



Case Details - No Attachments

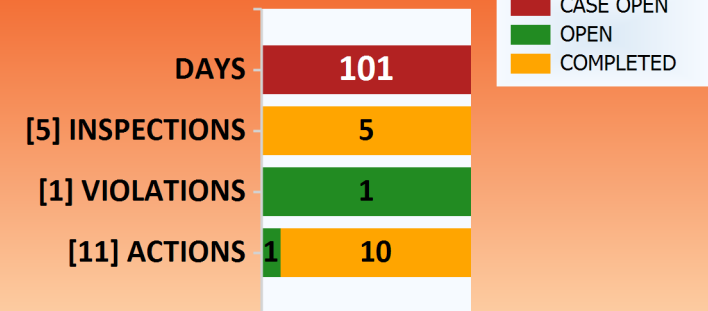
City of Ocala

Case Number

CE25-0419

Description: JUNK/DEBRIS			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 5/14/2025	Closed:	Last Action: 8/27/2025	Flw Up: 8/22/2025
Site Address: 0 , FL 34471			
Site APN: 2851-096-004		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/18/2025	6/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/18/2025	6/18/2025	NOVPH MAILED 91 7199 9991 7039 7931 3842 MILLER EULA B EST C/O D FLORENCE 2327 LAMPARILLA WAY SOUTH SAINT PETERSBURG FL 33712-3807
CERTIFIED MAIL	YVETTE J GRILLO	7/31/2025	7/31/2025	FOF 91 7199 9991 7039 7680 9195 MILLER EULA B EST C/O D FLORENCE 2327 LAMPARILLA WAY SOUTH SAINT PETERSBURG FL 33712-3807
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025	7/31/2025	NEW BUSINESS

MASSEY	YVETTE J GRILLO	8/27/2025		
OFFICER POSTING	JEFFREY GUILBAULT	8/1/2025	8/1/2025	FAO POSTING. CREATED & SIGNED AFF OF POSTING.
OFFICER POSTING	JEFFREY GUILBAULT	6/18/2025	6/18/2025	NOVPH READY FOR POSTING NOVPH POSTED ON SIGN IN FRONT OF THIS VACANT LOT AT 1230.
PREPARE NOTICE	SHANEKA GREENE	5/15/2025	5/15/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	6/17/2025	6/18/2025	NOVPH 7/30/2025 MAGISTRATE
REGULAR MAIL	SHANEKA GREENE	5/15/2025	5/15/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/17/2025	7/21/2025	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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 \$196.91 by August 21st, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MILLER EULA B EST	2327 LAMPARILLA WAY SOUTH SAINT PETERSBURG, FL 33712-3807			
RESPONDENT 1	MILLER EULA B EST	C/O D FLORENCE SAINT PETERSBURG, FL 33712			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$196.91	\$0.00						
TOTALS:			\$196.91	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SMS	8/22/2025	8/22/2025	NON COMPLIANT		JEFF IS OUT OF OFFICE AT FACE TRAINING On 08/22/2025, I have re-inspected the property in reference to a compliance inspection. I have observed that the violation(s) as per the Final Administrative Order have NOT been abated. The prosecution costs of \$196.91 remains unpaid. Therefore, an Affidavit of Non-Compliance has been completed and provided to Admin. View attachments.

FOLLOW UP	JGB	6/16/2025	6/16/2025	NON COMPLIANT		Today at 0953 i conducted a follow up inspection and verified there are no changes to the property. junk and debris and overgrowth are still present on this vacant lot. Please see photos. NOVPH sent to admin.
FOLLOW UP	JGB	7/23/2025	7/23/2025	NON COMPLIANT		Today at 0937 I verified there are no changes. See photos
HEARING INSPECTION	JGB	7/29/2025	7/29/2025	NON COMPLIANT		Conducted a hearing inspection and verified that the violation has not been corrected and i have not had contact with the property owners. See photos.
INITIAL	JGB	5/14/2025	5/14/2025	NON COMPLIANT		At 1430 while patrolling the area i noticed multiple trash bags in front of this vacant lot. I then noticed a cleared out path that leads to the back of the lot. I see trash throughout the property. I was unable to make contact with anyone at the property. I have had neighbors in the neighborhood this week tell me they believe homeless people are living on the property. Please cut and clean the property. RI in 30 days. see photos. clto sent to admin.

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	5/14/2025				Please cut and clean the property. VERIFIED THAT THE HOUSE NUMBERS HAVE BEEN ADDED TO THE UNITS UPSTAIRS AND THE UNITS DOWN STAIRS ARE NOW ON A CONTRASTING BACKGROUND AND CAN BE EASILY SEEN FROM THE STREET.

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0419

vs.

**MILLER, EULA B. EST
C/O D. FLORENCE
2327 LAMPARILLA WAY SOUTH
ST PETERSBURG, FL 33712-3807**

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on July 30th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **MILLER, EULA B. EST, C/O D. FLORENCE**, owner(s) in charge of the property described as: **2851-096-004 / 400 BLK SW 3RD ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 14th, 2025, and July 29th, 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), **MILLER, EULA B. EST, C/O D. FLORENCE**, 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.

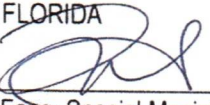
III. ORDER:

- 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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 \$196.91 by August 21st, 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 31 day of July 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: MILLER, EULA B. EST, C/O D. FLORENCE, 2327 LAMPARILLA WAY SOUTH, ST PETERSBURG, FL 33712-3807, this 31 day of July 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON AUGUST 27TH, 2025, AT 10:30 AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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: CE25-0419

MILLER, EULA B. EST
C/O D. FLORENCE
2327 LAMPARILLA WAY SOUTH
ST PETERSBURG, FL 33712

Respondents /

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

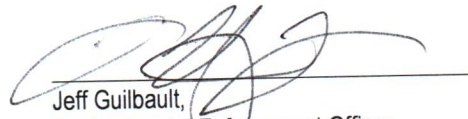
STATE OF FLORIDA
COUNTY OF MARION

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

I did on 1st of AUGUST 2025, post the Final Administrative Order in the above styled cause of this action, located, 2851-096-004 | 400 BLK SW 3RD 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.

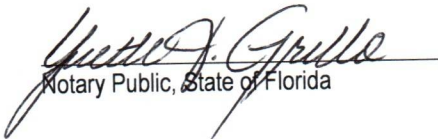
FURTHER, AFFIANT SAYETH NAUGHT.

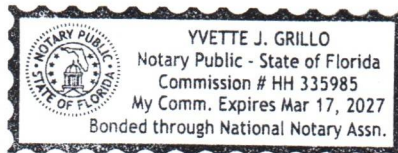
Dated this 1ST day of AUGUST 2025

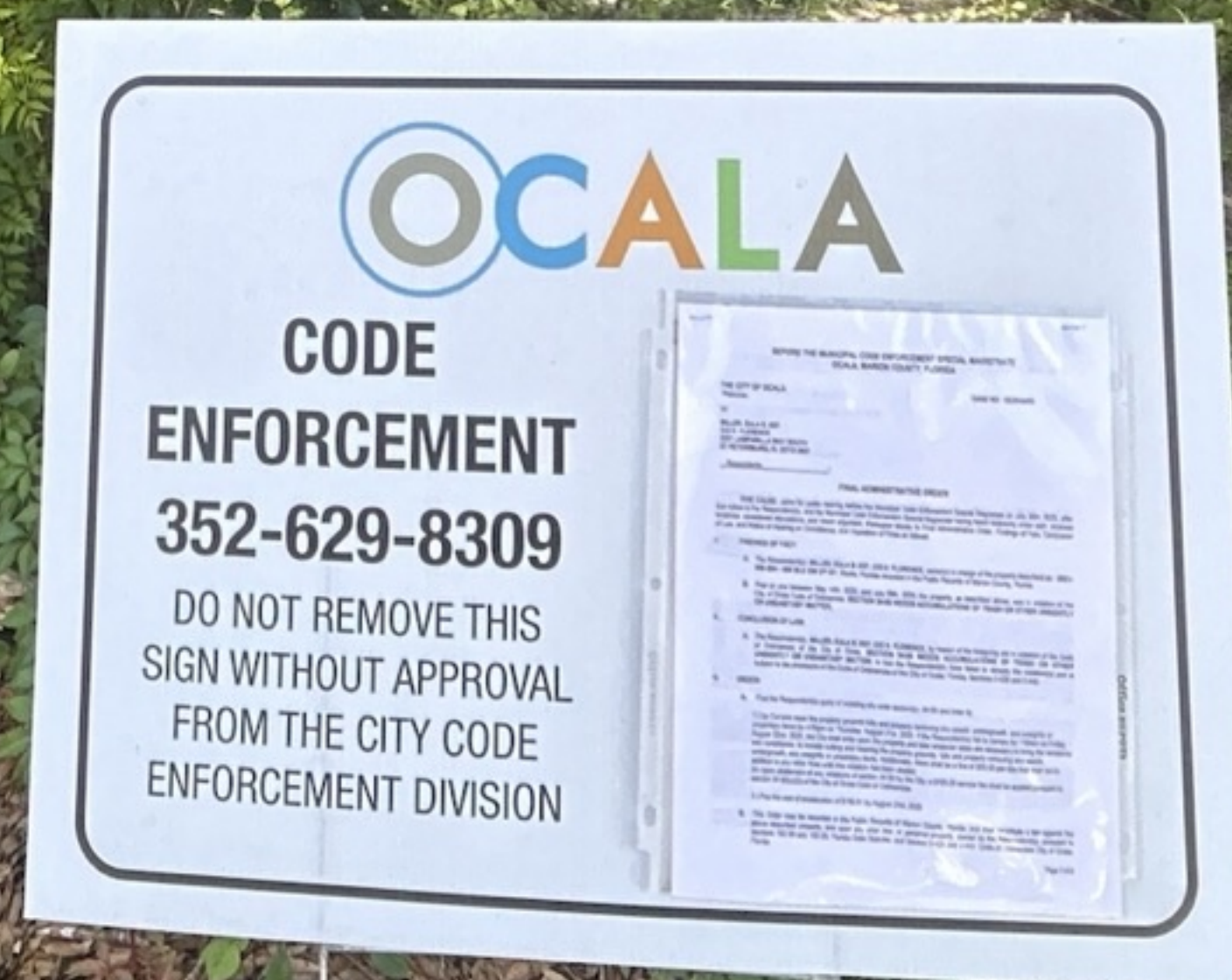

Jeff Guilbault,
Environmental Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 1st day of AUGUST 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
08/01/2025 10:27:31



CODE ENFORCEMENT

352-629-8309

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

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

THE CITY OF OCALA
Petitioner,

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2327 LAMPARILLA WAY SOUTH
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Respondents

FINAL ADMINISTRATIVE ORDER

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Page 1 of 2

City of Ocala
Environmental Enforcement
08/01/2025 10:27:27

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

CASE NO: CE25-0419

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

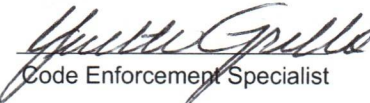
**STATE OF FLORIDA
COUNTY OF MARION**

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 08/08/2025 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.

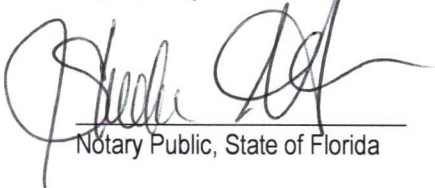
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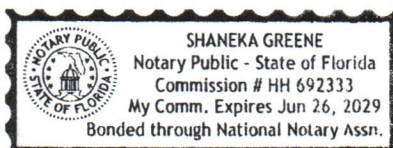
Dated: 08/08/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/08/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/22/25, 9:22 AM
City of Ocala
Code Enforcement Division



8/22/25, 9:22 AM
City of Ocala
Code Enforcement Division



8/22/25, 9:22 AM
City of Ocala
Code Enforcement Division