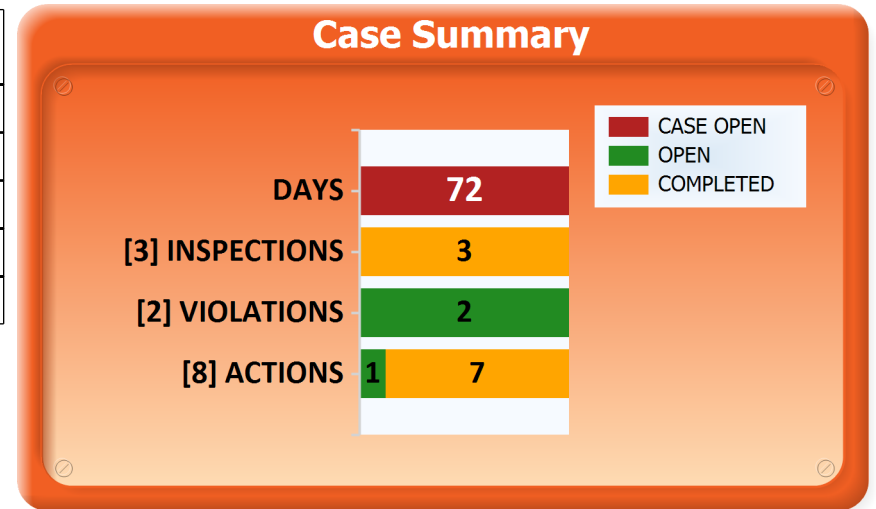


# OCALA Case Details - No Attachments

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						

# 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						
<b>TOTALS:</b>			<b>\$202.12</b>	<b>\$0.00</b>						
<b>VIOLATIONS</b>										
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
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# 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	<p>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</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 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</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/22/2026	<p>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.</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> <p>3.) Pay the cost of prosecution of \$202.12 by May 28th 2026.</p> <p>Non-compliance (Massey) Code Board hearing: 06/11/2026</p>
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 - OCALA

M.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
<a href="#">2897/0045</a>	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
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[Appraiser Notes](#)

[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
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dm  
RECORD: \$ 10.50  
                  .70

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

DEED DOC STAMPS 0.70

*Dmaaker*

PARCEL ID: \_\_\_\_\_

### QUIT CLAIM DEED

This QUIT-CLAIM DEED, executed this 16<sup>th</sup> day of January, 2001 by KMB, INC., A FLORIDA CORPORATION, AS TRUSTEE whose post office address is 1700 SE 17<sup>th</sup> Street, Suite 300 Ocala, FL 34471, (hereinafter "Grantor"), to EASY STREET BUSINESS CENTRE PROPERTY OWNERS' ASSOCIATION, INC., whose post office address is 1700 SE 17<sup>th</sup> 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 4, 5 & 6, Public Records of Marion County, Florida.

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

*[Signature]*  
Print Name: ROY T BOYD  
*[Signature]*  
Print Name: F. JOE KRIM JR.

KMB, INC., A FLORIDA CORPORATION, AS TRUSTEE

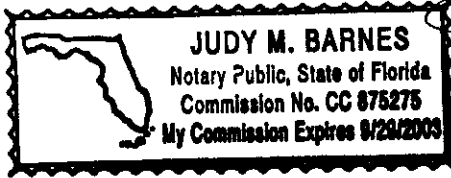
By: *[Signature]*  
ROY T BOYD, PRESIDENT

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 16<sup>th</sup> day of January, 2001.



*Judy M. Barnes*  
Print Name: Judy M. Barnes  
Notary Public, State of Florida  
Commission number CC 875275  
Commission expires 9-29-03



[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

<b>Document Number</b>	N00000005623
<b>FEI/EIN Number</b>	59-3681081
<b>Date Filed</b>	08/25/2000
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	ADMIN DISSOLUTION FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/14/2007
<b>Event Effective Date</b>	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**

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

**Document Images**

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



GROWN MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET (2<sup>ND</sup> 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](mailto:jguilbault@ocalafl.gov)



**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

*CL TO ENV 26-0057*

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

FIRST-CLASS



**US POSTAGE** PAID BY PITNEY BOWES  
  
ZIP 34471 \$ 000.74<sup>0</sup>  
02 7W  
0008039548 FEB 18 2026

*Return to sender  
Not @ this  
address*

*ANX*

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

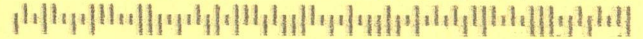
RE: 23654+012-01 | 2000 blk of SW 19th AVE | EASY STREET

~~34471-2187~~

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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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 – 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                      Environmental Inspector  
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: 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.

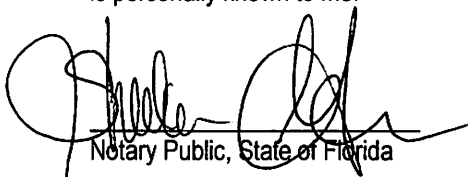
**FURTHER, AFFIANT SAYETH NAUGHT.**

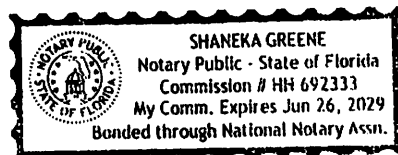
Dated: 03/16/2026

  
\_\_\_\_\_  
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





**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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+012-012100 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.

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

*MapH Env 26-0057*

UNITED STATES  
 POSTAL SERVICE®

**CERTIFIED MAIL®**



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JACKSONVILLE RPDC 320

18 MAR 2026PM 2 L

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 Pitney Bowes

**FIRST-CLASS**



**US POSTAGE**™<sup>SM</sup> PITNEY BOWES



ZIP 34471 \$ **008.86<sup>0</sup>**  
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 0008039548 MAR 17, 2026

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

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RETURN TO SENDER  
 NOT DELIVERABLE AS ADDRESSED  
 UNABLE TO FORWARD

BC: 34471218701 \*1539-01259-18-36



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**CITY OF OCALA**

**CODE ENFORCEMENT DIVISION**

201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> 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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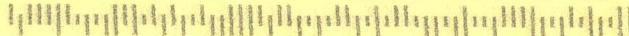
ZIP 34471 \$ **008.86<sup>0</sup>**  
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RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 34471217299 \* 1539-04731-18-36



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www.usps.com

**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 17<sup>TH</sup> 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 21<sup>ST</sup> 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 17<sup>TH</sup> 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:**

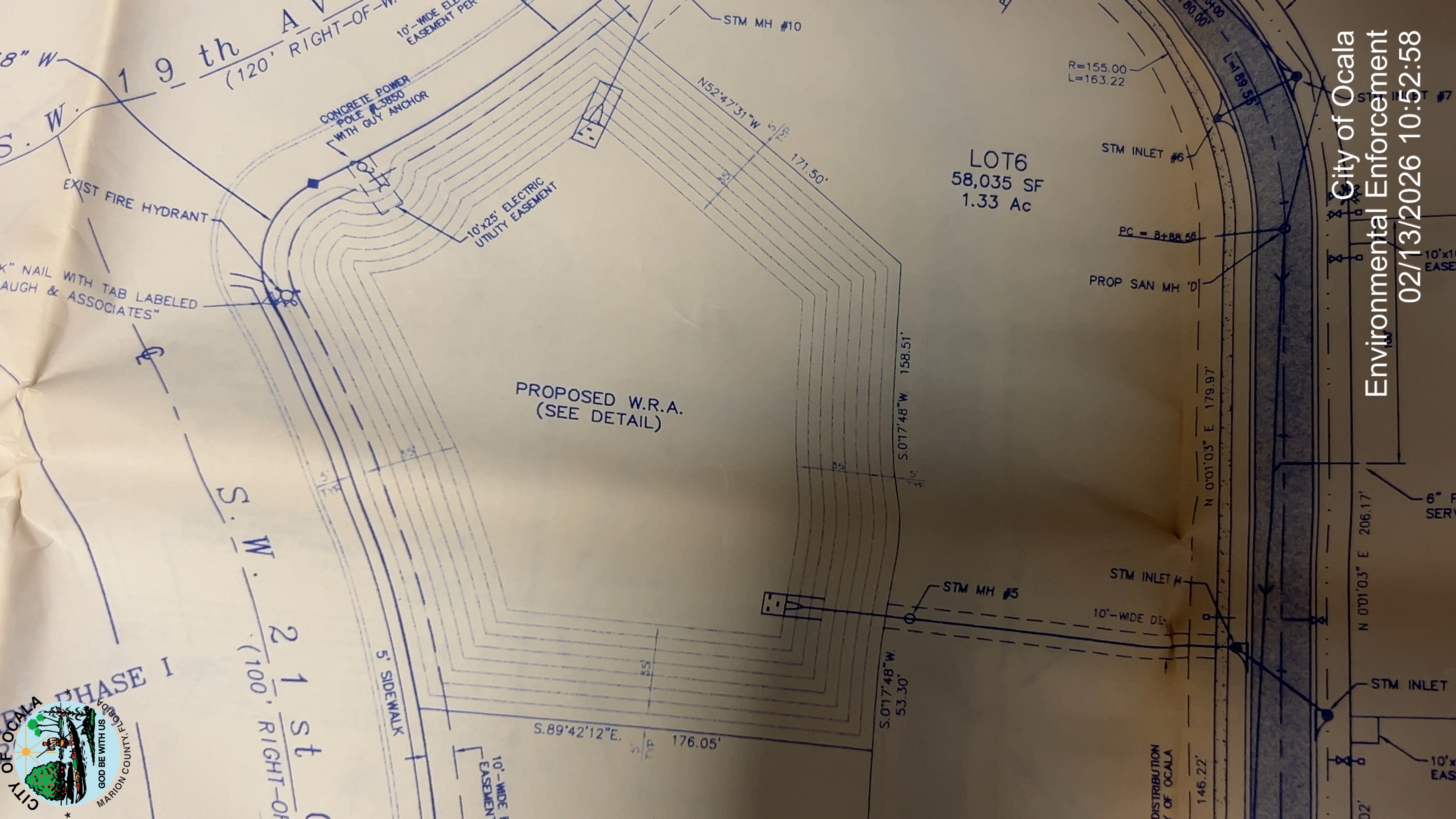
**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES:** NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT 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 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.**





18" W

19th Ave (120' RIGHT-OF-WAY)

10'-WIDE EASEMENT PER

CONCRETE POWER POLE #3850 WITH GUY ANCHOR

STM MH #10

R=155.00 L=163.22

STM INLET #6

EXIST FIRE HYDRANT

10'x25' ELECTRIC UTILITY EASEMENT

N52°47'31"W 171.50'

LOT 6 58,035 SF 1.33 Ac

PC = 8+88.56

PROP SAN MH 'D'

1/2" NAIL WITH TAB LABELED GAUGH & ASSOCIATES"

PROPOSED W.R.A. (SEE DETAIL)

S.017'48"W 158.51'

N 0°01'03" E 179.97'

STM INLET #5

10'-WIDE DE

S.W. 21st (100' RIGHT-OF-WAY)

5' SIDEWALK

S.89°42'12"E 176.05'

S.017'48"W 53.30'

STM INLET #

10'-WIDE DE

N 0°01'03" E 206.17'

PHASE I

10'-WIDE EASEMENT

DISTRIBUTION OF OCALA

146.22'

STM INLET

10'x EAS

6" F SERV

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





City of Ocala  
Environmental Enforcement  
03/16/2026 09:18:56



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  
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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  
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02/12/2026 13:38:42