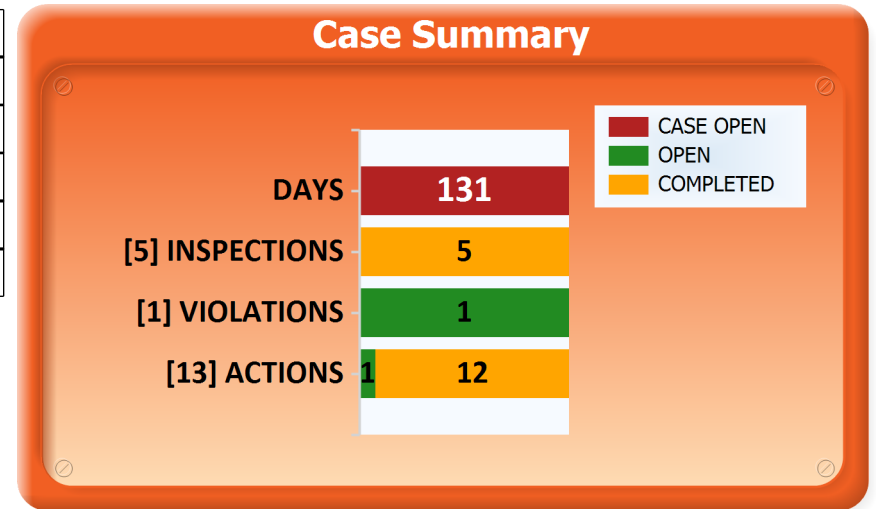


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0340

Description: SCATTERED LITTER AND DEBRIS IN/ AROUND DRA		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: LITTER	
Opened: 12/31/2025	Closed:	Last Action: 5/14/2026	Flw Up: 4/10/2026
Site Address: 0 , FL 34474			
Site APN: 2378-014-101		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WELLS FARGO BANK NA	PO BOX 2609 CARLSBAD, CA 92018-2609			
RESPONDENT 1	WELLS FARGO BANK NA C/O THOMSON REUTERS	PO BOX 2609 CARLSBAD, CA 92018-2609			
RESPONDENT 2	CORPORATION SERVICE COMPANY	1201 HAYS STREET TALLAHASSEE, FL 32301 -2525			
RESPONDENT 3	WELLS FARGO BANK NA	3201 SW COLLEGE RD OCALA, FL 34474			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0340

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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	4	\$2.96	\$0.00						

Total Paid for CASE FEES: \$256.87 \$0.00

TOTALS: \$256.87 \$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	ROBERT MOORE	12/31/2025				SCATTERED TRASH & DEBRIS ALONG REAR OF PROPERTY AND IN DRAINAGE AREA NEEDS TO BE CUT/CLEANED TO ACHIEVE COMPLIANCE WITH CITY CODE - CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	12/31/2025	12/31/2025	NON COMPLIANT		On 12-31-25, I observed accumulated trash and debris on the property (rear of Wells Fargo Bank) . The litter was in and around the drainage areas that bordered the property. I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for abatement. Photos were taken/uploaded to the case and follow-up was scheduled accordingly.

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0340

FOLLOW UP	RSM	1/30/2026	1/30/2026	NON COMPLIANT	CLTO DATE	On 1-20-26, I noted the violation to remain. I submitted a request to Admin. to generate/mail a NOVPH (Notice of Violation & Public Hearing). Follow-up was scheduled.
FOLLOW UP	RSM	2/23/2026	2/23/2026	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 2-23-26, I observed the violation to remain. Follow-up scheduled accordingly in regard to scheduled hearing.
HEARING INSPECTION	RSM	3/10/2026	3/10/2026	COMPLETED		On 3-10-26, I checked the property in regard to the pending hearing. On this day I observed the violation to remain. Photos attached - proceed to hearing
COMPLIANCE	RSM	4/10/2026	4/10/2026	COMPLETED		MASSEY INSPECTION On 4-10-26, I inspected the property for compliance relating to the issued order. On this day, I noted the violation to remain. Additionally, the costs of prosecution had not been paid. Photo was added and I completed an affidavit of non-compliance which was submitted to Admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	1/2/2026	1/2/2026	CLTO COMP DATE 01/30/2026 PLEASE AND THANK YOU
REGULAR MAIL	SHANEKA GREENE	1/2/2026	1/2/2026	CLTO MAILED (4)
ADMIN POSTING	SHANEKA GREENE	2/2/2026	2/2/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0340

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>2/2/2026</p>	<p>2/2/2026</p>	<p>NOVPH MAILED (3) 9489 0090 0027 6696 9986 41 WELLS FARGO BANK NA C/O THOMSON REUTERS PO BOX 2609 CARLSBAD, CA. 92018-2609</p> <p>9489 0090 0027 6696 9986 58 WELLS FARGO BANK NA 420 MONTGOMERY ST SAN FRANCISCO, CA. 94163</p> <p>9489 0090 0027 6696 9986 65 CORPORATION SERVICE COMPANY (REGISTERED AGENT) 1201 HAYS STREET TALLAHASSEE, FL. 32301-2525</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>2/2/2026</p>	<p>2/2/2026</p>	<p>N O V P H COMP DATE 02/23/2026 PLEASE AND THANK YOU</p>
<p>OFFICER POSTING</p>	<p>ROBERT MOORE</p>	<p>2/3/2026</p>	<p>2/3/2026</p>	<p>NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	<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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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 \$256.87 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
CONTACT	ROBERT MOORE	3/10/2026	3/10/2026	left message for listed property manager KIM SNYDER, advised of violation and case status
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026	3/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	3/16/2026	3/16/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	3/16/2026	3/16/2026	<p>FOF</p> <p>91 7199 9991 7039 7682 1982 WELLS FARGO BANK NA PO BOX 2609 CARLSBAD, CA. 92018-2609</p> <p>91 7199 9991 7039 7682 1975 WELLS FARGO BANK NA 420 MONTGOMERY ST SAN FRANCISCO, CA. 94163</p>

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0340

OFFICER POSTING	ROBERT MOORE	3/17/2026	3/17/2026	POSTED FINAL ORDER TO PROPERTY
MASSEY	YVETTE J GRILLO	5/14/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV25-0340

vs.

WELLS FARGO BANK NA
PO BOX 2609
CARLBAD, CA 92018-2609

WELLS FARGO BANK NA
420 MONTGOMERY ST
SAN FRANCISCO, CA 94163

Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/24/2026 04:15:31 PM
FILE #: 2026036597 OR BK 8861 PGS 22-23
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 12th, 2026, 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), **WELLS FARGO BANK NA, PO BOX 2609, CARLBAD, CA 92018-2609 AND WELLS FARGO BANK NA, 420 MONTGOMERY ST, SAN FRANCISCO, CA 94163**, owner(s) in charge of the property described as: **2800 BLK SW 32ND AVE, OCALA, FL | 2378-014-101, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between December 31st, 2025, and March 10th, 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), **WELLS FARGO BANK NA**, 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:

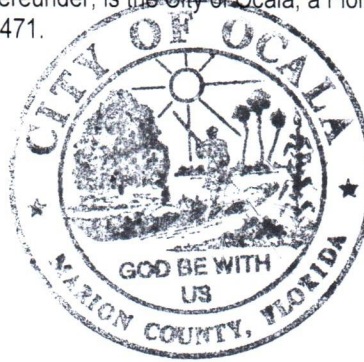
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$50 per day 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.
 - (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 \$256.87 by April 9th, 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 13 day of March 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



THIS IS TO CERTIFY THAT THE FOREGOING IS 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: **WELLS FARGO BANK NA, PO BOX 2609, CARLBAD, CA 92018-2609, WELLS FARGO BANK NA, 420 MONTGOMERY ST, SAN FRANCISCO, CA 94163, FL 33408 AND CORPORATION SERVICE COMPANY(RA) 1201 HAYS STREET, TALLAHASSEE, FL 32301-2525**, this 13 day of March 2026.


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 MAY 14TH, 2026, 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 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: ENV25-0340

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/17/2026 post the Final Administrative Order to the property, located at 2800 BLK SW 32ND 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.

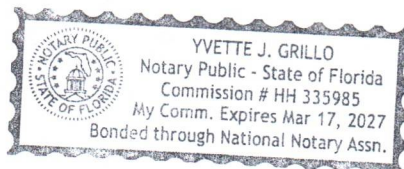
Dated: 03/17/2026

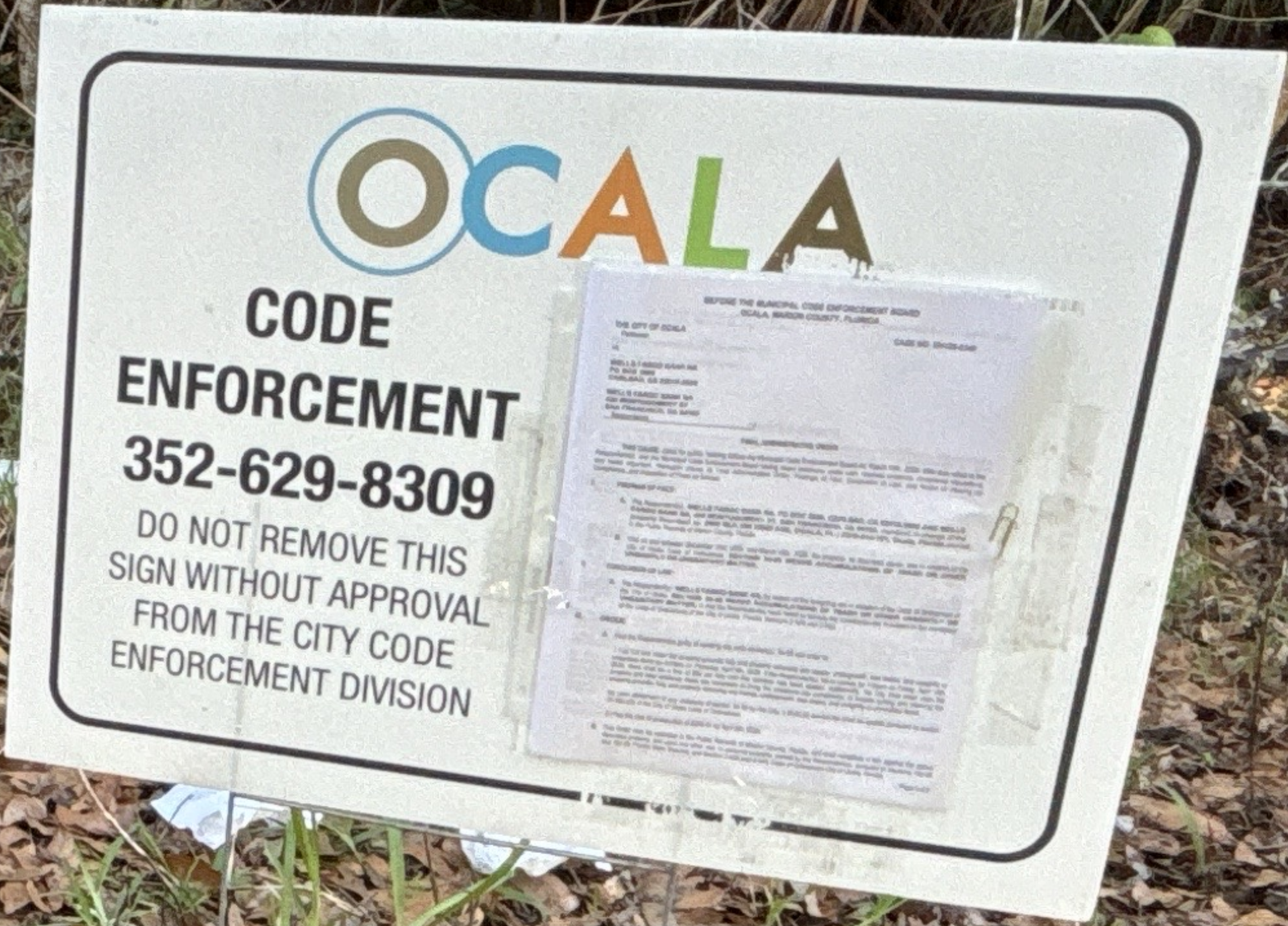
Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

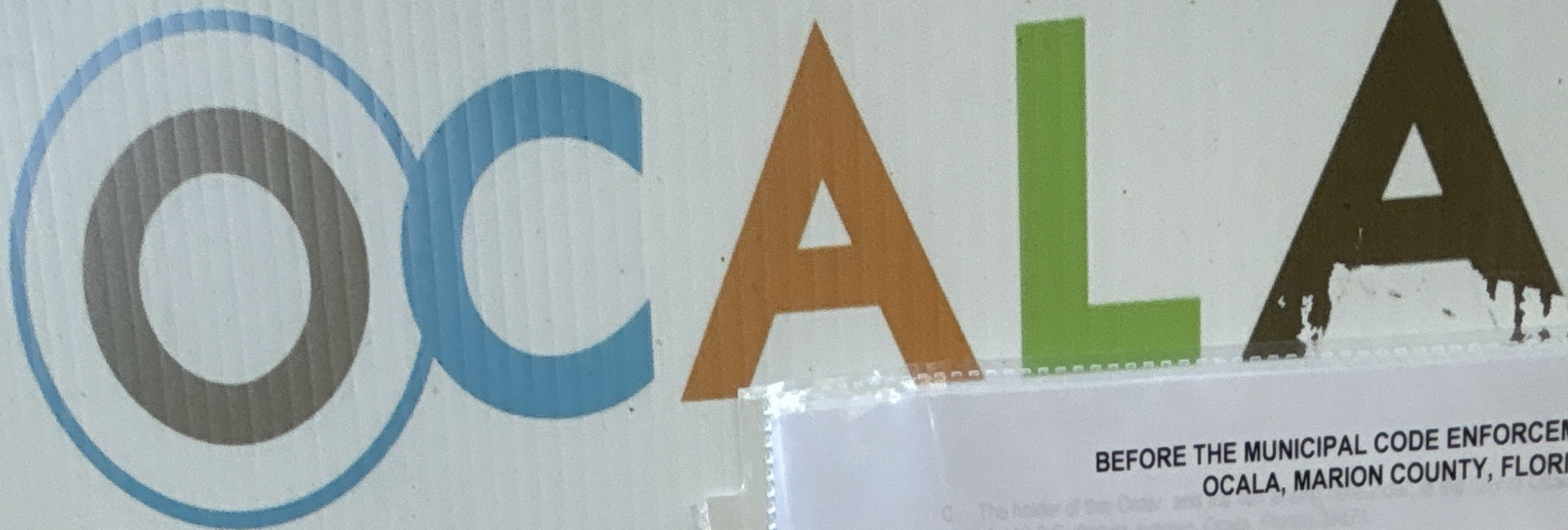
SWORN TO (or affirmed) before me: 03/17/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette Grillo
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
3/17/2026 8:44 AM



**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: ENV25-0340

THE CITY OF OCALA
Petitioner,
vs.

WELLS FARGO BANK NA
PO BOX 2609
CARLBAD, CA 92018-2609

WELLS FARGO BANK NA
420 MONTGOMERY ST
SAN FRANCISCO, CA 94163
Respondents

FINAL ADMINISTRATIVE ORDER

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 - 2.) Pay the cost of prosecution of \$256.87 by April 9th, 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 162.01 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

City of Ocala
Environmental Enforcement
3/17/2026 8:44 AM

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

CASE NO: ENV25-0340

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

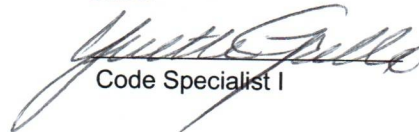
STATE OF FLORIDA
COUNTY OF MARION

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 03/16/2026 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.

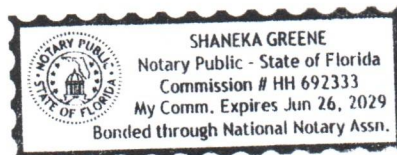
Dated: 03/16/2026


Code Specialist I

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



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: ENV25-0340

WELLS FARGO BANK NA
PO BOX 2609
CARLBAD, CA 92018-2609

WELLS FARGO BANK NA
420 MONTGOMERY ST
SAN FRANCISCO, CA 94163
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on 03/12/2026, the Municipal Code Enforcement Board 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 04/09/2026.
3. That a re-inspection was performed on 04/10/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$256.87 have not be paid.

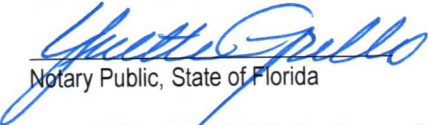
FURTHER, AFFIANT SAYETH NOT.

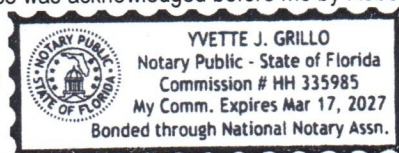
Dated this 10th day April 2026


Robert Moore
Environmental Inspector
City of Ocala

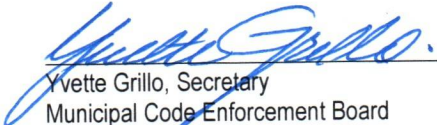
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 10th day April 2026, 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 10th day of April 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



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

FOF-0340-EWV 25

CERTIFIED MAIL



91 7199 9991 7039 7682 1975

JACKSONVILLE RPDC 320

19 MAR 2026PM 2 L

FIRST-CLASS



US POSTAGE ™ **PITNEY BOWES**



ZIP 34471 **\$ 008.86⁰**
02 7W
0008039548 MAR 18 2026

WELLS FARGO BANK NA
420 MONTGOMERY ST
SAN FRANCISCO, CA 94163

Respondents

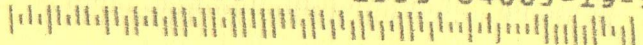
FINAL ADMIN

34471>2172

NIXIE 957 DC 1 0003/28/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299 *1539-04663-19-35





City of Ocala
Environmental Enforcement
4/10/2026 7:51 AM