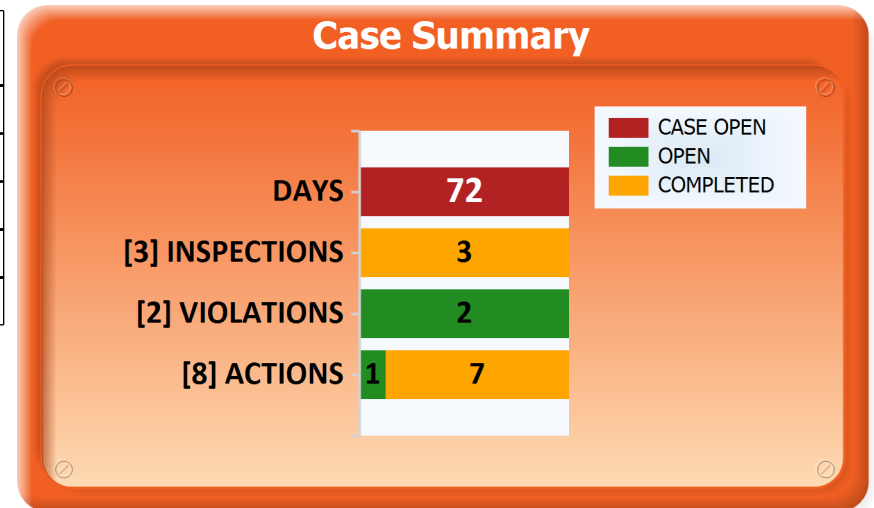


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0057

Description: DRA SIDE SLOPES WASHOUTS DEAD TREES REPEAT VIOLATION			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 2/12/2026	Closed:	Last Action: 4/29/2026	Flw Up: 4/27/2026
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						

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		

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.

CHRONOLOGY				
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	NOVPH MAILED (3) 9489 0090 0027 6697 0471 64 WRA EASY STREET BUSINESS CENTRE POA INC 1700 SE 17TH ST STE 300 OCALA FL 34471-4663 9489 0090 0027 6697 0471 71 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC. 2801-18 SW COLLEGE RD OCALA, FL 34474 9489 0090 0027 6697 0471 88 EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC. PO BOX 5130 OCALA, FL 34478
PREPARE NOTICE	SHANEKA GREENE	3/13/2026	3/13/2026	NOVPH ADDED 34-95 AS A REPEAT VIOLTION next available special magistrate hearing
OFFICER POSTING	JEFFREY GUILBAULT	3/16/2026	3/16/2026	NOVPH READY FOR POSTING NOVPH POP AT 0920
				Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 122-219 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

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/22/2026	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. Non-compliance (Massey) Code Board hearing: 06/11/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026		NEW BUSINESS



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

23654+012-01

Prime Key: 3128311

[MAP IT+](#)

Current as of 2/12/2026

Property Information

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

Taxes / Assessments:

Map ID: 162

Millage: 1001 - OCALAM.S.T.U.PC: 94

Acres: 1.58

2025 Certified Value

Land Just Value	\$79	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$79	<u>Ex Codes:</u> 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
2025	\$79	\$0	\$0	\$79	\$79	\$79	\$0
2024	\$79	\$0	\$0	\$79	\$79	\$79	\$0
2023	\$79	\$0	\$0	\$79	\$79	\$79	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2897/0045	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
WRA N 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												

Mkt: 2 70

Miscellaneous Improvements							
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number		Date Issued		Date Completed		Description	

RECORD: \$ 10.50
70

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

DAVID R. ELLSPERMANN, CLERK OF COURT
FILE NUM 2001006314
DATE: 01/23/2001 08:43:00
OR BOOK/PAGE 02897/0045
MARION COUNTY

DEED DOC STAMPS 0.70

Dma Haines

PARCEL ID: _____

QUIT CLAIM DEED

This **QUIT-CLAIM DEED**, executed this 16th day of January, 2001 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 quit-claim 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 454-6, Public Records of Marion County, Florida.

THE UNDERSIGNED REPRESENTS AND WARRANTS that the real property described in ~~Exhibit~~ above ~~is~~ 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 ~~Exhibit~~ 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: Tim D. Haines

Print Name: F. JOE KRIM JR.

KMB, INC., A FLORIDA CORPORATION, AS TRUSTEE

By: *[Signature]*

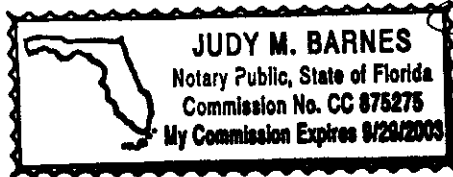
ROY T. BOYD, PRESIDENT

STATE OF FLORIDA
COUNTY OF MARION

The foregoing QUIT CLAIM DEED was acknowledged before me by ROY T. BOYD, as President of KMB, INC., A FLORIDA CORPORATION, AS TRUSTEE, who is:

☒ Personally known by me, OR
☐ Produced a driver's license as identification.

Dated: this 16th day of January, 2001.



Judy M. Barnes
Print Name: Judy M. Barnes
Notary Public, State of Florida
Commission number CC 875275
Commission expires 9-28-03



[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



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

2/13/2026

CASE NO: ENV26-0057

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
2801-15-8 SW COLLEGE RD
OCALA, FL. 34474

EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION INC
PO BOX 5130
OCALA, FL. 34478

RE: 23654+012-01 | 2000 blk of SW 19th AVE | EASY STREET

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 3/12/2026

Violations:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

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

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.

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 inspector 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 Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



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

CL 10 ENV 26-0057

EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASS
~~PO BOX 5130~~
~~OCALA, FL. 34478~~

RE: 23654+012-01 | 2000 blk of SW 19th AVE | EASY STREET

~~34471-2187~~
~~34471-2187~~

JACKSONVILLE RPDC 320
21 MAR 2026 PM 3
JACKSONVILLE RPDC 320
19 FEB 2026 PM 1 L
6 MAR 2026 PM 1 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 FEB 18 2026

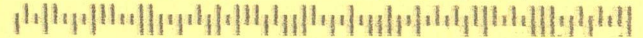
Return to sender
Not @ this
address

ANX

NIXTE 326 FE 1 0004/03/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471218701 *1639-01327-19-41





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

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

03/16/2026

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 34478

Respondent(s) _____ /

Location of Violation: 23654+012-01|2100 BLK OF SW 19TH AVE

Case Number: ENV26-0057

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 04/24/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

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

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.

REPEAT VIOLATION

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

Please remove all dead trees from the property. A permit is required to remove any tree from this 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 inspector 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 Environmental Inspector
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: ENV26-0057

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

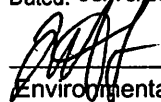
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/16/2026 post the Notice of Violation & Public Hearing to the property, located at 23654+012-01|200 BLK SW 19TH AVE.
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.

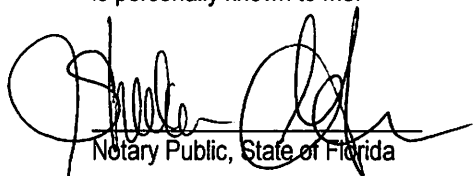
Dated: 03/16/2026



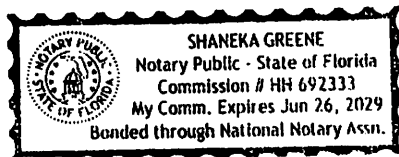
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/16/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Environmental Enforcement
03/16/2026 09:20:43



ENT

3309

VE THIS

APPROVAL

CITY CODE

ENT DIVISION



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

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

03/16/2026

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 34478

Respondent(s) _____ /

Location of Violation: 23654+012-01/2100 BLK OF SW 19TH AVE

Case Number: ENV26-0057

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 04/24/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

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REPEAT VIOLATION

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

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Office DEPOT

City of Ocala
Environmental Enforcement
03/16/2026 09:20:34

**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

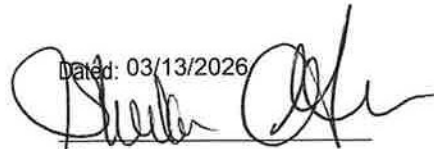
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 03/13/2026 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: 03/13/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

Map H Env 26-0057

UNITED STATES
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Pitney Bowes

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
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WRA EASY STREET BUSINESS CENTRE
POA INC
1700 SE 17TH ST STE 300
OCALA FL 34471-4663

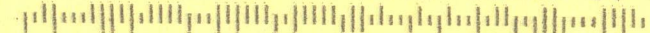
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UNABLE TO FORWARD

BC: 34471218701 *1539-01259-18-36



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**CITY OF OCALA
CODE ENFORCEMENT DIVISION**

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

HAPH ENV 26-0057

EASY STREET BUSINESS CENTRE PROPERTY OWNERS'
ASSOCIATION, INC.
PO BOX 5130
OCALA, FL 34478

Recipient(s)

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL



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JACKSONVILLE RPDC 320

18 MAR 2026 PM 2 L

Label 890-PR Oct. 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE TM **PITNEY BOWES**



ZIP 34471 \$ **008.86⁰**
02 7W
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*w/c
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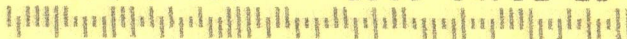
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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299

*1539-04731-18-36



34471217299

ANK

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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV25-0178

vs.

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

**EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION INC
2801-18 SW COLLEGE RD
OCALA, FL 34474**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on August 27th, 2025, 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 CENTRE POA INC AND EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION INC**, owner(s) in charge of the property described as: **23654+012-01 / 2100 BLK SW 21ST CIR, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 4th, 2025, and August 27th, 2025, 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.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), WRA, EASY STREET BUSINESS CENTRE POA INC AND EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION 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**, 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 order to:**
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 4th, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.

(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 2025, 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 cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(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.) Pay the cost of prosecution of \$206.91 by September 18th, 2025.

- 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 27 day of August 2025.

MUNICIPAL CODE ENFORCEMENT 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 AND EASY STREET BUSINESS CENTRE PROPERTY OWNER'S ASSOCIATION INC, 2801-18 SW COLLEGE RD, OCALA, FL 34474**, this 27 day of August 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 **SEPTEMBER 24TH, 2025, AT 10:30 AM**, 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 INITIAL 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.



CALA HILLS PROFESSIONAL PARK PHASE I
PLAT BOOK "3" PAGES 202-203

$\Delta = 31^{\circ}40'40''$
 $R = 710.00'$
 $L = 392.54'$
 $CH = 387.56'$
 $CB = S 15^{\circ}31'04'' E$

$\Delta = 87^{\circ}01'25''$
 $R = 40.00'$
 $L = 57.98'$
 $CH = 53.02'$
 $CB = S 10^{\circ}29'18'' W$

$\Delta = 23^{\circ}40'58''$
 $R = 860.00'$
 $L = 355.47'$
 $CH = 352.95'$
 $CB = S 39^{\circ}50'20'' W$

PROPOSED W.R.A.
(SEE DETAIL)

LOT1
38,006 SF
0.87 Ac

LOT2
36,945 SF
0.85 Ac

LOT4
38,729 SF
0.89 Ac

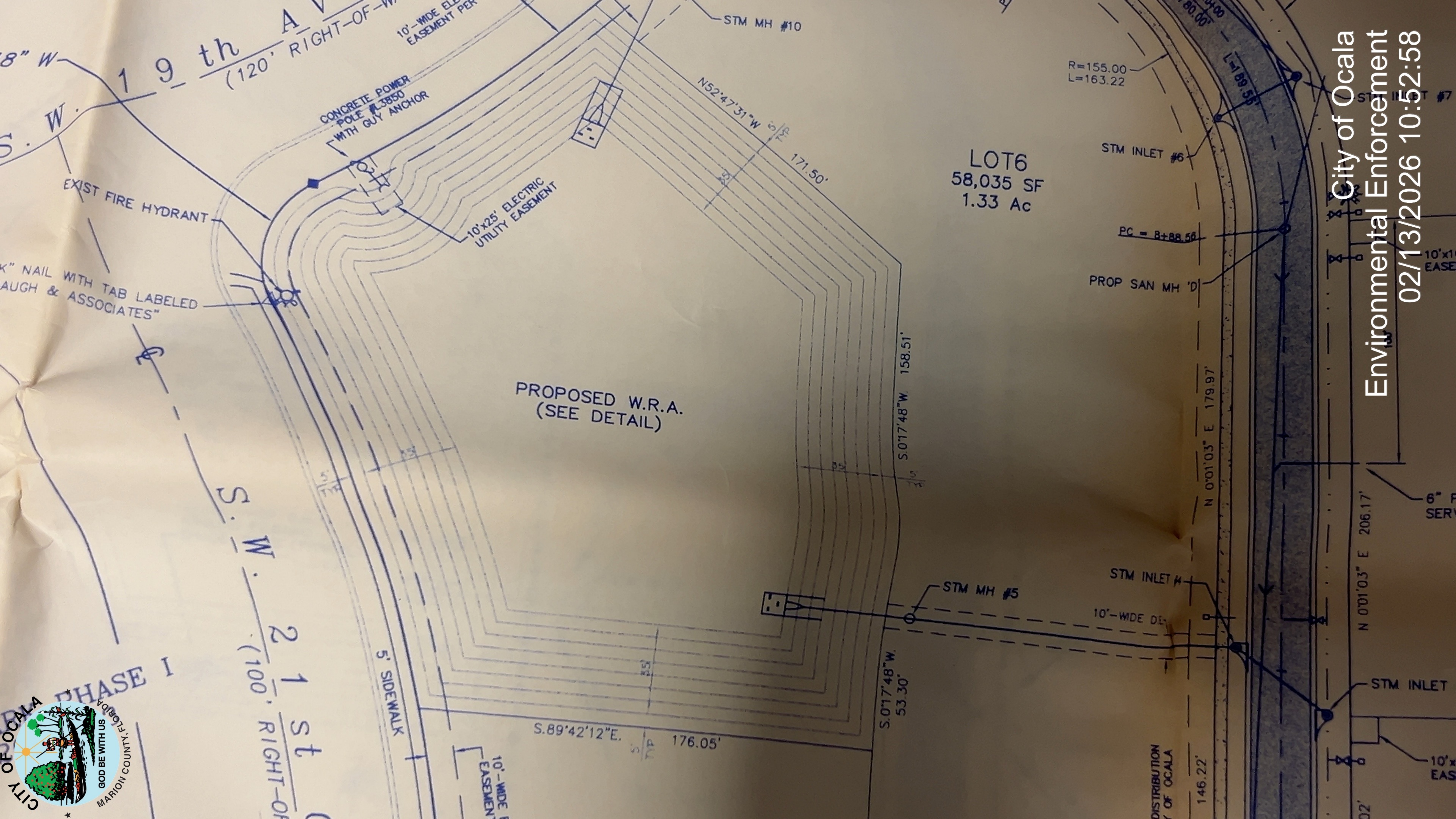
LOT3
49,617 SF
1.14 Ac

LOT6
59,035 SF
1.33 Ac

LOT5
36,282 SF
0.83 Ac

OCALA INDUSTRIAL PARK
PLAT BOOK "H" PAGE 46

City of Ocala
Environmental Enforcement
02/13/2026 10:52:52



City of Ocala
Environmental Enforcement
02/13/2026 10:52:58



Document Board
February 12, 2020

MOORHEAD ENGINEERING COMPANY
MEE A
1000 N. W. 10th Ave.
Ocala, FL 34470
Phone: 352.236.1111
Fax: 352.236.1112
www.moorheadeng.com

SHEET INDEX:

SHEET NO.	DESCRIPTION
1	WILE SHEET
2	WATER PLAN
3	PLANS - IMPROVEMENTS
4	MISCELLANEOUS DETAILS

- NOTES:
1. REPRESENTATIONS BY THESE PLANS ARE HEREBY LIMITED TO THE INFORMATION CONTAINED HEREIN. NO OTHER REPRESENTATIONS OR WARRANTIES ARE MADE BY THE ENGINEER.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OCALA STANDARDS AND SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY AND ALL UTILITIES, INCLUDING UNDERGROUND AND OVERHEAD LINES, PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CITY OF OCALA.
 4. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE CITY OF OCALA DATUM.
 5. AN AS-BUILT CERTIFICATE SHALL BE PROVIDED TO THE CITY OF OCALA BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT.
 6. THIS DEVELOPMENT SHALL BE PLATTED.
 7. ALL EXISTING UTILITIES SHALL BE WHITE AND IN ACCORDANCE WITH F.O.D. STANDARDS.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING (DENSITY, ETC.) TO INSURE CONFORMANCE WITH THE SPECIFICATIONS.
 9. PLACES ANY SALES OR BLY BARRELS ON LOW SIDE OF SITE DURING CONSTRUCTION TO PREVENT EROSION.
 10. THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY DISCREPANCIES OR INFORMATION THAT CANNOT BE OBTAINED FROM EXISTING OR DETAIL MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, MOORHEAD ENGINEERING COMPANY, IMMEDIATELY.
 11. WATER AND SANITARY SEWER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LATEST EDITION OF THE CITY OF OCALA WATER & SANITARY SEWER CONSTRUCTION MANUAL. ALL WATER MAIN FITTINGS (BONDS) SHALL BE REFERENCED ON "AS-BUILTS".
 12. ALL TREE HYDRANTS ARE TO BE PAINTED RED PER CITY OF OCALA SPECIFICATIONS.
 13. IF LIMESTONE BEDDING IS ENCOUNTERED DURING CONSTRUCTION OF THE BASIN OR A SPRINKLER OR SOLUTION CAVITY FORMS DURING CONSTRUCTION, CONTROL OF THE BASIN MUST BE HALTED IMMEDIATELY AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT MUST BE NOTIFIED.
 14. THE CONTRACTOR MUST REPAIR ANY SPRINKLER THAT DEVELOPS WITHIN THE RETENTION BASIN. THE CONTRACTOR MUST NOTIFY ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT OF ANY SPRINKLER DEVELOPMENT IN THE RETENTION BASIN WITHIN 48 HOURS OF ITS DETECTION AND MUST SUBMIT A DETAILED REPAIR PLAN WITHIN 10 DAYS FOR ST. JOHN'S APPROVAL.
 15. HYDROSTATIC TESTS CONSISTING OF PRESSURE TESTS AND LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH AWWA C600 AND AS APPLICABLE.
 16. DISINFECTION OF WATER DISTRIBUTION SYSTEM SHALL BE IN ACCORDANCE WITH AWWA C651 - DISINFECTION OF WATER SYSTEMS.
 17. THE WATER SYSTEM SHALL BE CONNECTED TO THE EXISTING CITY WATER SYSTEM AS A TEMPORARY TWO INCH JUMPER CONNECTION BRIDGING THE 24 IN. VALVE WITH AN APPROVED DOUBLE CHECK VALVE. THIS CONNECTION SHALL BE USED DURING PLUMBING OF THE MAIN FOR HYDROSTATIC PRESSURE TESTING, FLUSHING, DISINFECTION AND FINAL CONNECTION PER SECTIONS 2.4.8 AND 9 OF AWWA C600-02.
 18. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER OF THIS LOT.
 19. MINIMUM F.F. ELEVATIONS SHALL BE INDICATED ON THE FINAL PLAN.
 20. THE PROJECT IS CURRENTLY ZONED B-1 (WHOLESALE BUSINESS).

IMPROVEMENT PLANS FOR CALA HILLS PROFESSIONAL PARK EAST CITY OF OCALA MARION COUNTY, FLORIDA



APPROVAL CITY OF OCALA, CITY COUNCIL
DATE: JANUARY 18, 2000

APPROVAL CITY OF OCALA, PLANNING AND ZONING
DATE: FEBRUARY 14, 2000

CONSTRUCTION & OPERATION
STORM WATER MANAGEMENT SYSTEM PERMIT # _____
SURWMD APPROVAL DATE ISSUED: _____

D.E.P. WATER DISTRIBUTION APPROVAL
PERMIT # _____ DATED: _____

D.E.P. CONSTRUCTION APPLICATION DOMESTIC WASTEWATER COLLECTION
TRANSMISSION SYSTEM
PERMIT # _____ DATED: _____

PREPARED BY:
MOORHEAD ENGINEERING COMPANY
305 S.E. FIRST AVENUE
OCALA, FLORIDA 34470
FEBRUARY 2000

STATEMENT OF CONTROLS AND PROPOSED VARIATIONS
FROM CITY ZONING & SUBDIVISION REGULATIONS:

1. ALL UTILITIES SHALL BE UNDERGROUND.
2. WATER RETENTION AREA WILL BE PRIVATE DRAINAGE SYSTEM, RETENTION AND STORAGE SHALL BE DELEGATED TO AND MAINTAINED BY THE CITY OF OCALA.
3. EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF OCALA STANDARDS AND SPECIFICATIONS.

APPROVED BY: _____
DATE: _____

RECEIVED
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City of Ocala
Environmental Enforcement
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City of Ocala
Environmental Enforcement
03/16/2026 09:19:06



City of Ocala
Environmental Enforcement
03/16/2026 09:21:02



City of Ocala
Environmental Enforcement
02/12/2026 13:35:44



City of Ocala
Environmental Enforcement
02/12/2026 13:36:16



City of Ocala
Environmental Enforcement
02/12/2026 13:37:47



City of Ocala
Environmental Enforcement
02/12/2026 13:38:02



City of Ocala
Environmental Enforcement
02/12/2026 13:38:42