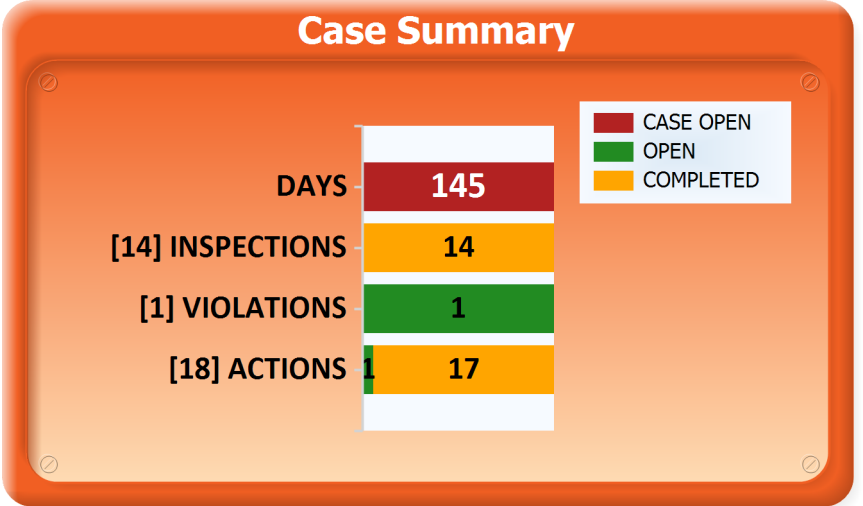


Description: LITTER & OVERGROWTH			Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: LITTER		
Opened: 4/3/2025	Closed:	Last Action: 8/27/2025		Flw Up: 8/22/2025
Site Address: 415 SE 32ND ST OCALA, FL 34471				
Site APN: 30367-002-00		Officer: JENNIPHER L BULLER		
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/8/2025	7/8/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/8/2025	7/8/2025	NOVPH MAILED (2) 91 7199 9991 7039 7682 8271 TOP NOTCH CORNERS LLC PO BOX 3718 OCALA, FL. 34478-3718  91 7199 9991 7039 7682 8288 TOP NOTCH CORNERS LLC ALRBRIGHT ROBERT C (REGISTERED AGENT) 702 SE 14TH AVE OCALA, FL. 34471



CERTIFIED MAIL	YVETTE J GRILLO	7/31/2025	7/31/2025	FOF 91 7199 9991 7039 7680 9072 TOP NOTCH CORNERS LLC PO BOX 3718 OCALA, FL. 34478-3718  91 7199 9991 7039 7680 9096 TOP NOTCH CORNERS LLC ALRBRIGHT ROBERT C. (REGISTERED AGENT) 702 SE 14TH AVE OCALA, FL. 34471
CONTACT	JENNIPHER L BULLER	7/15/2025	7/15/2025	Phone call to property owner, Robert Clay Albright-352-804-7777. Has not had any luck with getting any other parties involved with maintenance.
CONTACT	JENNIPHER L BULLER	7/24/2025	7/24/2025	Phone call received from the property owner, Clay Albright 352-804-7777. He said they have cleaned up as much as possible, but easement the City has needs to be cut.
CONTACT	JENNIPHER L BULLER	7/28/2025	7/28/2025	Text messages with photos to property owner. See attached.
CONTACT	JENNIPHER L BULLER	8/4/2025	8/4/2025	Text message from property owner. See attached.
CONTACT	JENNIPHER L BULLER	8/21/2025	8/21/2025	Phone call to property owner, Clay Albright 352-804-7777. I informed him trash still remains and prosecution costs. He said a check was sent out.
CONTACT	ROBERT MOORE	5/1/2025	5/1/2025	spoke with (Robert Clay Albright-352-804-7777) - granted an extension based on planned efforts to clean up the area
CONTACT	ROBERT MOORE	5/15/2025	5/15/2025	spoke with (Robert Clay Albright-352-804-7777)- he said he was arranging additional service to the area
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025	7/31/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/27/2025		
OFFICER POSTING	JENNIPHER L BULLER	8/1/2025	8/1/2025	Final Administrative Order.
OFFICER POSTING	JENNIPHER L BULLER	7/9/2025	7/9/2025	NOVPH READY FOR POSTING



OFFICER POSTING	JENNIPHER L BULLER	7/9/2025	7/9/2025	Notice of Violation and Public Hearing posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/8/2025	NOVPH  Compliance date: 07/28/2025  Hearing date: 07/30/2025  Respondents listed  Violation 34-95: Overgrowth and unsightly matter upon property. Cut and clean entire property removing all overgrowth, trash, and junk from the property.
PREPARE NOTICE	SHANEKA GREENE	4/4/2025	4/4/2025	CLTO - COMP DATE 5/1/25
REGULAR MAIL	SHANEKA GREENE	4/4/2025	4/4/2025	CLTO MAILED (2)



STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, 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.</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 \$280.57 by August 21st, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	TOP NOTCH CORNERS LLC	PO BOX 3718 OCALA, FL 34478-3718			
RESPONDENT 1	TOP NOTCH CORNERS LLC	PO BOX 3718 OCALA, FL 34478-3718			
RESPONDENT 2	ALBRIGHT, ROBERT C	702 SE 14TH AVENUE OCALA, FL 34471			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$28.72	\$28.72	8/22/25	CODE191	5510250186	CHECK	ALBRIGHT, ROBERT C	YJG



DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	8/22/25	CODE191	5510250186	CHECK	ALBRIGHT, ROBERT C	YJG
INSPECTION FEE	001-359-000-000-06-35960	8	\$100.00	\$100.00	8/22/25	CODE191	5510250186	CHECK	ALBRIGHT, ROBERT C	YJG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	8/22/25	CODE191	5510250186	CHECK	ALBRIGHT, ROBERT C	YJG
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.10	\$1.10	8/22/25	CODE191	5510250186	CHECK	ALBRIGHT, ROBERT C	YJG
Total Paid for CASE FEES:			\$280.57	\$280.57						
TOTALS:			\$280.57	\$280.57						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	RSM	5/15/2025	5/15/2025	NON COMPLIANT			On 5-15-25, I received a call from Mr. Albright. he said that he had reached out to the involved personnel and was having them return to the property to properly service/clean the area since it had been mowed over, leaving minced trash/debris as a result. He said that this would be completed within the next week or so. Follow-up was scheduled to check compliance.			



# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0082**

COMPLIANCE	JLB	8/22/2025	8/22/2025	NON COMPLIANT		<p>I conducted a compliance inspection per Final Administrative Order. I observed trash remained from the sub-station West. Photos attached. Prosecution costs unpaid. Contact made with property owner via phone call, Mr. Albright. I informed him that trash was still upon the property after mowing. He said that he is Wong on getting someone to physically pick up the trash. He also, said that a company check he been mailed out for the prosecution costs. I suggested he come to the non-compliance hearing on 08/27/2025 to ask the magistrate for additional time.</p> <p>Property non-compliant and prosecution costs unpaid. Affidavit of non-compliance completed.</p>
FOLLOW UP	RSM	5/30/2025	5/30/2025	NON COMPLIANT		<p>On 5-30-25, I observed that the area of concern remained in violation. I subsequently spoke with the property owner who advised he was making arrangements to rectify the issue. He advised that he would contact me with updates. Follow-up scheduled</p>
FOLLOW UP	JLB	7/29/2025	7/30/2025	NON COMPLIANT		<p>I observed the property remained non-compliant. Updated photos attached.</p>
FOLLOW UP	RSM	4/17/2025	4/17/2025	NON COMPLIANT	MID POINT STATUS CHECK	<p>On 4-17-25, I conducted a status check on the property. I observed the violation to remain with no actions taken in regards to cut/clean efforts. Photos taken/uploaded to case and follow-up scheduled.</p>
FOLLOW UP	RSM	5/1/2025	5/1/2025	NON COMPLIANT	CLTO DATE	<p>On 5-1-25, I spoke via phone with the property owner (Robert Clay Albright). He had called to explain that plans were in the works to have the area serviced. Based on circumstances in that he thought that Racetrac was responsible for the section of property, the process was delayed. I granted an extension of time and scheduled follow-up.</p>





# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0082**

FOLLOW UP	RSM	5/7/2025	5/7/2025	NON COMPLIANT		On 5-7-25, I observed that the area had been mowed. However, all of the debris and trash had not been picked up prior to the mowing. As a result, minced and scattered trash was strewn about the area. I called and spoke with Mr. Albright and explained what had happened. He said he would visit the property and make additional efforts to bring the property into compliance. Photos taken/uploaded to the report and follow-up scheduled.
FOLLOW UP	JLB	7/24/2025	7/24/2025	NON COMPLIANT		Updated photos attached. Overgrowth and some trash remained.
FOLLOW UP	JLB	8/4/2025	8/4/2025	NON COMPLIANT		I conducted a follow up inspection after I received a text message from the property owner stating the property had been cut and cleaned. At the location, I observed trash remained scattered upon the property. Photos attached.
FOLLOW UP	JLB	8/1/2025	8/1/2025	NON COMPLIANT		While at the location posting the Final Administrative Order, I observed the property had been cut, but not cleaned. Grass clippings and trash remained.



# **Case Details - No Attachments**

City of Ocala

Case Number  
**ENV25-0082**

FOLLOW UP	RSM	6/16/2025	6/16/2025	NON COMPLIANT	<p>On 6-16-25, I noted the property remained in violation. I spoke via phone with Mr. Albright who was seeking advice on how to find a permanent solution to the problem. He said that on this day, he was to attend a conference with Racetrac personnel and owners of the tower area to discuss the issue. He inquired as to replacing the grassy hill area with crushed stone to which I reminded him that this action could result in the modification of the current site plan which could be lengthy process. I advised him to coordinate with Racetrac property maintenance to see if they could add this area to their assigned work area. He said he would contact me to keep me appraised of progress and a plan of permanent resolution. Follow-up scheduled.</p>
FOLLOW UP	JLB	7/3/2025	7/3/2025	NON COMPLIANT	<p>I conducted a follow up inspection due to Environmental Officer Moore's absence. I observed the property remained non-compliant concerning extreme overgrowth and noticeable trash. Photos attached. This is a 1.03 acre property with an access/driveway to a business RaceTrac) and concrete pad and other improvements (developed) such as tank and pumps shown on the Marion County Property Appraiser's information card. This entire parcel should be regularly maintained for overgrowth and unsightly matter since it is "developed."</p> <p>Request for Notice of violation and Public Hearing to be prepared for next available hearing date. Follow up scheduled.</p>



HEARING INSPECTION	JLB	7/28/2025	7/28/2025	NON COMPLIANT		I conducted a follow up inspection prior to the scheduled hearing on 07/30/2025. I observed the property had been partially cut, but not completely. Trash remained scattered upon the property as well. Photos attached. Case as been open/ongoing since 04/03/2025 and remains non-compliant despite contact with the property owner. Proceed to to hearing as scheduled to obtain an order to bring the property into compliance.
INITIAL	RSM	4/3/2025	4/3/2025	NON COMPLIANT		On 4-3-25, I observed the property (entrance to Racetrac off of SE 32nd St) to have unsightly litter along both sides of the way. Additionally, the area was overgrown and unkempt. Photos were taken/uploaded to the case and a request was submitted to Admin. to generate & mail, a courtesy letter. Follow-up was scheduled accordingly.

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	4/3/2025				ENTRY/EXIT TO RACETRAC HAS UNSIGHTLY, SCATTERED LITTER ON BOTH SIDES OF THE WAY. AREA IS ALSO OVERFROWN AND UNKEMPT. LITTER NEEDS TO BE PICKED UP AND AREA NEEDS TO BE CUT & CLEANED  Overgrowth and unsightly matter upon property. Cut and clean entire property removing all overgrowth, trash, and junk from the property.



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

**THE CITY OF OCALA**

Petitioner,

**CASE NO: ENV25-0082**

vs.

**TOP NOTCH CORNERS LLC  
PO BOX 3718  
OCALA, FL 34478-3718**

**TOP NOTCH CORNERS LLC  
C/O ROBERT C. ALBRIGHT  
702 SE 14<sup>TH</sup> AVE  
OCALA, FL 34471**

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), **TOP NOTCH CORNERS LLC, C/O ROBERT C. ALBRIGHT**, owner(s) in charge of the property described as: **30367-002-00 / 415 SE 32<sup>ND</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 3rd, 2025, and July 30th, 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), **TOP NOTCH CORNERS LLC, C/O ROBERT C. ALBRIGHT**, 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.

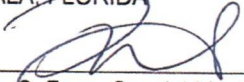


2.) Pay the cost of prosecution of \$280.57 by August 21st, 2025.

- 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: TOP NOTCH CORNERS LLC, PO BOX 3718, OCALA, FL 34478-3718 and TOP NOTCH CORNERS LLC, C/O ROBERT C. ALBRIGHT, 702 SE 14TH AVE, OCALA, FL 34471, 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 INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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



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

CASE NO: ENV25-0082

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

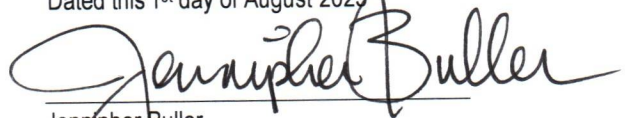
STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority personally appeared, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 1<sup>st</sup> August 2025, post the **Final Administrative Order** in the above styled cause of this action, located at **415 SE 32<sup>ND</sup> ST | 30367-002-00**, Ocala, Florida, upon which the violations are alleged to exist.
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.**

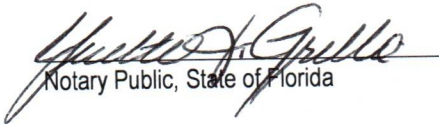
Dated this 1<sup>st</sup> day of August 2025



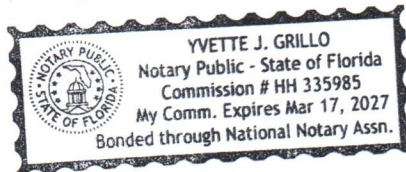
Jennipher Buller,  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

**SWORN TO** (or affirmed) before me this 1<sup>st</sup> day of August 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.



Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
8/1/2025 10:55 AM





**CEMENT**  
**29-8309**  
**REMOVE THIS**  
**OUT APPROVAL**  
**E CITY CODE**  
**MENT DIVISION**

Office DEBOTO

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

**THE CITY OF OCALA**  
Petitioner,

CASE NO: ENV25-0082

vs.

**TOP NOTCH CORNERS LLC**  
PO BOX 3718  
OCALA, FL 34478-3718

**TOP NOTCH CORNERS LLC**  
C/O ROBERT C. ALBRIGHT  
702 SE 14<sup>TH</sup> AVE  
OCALA, FL 34471

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), **TOP NOTCH CORNERS LLC, C/O ROBERT C. ALBRIGHT**, owner(s) in charge of the property described as: **30367-002-00 / 415 SE 32<sup>ND</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 3rd, 2025, and July 30th, 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), **TOP NOTCH CORNERS LLC, C/O ROBERT C. ALBRIGHT**, 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:
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  - (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.

City of Ocala  
Code Enforcement Division  
8/1/2025 10:55 AM



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

**CASE NO: ENV25-0082**

**AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

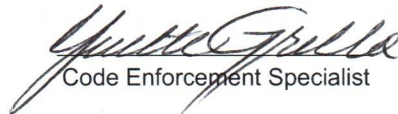
**STATE OF FLORIDA  
COUNTY OF MARION**

**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.

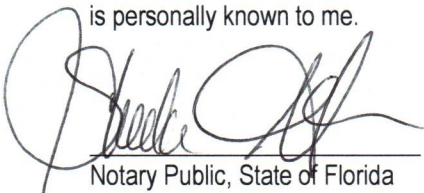
**FURTHER, AFFIANT SAYETH NAUGHT.**

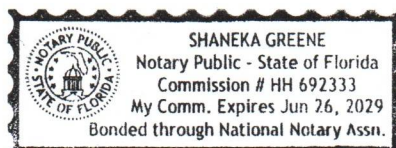
Dated: 08/08/2025

  
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





Date Produced: 07/28/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7682 8288. Our records indicate that this item was delivered on 07/23/2025 at 10:38 a.m. in OCALA, FL 34478. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPHEENV 0082





Date Produced: 07/28/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7682 8271. Our records indicate that this item was delivered on 07/23/2025 at 10:38 a.m. in OCALA, FL 34478. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "R. L. [unclear]".

Address of Recipient :

A handwritten address in black ink, appearing to be "R. L. [unclear]".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,  
United States Postal Service

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Customer Reference Number: 8039548 37330412NOVPHEHV 0082



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV25-0082

TOP NOTCH CORNERS LLC  
PO BOX 3718  
OCALA, FL 34478-3718

TOP NOTCH CORNERS LLC  
C/O ROBERT C. ALBRIGHT  
702 SE 14<sup>TH</sup> AVE  
OCALA, FL 34471

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, **Jennifer Buller**, Code Enforcement Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on July 30<sup>th</sup>, 2025 the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, August 21<sup>st</sup>, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have **not** been taken:

**Abatement of violations as Ordered; Sections 34-95**

4. Prosecution costs of \$280.57 remain unpaid. These costs will result in a lien.

**FURTHER AFFIANT SAYETH NOT.**

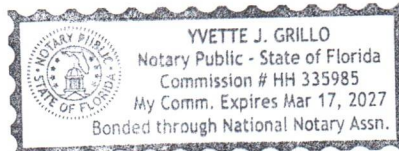
Dated this 22<sup>nd</sup> day of August 2025

Jennifer Buller  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 22<sup>nd</sup> day of August 2025 by Jennifer Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida



**I HEREBY CERTIFY**, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 22<sup>nd</sup> day of August 2025.

Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida





City of Ocala  
Code Enforcement Division  
8/21/2025 4:29 PM





City of Ocala  
Code Enforcement Division  
8/21/2025 4:29 PM





City of Ocala  
Code Enforcement Division  
8/21/2025 4:29 PM





City of Ocala  
Code Enforcement Division  
8/21/2025 4:29 PM