



Case Details - No Attachments

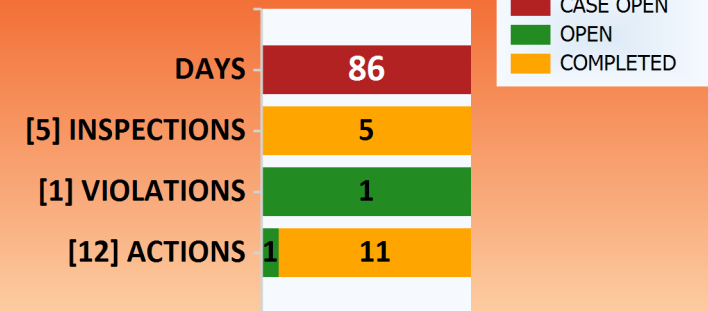
City of Ocala

Case Number

CE25-0210

Description: OVERGROWTH			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/18/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 1122 SW 2ND ST OCALA, FL 34471			
Site APN: 2845-053-009		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	NOVPH MAILED 91 7199 9991 7039 7937 4232 WILLIE THOMAS REALTY LLC THOMAS WILLIE (REGISTERED AGENT) 2331 NE 17TH PL STE 109 OCALA, FL. 34470-7744
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7429 WILLIE THOMAS REALTY LLC THOMAS, WILLIE 2331 NE 17TH PL, STE 109 OCALA, FL 34470-7744



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0210

CONTACT	JEFFREY GUILBAULT	6/9/2025	6/9/2025	<p>Property owner called today and stated he was unsure of what needed to be cut and cleaned. I informed him this vacant lot needs to be cut and cleaned off all overgrowth on the property. He stated he didnt know where the property lines were and i informed him he could find that by looking at a survey of the property.</p> <p>WILLIE THOMAS 352.804.6107</p>
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		
OFFICER POSTING	JEFFREY GUILBAULT	4/9/2025	4/9/2025	<p>NOVPH READY FOR POSTING</p> <p>Posted on sign in crow at 0852.</p>
PREPARE NOTICE	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	<p>NOVPH</p> <p>MAY HEARING</p>
PREPARE NOTICE	JEFFREY GUILBAULT	5/13/2025	5/13/2025	FAO POSTED ON PROPERTY AT 0915
REGULAR MAIL	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/8/2025	5/8/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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.) Pay the cost of prosecution of \$259.66 by June 5th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WILLIE THOMAS REALTY LLC	2331 NE 17TH PL STE 109 OCALA, FL 34470 -7744			
REGISTERED AGENT	THOMAS, WILLIE	2331 NE 17TH PL 109 OCALA, FL 34470			
RESPONDENT 1	WILLIE THOMAS REALTY LLC	2331 NE 17TH PL STE 109 OCALA, FL 34470			

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						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$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:			\$259.66	\$0.00						
TOTALS:			\$259.66	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	6/9/2025	6/9/2025	NON COMPLIANT		MASSEY INSPECTION At 0923 i conducted at compliance inspection and verified that the lot has not been cut or cleaned. Please see photo.
FOLLOW UP	JGB	4/8/2025	4/8/2025	NON COMPLIANT		Verified that the overgrowth has not been cut. See Photos. Novph sent to admin.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT		Verified the overgrowth has not been cut.
HEARING INSPECTION	JGB	5/6/2025	5/6/2025	NON COMPLIANT		At 0858 i conducted a hearing inspection and verified there are no changes and the overgrowth is still present. Please see photo.
INITIAL	JGB	3/18/2025	4/8/2025	NON COMPLIANT		At 1000 while patrolling the area i noticed tall grass and weeds on this vacant lot. Please cut and clean the property. SEE PHOTO. CLTO sent to admin. RI in 21 days.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	3/18/2025				Please cut and clean the property.

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

THE CITY OF OCALA

CASE NO: CE25-0210

Petitioner,

vs.

**WILLIE THOMAS REALTY LLC
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL 34470-7744**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 05/19/2025 03:08:10 PM

FILE #: 2025066530 OR BK 8614 PGS 1622-1623

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; May 8th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), **WILLIE THOMAS REALTY LLC, THOMAS WILLIE, 2331 NE 17TH PL, STE 109, OCALA, FL 34470-7744**, owner(s) in charge of the property described as: **1122 SW 2ND ST | 2845-053-009, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 18th, 2025, and May 6th, 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), **WILLIE THOMAS REALTY LLC, THOMAS WILLIE**, 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 and order to:
 - 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, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday June 6th, 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.
 - (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.
- 2.) Pay the cost of prosecution of \$259.66 by June 5th, 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 8th day of May 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Kevin Steiner, Chair Pro Tem
Municipal Code Enforcement Board

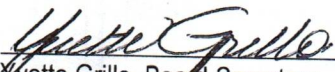


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY


DEPUTY CITY CLERK

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: **WILLIE THOMAS REALTY LLC, THOMAS WILLIE, 2331 NE 17TH PL, STE 109, OCALA, FL 34470-7744**, this 8th day of May 2025.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

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 BOARD IS TO BE HELD ON JUNE 12TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD 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 BOARD.

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

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

CITY OF OCALA
Petitioner,
vs.

CASE NO: CE25-0210

WILLIE THOMAS REALTY LLC
THOMAS, WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL 34470

Respondents /

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

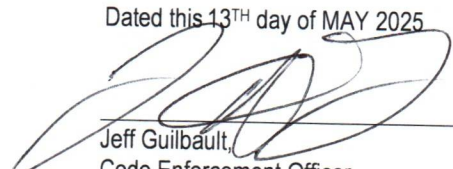
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jeff Guilbault, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

I did on 13TH DAY OF MAY 2025, post the Final Administrative Order in the above styled cause of this action, located, 2845-053-009 | 1122 SW 2ND ST, Ocala, Florida, upon which the violations are alleged to exist. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

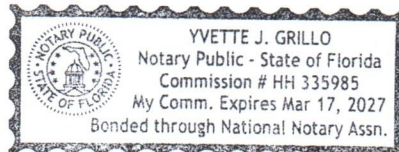
Dated this 13TH day of MAY 2025

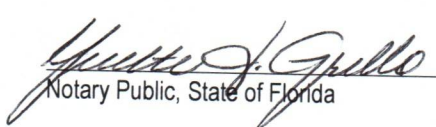


Jeff Guilbault,
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 13TH day of MAY 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.





Notary Public, State of Florida



City of Ocala
Code Enforcement Division
05/13/2025 09:14:16



**CODE
ENFORCEMENT
352-629-8309**

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

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

CASE NO: CE25-0210

THE CITY OF OCALA
Petitioner,

vs.

WILLIE THOMAS REALTY LLC
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL 34470-7744
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 8th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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:

FINDINGS OF FACT:

A. The Respondent(s) in charge of the property described as 1122 SW 2ND ST | 2845-053-009, Ocala, Florida, recorded in the Public Records of Marion County, Florida.

B. That on and between March 18th, 2025, and May 8th, 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.

CONCLUSION OF LAW:

A. The Respondent(s), WILLIE THOMAS REALTY LLC, THOMAS WILLIE, by reason of the foregoing and 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) in subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clear the property grounds fully and properly removing any weeds, undergrowth, unsightly items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by June 5th, 2025, the City will enter upon the property and take whatever steps are necessary to bring the property into compliance with city code. Additionally, there shall be a fine of \$200.00 per day that shall run from June 6th, 2025, until the property is brought into compliance. (b) Pay the cost of prosecution of \$250.00 by June 5th, 2025.

Page 1 of 2

City of Ocala
Code Enforcement Division
05/13/2025 09:14:03

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0210

WILLIE THOMAS REALTY LLC
THOMAS WILLIE
2331 NE 17TH PL, STE 109
OCALA, FL 34470-7744

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE


STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeff Guilbault, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **MAY 8th, 2025**, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, JUNE 5th, 2025**.
3. That a re-inspection was performed on; **JUNE 9th, 2025**.
4. That the below listed corrective action(s) ordered by the Municipal Code Board has not been taken
Abatement of violation as Ordered; Section(s) 34-95
5. The prosecution costs **\$259.66 unpaid**. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 9TH day of JUNE 2025



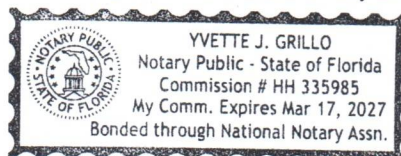
Jeff Guilbault
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

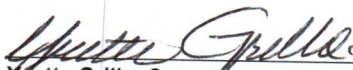
The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of JUNE 2025 by Jeff Guilbault who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of non-compliance has been furnished by mail to respondent, on this 9TH day of JUNE 2025



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
06/09/2025 09:26:18