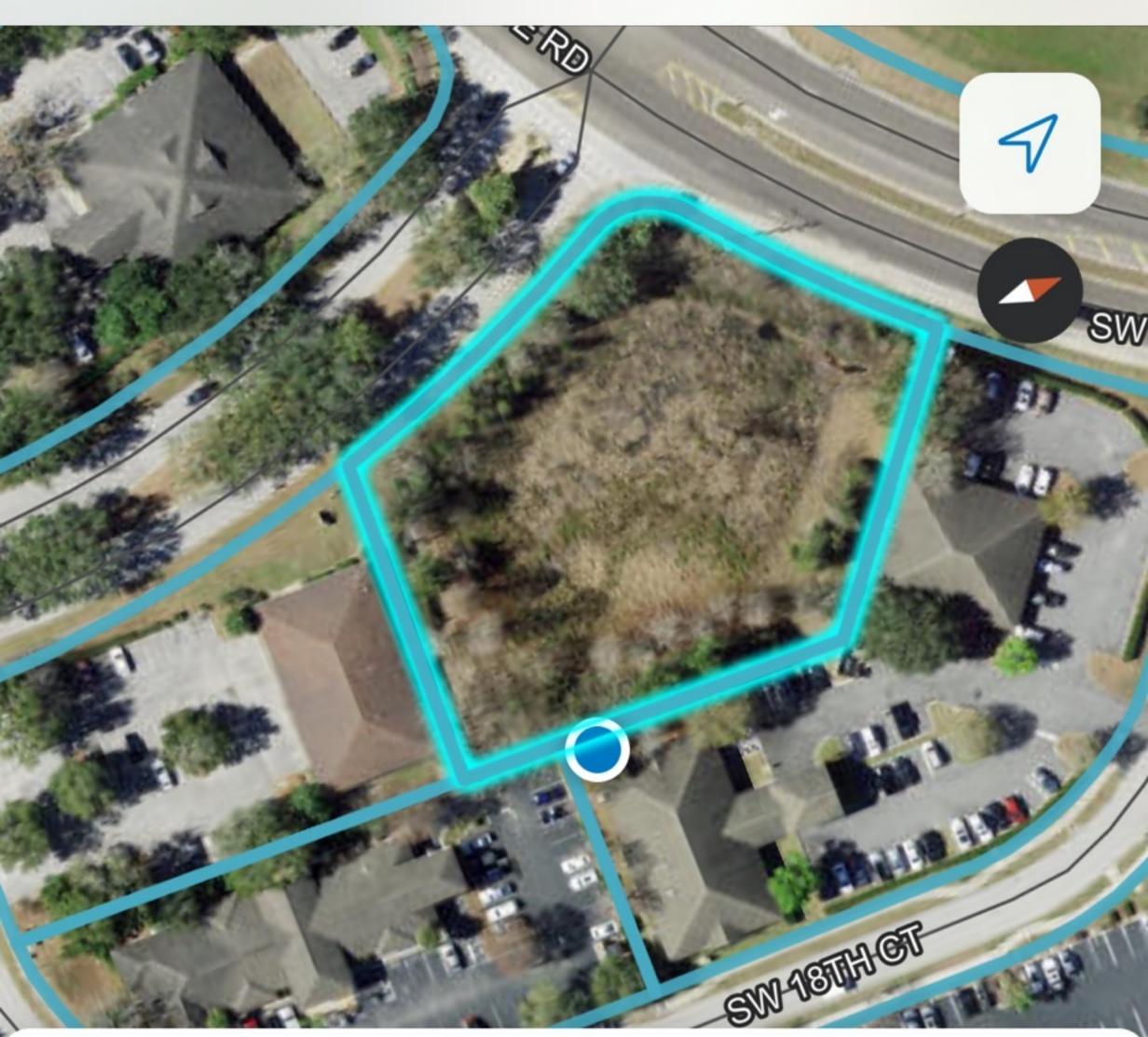








GPS accuracy 11.4 ft





PID: 23654+012-01

Area 1.3 ac



9.6 ft

Owner: WRA

Property Address:

Google Map

Google StreetView

Property Appraiser Record

County Record













