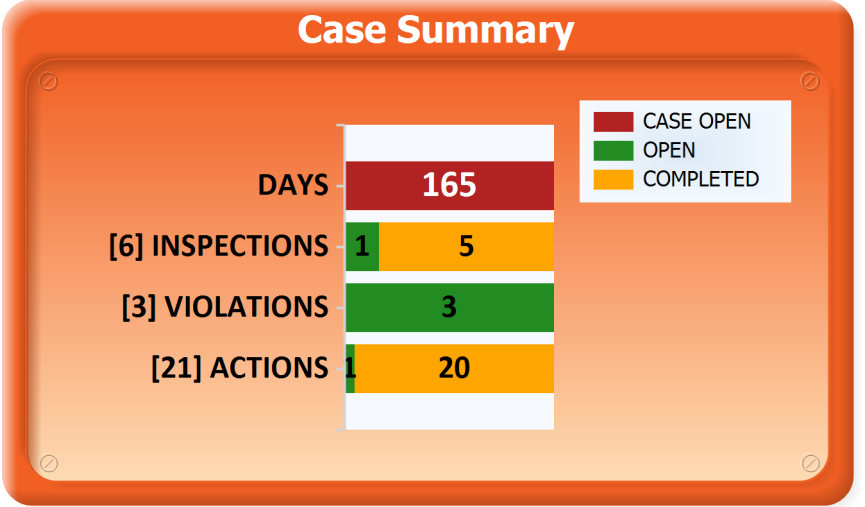


Description: OVERGROWTH, DILAPIDATED FENCING, UNKEMPT POOL			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/10/2025	Closed:	Last Action: 8/27/2025	Flw Up: 8/26/2025
Site Address: 3318 E FORT KING ST OCALA, FL 34470			
Site APN: 2783-002-006		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH MAILED 91 7199 9991 7039 7937 4355 OCONNOR NORA E EST 3318 E FORT KING ST OCALA, FL. 34470-1217
CERTIFIED MAIL	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH MAILED 91 7199 9991 7039 7683 9796 OCONNOR NORA EST 3318 E FORT KING ST OCALA, FL. 34470-1217
COMPLAINT RECEIVED	YVETTE J GRILLO	3/10/2025	3/10/2025	



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0178

CONTACT	JEFFREY GUILBAULT	4/15/2025	4/15/2025	Made in person contact with the complainant, he stated to me that his lawn company is cutting portions of the neighbors yard and he has made multiple repairs to the neighbors fence so that it isn't dilapidated and allowing her dog to roam the neighborhood. I informed him where we are at with the case and what the next steps are. He did give me access to his property if needed, i informed him i can get everything i need from the street and the ally way behind the property.
CONTACT	JEFFREY GUILBAULT	4/18/2025	4/18/2025	<p>Property owners daughter called and was very difficult to communicate with. She stated everything is all good at the property. When i asked her about the violations she had no idea what i was talking about. I walked through each violation and informed her what they needed to do to correct the violations. I asked if she was the owner multiple times and she stated no. I informed her they have until june to get the violations corrected.</p> <p>352.502.0638</p>
CONTACT	JEFFREY GUILBAULT	4/29/2025	4/29/2025	The complanitiat called and informed me the property owner passed away over the weekend. I have reached out to my management and they were informed this as well from the city attorneys office and OPD. We are removing the case from the hearing and giving the property owners family some additional time to get the violations corrected.
CONTACT	JEFFREY GUILBAULT	6/9/2025	6/9/2025	<p>Spoke to one of the members of the estate she stated the property is getting ready to go through probate. She stated she will clean up the property, get the back yard cut, and figure out the pool situation. She asked for 90 days to be able to get the issues rectified. She lives in Las Vegas and is planning to make a trip down here in the next few weeks to access everything.</p> <p>Naoime Payne 505.453.1871</p>

CONTACT	JEFFREY GUILBAULT	7/18/2025	7/18/2025	Complainant called and stated he is unhappy with the amount of time for them to cut the grass. I let him know that i will call her to try to push the issue on getting the grass cut. He stated that he will goto city counsel if this is not resolved soon.
CONTACT	JEFFREY GUILBAULT	7/18/2025	7/18/2025	Spoke with Namomi at 1342 she stated she is planning to come down next week friday at the latest. She stated she is going to find someone to regularly maintain the property.
CONTACT	JEFFREY GUILBAULT	7/25/2025	7/25/2025	Call Naiome, verify she is working on getting someone to cut the grass cut. find out when and what time she will be here and schedule a time to meet her. I called Naiome this morning and she did not answer. I then went to the residence to see if anyone was there or if compliance has been obtained and there was no one home and all violations are still present.
CONTACT	JEFFREY GUILBAULT	8/14/2025	8/14/2025	Adam called and stated he made contact with cousin of the property owner. She requested he quits contacting us and she was aggressive towards him and he wanted just to ensure the conformation was documented. Adam 352.266.3375
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	8/27/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	4/16/2025	4/16/2025	NOVPH READY FOR POSTING NOVPH POSTED IN CROW AT 0920
OFFICER POSTING	JEFFREY GUILBAULT	7/28/2025	7/28/2025	NOVPH READY FOR POSTING NOVPH posted on property at 0850
PREPARE NOTICE	SHANEKA GREENE	3/12/2025	3/12/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH



Case Details - No Attachments

City of Ocala

Case Number

CE25-0178

REGULAR MAIL	SHANEKA GREENE	3/12/2025	3/12/2025	CLTO MAILED
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-122, and 82-517 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, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 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.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, October 23rd, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, October 23rd, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3.) Maintain the pool in such a condition to not create a</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/15/2025	8/19/2025	

				<p>public health or safety hazard or nuisance to the general public by 4:00pm on Thursday, October 23rd, 2025. This shall include the following:</p> <p>(a) Maintain water clarity so that all parts of the bottom can be seen.</p> <p>(b) Maintain water so that it is free of all foreign matter.</p> <p>(c) Prevent harborage or breeding places for insects or rodents.</p> <p>If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all related violations have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include treating the pool with chemicals, drain, fill, cap, cover. and/or demolish pool structure.</p> <p>4.) Pay the cost of prosecution of \$341.07 by October 23rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MCCORMICK JOHN ADAM	3001 NE 21ST ST OCALA, FL 34470-1217	(352)266-3375		
OWNER	OCONNOR NORA E EST	3318 E FORT KING ST OCALA, FL 34470-1217			
RESPONDENT 1	OCONNOR NORA E EST	3318 E FORT KING ST OCALA, FL 34470-1217			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	10	\$220.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$341.07	\$0.00						
TOTALS:			\$341.07	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
FOLLOW UP	JGB	4/15/2025	4/15/2025	NON COMPLIANT			At 0920 I verified that the violations have not been corrected. I have had no contact with the property owner. I did make contact with the complaintitiant at the time of my inspection. NOVPH sent to admin.			
FOLLOW UP	JGB	8/5/2025	8/5/2025	NON COMPLIANT			This morning at 0830 I conducted a follow up inspection. I verified the front yard has been maintained, however the rear and side yards have not been touched. The pool still has standing water in it and the derelict vehicle has not been moved and is still in the same condition. Please see photos.			
FOLLOW UP	JGB	7/25/2025	7/25/2025	NON COMPLIANT			Per a conversation with Jennipher Buller, if there hasn't been compliance yet to schedule this case for a hearing. I have verified this morning that yard has not been yet cut. Please see photos. NOVPH sent to admin.			



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0178

FOLLOW UP	JGB	6/9/2025	6/9/2025	NON COMPLIANT		<p>Spoke to one of the members of the estate she stated the property is getting ready to go through probate. She stated she will clean up the property, get the back yard cut, and figure out the pool situation. She asked for 90 days to be able to get the issues rectified. She lives in Las Vegas and is planning to make a trip down here in the next few weeks to access everything.</p> <p>Naoime Payne 505.453.1871</p>
HEARING INSPECTION	JGB	8/26/2025				
INITIAL	JGB	3/11/2025	3/11/2025	NON COMPLIANT		<p>COMPL ADVISED OF UNKEMPT POOL FOR OVER A YEAR AND ONLY HALF FULL, OVERGROWTH AND DILAPIDATED FENCING. ALLEYWAY ACCESS TO VIEW VIOLATIONS</p> <p>I verified the complaint at 0948 that there is a pool with water that is not being maintained. The pool is 1/2 full of water that is brownish green. Please maintain and clean the pool. I also verified that there is tall grass and weeds throughout the property. Appears someone is mowing the yard however no one is weed eating the property. Please cut and clean the property. There also is a abandoned white car parked in the rear of the property. Please get the vehicle in good running order, with current tags, or remove it from the property. I was unable to confirm the complaint of dilapidated fence. The fence around the rear of the property is not dilapidated. CLTO sent to admin. RI in 30 days. SEE PHOTOS.</p>

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	3/11/2025				Please get white car in good running order, with current tags on it, or remove it from the property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	3/11/2025				Please cut and clean the property. Tall grass and weeds throughout the property. Verified that the tall grass and weeds have been cut in the front yard but not the backyard. Property is still in violation.
SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS	JEFFREY GUILBAULT	3/11/2025				Please maintain, clean, and prevent harborage of insects and rodents in the pool.

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

THE CITY OF OCALA

CASE NO: CE25-0178

Petitioner,

VS.

OCONNOR, NORA E EST

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, Code Enforcement Officer 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	6	\$75.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	10	\$220.00

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:			

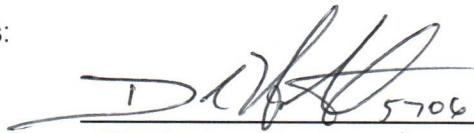
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58

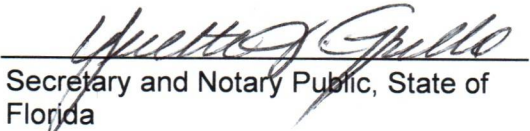
Total Costs: \$341.07

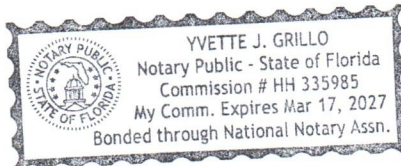
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/21/2025

STATE OF FLORIDA
COUNTY OF MARION


JEFFREY GUILBAULT *DALE HOLLINGSWORTH*
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 21 Aug
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 Property Record Card Real Estate

2783-002-006

[GOOGLE Street View](#)

Prime Key: 663298

[MAP IT+](#)

Current as of 3/11/2025

[Property Information](#)

OCONNOR NORA E EST
3318 E FORT KING ST
OCALA FL 34470-1217

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 01

Acres: .59

Situs: 3318 E FORT KING ST OCALA

[2024 Certified Value](#)

Land Just Value	\$55,120
Buildings	\$187,795
Miscellaneous	\$8,035
Total Just Value	\$250,950
Total Assessed Value	\$250,950
Exemptions	\$0
Total Taxable	\$250,950

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$55,120	\$187,795	\$8,035	\$250,950	\$250,950	\$0	\$250,950
2023	\$55,120	\$174,230	\$8,048	\$237,398	\$116,737	\$50,000	\$66,737
2022	\$44,096	\$141,535	\$7,255	\$192,886	\$113,337	\$50,000	\$63,337

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	07/2023	71 DTH CER	0	U	I	\$100
5629/1791	01/2012	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5392/1948	07/2010	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
2624/0223	03/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$95,000
2477/0618	03/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$85,900
1290/0921	06/1985	07 WARRANTY	0	Q	I	\$90,000

[Property Description](#)

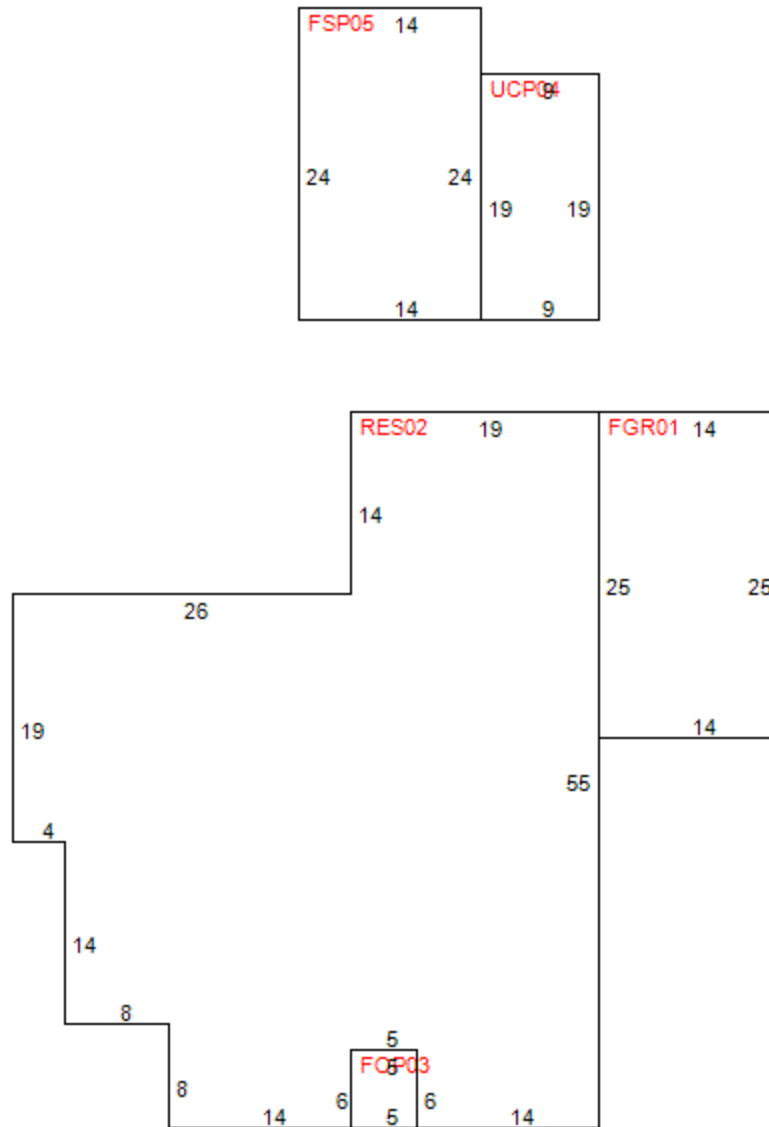
SEC 15 TWP 15 RGE 22
 PLAT BOOK F PAGE 005
 OCALA HIGHLANDS ADD
 BLK B LOT 6

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		106.0	241.0	R1A	106.00	FF						
Neighborhood 5123 - OCALA HIGHLANDS ON FT KING												
Mkt: 8 70												

[Traverse](#)**Building 1 of 1**

FGR01=L14D25R14U25.L14
 RES02=L19D14L26D19R4D14R8D8R14U6R5D6R14U
 55.D55L14
 FOP03=U6L5D6R5.R14U62
 UCP04=U19L9D19R9.L9
 FSP05=U24L14D24R14.



Building Characteristics

Improvement
Effective Age
Condition

1F - SFR- 01 FAMILY RESID
 5 - 20-24 YRS
 0

Year Built 1977
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

**Quality Grade
Inspected on**600 - AVERAGE
4/14/2023 by 225**Architecture 0 - STANDARD SFR
Base Perimeter 212**

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FGR	01 34 - WD FRAME-STUCO	1.00	1977	N	0 %	0 %	350	350
RES	02 34 - WD FRAME-STUCO	1.00	1977	N	0 %	0 %	1,929	1,929
FOP	03 01 - NO EXTERIOR	1.00	1977	N	0 %	0 %	30	30
UCP	04 01 - NO EXTERIOR	1.00	1984	N	0 %	0 %	171	171
FSP	05 01 - NO EXTERIOR	1.00	1977	N	0 %	0 %	336	336

Section: 2

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN TILE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 1

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: Y

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
156 PAVING BRICK	1,218.00	SF	20	1977	5	0.0	0.0
156 PAVING BRICK	270.00	SF	20	1977	1	0.0	0.0
114 FENCE BOARD	104.00	LF	10	1999	4	0.0	0.0
039 GREEN HOUSE	96.00	SF	25	1977	1	8.0	12.0
105 FENCE CHAIN LK	243.00	LF	20	1999	1	0.0	0.0
226 RES SWIM POOL	320.00	SF	20	1999	5	32.0	10.0
099 DECK	342.00	SF	50	1999	2	0.0	0.0

Appraiser Notes

GAZ N/A

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01097	7/1/1999	-	POOL
OC17365	4/1/1984	-	FCP

Rec. 10.00
DS .70
Ret. →

RECORD AND
RETURN TO

THIS INSTRUMENT PREPARED BY:
KIMBERLY A. BROWN FOX, AN EMPLOYEE OF
ADVANTAGE TITLE, LLC
230 NE 25th Avenue, Suite 100
Ocala, FL 34470

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY
DATE: 02/07/2012 04:40:00 PM
FILE #: 2012012575 OR BK 05629 PG 1791
REC 10.00 DEED DS 0.70

QUIT CLAIM DEED

THIS DEED, made on the 28 day of January, 2012, between **TRACY LYNN O'CONNOR** ("Grantor"), whose post office address is 6426 Silver Ridge Court, Alexandria, VA 22315, and **NORA E. O'CONNOR** ("Grantee"), whose post office address is 3318 SE Fort King Street, Ocala, FL 34470.

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

That the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the Grantee, which the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

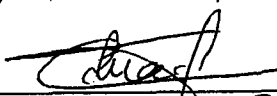
Lot 6, Block B, OCALA HIGHLANDS ADDITION, as per plat thereof recorded in Plat Book F, Page 5, Public Records of Marion County, Florida.

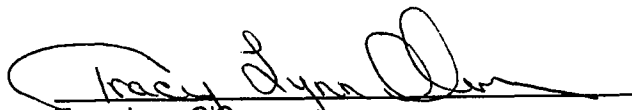
The Grantor herein warrants that the land described herein is not the homestead of the Grantor and neither the Grantor nor the Grantor's spouse, if any, nor anyone for whose support the Grantor is responsible, resides on or adjacent to said land.

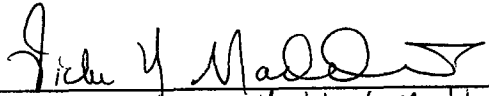
Parcel ID No.: 2783-002-006

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

Signed, sealed in the presence of:



Witness Printed Name: FATIMA LAHRAEH.

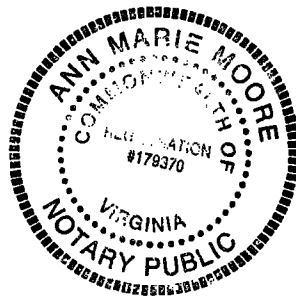

Tracy Lynn O'Connor


Witness Printed Name: Vicki Y. Madden

COMMONWEALTH OF VIRGINIA
COUNTY OF SPURGEON

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me on the 28 day of January, 2012, by **TRACY LYNN O'CONNOR**, who is personally known to me or produced VA DL as identification.


Notary Public Exp 6/30/13
Commission Number: 179370





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

3/12/2025

CASE NO: CE25-0178

OCONNOR NORA E EST
3318 E FORT KING ST
OCALA, FL. 34470-1217

RE: 2783-002-006 | 3318 E FORT KING ST OCALA, FLORIDA

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/15/2025

Violations:

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS

Please maintain, clean, and prevent harborage of insects and rodents in the pool.

Sec. 82-184. - Standards for ordering repair, vacation or demolition

The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article:

(1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired. (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated

SECTION 34-122 ABANDONED OR DERELICT VEHICLES- Please get white car in good running order, with current tags on it, or remove it from the property.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER- Please cut and clean the property. Tall grass and weeds throughout the property

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 officer 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 Enforcement Officer
352-598-7571 jguilbault@ocalafl.gov



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

07/28/2025

CONNOR NORA EST
3318 E FORT KING ST
OCALA, FL. 34470-1217

Respondent(s) _____ /

Location of Violation: 3318 E FORT KING ST|2783-002-006

Case Number: CE25-0178

Officer Assigned: Jeff Guilbault

Required Compliance Date: 08/26/2025

Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS

Please maintain, clean, and prevent harborage of insects and rodents in the pool.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Please get white car in good running order, with current tags on it, or remove it from the property.

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

Please cut and clean the property. Tall grass and weeds throughout the property.

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 enforcement officer 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 Code Enforcement Officer
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: CE25-0178

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

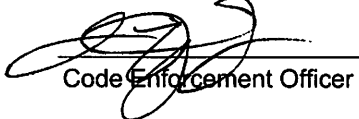
**STATE OF FLORIDA
COUNTY OF MARION**

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 07/28/2025 post the Notice of Violation & Public Hearing to the property, located at 3318 E FORT KING 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.

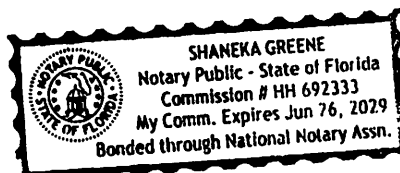
Dated: 07/28/2025

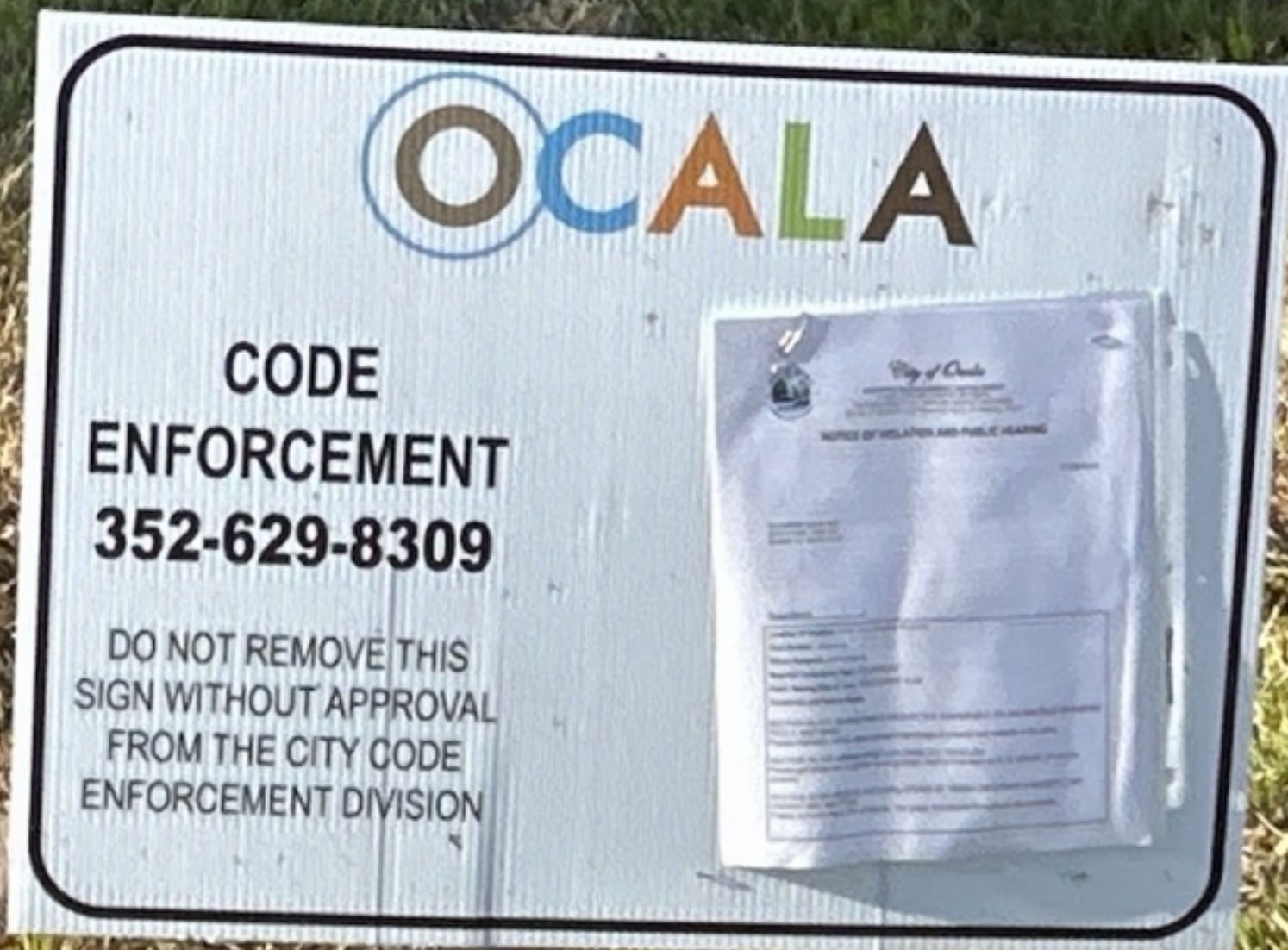

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/28/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
07/28/2025 08:51:58



OCALA

**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 34473

NOTICE OF VIOLATION AND PUBLIC HEARING

07/28/2025

OCCORR NORA EST
3318 E FORT KING ST
OCALA, FL 34470-1217

Respondent(s) _____

Location of Violation: 3318 E FORT KING ST 3318-000-000

Case Number: CE25-0119

Officer Assigned: Jeff Gultbault

Required Compliance Date: 08/26/2025

Public Hearing Date & Time: 08/27/2025 10:30

Violation(s) and How to Abate:

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS
Please maintain, clean, and prevent harborage of insects and rodents in the pool.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Please get white car in good running order, with current tags on it, or remove it from the property.

SECTION 34-55 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Please cut and clean the property. Tall grass and weeds throughout the property.

Office Reports

City of Ocala
Code Enforcement Division
07/28/2025 08:51:53

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

CASE NO: CE25-0178

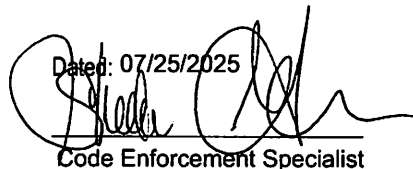
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 07/25/2025 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.

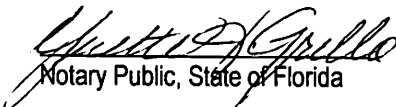
FURTHER, AFFIANT SAYETH NAUGHT.

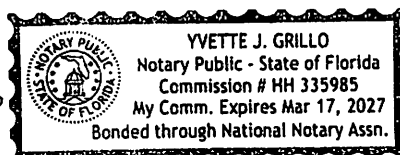
Dated: 07/25/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/25/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





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

NOVPH-0178

OCONNOR NORA EST
3318 E FORT KING ST
OCALA, FL. 34470-1217

CERTIFIED MAIL



91 7199 9991 7039 7683 9796

INDIANVILLE PD 34700
28 JUL 2025 AM 1 L

FIRST-CLASS



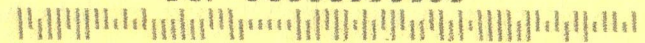
US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 JUL 28 2025

NIXIE 32608 08/09/2025

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
VACANT
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955



34470-1217
56998999955



City of Ocala
Environmental Enforcement
08/05/2025 08:31:31



City of Ocala
Environmental Enforcement
08/05/2025 08:31:35



City of Ocala
Environmental Enforcement
08/05/2025 08:32:07



City of Ocala
Environmental Enforcement
08/05/2025 08:34:49



City of Ocala
Environmental Enforcement
08/05/2025 08:32:02



City of Ocala
Code Enforcement Division
03/11/25 09:41AM



City of Ocala
Code Enforcement Division
03/11/25 09:41AM



City of Ocala
Code Enforcement Division
03/11/25 09:41AM



City of Ocala
Code Enforcement Division
03/11/25 09:41AM



City of Ocala
Code Enforcement Division
03/11/25 09:43AM



City of Ocala
Code Enforcement Division
03/11/25 09:44AM