

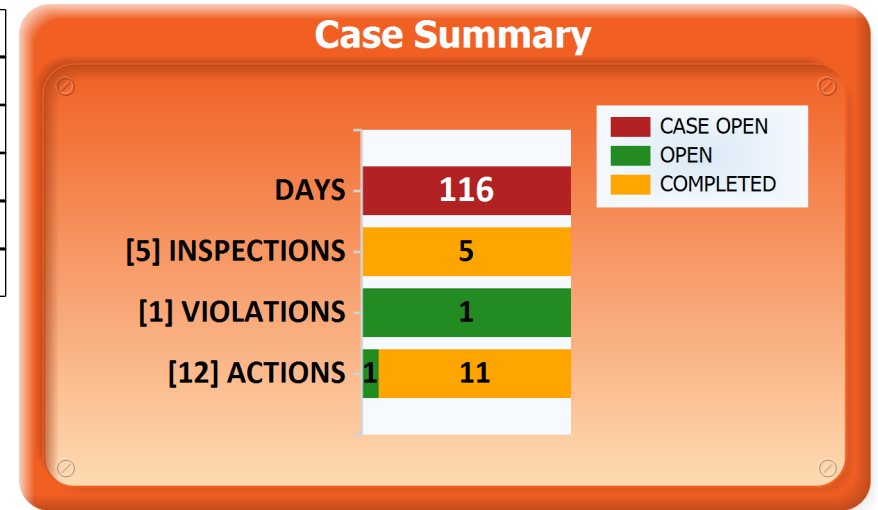


Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

Description: RACETRAC DRA's			Status: NON COMP HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 7/18/2025	Closed:	Last Action: 11/13/2025	Flw Up: 11/7/2025
Site Address: 1624 NW 35TH AVENUE RD OCALA, FL 34475			
Site APN: 21842-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0033 37 RACETRAC INC C/O PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA, GA. 30339-5945 9489 0090 0027 6697 0033 44 CORPORATE CREATIONS NETWORK INC 801 US HIGHWAY 1 NORTH PALM BEACH, FL. 33408



OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0161

CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5843 RACETRAC INC 200 GALLERIA PKWY SE, STE 900 ATLANTA, GA 30339-5945
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	11/13/2025		
OFFICER POSTING	JEFFREY GUILBAULT	9/4/2025	9/4/2025	NOVPH READY FOR POSTING novph pop
OFFICER POSTING	JEFFREY GUILBAULT	10/15/2025	10/15/2025	FOF READY TO POST FOF POP
PREPARE NOTICE	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	9/3/2025	9/3/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	7/21/2025	7/21/2025	CLTO MAILED (3)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$238.41 by November 6th, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	RACETRAC INC	200 GALLERIA PKWY SE STE 900 ATLANTA, GA 30339-5945			
REGISTERED AGENT	CORPORATE CREATIONS NETWORK, INC.	801 US HIGHWAY 1 NORTH PALM BEACH, FL 33408			
RESPONDENT 1	RACETRAC INC	C/O PROPERTY TAX DEPT ATLANTA, GA 30339			

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	\$35.44	\$0.00						

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	\$0.00						
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:			\$238.41	\$0.00						
TOTALS:			\$238.41	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	11/7/2025	11/7/2025	NON COMPLIANT		massey inspection Today at 0941 i verified that the dras have not been cut and cleaned and are still overgrown. I attached photos and created a AFF of NON COMP. I have not had contact with the owners nor anyone associated with the property. Prosecution cost have not been paid.
FOLLOW UP	JGB	9/2/2025	9/2/2025	NON COMPLIANT		I verified this morning at 0919 that the DRAs have not been maintained. I have not had contact with anyone with Racetrack. NOVPH sent to admin. SEE PHOTOS
FOLLOW UP	JGB	9/23/2025	9/23/2025	NON COMPLIANT		Verified today at 0918 that the DRAs have not been cut and cleaned. please see my photos.
HEARING INSPECTION	JGB	10/7/2025	10/7/2025	NON COMPLIANT		I conducted the hearing inspection at 0934 and verified the DRAs have not been cut and cleaned. Please see my photos.

INITIAL	JGB	7/18/2025	7/18/2025	NON COMPLIANT	At 1015 while patrolling the area I noticed the DRA's are not being maintained and are overgrown at RaceTrac on NW Blitchton. I attached 11 photos that show the 4 fenced in drainage retention areas are not being regularly maintained. Please see photos. CLTO sent to admin. RI in 30 days.
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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	7/18/2025				Overgrowth within water retention area. Cut and clean area.

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

THE CITY OF OCALA

Petitioner,

vs.

**RACETRAC INC
200 GALLERIA PKWY SE, STE 900
ATLANTA, GA. 30339-5945**

Respondents /

CASE NO: ENV25-0161



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138758 OR BK 8738 PGS 1102-1103

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **RACETRAC INC**, owner(s) in charge of the property described as **1624 NW 35TH AVENUE RD | 21842-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 18th, 2025, and October 7th, 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:

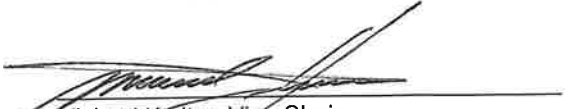
- A. The Respondent(s), **RACETRAC INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 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 \$238.41 by November 6th, 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board

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: **RACETRAC INC 200 GALLERIA PKWY SE, STE 900, ATLANTA, GA. 30339-5945 AND CORPORATE CREATIONS NETWORK INC (REGISTERED AGENT) 801 US HIGHWAY 1, NORTH PALM BEACH, FL 33408**, this 9th day of October 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON NOVEMBER 13TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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



THIS IS TO CERTIFY THAT
THE FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

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

CASE NO: ENV25-0161

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

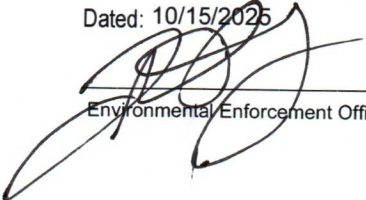
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/15/2025 post the Final Administrative Order to the property, located at 1624 NW 35TH AVE, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

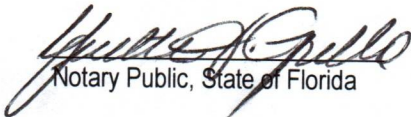
Dated: 10/15/2025

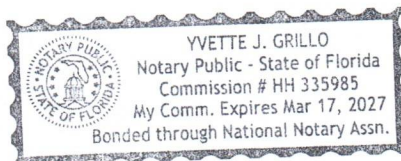

Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
10/15/2025 11:09:57



Ocala

**CODE
ENFORCEMENT**

352-629-8309

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

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA
CASE NO: ENV25-0161

THE CITY OF OCALA
Petitioner,
vs.
RACETRAC INC
209 GALLERIA PKWY SE, STE 900
ATLANTA, GA 30339-0345
Respondent

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on, October 9th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, reviewed evidence, considered objections, 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), RACETRAC INC, owner(s) in charge of the property described as 1624 NW 35TH AVENUE RD | 21842-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between July 18th, 2025, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-66 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

II. CONCLUSION OF LAW:

A. This Respondent(s), RACETRAC INC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-66 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 sections: 34-66 and order to:

1.) (a) Cut and clear the property grounds, fully and properly removing any weeds, undergrowth, and unwanted or unwanted items by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00pm on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include cutting and clearing the property grounds, fully and properly removing any weeds, undergrowth, and unwanted or unwanted items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until the violation has been abated.

(b) Abatement of any violation of section 24-66 by the City, a \$100.00 service fee shall be applied pursuant to section 24-66.2.1 of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$238.41 by November 9th, 2025.

B. This Order may be vacated in the Public Records of Marion County, Florida, and shall constitute a non appealable decision of the Municipal Code Enforcement Board, and shall be subject to the provisions of the City of Ocala Code of Ordinances, Sections 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The number of this Order, and the hearing location, is the City of Ocala, a Florida Municipal Corporation, with the address of 110 S.E. Main Avenue, Ocala, Florida 34601.

Page 1 of 2

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

CASE NO: ENV25-0161

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

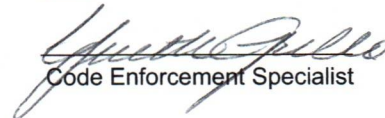
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/14/2025 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.

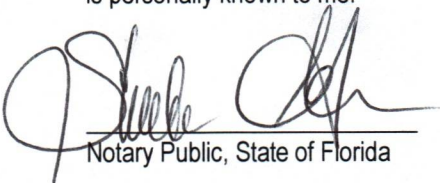
FURTHER, AFFIANT SAYETH NAUGHT.

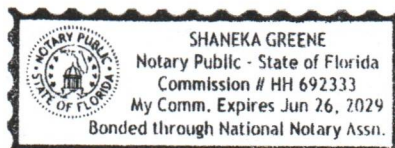
Dated: 10/14/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/14/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV25-0161

RACETRAC INC

200 GALLERIA PKWY, SE, STE 900

ATLANTA, GA 30339-5945

Respondent. /

AFFIDAVIT OF NON-COMPLIANCE

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:

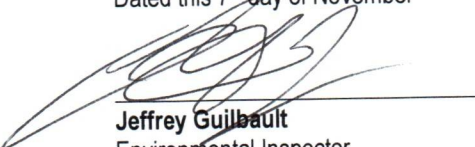
1. That on 10/09/2025 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 11/06/2025.
3. That a re-inspection was performed on 11/07/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have been taken care of:

Abatement of violation(s) as ordered; Sections 34-95

5. The prosecution costs of \$238.41 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

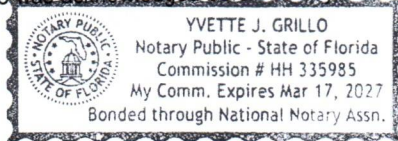
Dated this 7th day of November


Jeffrey Guilbault
Environmental Inspector
City of Ocala

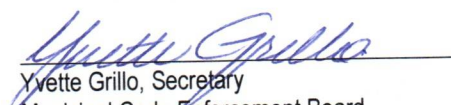
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 7th day of November, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 7th day of November.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Environmental Enforcement
11/07/2025 09:39:58



City of Ocala
Environmental Enforcement
11/07/2025 09:39:36



City of Ocala
Environmental Enforcement
11/07/2025 09:38:48



City of Ocala
Environmental Enforcement
11/07/2025 09:40:20



City of Ocala
Environmental Enforcement
11/07/2025 09:40:52



City of Ocala
Environmental Enforcement
11/07/2025 09:39:05



City of Ocala
Environmental Enforcement
11/07/2025 09:40:42