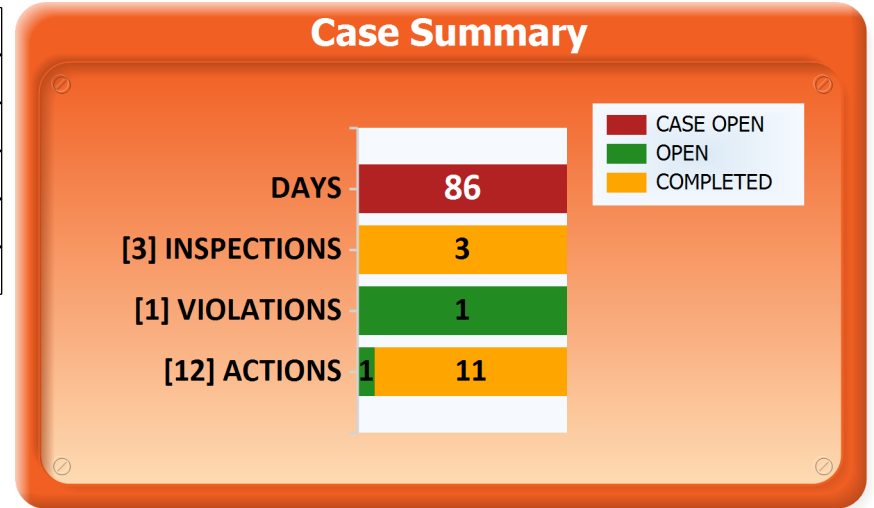


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0180

Description: Dead trees upon property REPEAT VIOLATOR		Status: NON COMP HEARING	
Type: TREES		Subtype: TREE PERMIT REQUIRED	
Opened: 2/12/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/1/2026
Site Address: 217 SW 13TH AVE OCALA, FL 34471			
Site APN: 2845-053-028		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	LAND TRUST NO 217S	14912 NE 248TH AVENUE RD SALT SPRINGS, FL 32134-6900			
RESPONDENT 1	LAND TRUST NO 217S	STONE WILLIAM H SR TR SALT SPRINGS, FL 32134			

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	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0180

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$171.47	\$0.00						
TOTALS:			\$171.47	\$0.00						

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	JENNIPHER L BULLER	2/12/2026			REPEAT VIOLATOR	Two dead trees are on the property. Please remove all dead trees from the property.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	2/13/2026	2/13/2026	NON COMPLIANT		I conducted the initial inspection at the property at 0943, there are two dead trees on the property. Please remove all dead trees from the property. A permit is not required due to the zoning of the property. Please see photos. This is a repeat violation for sec 34-95. I attached the FAO from Case NO. 2023_10140. It is in the attachments as well. NOVPH sent to admin.
HEARING INSPECTION	JGB	3/23/2026	3/23/2026	COMPLETED		Today at 0915 I verified that the dead trees still remain on the property. Please see photos. I have not had contact with anyone associated with this property.

Case Details - No Attachments

City of Ocala

Case Number
CE26-0180

COMPLIANCE	JGB	5/1/2026	5/1/2026	COMPLETED	MASSEY INSPECTION A permit has not been obtained to remove the dead trees from the property. AFF OF NON COMP CREATED.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/13/2026	2/13/2026	NOVPH MAILED 9489 0090 0027 6696 9850 30 LAND TRUST NO 217S STONE WILLIAM H SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS, FL. 32134
PREPARE NOTICE	SHANEKA GREENE	2/13/2026	2/13/2026	REPEAT VIOLATOR PLEASE SCHEDULE FOR NEXT AVAILABLE SPECIAL MAGISTRATE HEARING
OFFICER POSTING	JEFFREY GUILBAULT	2/16/2026	2/16/2026	NOVPH READY FOR POSTING NOVPH POP AT 1027

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 13th, 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) 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, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 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 cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$171.47 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	3/30/2026	3/30/2026	FOF FOF POP AT 0940

Case Details - No Attachments

City of Ocala

Case Number
CE26-0180

CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	FOF 9489 0090 0027 6696 9837-39 LAND TRUST NO 217S STONE WILLIAM H SR TR 14912 NE 248TH AVENUE RD SALT SPRINGS, FL. 32134
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0311 32 LAND TRUST NO 2175S STONE WILLIAM H SR TR 14912 NE 248TH AVE RD SALT SPRINGS FL 32134
FIELD POSTING	JEFFREY GUILBAULT	4/28/2026	4/28/2026	NON COMP HEARING NOTICE READY FOR POSTING NON COMP HEARING NOTICE POP
MASSEY	YVETTE J GRILLO	5/14/2026		

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: CE26-0180

**To: LAND TRUST NO 217S
STONE WILLIAM H SR TR
14912 NE 248TH AVENUE ROAD
SALT SPRINGS, FL 32134**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, **217 SW 13TH AVE**, Ocala, Florida, **2845-053-028** Legal Description **SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **5/14/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 27th day of April 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: CE26-0180

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 04/28/2026 post the Notice of Non-Compliance Hearing to the property, located at 217 SW 13TH 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.

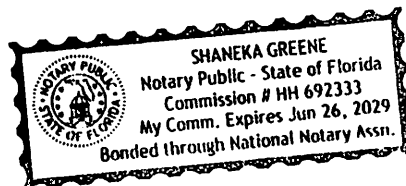
Dated: 04/28/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA

CODE ENFORCEMENT
352-629-8309

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

NOTICE OF NON-COMPLIANCE HEARING FOR VIOLATION UNDER IMPOSING FINES

City of Ocala
Environmental Enforcement
04/28/2026 10:27:48



ENFORCEMENT
629-8309
DO NOT REMOVE THIS
WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

**NOTICE OF NON-COMPLIANCE HEARING
 FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026
 Case No: CE26-0180 Code Enforcement Board

To: LAND TRUST NO 217S
 STONE WILLIAM H SR TR
 14912 NE 248TH AVENUE ROAD
 SALT SPRINGS, FL 32134

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 217 SW 13TH AVE, Ocala, Florida, 2845-053-028 Legal Description SEC 18 TWP 15 RGE 22 PLAT BOOK A PAGE 097 SANTA MARIA PLACE is in violation of the Code of Ordinances, City of Ocala, Florida.

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 SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
 A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

Office DEPOT®

City of Ocala
 Environmental Enforcement
 04/28/2026 10:27:44

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

CASE NO: CE26-0180

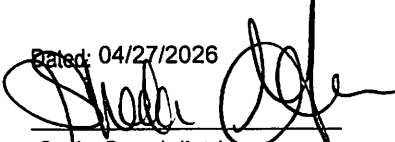
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Shaneka Greene, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

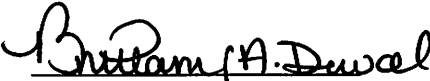
1. I did on 04/27/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

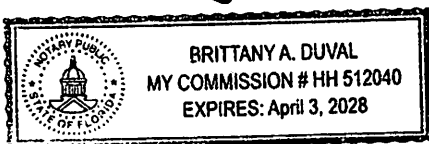
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0180

LAND TRUST NO 217S
STONE, WILLIAM H. SR TR
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL 32134
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

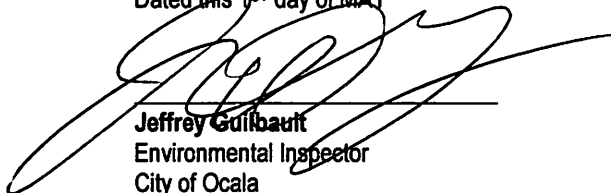
1. That on 3/25/2026 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 4/30/2026.
3. That a re-inspection was performed on 5/1/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:

Abatement of violation(s) as ordered; Sections 34-95

5. The prosecution costs of \$171.47 have NOT been paid.

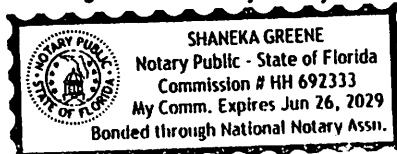
FURTHER, AFFIANT SAYETH NOT.

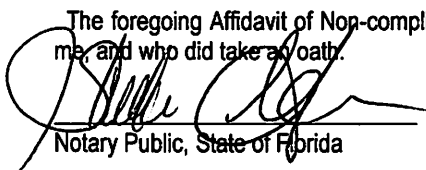
Dated this 1ST day of MAY


Jeffrey Guilbault
Environmental Inspector
City of Ocala

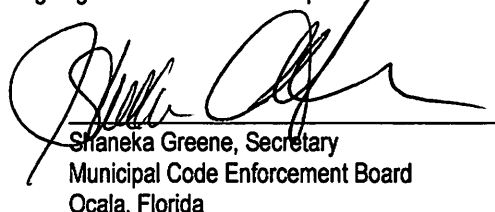
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 1ST day of MAY, who is personally known to me, and who did take an oath.




Notary Public, State of Florida

I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 1ST day of MAY.


Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0180

vs.

**LAND TRUST NO 217S
STONE, WILLIAM H. SR TR
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL 32134**
Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **LAND TRUST NO 217S AND STONE, WILLIAM H. SR TR**, owner(s) in charge of the property described as **2845-053-028 / 217 SW 13TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 13th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **LAND TRUST NO 217S AND STONE, WILLIAM H. SR TR**, 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 February 13th, 2026, 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, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 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 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 \$171.47 by April 30th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 27 day of March 2026.

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: LAND TRUST NO 217S AND STONE, WILLIAM H. SR TR, 14912 NE 248TH AVENUE RD, SALT SPRINGS, FL 32134, this 27 day of March 2026.



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 MAY 27TH, 2026, 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.

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

CASE NO: CE26-0180

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 03/30/2026 post the Final Administrative Order to the property, located at 217 SW 13TH AVE, OCALA.
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: 03/30/2026

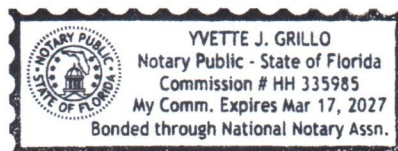

Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





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

FOF-0180



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Label 890-PB, Oct. 2015
 Pitney Bowes

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 009.75⁰
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LAND TRUST NO 217S
 STONE, WILLIAM H. SR TR
 14912 NE 248TH AVENUE RD
 SALT SPRINGS, FL 32134

Respondents

NMR
 4.7.26

- Not Deliverable As Addressed
- Unable To Forward
- Insufficient Address
- Moved, Left No Address
- Unclaimed
- Refused

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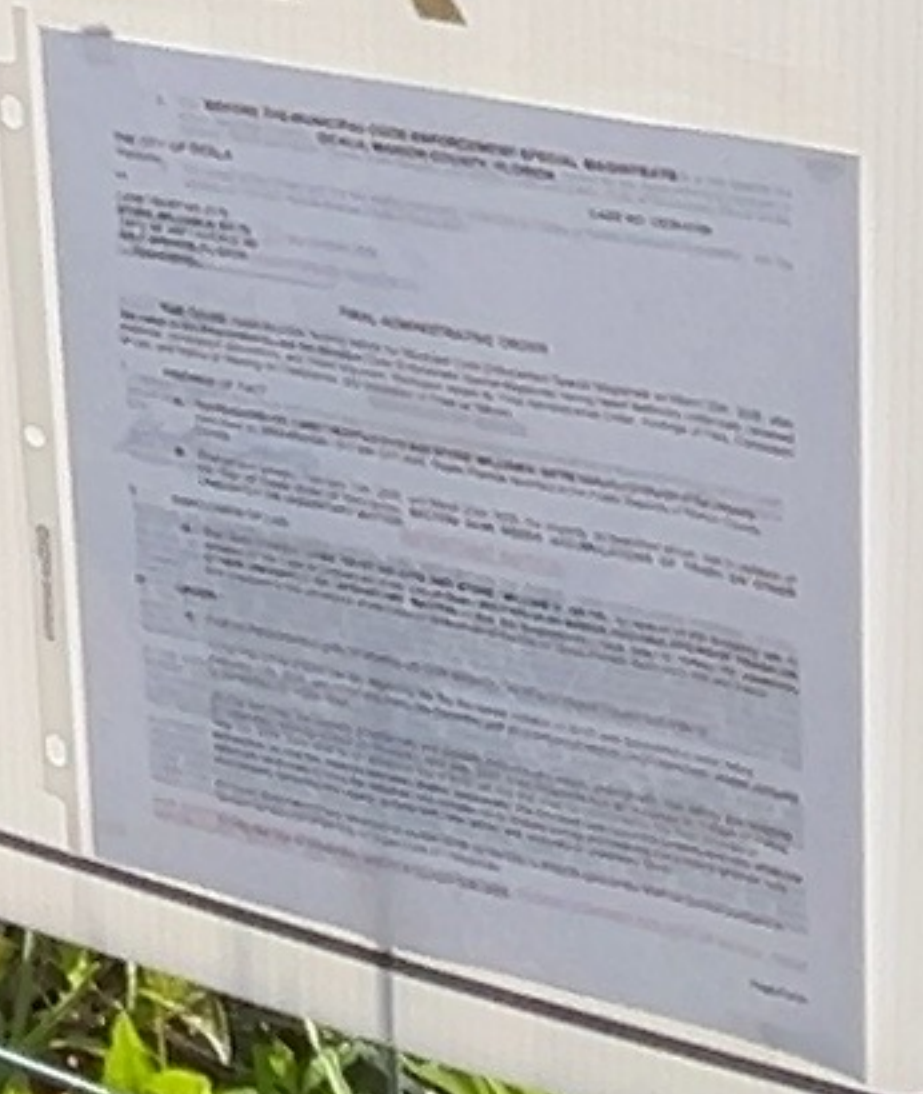
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 NOT DELIVERABLE AS ADDRESSED
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OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Environmental Enforcement
03/30/2026 09:42:11



ENVIRONMENTAL ENFORCEMENT
29-8309
 REMOVE THIS WITHOUT APPROVAL
 THE CITY CODE ENFORCEMENT DIVISION

Office DEBOLA

BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE to a lien against the above described property, **OCALA, MARION COUNTY, FLORIDA** owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statute, and Sections 2-425 and 2-443, Code of Ordinances City of Ocala.

CASE NO: CE26-0180

THE CITY OF OCALA
 Petitioner,

vs.

LAND TRUST NO 217S
STONE, WILLIAM H. SR TR 23 day of March 2026
14912 NE 248TH AVENUE RD
SALT SPRINGS, FL 32134
 Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **LAND TRUST NO 217S AND STONE, WILLIAM H. SR TR**, owner(s) in charge of the property described as 2845-053-028 / 217 SW 13TH AVE, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between February 13th, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.**

II. CONCLUSION OF LAW:

A. The Respondent(s), **LAND TRUST NO 217S AND STONE, WILLIAM H. SR TR**, 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:

- (a) Pay a fine of \$250 per day beginning the day the repeat violation of section 34-95 was discovered to exist, being February 13th, 2026, 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, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 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 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 \$171.47 by April 30th, 2026.

PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION (352) 622-1111

Page 1 of 2

City of Ocala
 Environmental Enforcement
 03/30/2026 09:42:06

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

CASE NO: CE26-0180

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

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/27/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

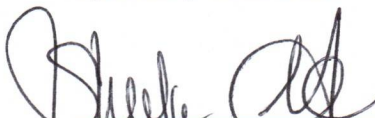
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/27/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

