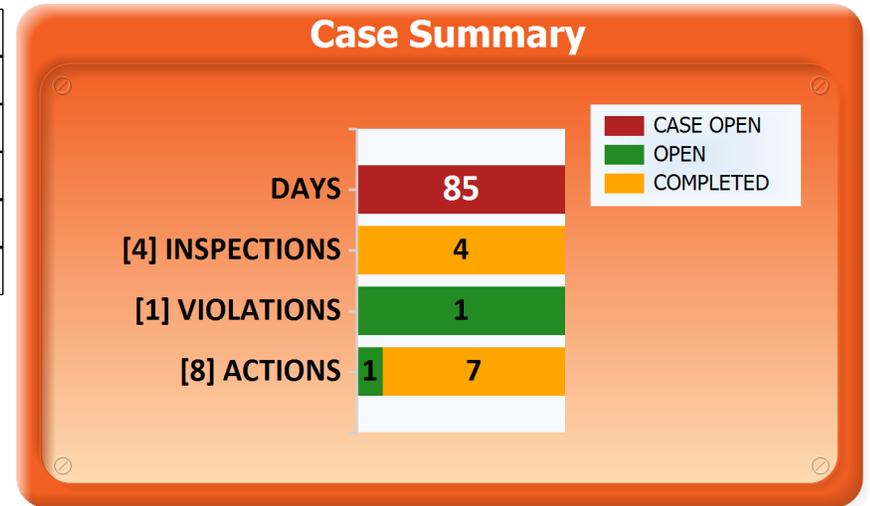


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0325

Description: DRA MAINTAINCE		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 12/16/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/9/2026
Site Address: 1260 NW 35TH ST OCALA, FL 34475			
Site APN: 25226-003-03		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	224 LAFAYETTE ST CORP	219 E 24TH ST BROOKLYN, NY 11210			
REGISTERED AGENT	CORPORATE CREATIONS NETWORK, INC.	801 US HIGHWAY 1 NORTH PALM BEACH, FL 33408			
RESPONDENT 1	224 LAFAYETTE ST CORP	219 E 24TH ST BROOKLYN , NY 11210			
RESPONDENT 2	224 LAFAYETTE ST. CORP.	2713 Park Ridge Street Apopka, FL 32712			

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
ENV25-0325

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	3	\$2.22	\$0.00						

Total Paid for CASE FEES: \$256.13 \$0.00

TOTALS: \$256.13 \$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	JEFFREY GUILBAULT	12/16/2025				Please cut and clean the drainage retention area behind the building. Please remove all trash and debris from the drainage retention area. Please cut all overgrowth in the drainage retention area consisting of tall grass, weeds, invasive plants, vines (on the chain link fence), and any other types of overgrowth present.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	12/16/2025	12/16/2025	NON COMPLIANT		While patrolling the area at 1310 I noticed the drainage retention area is overgrown and littered with trash. Please cut and clean the drainage retention area cutting all overgrowth, invasive species, vines on the fence, and removing all junk and debris. Please see photos. RI in 30 days. CLTO sent to admin,

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0325

FOLLOW UP	JGB	1/20/2026	1/20/2026	NON COMPLIANT	There are no changes to the property. I have not had contact with the owners of the property. I will RI in 14 days before sending a NOVPH.
FOLLOW UP	JGB	2/3/2026	2/3/2026	NON COMPLIANT	There still has been no changes to the property. NOVPH sent to admin.
HEARING INSPECTION	JGB	3/9/2026	3/9/2026	COMPLETED	Today at 1026 I conducted a hearing inspection and verified that the violation has not been corrected. DRA is still overgrown. I have not had contact with property owners. PLEASE SEE PHOTOS.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	12/17/2025	12/17/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	12/17/2025	12/17/2025	CLTO MAILED (3)
ADMIN POSTING	SHANEKA GREENE	2/6/2026	2/6/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/6/2026	2/6/2026	NOVPH MAILED (3) 9489 0090 0027 6696 9987 33 224 LAFAYETTE ST CORP 219 E 24TH ST BROOKLYN, NY. 11210 9489 0090 0027 6696 9987 40 224 LAFAYETTE ST CORP 2713 PARK RIDGE STREET APOPKA, FL. 32712 9489 0090 0027 6696 9987 57 CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT) 801 US HWY 1 NORTH PALM BEACH, FL. 33408
PREPARE NOTICE	SHANEKA GREENE	2/6/2026	2/6/2026	NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	2/9/2026	2/9/2026	NOVPH READY FOR POSTING

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0325

OFFICER POSTING	JEFFREY GUILBAULT	2/9/2026	2/9/2026	NOVPH POP AT 1050
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 \$256.13 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: ENV25-0325

Petitioner,

VS.

224 LAFAYETTE ST CORP

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**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: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	Total:
Postage:	\$2.22	3	\$53.16	6	\$55.38

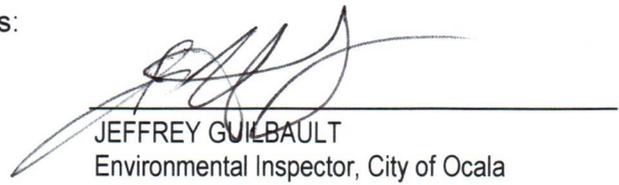
7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

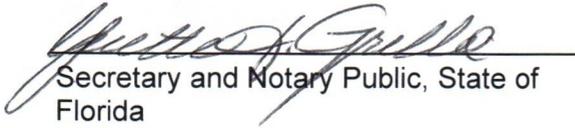
Total Costs: \$256.13

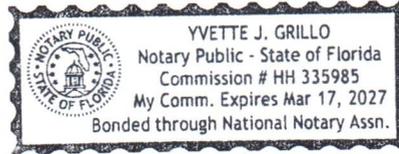
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

STATE OF FLORIDA
COUNTY OF MARION


JEFFREY GUILBAULT
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 27 Feb
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2025 Certified Assessment Roll

25226-003-03

[GOOGLE Street View](#)

Prime Key: 3194896

[MAP IT+](#)

Property Information

224 LAFAYETTE ST CORP
 219 E 24TH ST
 BROOKLYN NY 11210

Taxes / Assessments: \$41,830.37
 Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.
PC: 11
 Acres: 1.99

[More Situs](#)

Situs: 1260 NW 35TH ST OCALA

Current Value

Land Just Value	\$554,778		
Buildings	\$1,711,542		
Miscellaneous	\$26,342		
Total Just Value	\$2,292,662	Impact	
Total Assessed Value	\$2,167,029	Ex Codes:	(\$125,633)
Exemptions	\$0		
Total Taxable	\$2,167,029		
School Taxable	\$2,292,662		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$554,778	\$1,711,542	\$26,342	\$2,292,662	\$2,167,029	\$0	\$2,167,029
2024	\$554,778	\$1,388,906	\$26,342	\$1,970,026	\$1,970,026	\$0	\$1,970,026
2023	\$554,778	\$1,435,363	\$26,342	\$2,016,483	\$2,016,483	\$0	\$2,016,483

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7969/0900	01/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$5,800,000
7871/1970	08/2022	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$5,074,000
5033/0674	05/2008	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$4,977,000
5014/1690	04/2008	43 R-O-W	0	U	I	\$100
4827/1783	06/2007	09 EASEMNT	0	U	V	\$100
4766/0863	04/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,370,000
4559/0002	09/2006	09 EASEMNT	0	U	V	\$100
4449/1007	05/2006	96 ANNEX	0	U	I	\$100
3516/1923	09/2003	08 CORRECTIVE	0	U	I	\$100
3282/0336	11/2002	43 R-O-W	0	U	I	\$100
3282/0334	11/2002	09 EASEMNT	0	U	I	\$100
3262/1326	10/2002	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$300,000

[3097/1763](#) 01/2002 06 SPECIAL WARRANTY 2 V-SALES VERIFICATION Q V \$265,000

[Property Description](#)

SEC 06 TWP 15 RGE 22
 COM AT NW COR OF SEC 6 TH S 89-40-27 E ALG N BDY OF SEC 6
 1091.84 FT TH S 00-19-33 W 41 FT TO S ROW OF NW 35TH ST TH
 S 00-19-33 E 17 FT TO NEW S ROW LINE OF NW 35TH ST & POB TH
 S 89-40-27 E 377.67 FT TH S 15-28-27 E 207.34 FT TH S 86-48-45 W
 434.92 FT TH N 00-19-33 E 226.17 FT TO NEW S ROW LINE
 OF SW 35TH ST & POB.

Parent Parcel: 25226-003-00

[Land Data - Warning: Verify Zoning](#)

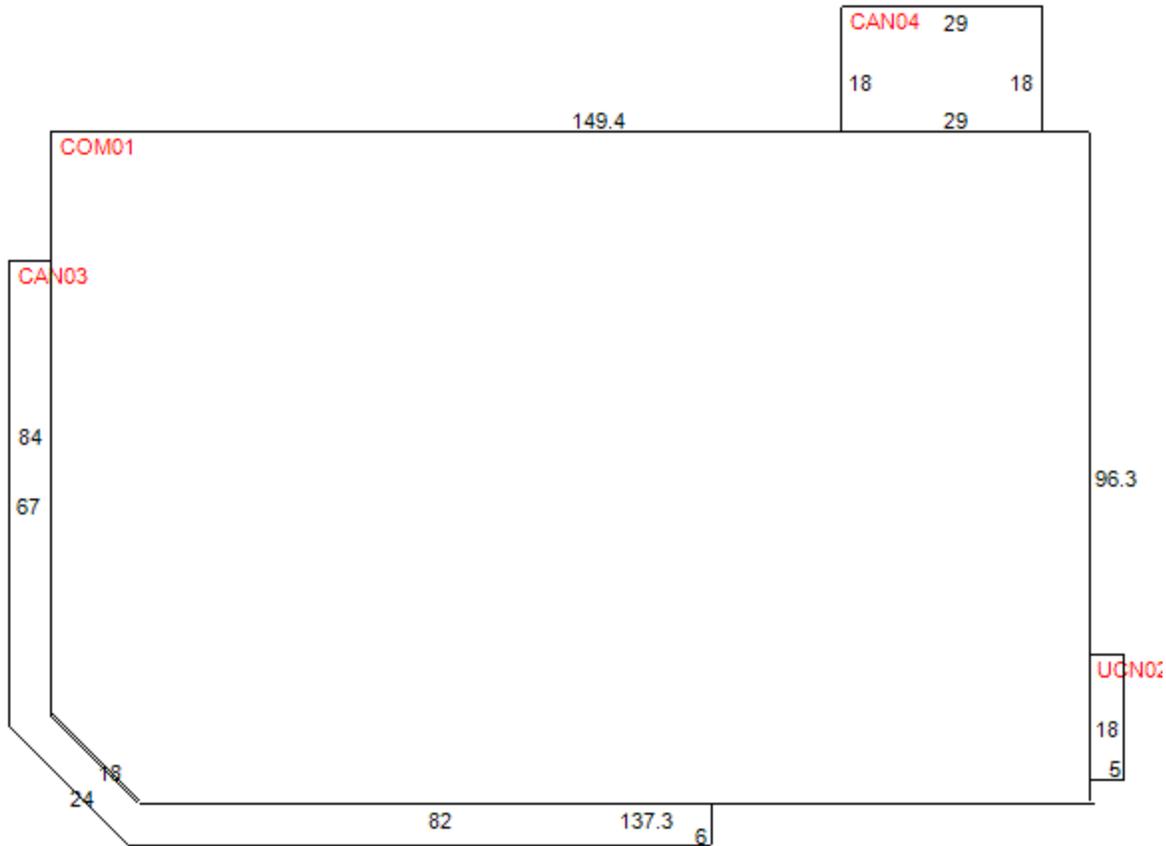
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1115	.0	.0	B4	86,684.00	SF	8.0000	0.80	1.00	1.00	554,778	554,778
Neighborhood 9941											Total Land - Class \$554,778	
Mkt: 2 70											Total Land - Just \$554,778	

[Traverse](#)

Building 1 of 1

COM01=L137,3A315|18U84R149,4D96,3.U3
 UCN02=U18R5D18L5.D3,4L136,4
 CAN03=R82D6L84A315|24U67R6D65A135|18.U96,4R130

CAN04=U18L29D18R29.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 0
Quality Grade 700 - GOOD
Inspected on 4/21/2025 by 117

Year Built 2008
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 485

Exterior Wall 32 CONC BLK-STUCO54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	18.0	1.00	2008	0	14,401	D11 DRUG STORE	77 %	Y	Y
						M19 PROFESSIONAL SERVICE	23 %	Y	Y
2	9.0	1.00	2008	0	90	UCN CANOPY UNFIN	100 %	N	N
3	12.0	1.00	2008	0	1,014	CAN CANOPY-ATTACHD	100 %	N	N
4	15.0	1.00	2008	0	522	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 2 **2 Fixture Baths:** 2
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 17

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
144 PAVING ASPHALT	30,017.00	SF	5	2008	3	0.0	0.0	
159 PAV CONCRETE	4,632.00	SF	20	2008	3	0.0	0.0	
114 FENCE BOARD	92.00	LF	10	2008	5	0.0	0.0	
105 FENCE CHAIN LK	560.00	LF	20	2008	3	0.0	0.0	
159 PAV CONCRETE	150.00	SF	20	2008	5	0.0	0.0	
Total Value - \$26,342								

Appraiser Notes

1260=WALGREEN'S.....2-4FX 7X
 1264=FKA: VILLAGE MEDICAL PRIMARY CARE.....2-2FX 10X EST
 (WHSE,STORAGE)=1530 SQ FT A/C

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
HAR24-1556	1/15/2025	1/23/2025	224 LAFAYETTE HVAC CHANGEOUT
SGN23-0047	4/24/2023	-	WALGREENS/ REPL DIGITAL SIGN
BLD21-1256	10/18/2021	2/10/2022	VILLAGE MEDICAL / INTER RENO
SGN21-0089	7/7/2021	-	WALGREEN / SIGNS
OC02027	10/1/2007	3/1/2008	FIRE SPRINKLER
OC03115	8/1/2007	4/1/2008	NEW COM
M061261	6/1/2002	11/1/2002	USED CARS

Cost Summary

Buildings R.C.N.	\$2,062,098	4/23/2025				
Total Depreciation	(\$350,556)					
Bldg - Just Value	\$1,711,542		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$26,342	9/30/2013	1	\$2,062,098	(\$350,556)	\$1,711,542
Land - Just Value	\$554,778	4/8/2021				
Total Just Value	\$2,292,662	.				

Prepared by:

Gorman & Miller
201 Santa Monica Blvd., Suite 300
Santa Monica, CA 90401
Attn: Cynthia Bouza, Esq.

And return to:

Moritt Hock & Hamroff LLP
400 Garden City Plaza
Garden City, NY 11530
Attn: David H. Cohen, Esq.

Store No. 10671

Tax Parcel identification Number: R25226-003-03

Send Tax Bill to:

Walgreen Co./Tax Department
P.O. Box 1159
Deerfield, Illinois 60115

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made on January 26th 2023, by **CP THUNDER FS LLC**, a Delaware limited liability company, whose address is 545 South Figueroa Street, Suite 614, Los Angeles, California 90071 ("**Grantor**"), to **224 LAFAYETTE ST CORP**, a New York corporation, whose address is 219 E 24th Street, Brooklyn, New York 11232 ("**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" include the parties to this instrument, and their successors and assigns).

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, the receipt and which is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to all of that certain real property situated in Marion County, Florida, legally described on **Exhibit A** hereto (the "**Property**");

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD, the same in fee simple forever;

UNDER AND SUBJECT to all easements, rights of way, reservations, restrictions, conditions, and matters of record that are contained and/or conveyed in prior instruments of record or are apparent upon inspection of the Property described herein (the "**Permitted Encumbrances**").

AND the Grantor hereby does fully warrant and defend the title to said Property, subject to the Permitted Encumbrances, and will defend the same against the lawful claims of all persons claiming by, through or under grantor, but against no others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK. SIGNATURE PAGE FOLLOWS.]

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1:

Commence at the Northwest corner of Section 6, Township 15 South, Range 22 East, Marion County, Florida; thence South 89°40'27" East along the North boundary of said Section 6, a distance of 1091.84 feet; thence South 00°19'33" West 41.00 feet to the South Right of Way line of N.W. 35th Street; thence continue South 00°19'33" East 17.00 feet to the new South Right of Way line of N.W. 35th Street as per that certain Warranty Deed recorded in Official Records Book 3282, Page 336, Public Records of said Marion County and the Point of Beginning; thence South 89°40'27" East along said Right of Way line 377.67 feet to the Westerly Right of Way line of U.S. Highway 441/301 (200 feet wide); thence South 15°28'27" East along said Westerly Right of Way line 207.34 feet; thence departing said Westerly Right of Way line South 86°48'45" West 434.92 feet; thence North 00°19'33" East 226.17 feet to the aforesaid new South Right of Way line of N. W. 35th Street and the Point of Beginning, said point being 58.00 feet South of (as measured at right angles) the aforesaid North boundary of Section 6.

Parcel 2: (Easement Parcel)

Together with an non-exclusive easement for the benefit of Parcel 1 as created by that certain Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, dated June 18, 2007 by and between 441 COMMERCE CENTER, LLC, a Florida limited liability company and OCALA WALGREEN 35, LLC, a Florida limited liability company recorded June 27, 2007 In Official Records Book 4827, Page 1783 of the Public Records of Marion County, Florida, over under and across lands described as follows:

Commence at the Northwest corner of Section 6, Township 15 South, Range 22 East, Marion County, Florida; thence South 89°40'27" East along the North boundary of said Section 6, a distance of 1116.84 feet; thence South 00°19'33" West 41.00 feet to the South Right of Way line of N.W. 35th Street; thence South 32°20'28" East 20.19 feet to the new South Right of Way line of N.W. 35th Street as per that certain Warranty Deed recorded in Official Records Book 3282, Page 336, Public Records of said Marion County; thence South 89°40'27" East along said Right of Way line 341.75 feet to the Westerly Right of Way line of U.S. Highway 441/301 (200 feet wide); thence South 15°28'27" East along said Westerly Right of Way line 207.34 feet to the Point of Beginning; thence continue along said Westerly Right of Way line South 15°28'27" East 234.75 feet; thence departing said Westerly Right of Way line South 74°31'33" West 70.00 feet to a line that is 70.00 feet West of (as measured at right angles) and parallel to said West Right of Way line of U.S. Highway 441/301; thence North 15°28'27" West along said parallel line 250.00 feet; thence North 86°48'45" East 71.64 feet to the Point of Beginning.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Profit Corporation
224 LAFAYETTE ST. CORP.

Filing Information

Document Number	F23000000729
FEI/EIN Number	13-3018922
Date Filed	02/07/2023
State	NY
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	02/15/2023
Event Effective Date	NONE

Principal Address

2713 Park Ridge Street
Apopka, FL 32712

Changed: 02/17/2025

Mailing Address

2713 Park Ridge Street
Apopka, FL 32712

Changed: 02/17/2025

Registered Agent Name & Address

CORPORATE CREATIONS NETWORK, INC.
801 US HWY 1
NORTH PALM BEACH, FL 33408

Officer/Director Detail

Name & Address

Title P

VELAZQUEZ, RAUL
2713 Park Ridge Street
Apopka, FL 32712

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2024	04/25/2024
2025	02/17/2025

Document Images

02/17/2025 -- ANNUAL REPORT	View image in PDF format
04/25/2024 -- ANNUAL REPORT	View image in PDF format
02/15/2023 -- Amendment	View image in PDF format
02/07/2023 -- Foreign Profit	View image in PDF format



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

12/17/2025

CASE NO: ENV25-0325

224 LAFAYETTE ST CORP
219 E 24TH ST
BROOKLYN, NY. 11210

224 LAFAYETTE ST CORP
2713 PARK RIDGE STREET
APOPKA, FL. 32712

CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT)
801 US HWY 1
NORTH PALM BEACH, FL. 33408

RE: 25226-003-03 | 1260 NW 35TH ST

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: 01/20/2026

Violations:

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

Please cut and clean the drainage retention area behind the building. Please remove all trash and debris from the drainage retention area. Please cut all overgrowth in the drainage retention area consisting of tall grass, weeds, invasive plants, vines (on the chain link fence), and any other types of overgrowth present.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



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

CL TO ENV-0325

JACKSONVILLE RPDC 320

19 DEC 2025 AM 4 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 DEC 18 2025

NSN

12/17/2025

224 LAFAYETTE ST CORP
219 E 24TH ST
BROOKLYN, NY. 11210

NIXIE 100 DE 1 0001/09/26

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 34471217299 *3024-02702-10-23

MEM
11232-4405-42

Vertical text on the right edge of the envelope.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV25-0325

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

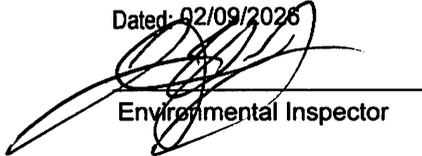
STATE OF FLORIDA
COUNTY OF MARION

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 02/09/2026 post the Notice of Violation & Public Hearing to the property, located at 1260 NW 35TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

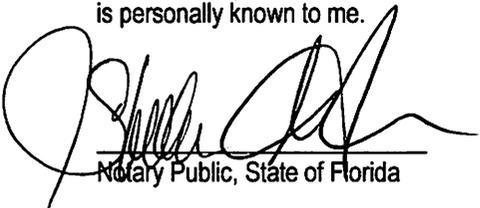
FURTHER, AFFIANT SAYETH NAUGHT.

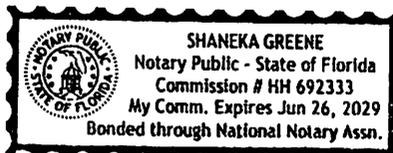
Dated: 02/09/2026


Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/09/2026 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
02/09/2026 10:48:54



**CODE
ENFORCEMENT
352-629-8309**

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



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

NOTICE OF VIOLATION AND PUBLIC HEARING

224 LAFAYETTE ST CORP
219 E 24TH ST
BROOKLYN, NY. 11210

02/09/2026

224 LAFAYETTE ST CORP
2713 PARK RIDGE STREET
APOPKA, FL. 32712

CORPORATE CREATIONS NETWORK INC (REGISTERED
AGENT)
801 US HWY 1
NORTH PALM BEACH, FL. 33408

Respondent(s) _____ /

Location of Violation: 1260 NW 35TH ST|25226-003-03
Case Number: ENV25-0325
Inspector Assigned: Jeff Guilbault
Required Compliance Date: 03/09/2026
Public Hearing Date & Time: 03/12/2026 17:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clean the drainage retention area behind the building. Please remove all trash
and debris from the drainage retention area. Please cut all overgrowth in the drainage
retention area consisting of tall grass, weeds, invasive plants, vines (on the chain link fence),
and any other types of overgrowth present.

OFFICE DEBOTE

City of Ocala
Environmental Enforcement
02/09/2026 10:48:48

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

CASE NO: ENV25-0325

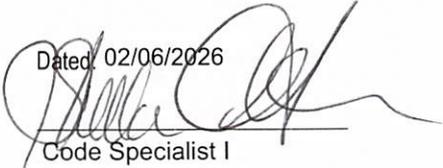
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 02/06/2026 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.

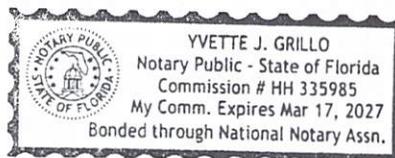
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/06/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/06/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

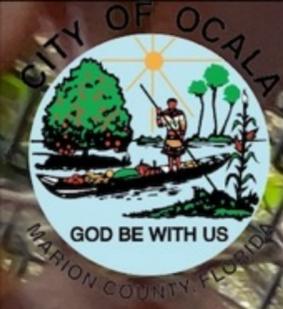




City of Ocala
Environmental Enforcement
03/09/2026 10:23:43



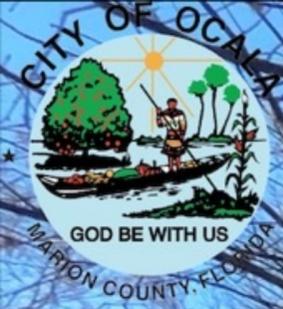
City of Ocala
Environmental Enforcement
03/09/2026 10:23:46



City of Ocala
Environmental Enforcement
12/16/2025 13:14:40



City of Ocala
Environmental Enforcement
12/16/2025 13:14:05



City of Ocala
Environmental Enforcement
12/16/2025 13:14:17



City of Ocala
Environmental Enforcement
12/16/2025 13:14:54



City of Ocala
Environmental Enforcement
12/16/2025 13:14:28