



Case Details - No Attachments

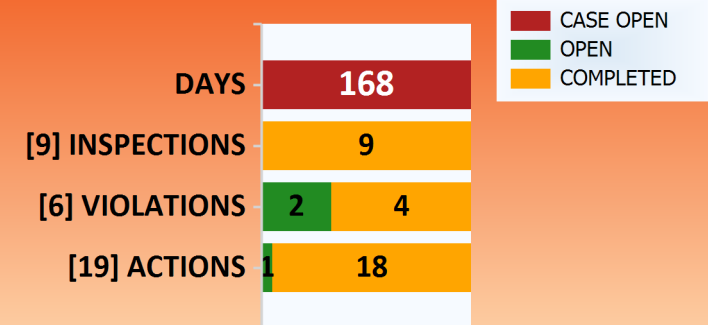
City of Ocala

Case Number

CE25-0154

Description: Junk/debris, unsafe pool, permit to fix garage.			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/28/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/8/2025
Site Address: 612 SE 40TH TER OCALA, FL 34471			
Site APN: 2774-001-012		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



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
CERTIFIED MAIL	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH MAILED 91 7199 9991 7039 7937 4362 CASE CHRISTOPHER R 612 SE 40TH TER OCALA, FL. 34471
CERTIFIED MAIL	SHANEKA GREENE	6/17/2025	6/17/2025	FAO MAILED 91 7199 9991 7039 7931 3798 CASE CHRISTOPHER 612 SE 40TH TER OCALA FL 34471
CONTACT	JEFFREY GUILBAULT	2/28/2025	2/28/2025	Spoke with the property owner informed him of all the violations on the property and informed him of when i will be back to do a follow up inspection.

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CE25-0154

EMAIL	JEFFREY GUILBAULT	3/17/2025	3/17/2025	<p>Hello Jeff, I was just touching base with you on ce25-0154. I have been making progress on most of the issues you raised. I have succeeded in getting the waist management department to pick up most the tree, debris. There is a small amount that reaccumulated after more cleanup. The citation was 34-95, I mowed the lawn, but I'm not sure if there were any other issues you would like addressed.</p> <p>My daughter's vehicle has been moved while she resolves her toll issues with the state to renew her registration.</p> <p>The pool has a cover which to the best of my knowledge will remedy the issue satisfactory, if this is not the case could you please advise?</p> <p>Working with renovators/builders. Getting quoted from civil engineers is like pulling teeth and only one has come back with an estimate. Realistic time frames seem 2-3 weeks for the engineer to provide a design, and 2-3 weeks for a contractor to do the work. I can provide quotes and messages to demonstrate an honest effort.</p> <p>To address the build inspectors concern about wind blowing in, I will cover the area with sheathing to remedy this concern until the final repair can be made.</p> <p>Thank you. gunmonkey3@gmail.com</p>
EMAIL	JEFFREY GUILBAULT	3/31/2025	3/31/2025	<p>EMAIL SENT TO PROPERTY OWNER</p> <p>Touching base with you about the code violations on your property. I checked this morning and seen the derelict vehicle and the gates to the pool have been removed and secured. The grass and weeds however are tall around the home and around the fence and in the backyard. There also still is downed cut up trees in the driveway. Please let me know when the engineer contacts you and the permit is applied for. I will RI in 14 more days.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0154

EMAIL	JEFFREY GUILBAULT	4/3/2025	4/3/2025	<p>I'll finish removing the last piece of wood and spray the fence with roundup, the tarp seems to have blown off the pool (looked at the cameras) I can weed eater the perimeter of the house again.</p> <p>Still working on the permit side. I have reached out to 36 structural engineers, 34 said it was too small of a job 1 said he would do it if I made it worth his time and paid 6k. Another said I had to use his guy. His guy asked for 10k on top of their fee and according to industry experts this is because the contracts are trying to extort me understanding the situation.</p> <p>I reached out to 5 more company's yesterday as according to multiple sources a reasonable estimate should be 5k (as the garage door was never permitted and originally was an open garage) but I am working on that on my end if need be I can show you correspondence to show I am.</p> <p>On Mon, Mar 31, 2025 at 9:01?AM Jeffrey Guilbault <jguilbault@ocalafl.gov> wrote: Touching base with you about the code violations on your property. I checked this morning and seen the derelict vehicle and the gates to the pool have been removed and secured. The grass and weeds however are tall around the home and around the fence and in the backyard. There also still is downed cut up trees in the driveway. Please let me know when the engineer contacts you and the permit is applied for. I will RI in 14 more days.</p> <p>V/r, Jeff Guilbault</p>
				<p>The following are the ordinances still in violation as of 6/3/2025:</p>

				<div>SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER</div> <div>There still was cut up trees on the property and tall grass and weeds around the property.</div> <div>SECTION 82-181 DANGEROUS BUILDING DEFINITIONS & Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.</div> <div>A permit has not been applied for the damage to the home to be repaired.</div> <div>I have a hearing inspection on 6/11/2025 to verify if the remaining open violations have been corrected.</div> <div>V/r,</div> <div>Jeff Guilbault Code Enforcement Officer City of Ocala</div> <div>-----</div> <div>201 SE 3rd Street (2nd Floor) Ocala, FL 34471 Phone: 352-629-8309 office Fax: (352) 629-8308 Email: jguilbault@ocalafl.gov</div> <div>From: christopher case <gunmonkey3@gmail.com> Sent: Monday, June 9, 2025 8:43 PM</div>
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EMAIL	JEFFREY GUILBAULT	6/10/2025	6/10/2025	<div> <div>To: Jeffrey Guilbault <jguilbault@ocalafl.gov></div> <div>Subject: Re: ce25-0154</div> </div> <div> <p>CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.</p> <p>Hello Jeffery, just touching base with you on our hearing on the 12th for CE25-0154, I was wondering what evidence you guys are looking for to demonstrate that I have made an earnest effort to resolve these discrepancies. The property is cleaned up. I will bring pictures with me. While i was looking to fill the pool in, i have a company brooker pools, who has given me a reasonable quote for the pool repair so i do not have to fill it in. I have multiple correspondences with contractors and structural engineers to demonstrate that they did not want to be involved in this project as 1 roof rafter with the city involved was too big of a hassle for them. I did find one willing to do the work, and i can provide the quote (as it is really high but the only one wanting to handle such a small job with city involved) I have multiple denial of credit letters as over the last 2 months i made 18 attempts at credit, and i attempted to use the city of ocala's CDGB but was denied in the pre screening. I have ultimately found a way to fund this by rolling my pension fund into a 401k account that allows me to borrow 50%. Unfortunately the time frames imposed on me by the city were unrealistic with my current situation. So I'm simply trying to demonstrate this to avoid further undue hardship imposed upon me. The tree and damage was removed, the emergency repair to the garage was complete by removing the termite infested wood and sistering the single roof rafter pending a structural engineer signing off on its replacement for a permit per the cities expectation. I found that the garage door was never permitted and never done correctly. So for the sake of this current complaint I am choosing not to replace the garage door at this time and only repairing the roof rafter and siding. When the funding comes through I will hire Brooker pools</p> </div>
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				<p>and Square Construction LLC to do the repairs at a cost of 19,000\$. Any guidance on what you guys are looking for from me would be greatly appreciated. I hope the city understand the challenges of a recently divorced single individual to come up with this amount of money in such a short time.</p> <p>On Mon, Mar 31, 2025 at 9:01?AM Jeffrey Guilbault <jguilbault@ocalafl.gov> wrote:</p> <p>Touching base with you about the code violations on your property. I checked this morning and seen the derelict vehicle and the gates to the pool have been removed and secured. The grass and weeds however are tall around the home and around the fence and in the backyard. There also still is downed cut up trees in the driveway. Please let me know when the engineer contacts you and the permit is applied for. I will RI in 14 more days.</p> <p>V/r,</p> <p>Jeff Guilbault Code Enforcement Officer City of Ocala</p> <p>-----</p> <p>201 SE 3rd Street (2nd Floor) Ocala, FL 34471 Phone: 352-629-8309 office Fax: (352) 629-8308 Email: jguilbault@ocalafl.gov</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0154

EMAIL	JEFFREY GUILBAULT	8/5/2025	8/5/2025	<p>Hey Jeff just giving you updates. Yesterday I was finally able to close on a loan, I'll attach a photo. Of course everything is snail mail with them so waiting on the check. I have a structural engineer ready. After they receive payment they said it can take up to 3 weeks but should be less for the designs for the roof rafter and garage door repair. I'll then be able to submit for a permit.</p> <p>Pool is drained and cleaned out with a safety cover installed awaiting the pool contractors availability to order the liner.</p>
EMAIL	JEFFREY GUILBAULT	8/14/2025	8/14/2025	<p>Updates. FI engineers fell through, Holmes drafting services is taking over managing the project going forward. I am on their schedule for the earliest appointment.</p> <p>I have also sent emails to Ocala building department, and Ocala redevelopment agency.</p> <p>Awaiting replies from them.</p> <p>Pool contractor is working on pool.</p>
EMAIL	JEFFREY GUILBAULT	8/14/2025	8/14/2025	<p>Hey just updating, I saw the recent inspection. I did not know about the fine, I immediately rectified it when I figured out how to pay it online.</p> <p>The current structural engineer appears to be a scammer, reached out to a bunch more, thinking I'm going to have FI engineers out of port Charlette do it. Working on this.</p> <p>Pool contractors start today.</p>
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025	6/23/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/14/2025		
OFFICER POSTING	JEFFREY GUILBAULT	4/16/2025	4/16/2025	NOVPH READY FOR POSTING NOVPH POSTED ON PROPERTY AT 0949
OFFICER POSTING	JEFFREY GUILBAULT	6/18/2025	6/18/2025	FAO READY FOR POSTING FAO POSTED AT 1002 ON PROPERTY

PREPARE NOTICE	SHANEKA GREENE	3/3/2025	2/28/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	4/15/2025	4/15/2025	NOVPH JULY HEARING CHANGED TO JUNE HARING
REGULAR MAIL	SHANEKA GREENE	2/28/2025	2/28/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/6/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181 and 82-182 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 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to damage sustained to the structure (attached garage) by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$218.66 by August 7, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CASE CHRISTOPHER R	612 SE 40TH TER OCALA, FL 34471-3136			
RESPONDENT 1	CASE CHRISTOPHER R	612 SE 40TH TER 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	2	\$14.36	\$14.36	8/9/25	E61496	2001375963	CREDIT	Christopher Case	crw
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$110.00	8/9/25	E61496	2001375963	CREDIT	Christopher Case	crw
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$75.00	8/9/25	E61496	2001375963	CREDIT	Christopher Case	crw
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	8/9/25	E61496	2001375963	CREDIT	Christopher Case	crw
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.55	8/9/25	E61496	2001375963	CREDIT	Christopher Case	crw
Total Paid for CASE FEES:			\$218.66	\$218.66						
TOTALS:			\$218.66	\$218.66						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SMS	8/8/2025	8/8/2025	NON COMPLIANT		Massey inspection jeff is out of office.



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Case Number

CE25-0154

COMPLIANCE	SMS	8/8/2025	8/8/2025	NON COMPLIANT		<p>On 08/08/2025, I have re-inspected the property in reference to a compliance inspection. I have observed that while the overgrowth has been cut and cleared, there is still damage sustained to the garage area of the residence. I have observed no active permit(s) applied and/or issued in reference to a renovation or repair at the residence. The prosecution costs of \$218.66 have not been paid. View attachments. Affidavit of Non-Compliance has been provided to Admin.</p>
FOLLOW UP	JGB	6/3/2025	6/3/2025	NON COMPLIANT		<p>Conducted a follow up today at 1348, verified there are no changes since my last inspection. Still no permit on file for repairing the damage to the home. Please see photos.</p> <p>I have not been given access to the property and cannot see the pool from the street. I am unable to verify at this time if the pool has been cleaned or not. That ordinance has been voided out.</p>
FOLLOW UP	JGB	3/17/2025	3/17/2025	NON COMPLIANT		<p>Verify if permits are pulled and if any violations are corrected.</p> <p>Verified at 0842 there are no permits applied for. Will RI at the end of the month to verify if there is compliance at this property.</p>
FOLLOW UP	JGB	3/31/2025	3/31/2025	NON COMPLIANT		<p>At 0900 i verified there is still no permit pulled, tall grass and weeds throughout the property, cut up trees are still in the driveway Unable to verify the status of the water in the pool at this time. However derelict vehicles has been removed and the gate to the fence has been secured. Email sent to property owner of my findings. Will RI in 14 days.</p>



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Case Number

CE25-0154

FOLLOW UP	JGB	4/15/2025	4/15/2025	NON COMPLIANT		As of 0934, on 4/15/2025 There are still multiple violations present consisting of yard waste, tall grass and weeds, no permits have been applied for, and the unkept pool. I have been in contact with the property owner all email sent back and forth are attached on chronology. I will schedule this for the July Hearing. NVOPH sent to admin. See Photos.
FOLLOW UP	JGB	5/20/2025	5/20/2025	NON COMPLIANT		Verified that a permit has not been applied for for the repairs needed from the tree falling on the residence. Tree debris and tall grass and weeds are still present as well. see updated photos.
FOLLOW UP	JGB	6/11/2025	6/11/2025	NON COMPLIANT		At 1000 today I conducted a follow up inspection I verified there still is no permit applied for to repair the damage to the right side of the home. I verified the yard has been cut but there is still tall grass and weeds around the home and along the fence line. See updated photos.
HEARING INSPECTION	JGB	6/12/2025	6/12/2025	NON COMPLIANT		At 1000 i conducted a hearing inspection and verified there is still no permit applied for the damage caused to the home. I also verified there is still tall grass and weeds around the home that have not been cut. The logs in the driveway have been removed. Please see photos.



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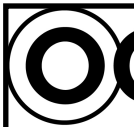
City of Ocala

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INITIAL	JGB	2/28/2025	2/28/2025	NON COMPLIANT	Responded to the property at 1300 as requested per Dale Hollingsworth, I verified the following violations: Junk/ debris throughout the property and tall grass and weeds not being maintained. Please cut and clean the property, Unsafe pool in the rear yard of this property, two fence gates are currently open. Please properly secure the back yard at all times and properly maintain the pool, Derelict car parked in the front yard with expired plates, please get current plates on the vehicles or remove it from the property. Please obtain permits to repair the right side of the home. See photos. Card left at the front door. CLTO sent to admin. RI in 30 days. Building department has been made aware of the damage to the home. Requested a building inspector to come take a look at the damage.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Please get current tags put on derelict car in the front yard or remove it from the property. Verified that the vehicles have been removed from the property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	2/28/2025	8/8/2025			Please cut and clean the property.



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CE25-0154

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	2/28/2025				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	2/28/2025				Please repair the damage caused to the right side of the house. Permits may be required.
SECTION 82-512 POOL BARRIER REQUIRED	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Please close the gates to prevent access to the rear yard. Verified that the gates have been secured.
SECTION 82-513 POOL BARRIER SPECIFICATIONS	JEFFREY GUILBAULT	2/28/2025	3/31/2025			Verified that the gates have been secured.



CITY OF OCALA
MUNICIPAL CODE ENFORCEMENT BOARD
CODE ENFORCEMENT SPECIAL MAGISTRATE

new



APPEARANCE REQUEST FORM

DATE: June 12, 2025 CASE NUMBER(S): CES25-0154

NAME: Christopher Case PHONE: 352-816-9849

MAILING ADDRESS: 612 Se 40th ter Ocala FL 34471

EMAIL ADDRESS: gunmonkey3@gmail.com

☒ PROPERTY OWNER

☐ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT

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


THE CITY OF OCALA

CASE NO: CE25-0154

Petitioner,

vs.

CASE, CHRISTOPHER
612 SE 40TH TER
OCALA, FL 34471
Respondents _____/


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/19/2025 08:56:08 AM
FILE #: 2025082647 OR BK 8641 PGS 1184-1186
REC FEES: \$27.00 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; June 12th, 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), **CASE, CHRISTOPHER, 612 SE 40TH TER, OCALA, FL 34471**, owner(s) in charge of the property described as: **612 SE 40TH ST | 2774-001-012, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 28th, 2025, and June 12th, 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, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **CASE, CHRISTOPHER**, 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, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.** 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, 82-181 and 82-182 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 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.) Apply for and obtain any required permits needed to meet the Current Florida Building Code related to damage sustained to the structure (attached garage) by 4:00pm on Thursday, August 7th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.


3.) Pay the cost of prosecution of \$218.66 by August 7, 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 17th day of June 2025.


MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

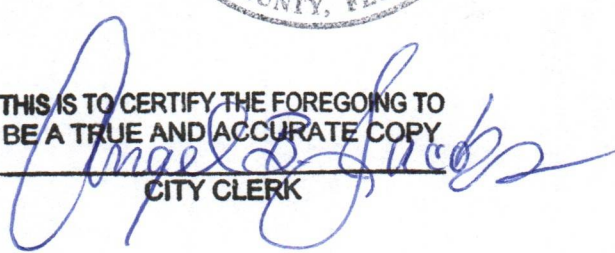
CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **CASE, CHRISTOPHER, 612 SE 40TH TER, OCALA, FL 34471**, this 17th day of June 2025.



Shaneka Greene, Board Secretary
Municipal Code Enforcement Board





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

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 AUGUST 14TH, 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 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: CE25-0154

CASE, CHRISTOPHER

612 SE 40TH TER

OCALA, FL 34471

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, Code Enforcement Officer, City of Ocala, who after being duly sworn, deposes and says as follows:

I did on 18TH DAY OF JUNE 2025, post the Final Administrative Order in the above styled cause of this action, located, 2274-001-012 | 612 SE 40TH TER, 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 18TH day of JUNE 2025



Jeff Guilbault,
Code Enforcement Officer
City of Ocala

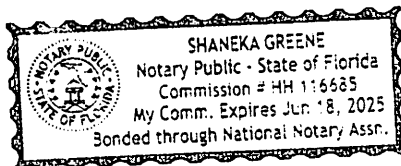
STATE OF FLORIDA

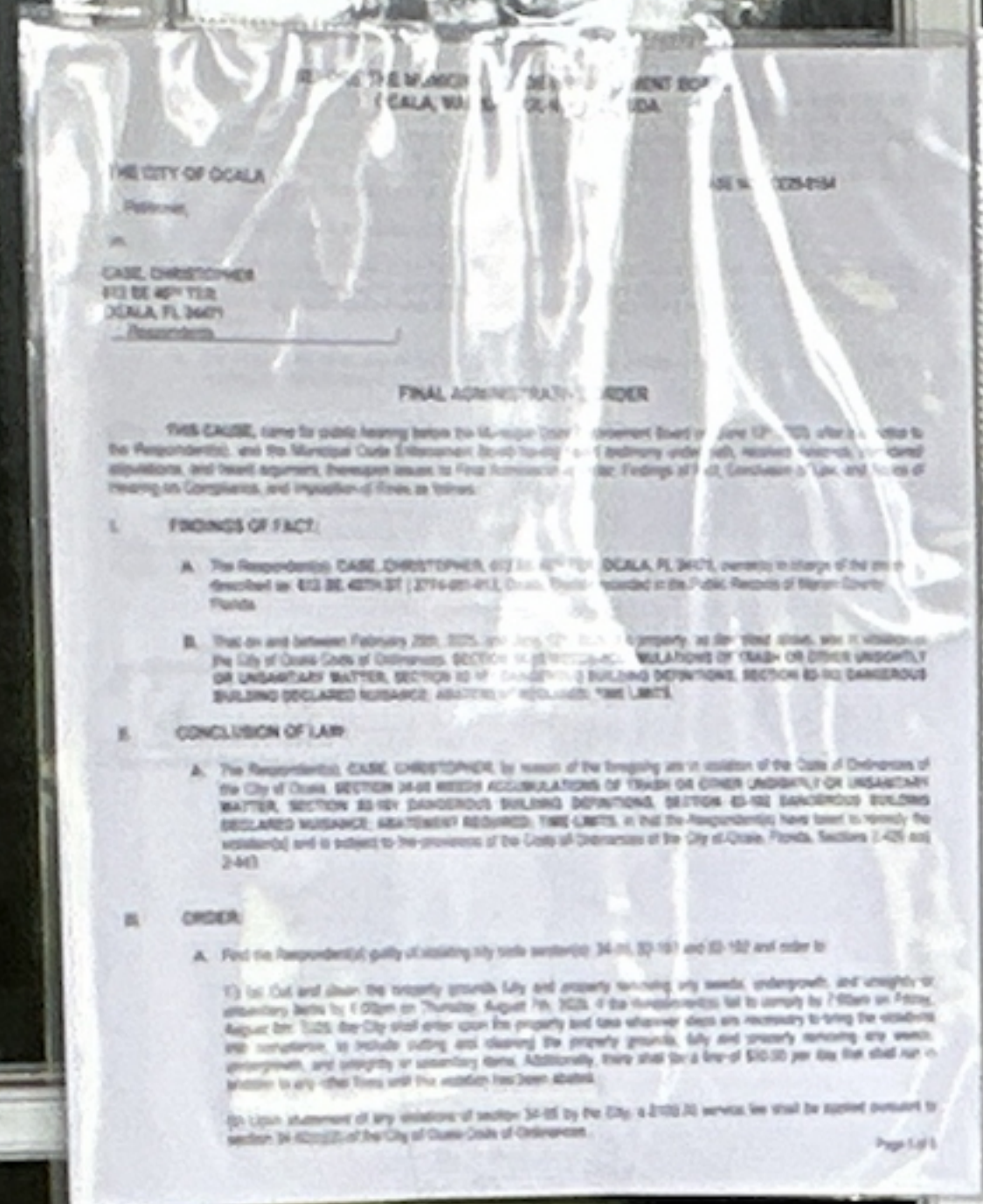
MARION COUNTY

SWORN TO (or affirmed) before me this 18TH day of JUNE 2025, Jeffrey Guilbault, Code Enforcement Officer, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
06/18/2025 10:03:37



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

THE CITY OF OCALA

Petitioner,

vs.

CASE, CHRISTOPHER

612 SE 40TH TER

OCALA, FL 34471

Respondents

CASE NO: CE25-0154

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 12th, 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), CASE, CHRISTOPHER, 612 SE 40TH TER, OCALA, FL 34471, owner(s) in charge of the property described as: 612 SE 40TH ST | 2774-001-012, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 28th, 2025, and June 12th, 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, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.

II. CONCLUSION OF LAW:

- A. The Respondent(s), CASE, CHRISTOPHER, 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, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS. 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, 82-181 and 82-182 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 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.

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06/18/2025 10:03:33



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City of Ocala

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