



# Case Details - No Attachments

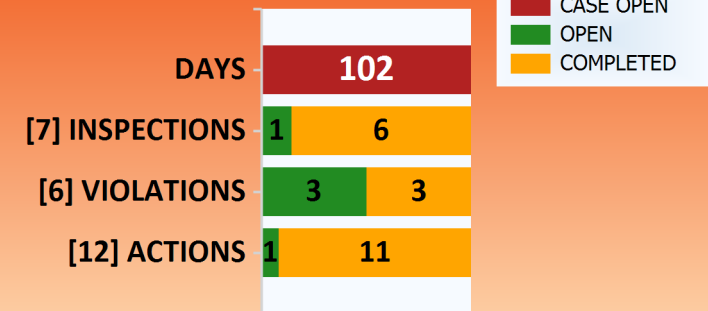
City of Ocala

Case Number

**CE25-0154**

Description: Junk/debris, unsafe pool, permit to fix garage.			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/28/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/11/2025
Site Address: 612 SE 40TH TER OCALA, FL 34471			
Site APN: 2774-001-012		Officer: JEFFREY GUILBAULT	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH MAILED 91 7199 9991 7039 7937 4362 CASE CHRISTOPHER R 612 SE 40TH TER OCALA, FL. 34471
CONTACT	JEFFREY GUILBAULT	2/28/2025	2/28/2025	Spoke with the property owner informed him of all the violations on the property and informed him of when i will be back to do a follow up inspection.

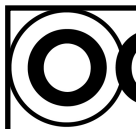
# **Case Details - No Attachments**

City of Ocala

**Case Number**  
**CE25-0154**

EMAIL	JEFFREY GUILBAULT	3/17/2025	3/17/2025	<p>Hello Jeff, I was just touching base with you on ce25-0154. I have been making progress on most of the issues you raised. I have succeeded in getting the waist management department to pick up most the tree, debris. There is a small amount that reaccumulated after more cleanup. The citation was 34-95, I mowed the lawn, but I'm not sure if there were any other issues you would like addressed.</p> <p>My daughter's vehicle has been moved while she resolves her toll issues with the state to renew her registration.</p> <p>The pool has a cover which to the best of my knowledge will remedy the issue satisfactory, if this is not the case could you please advise?</p> <p>Working with renovators/builders. Getting quoted from civil engineers is like pulling teeth and only one has come back with an estimate. Realistic time frames seem 2-3 weeks for the engineer to provide a design, and 2-3 weeks for a contractor to do the work. I can provide quotes and messages to demonstrate an honest effort.</p> <p>To address the build inspectors concern about wind blowing in, I will cover the area with sheathing to remedy this concern until the final repair can be made.</p> <p>Thank you. gunmonkey3@gmail.com</p>
EMAIL	JEFFREY GUILBAULT	3/31/2025	3/31/2025	<p><b>EMAIL SENT TO PROPERTY OWNER</b></p> <p>Touching base with you about the code violations on your property. I checked this morning and seen the derelict vehicle and the gates to the pool have been removed and secured. The grass and weeds however are tall around the home and around the fence and in the backyard. There also still is downed cut up trees in the driveway. Please let me know when the engineer contacts you and the permit is applied for. I will RI in 14 more days.</p>





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Case Number  
**CE25-0154**

EMAIL	JEFFREY GUILBAULT	4/3/2025	4/3/2025	<p>I'll finish removing the last piece of wood and spray the fence with roundup, the tarp seems to have blown off the pool (looked at the cameras) I can weed eater the perimeter of the house again.</p> <p>Still working on the permit side. I have reached out to 36 structural engineers, 34 said it was too small of a job 1 said he would do it if I made it worth his time and paid 6k. Another said I had to use his guy. His guy asked for 10k on top of their fee and according to industry experts this is because the contracts are trying to extort me understanding the situation.</p> <p>I reached out to 5 more company's yesterday as according to multiple sources a reasonable estimate should be 5k (as the garage door was never permitted and originally was an open garage) but I am working on that on my end if need be I can show you correspondence to show I am.</p> <p>On Mon, Mar 31, 2025 at 9:01?AM Jeffrey Guilbault &lt;jguilbault@ocalafl.gov&gt; wrote: Touching base with you about the code violations on your property. I checked this morning and seen the derelict vehicle and the gates to the pool have been removed and secured. The grass and weeds however are tall around the home and around the fence and in the backyard. There also still is downed cut up trees in the driveway. Please let me know when the engineer contacts you and the permit is applied for. I will RI in 14 more days.</p> <p>V/r,  Jeff Guilbault</p>
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	4/16/2025	4/16/2025	NOVPH READY FOR POSTING

OFFICER POSTING	JEFFREY GUILBAULT	4/16/2025	4/16/2025	NOVPH POSTED ON PROPERTY AT 0949
PREPARE NOTICE	SHANEKA GREENE	3/3/2025	2/28/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH JULY HEARING CHANGED TO JUNE HARING
REGULAR MAIL	SHANEKA GREENE	2/28/2025	2/28/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/6/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181 and 82-182 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to damage sustained to the structure (attached garage) by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$218.66 by August 7, 2025.</p>
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# Case Details - No Attachments

City of Ocala

Case Number

CE25-0154

## CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CASE CHRISTOPHER R	612 SE 40TH TER OCALA, FL 34471-3136			
RESPONDENT 1	CASE CHRISTOPHER R	612 SE 40TH TER 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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
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: \$218.66 \$0.00

TOTALS: \$218.66 \$0.00

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	6/3/2025	6/3/2025	NON COMPLIANT		<p>Conducted a follow up today at 1348, verified there are no changes since my last inspection. Still no permit on file for repairing the damage to the home. Please see photos.</p> <p>I have not been given access to the property and cannot see the pool from the street. I am unable to verify at this time if the pool has been cleaned or not. That ordnance has been voided out.</p>

FOLLOW UP	JGB	3/17/2025	3/17/2025	NON COMPLIANT		<p>Verify if permits are pulled and if any violations are corrected.</p> <p>Verified at 0842 there are no permits applied for. Will RI at the end of the month to verify if there is compliance at this property.</p>
FOLLOW UP	JGB	3/31/2025	3/31/2025	NON COMPLIANT		<p>At 0900 i verified there is still no permit pulled, tall grass and weeds throughout the property, cut up trees are still in the driveway Unable to verify the status of the water in the pool at this time. However derelict vehicles has been removed and the gate to the fence has been secured. Email sent to property owner of my findings. Will RI in 14 days.</p>
FOLLOW UP	JGB	4/15/2025	4/15/2025	NON COMPLIANT		<p>As of 0934, on 4/15/2025 There are still multiple violations present consisting of yard waste, tall grass and weeds, no permits have been applied for, and the unkept pool. I have been in contact with the property owner all email sent back and forth are attached on chronology. I will schedule this for the July Hearing. NVOPH sent to admin. See Photos.</p>
FOLLOW UP	JGB	5/20/2025	5/20/2025	NON COMPLIANT		<p>Verified that a permit has not been applied for for the repairs needed from the tree falling on the residence. Tree debris and tall grass and weeds are still present as well. see updated photos.</p>
HEARING INSPECTION	JGB	6/11/2025				



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0154**

INITIAL	JGB	2/28/2025	2/28/2025	NON COMPLIANT	Responded to the property at 1300 as requested per Dale Hollingsworth, I verified the following violations: Junk/ debris throughout the property and tall grass and weeds not being maintained. Please cut and clean the property, Unsafe pool in the rear yard of this property, two fence gates are currently open. Please properly secure the back yard at all times and properly maintain the pool, Derelict car parked in the front yard with expired plates, please get current plates on the vehicles or remove it from the property. Please obtain permits to repair the right side of the home. See photos. Card left at the front door. CLTO sent to admin. RI in 30 days. Building department has been made aware of the damage to the home. Requested a building inspector to come take a look at the damage.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Please get current tags put on derelict car in the front yard or remove it from the property. Verified that the vehicles have been removed from the property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	2/28/2025				Please cut and clean the property.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	2/28/2025				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	2/28/2025				Please repair the damage caused to the right side of the house. Permits may be required.
SECTION 82-512 POOL BARRIER REQUIRED	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Please close the gates to prevent access to the rear yard.  Verified that the gates have been secured.
SECTION 82-513 POOL BARRIER SPECIFICATIONS	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Verified that the gates have been secured.

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

**THE CITY OF OCALA**

**CASE NO: CE25-0154**

Petitioner,

VS.

**CASE, CHRISTOPHER R.**

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:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Attorney Fees:			

**2. Inspector(s) Time:**

	<b>Cost</b>	<b># @ .5 hour(s)</b>	<b>Total:</b>
Inspection(s)	\$12.50	6	\$75.00

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	5	\$110.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	<b>Cost</b>	<b># of page(s)</b>	<b>Addl. page(s)</b>	<b># of addl. page(s)</b>	<b>Total:</b>
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	<b>Cost</b>	<b># of page(s)</b>	<b>Total:</b>
Clerical:			

**6. Postage Cost(s):**

	<b>Cost</b>	<b># of Regular</b>	<b>Cost</b>	<b># of Certified</b>	
Postage:	\$0.55	1	\$14.36	2	\$14.36

**Total Costs: \$218.66**

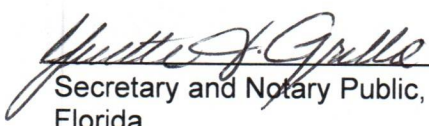


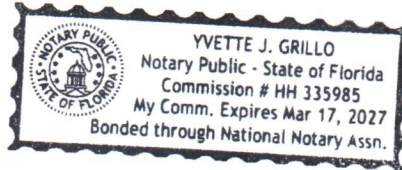
FURTHER. AFFIANT SAYETH NOT. Dated This:  
6/2/2025

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

2774-001-012

[GOOGLE Street View](#)

Prime Key: 655309

[MAP IT+](#)

Current as of 2/28/2025

[Property Information](#)

CASE CHRISTOPHER R  
612 SE 40TH TER  
OCALA FL 34471-3136

[Taxes / Assessments:](#)

Map ID: 213

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

Acres: .48

Situs: Situs: 612 SE 40TH TER OCALA

[2024 Certified Value](#)

Land Just Value	\$66,150		
Buildings	\$213,394		
Miscellaneous	\$5,890		
Total Just Value	\$285,434		
Total Assessed Value	\$176,566	Impact	
Exemptions	(\$50,000)	<a href="#">Ex Codes:</a> 01 38	(\$108,868)
Total Taxable	\$126,566		
School Taxable	\$151,566		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$66,150	\$213,394	\$5,890	\$285,434	\$176,566	\$50,000	\$126,566
2023	\$66,150	\$187,780	\$5,890	\$259,820	\$171,423	\$50,000	\$121,423
2022	\$66,150	\$168,777	\$5,890	\$240,817	\$166,430	\$50,000	\$116,430

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8255/0071</a>	02/2024	61 FJDGMNT	0	U	I	\$100
<a href="#">6826/1290</a>	08/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$202,000
<a href="#">6763/1792</a>	05/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$125,000
<a href="#">6095/0154</a>	08/2014	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
<a href="#">0760/0571</a>	08/1976	02 DEED NC	0	U	I	\$40,000

[Property Description](#)

SEC 14 TWP 15 RGE 22  
 PLAT BOOK F PAGE 041  
 EASTWOOD PARK UNIT 1  
 BLK A N 65 FT OF LOT 12 & ALL OF LOT 13 EXCPET FOR N 15 FT OF LOT 13

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		150.0	140.0	R1	150.00	FF						
Neighborhood 5655 - SE 39TH AVE AREA SUBS Mkt: 8 70												

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

FST01=L16D7R16U7.L16  
 FSP02=L4D7R4U7.L4D7  
 FGR03=R20D22L20U22.U7  
 RES04=U13L29D13L29D29R30U4R28U25.  
 FSP05=U13R20D13L20.D25

FOP06=L28D6R28U6.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 4 - 15-19 YRS  
**Condition** 3

**Year Built** 1967  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%

<b>Quality Grade</b>		600 - AVERAGE		<b>Architecture 0 - STANDARD SFR</b>				
<b>Inspected on</b>		5/15/2023 by 197		<b>Base Perimeter 200</b>				

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST	01 24 - CONC BLK-PAINT	1.00	1967	N	0 %	0 %	112	112
FSP	02 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	28	28
FGR	03 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	440	440
RES	04 24 - CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,947	1,947
FSP	05 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	260	260
FOP	06 01 - NO EXTERIOR	1.00	1967	N	0 %	0 %	168	168

**Section: 4**

<b>Roof Style:</b> 10 GABLE <b>Roof Cover:</b> 08 FBRGLASS SHNGL <b>Heat Meth 1:</b> 20 HEAT PUMP <b>Heat Meth 2:</b> 00 <b>Foundation:</b> 7 BLK PERIMETER <b>A/C:</b> Y	<b>Floor Finish:</b> 42 CERAMIC/PORCELAIN TILE <b>Wall Finish:</b> 16 DRYWALL-PAINT <b>Heat Fuel 1:</b> 06 GAS <b>Heat Fuel 2:</b> 00 <b>Fireplaces:</b> 1	<b>Bedrooms:</b> 3 <b>4 Fixture Baths:</b> 0 <b>3 Fixture Baths:</b> 2 <b>2 Fixture Baths:</b> 0 <b>Extra Fixtures:</b> 2	<b>Blt-In Kitchen:</b> Y <b>Dishwasher:</b> Y <b>Garbage Disposal:</b> Y <b>Garbage Compactor:</b> N <b>Intercom:</b> N <b>Vacuum:</b> N
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[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL	512.00	SF	20	1973	2	32.0	16.0
099 DECK	390.00	SF	50	1973	2	0.0	0.0
144 PAVING ASPHALT	1,097.00	SF	5	1967	1	0.0	0.0
105 FENCE CHAIN LK	220.00	LF	20	1985	1	0.0	0.0
159 PAV CONCRETE	108.00	SF	20	1985	3	0.0	0.0
144 PAVING ASPHALT	1,197.00	SF	5	2004	1	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)  
[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
BLD16-1981	1/31/2017	12/20/2017	RES/REPAIRS
BLD12-1002	8/7/2012	12/5/2012	SIDING & SOFFETS
OCO1197	8/12/2009	-	BATHROOM REMODEL

Rec 18-SC  
SDS 1414.00 Index 1.00

Prepared by:  
Christine Albright  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 08/31/2018 03:57:24 PM  
FILE #: 2018085917 OR BK 6826 PGS 1290-1291  
REC FEES: \$18.50 INDEX FEES: \$1.00  
DDS: \$1414.00 MDS: \$0 INT: \$0

File Number: OL1808021

## General Warranty Deed

Made this August 30, 2018 A.D. By **Claud E. Cox, Individually and as Trustee of Claud E. Cox Solo 401K Trust dated December 18, 2015**, hereinafter called the grantor, to **Christopher R. Case and Tiffany A. Case, husband and wife**, whose post office address is: 612 SE 40th Terrace, Ocala, FL 34471, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The North 65 Feet of Lot 12 and Lot 13, Except The North 15 Feet Thereof in Block A of EASTWOOD PARK SUBDIVISION UNIT NO. 1, according to the Plat thereof as recorded in Plat Book F, Page 41 of the Public Records of Marion County, Florida.

Parcel ID Number: 2774-001-012

**\*\*The land described herein is not the homestead of the grantor, and neither the grantor nor the grantors spouse, nor anyone for whose support the grantor is responsible, resides on or adjacent to said land.**

**Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.**

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

**To Have and to Hold**, the same in fee simple forever.

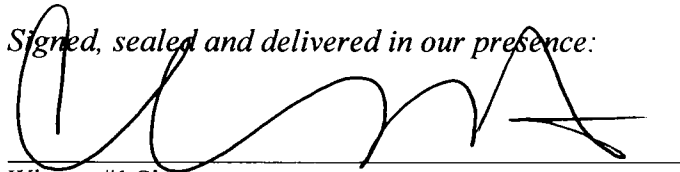
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2017.

Prepared by:  
Christine Albright  
Ocala Land Title Insurance Agency, Ltd.  
503 East Silver Springs Boulevard  
Ocala, Florida 34470

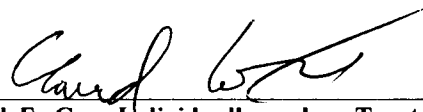
File Number: OL1808021

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.


*Signed, sealed and delivered in our presence:*



Witness #1 Signature  
Witness #1 Printed Name Christine G. Albright



(Seal)  
**Claud E. Cox, Individually and as Trustee of Claud E. Cox  
Solo 401K Trust dated December 18, 2015**  
Address: 3007 SW 34th Terrace, Ocala, FL. 34474

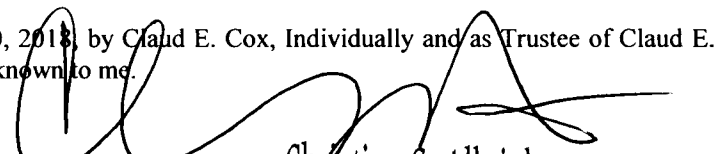
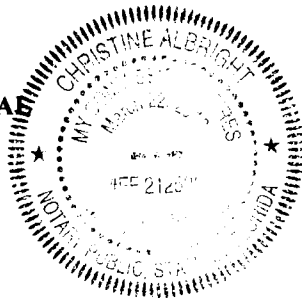


Witness #2 Signature  
Witness #2 Printed Name Alicia Coton

State of FLORIDA  
County of MARION

The foregoing instrument was acknowledged before me this August 30, 2015, by Claud E. Cox, Individually and as Trustee of Claud E. Cox Solo 401K Trust dated December 18, 2015, who is/are personally known to me.

NOTARY SEAL



Notary Public  
Print Name: Christine G. Albright  
My Commission Expires: \_\_\_\_\_



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

2/28/2025

CASE NO: CE25-0154

CASE CHRISTOPHER R  
612 SE 40TH TER  
OCALA, FL. 34471-3136

**RE: 2774-001-012 | 612 SE 40<sup>th</sup> TER 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: 3/31/2025***

***Violations:***

**SECTION 34-122 ABANDONED OR DERELICT VEHICLES-** Please get current tags put on derelict car in the front yard or remove it from the property.

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER-** Please cut and clean the property.

**Section 82-182/82-181 - Dangerous buildings declared nuisance; abatement required; time limits-** Please repair the damage caused to the right side of the house. Permits may be required.

**SECTION 82-512/82-513 POOL BARRIER REQUIRED-** Please close the gates to prevent access to the rear yard.

**SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS-** Please properly maintain the pool in the rear yard.

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](mailto:jguilbault@ocalafl.gov)





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

## NOTICE OF VIOLATION AND PUBLIC HEARING

04/15/2025

CASE CHRISTOPHER R  
612 SE 40TH TER  
OCALA, FL. 34471

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 612 SE 40TH TER|2774-001-012

**Case Number:** CE25-0154

**Officer Assigned:** Jeff Guilbault

**Required Compliance Date:** 05/20/2025

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

**Violation(s) and How to Abate:**

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

Please cut and clean the property.

SECTION 82-182/82-181 Dangerous buildings declared nuisance; abatement required; time  
limits.

Please repair the damage caused to the right side of the house. Permits may be required

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING  
POOLS AND SPAS

Please properly maintain the pool in the rear yard

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 – 2<sup>nd</sup> 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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0154**

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

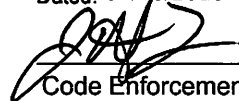
**STATE OF FLORIDA  
COUNTY OF MARION**

**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 04/16/2025 post the Notice of Violation & Public Hearing to the property, located at 612 SE 40TH TER.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

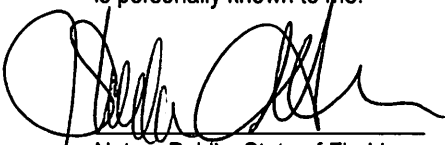
**FURTHER, AFFIANT SAYETH NAUGHT.**

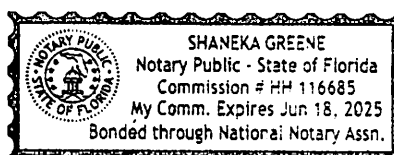
Dated: 04/16/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/16/2025 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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: CE25-0154**

**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 04/15/2025 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.**

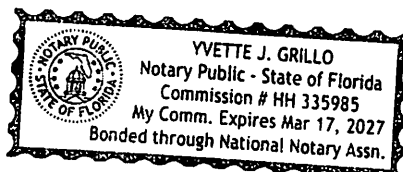
Shaneka Greene  
Dated: 04/15/2025  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/15/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo  
Notary Public, State of Florida





**CITY OF OCALA**

**CODE ENFORCEMENT DIVISION**

201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

14004-0154

**CERTIFIED MAIL**



91 7199 9991 7039 7937 4362

JACKSONVILLE RPDC 320

17 APR 2025 PM 4 L

**FIRST CLASS**



**US POSTAGE** PAID PITNEY BOWES



ZIP 34471 \$008.16<sup>0</sup>  
02 7W  
0008039548 APR 16 2025

Handwritten signature/initials.

NIXIE

326 SE 1

7205/08/25

RETURN TO SENDER  
REFUSED  
UNABLE TO FORWARD

BC: 34471217299

\*3024-00295-10-40

CASE CHRISTOPHER R  
612 SE 40TH TER  
OCALA, FL. 34471





City of Ocala  
Code Enforcement Division  
02/28/25 12:56PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:56PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:56PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:56PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:56PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:59PM





City of Ocala  
Code Enforcement Division  
02/28/25 12:59PM





City of Ocala  
Code Enforcement Division  
03/31/2025 08:52:24





City of Ocala  
Code Enforcement Division  
03/31/2025 08:54:03





City of Ocala  
Code Enforcement Division  
03/31/2025 08:54:06





City of Ocala  
Code Enforcement Division  
04/15/2025 09:39:59





City of Ocala  
Code Enforcement Division  
04/15/2025 09:40:13





City of Ocala  
Code Enforcement Division  
04/15/2025 09:39:35





City of Ocala  
Code Enforcement Division  
04/15/2025 09:39:54





City of Ocala  
Code Enforcement Division  
04/15/2025 09:40:17





City of Ocala  
Code Enforcement Division  
04/15/2025 09:40:10





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

## NOTICE OF VIOLATION AND PUBLIC HEARING

04/15/2025

CASE CHRISTOPHER R  
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POOLS AND SPAS

Please properly maintain the pool in the rear yard

City of Ocala  
Code Enforcement Division  
04/16/2025 09:46:43





City of Ocala  
Code Enforcement Division  
04/16/2025 09:46:48





City of Ocala  
Code Enforcement Division  
05/20/2025 09:13:01





City of Ocala  
Code Enforcement Division  
05/20/2025 09:12:40





City of Ocala  
Code Enforcement Division  
05/20/2025 09:12:36





City of Ocala  
Code Enforcement Division  
05/20/2025 09:13:30





City of Ocala  
Code Enforcement Division  
05/20/2025 09:12:52





City of Ocala  
Code Enforcement Division  
05/20/2025 09:12:56





City of Ocala  
Code Enforcement Division  
06/03/2025 13:47:07





City of Ocala  
Code Enforcement Division  
06/03/2025 13:46:38





City of Ocala  
Code Enforcement Division  
06/03/2025 13:46:54