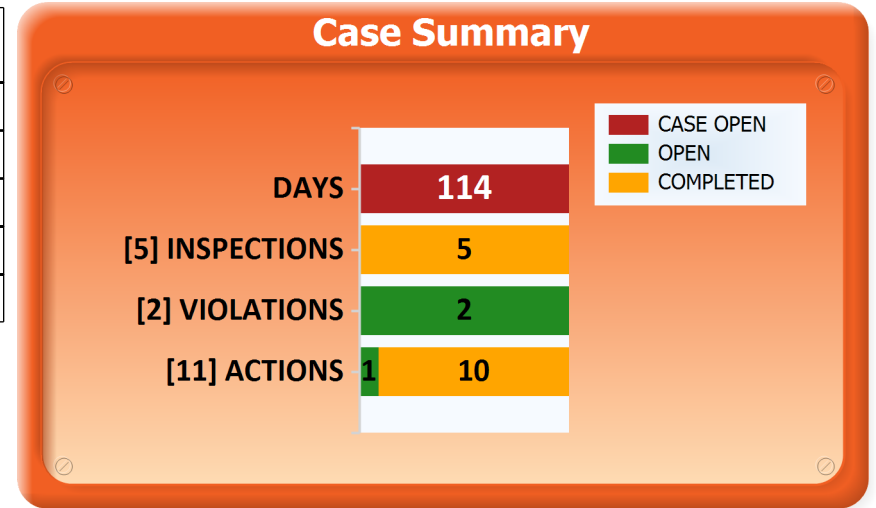


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

Description: DRA SIDE SLOPES WASHOUTS DEAD TREES REPEAT VIOLATION		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 2/12/2026	Closed:	Last Action: 6/11/2026	Flw Up: 5/29/2026
Site Address: 0 , FL 34471			
Site APN: 23654+012-01		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WRA	1700 SE 17TH ST STE 300 OCALA, FL 34471-4663			
RESPONDENT 1	WRA EASY STREET BUSINESS CENTRE POA INC	1700 SE 17TH ST STE 300 OCALA , FL 34471 -4663			

FINANCIAL INFORMATION

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$74.13	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$49.20	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$202.12	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	JEFFREY GUILBAULT	2/12/2026				A tree removal permit will need to be obtained to remove a oak tree that is growing through one of the culverts in the Water Retention Area.
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	JEFFREY GUILBAULT	2/12/2026				Please make necessary repairs to the water retention area. There are depressions, washouts, backed-up culverts, and damaged culverts. A permit may be needed for the repairs.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	3/12/2026			REPEAT VIOLATION	Please remove all dead trees from the property. A permit is required to remove any tree from this property.

INSPECTIONS

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

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

INITIAL	JGB	2/12/2026	2/12/2026	NON COMPLIANT		I conducted an initial inspection this afternoon at 1330 and verified there is significant damage in this WRA. Please see photos. There is a large depression near the remax sign. Please fill all depressions and washouts. A permit may be required. Also the side slope along easy street has washed out and placed sediment in the bottom of the WRA. Please repair the WRA. Nearly all of the culverts that spill into this WRA have erosion, sediment build up, or damage caused to the concrete culverts. Please repair all damaged culverts, and clean out all culverts. Please see my photos. One of the concrete culverts has a tree growing through the culvert. A tree permit will need to be obtained before the tree is removed. CLTO sent to admin. RI in 30 days. SEE PHOTOS.
FOLLOW UP	JGB	3/12/2026	3/12/2026	COMPLETED		I verified that there are no changes to the condition of the DRA. I have not had contact with anyone associated with this property. I added 34-95 as a repeat violation due to the dead trees that are on the property. I attached the order for ENV25-0178. Please see attachments. NOVPH sent to admin to schedule for the next available special magistrate hearing.
CASE WORK	JGB	4/24/2026	4/24/2026	COMPLETED		Special magistrate was canceled for this month rescheduled for JUNE CODE BOARD.
CASE WORK	RSM	5/29/2026	5/29/2026	COMPLETED	photo for compliance inspection	On 5-29-26, I assisted in the case process by means of taking photos in association with the issued order. Photos uploaded
COMPLIANCE	JGB	5/29/2026	5/29/2026	COMPLETED		Final Administrative Order compliance date. I verified the violations are not corrected. AFF OF NON COMP CREATED AND TURNED INTO OFFICE STAFF. fees not paid.

CHRONOLOGY

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	2/13/2026	2/13/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	2/13/2026	2/13/2026	CLTO MAILED (3)
ADMIN POSTING	SHANEKA GREENE	3/13/2026	3/13/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/13/2026	3/13/2026	<p>NOVPH MAILED (3)</p> <p>9489 0090 0027 6697 0471 64 WRA EASY STREET BUSINESS CENTRE POA INC 1700 SE 17TH ST STE 300 OCALA FL 34471-4663</p> <p>9489 0090 0027 6697 0471 71 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC. 2801-18 SW COLLEGE RD OCALA, FL 34474</p> <p>9489 0090 0027 6697 0471 88 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC. PO BOX 5130 OCALA, FL 34478</p>
PREPARE NOTICE	SHANEKA GREENE	3/13/2026	3/13/2026	<p>NOVPH</p> <p>ADDED 34-95 AS A REPEAT VIOLTION next available special magistrate hearing</p>
OFFICER POSTING	JEFFREY GUILBAULT	3/16/2026	3/16/2026	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POP AT 0920</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 122-219 and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95- Weeds; accumulations of trash or other unsightly or unsanitary matter, was discovered to exist, being</p>

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>4/17/2026</p>	<p>4/22/2026</p>	<p>March 12th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Remove any dead trees, tree debris, and tree stump(s) greater than 12 inches in height above ground level, this requires a tree removal permit by 4:00 pm on Thursday, May 28th 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the property grounds, fully and properly removing any dead trees and any tree debris.</p> <p>(c) 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,) Obtain any required permits needed to bring the site into compliance with the approved site plan Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements; to include tree removal permit for a oak tree that is growing through one of the culverts in the Water Retention Area, removal of any dead trees, and repair of any depressions by 04:00 pm on Thursday, May 28th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within sixty (60) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$100 per day thereafter, that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include; repair of depressions, removal of any dead trees and/or trees that are invasive or a threat to the infrastructure of the Water Retention Area.</p>
-----------------------------	---------------------------	------------------	------------------	--

Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

				3.) Pay the cost of prosecution of \$202.12 by May 28th 2026. Non-compliance (Massey) Code Board hearing: 06/11/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026	4/29/2026	NEW BUSINESS
CERTIFIED MAIL	SHANEKA GREENE	5/4/2026	5/4/2026	<p>FAO MAILED (3) 9489 0090 0027 6697 0316 68 WRA EASY STREET BUSINESS CENTRE POA INC 1700 SE 17TH ST STE 300 OCALA, FL. 34471-4663</p> <p>9489 0090 0027 6697 0316 75 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC. 2801-18 SW COLLEGE RD OCALA, FL. 34474</p> <p>9489 0090 0027 6697 0316 82 EASY STREET BUSINESS CENTRE PROPERTY OWNERS ASSOCIATION INC POX 51300 OCALA, FL. 34478</p>
FIELD POSTING	JEFFREY GUILBAULT	5/6/2026	5/6/2026	FAO READY FOR POSTING FAO POP
MASSEY	SHANEKA GREENE	6/11/2026		

**BEFORE THE MUNICIPAL SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

vs.

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**
POX 51300
OCALA, FL. 34478
Respondents _____ /

CASE NO: ENV26-0057



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/14/2026 12:53:54 PM
FILE #: 2026061786 OR BK 8908 PGS 104-106
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **WRA EASY STREET BUSINESS POA INC.**, owner(s) in charge of the property described as **23654+012-01 | 2000 BLK SW 19TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 12th, 2026, and April 24th, 2026, 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, SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **WRA EASY STREET BUSINESS CENTRE POA 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, SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS** 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 as a Repeat Violator and 122-19 and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95- Weeds; accumulations of trash or other unsightly or unsanitary matter, was discovered to exist, being March 12th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Remove any dead trees, tree debris, and tree stump(s) greater than 12 inches in height above ground level, this requires a tree removal permit by 4:00 pm on Thursday, May 28th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided

in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the property grounds, fully and properly removing any dead trees and any tree debris.

(c) 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.

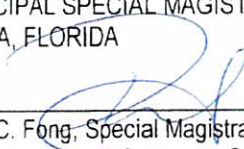
2.) Obtain any required permits needed to bring the site into compliance with the approved site plan Section 122-219 Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements; to include tree removal permit for a oak tree that is growing through one of the culverts in the Water Retention Area, removal of any dead trees, and repair of any depressions by 04:00 pm on Thursday, May 28th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within sixty (60) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$100 per day thereafter, that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include repair of depressions, removal of any dead trees and/or trees that are invasive or a threat to the infrastructure of the Water Retention Area.

3.) Pay the cost of prosecution of \$202.12 by May 28th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida 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 30th day of April 2026.

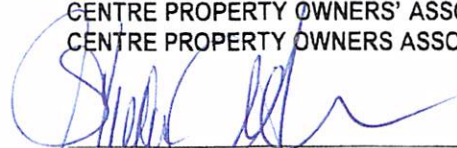
MUNICIPAL SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: 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, POX 51300, OCALA, FL. 34478 this 30th day of April 2026.



Shaneka Greene, Secretary
Municipal Special Magistrate



THIS IS TO CERTIFY THAT THE FOREGOING TO BE A TRUE AND ACCURATE COPY


DEPUTY CITY CLERK

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 SPECIAL MAGISTRATE IS TO BE HELD ON JUNE 11TH, 2026, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

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

CASE NO: ENV26-0057

**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 05/06/2026 post the Final Administrative Order to the property, located at 2000 BLK SW 19TH AVE|2364+012-01.
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.

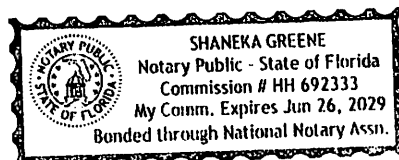
Dated: 05/06/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/06/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA

CODE ENFORCEMENT
352-629-8309

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

City of Ocala Code Enforcement Division
1000 E. University Blvd., Ocala, FL 34471
Phone: 352-629-8309
Fax: 352-629-8308
www.cityofocala.com

City of Ocala
Environmental Enforcement
05/06/2026 10:22:32



Ocala

**BEFORE THE MUNICIPAL SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

CASE NO: ENV26-0057

THE CITY OF OCALA
Petitioner,

vs.

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**
POX 51300
OCALA, FL. 34478
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **WRA EASY STREET BUSINESS POA INC.**, owner(s) in charge of the property described as **23654+012-01 | 2000 BLK SW 19TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 12th, 2026, and April 24th, 2026, 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, SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **WRA EASY STREET BUSINESS CENTRE POA 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, SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS** 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 as a Repeat Violator and 122-19 and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95- Weeds, accumulations of trash or other unsightly or unsanitary matter, was discovered to exist, being March 12th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Remove any dead trees, tree debris, and tree stump(s) greater than 12 inches in height above ground level, this requires a tree removal permit by 4:00 pm on Thursday, May 28th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided

Office DEPOT®

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

CASE NO: ENV26-0057

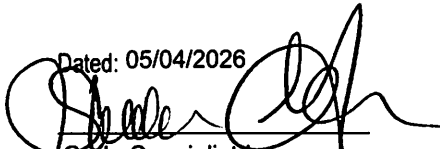
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 05/04/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/04/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/04/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

CASE NO: ENV26-0057

Vs.
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
POX 51300
OCALA, FL. 34478
Respondent.

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeffrey Guilbault, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on 4/29/2026 the Municipal Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 5/28/2026.
3. That a re-inspection was performed on 5/29/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:
Abatement of violation(s) as ordered; Sections 34-95 & 122-19
5. The prosecution costs of \$202.12 have NOT been paid.

FURTHER, AFFIANT SAYETH NOT.

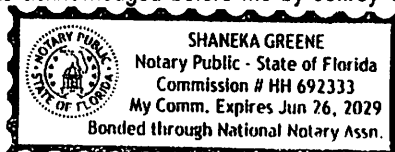
Dated this 29th day of MAY 2026


Jeffrey Guilbault
Environmental Inspector
City of Ocala

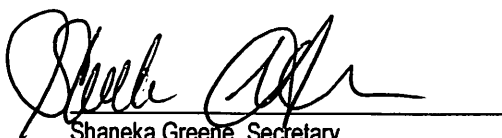
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 29th day of MAY 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 29th day of MAY 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



CITY OF OCALA
CODE ENFORCEMENT DIVISION
 201 SE 3rd STREET, 2nd FLOOR
 OCALA, FLORIDA 34471

FAO ENV 26-0057

THE CITY OF OCALA
 Petitioner,

vs.

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

344714663 UTF
 3447121729

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL®**

JACKSONVILLE RPDC 320
 7 MAY 2025 PM 4 L
 9489 0090 0027 6697 0316 68

Label 890-PB Oct. 2015
 Pitney Bowes
FIRST-CLASS



US POSTAGE PAID PITNEY BOWES

 ZIP 34471 \$ **008.86⁰**
 02 7W
 0008039548 MAY 06 2026

UTF

NIXIE 326 EE 1 7205/15/26
 RETURN TO SENDER
 NOT DELIVERABLE AS ADDRESSED
 UNABLE TO FORWARD
 BC: 34471217299 *3024-06804-07-38



CITY OF OCALA
CODE ENFORCEMENT DIVISION
 201 SE 3rd STREET, 2nd FLOOR
 OCALA, FLORIDA 34471

FAO ENV26-0057

**EASY STREET BUSINESS CENTRE PROPERTY OWNERS
 ASSOCIATION INC**
 POX 51300
 OCALA, FL. 34478
 Respondents

344 78-0000007



CERTIFIED MAIL®

JACKSONVILLE RPDC 320



9489 0090 0027 6697 0316 82

Label 890-PB, Oct 2016
 Pitney Bowes

FIRST-CLASS



US POSTAGE™ PITNEY BOWES



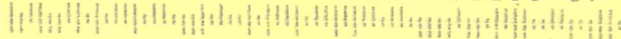
ZIP 34471 \$ 008.86⁰
 02 7W
 0008039548 MAY 06 2026

NSW

NIXIE 326 DE 1 0005/15/26

RETURN TO SENDER
 NO SUCH NUMBER
 UNABLE TO FORWARD

BC: 34471218701 *3024-06800-07-38





City of Ocala
Environmental Enforcement
May 29, 2026
02:26:56 PM



City of Ocala
Environmental Enforcement
May 29, 2026
02:27:12 PM



City of Ocala
Environmental Enforcement
May 29, 2026
02:28:04 PM



City of Ocala
Environmental Enforcement
May 29, 2026
02:30:26 PM