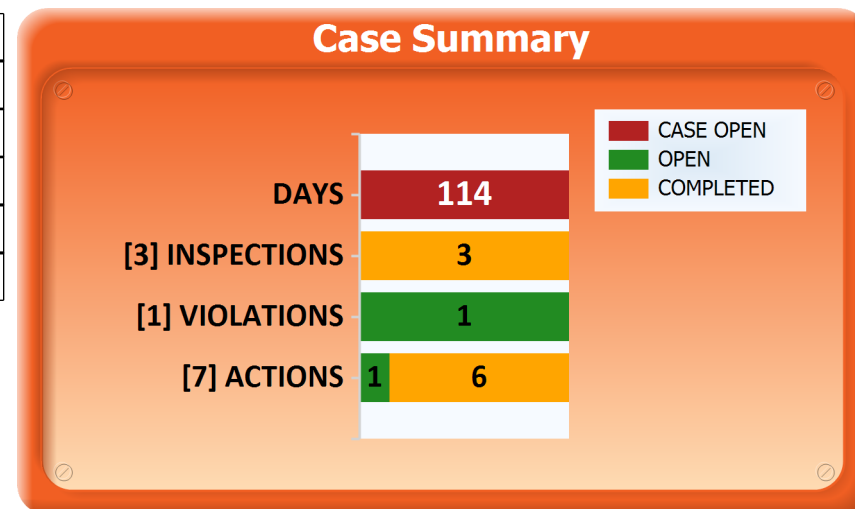


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-1003

Description: RRM HOUSE BUYER LLC SNIPE SIGNS			Status: NON COMP HEARING
Type: SIGNS		Subtype: PROHIBITED SIGNS	
Opened: 9/16/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/2/2026
Site Address: 201 SE 3RD ST OCALA, FL 34471			
Site APN: 2823-071-000		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

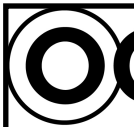
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CITY OF OCALA CCN#118.139	1805 NE 30TH AVE BLDG 700 OCALA, FL 34470-4882			
REGISTERED AGENT	Roselio Rijo De Mota	7361 Hunters Greene Cir Lakeland, FL 33810			
RESPONDENT 1	RRM HOUSE BUYER LLC	4937 US Highway 98 North Suite 312 Lakeland, FL 33809			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	4	\$88.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE25-1003

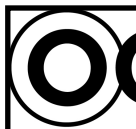
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	1	\$12.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$154.69	\$0.00						
FINE PER DAY	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for FINE PER DAY:			\$100.00	\$0.00						
TOTALS:			\$254.69	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 110-131 PROHIBITED SIGNS	JEFFREY GUILBAULT	9/16/2025				It shall be unlawful to erect or maintain any of the following: (6) Privately constructed signs in public rights-of-way not specifically permitted by this chapter. (9)Any other signs, on-premises or off-premises, that are not specifically permitted or exempted by this chapter.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	JGB	9/18/2025	9/18/2025	NON COMPLIANT		Removed 7 snipe sign on 09/18/2025 at 1100 on the corner of S pine and SW 17TH ST in the city right of way. Please see photos.
COMPLIANCE	RSM	1/2/2026	1/2/2026	NON COMPLIANT		MASSEY INSPECTION JEFF IS OUT OF OFFICE.



Case Details - No Attachments

City of Ocala

Case Number
CE25-1003

COMPLIANCE	RSM	1/2/2026	1/2/2026	NON COMPLIANT	On01-2-26, I checked compliance relating to the issued order. I noted that the prosecution costs had not been paid nor was the imposed fine related to the prohibited placement of the signs. I completed an affidavit on non-compliance which was submitted to Admin.
INITIAL	JGB	9/16/2025	9/16/2025	NON COMPLIANT	Yesterday at 0800 myself and several other Code Officers collected 50 snipe signs in various right of ways throughout the city limits. One of the signs collected read it RRM HOUSE BUYERS LLC. I was able to locate the SUNBIZ for this company. They are located out of LAKE LAND, FL. I have not had contact with anyone associated with this company. Please see attached photos. Please see sunbiz for RRM HOUSE BUYER LLC. novph sent to admin.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/19/2025	9/19/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/19/2025	9/19/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0056 76 RRM HOUSE BUYER LLC 4937 US HIGHWAY 98 NORTH SUITE 312 LAKE LAND, FL. 33809 9489 0090 0027 6697 0056 83 RRM HOUSE BUYER LLC ROSELLO RIJO DE MOTA (REGISTERED AGENT) 7361 HUNTERS GREENE CIR LAKE LAND, FL. 33810

CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7179 9991 7039 7682 1609 RRM HOUSE BUYER LLC 7361 HUNTERS GREENE CIR LAKELAND, FL 33810 91 7199 9991 7039 7682 1616 RRM HOUSE BUYER LLC 4937 US HIGHWAY 988 NORTH, STE 312 LAKELAND, FL 33809
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
PREPARE NOTICE	SHANEKA GREENE	9/19/2025	9/19/2025	Please schedule this case for the soonest hearing. No Corrective action. See Dale for questions.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	Find the Respondent guilty of violating city code section(s): 110-131 and order to: 1,) Maintain compliance with city code sections 110-131. 2,) Pay a fine of \$100.00 for multiple signs placed in the right-of-way by 4:00pm Thursday, January 1st, 2026. 3,) Pay the cost of prosecution of \$154.69 by January 1st, 2026.

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-1003

vs.

**RRM HOUSE BUYER LLC
4937 US HIGHWAY 98 NORTH, STE 312
LAKELAND, FL 33809**

**RRM HOUSE BUYER LLC
7361 HUNTERS GREENE CIR
LAKELAND, FL 33810**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 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), **RRM HOUSE BUYER LLC, 4937 US HIGHWAY 98 NORTH, STE 312, LAKELAND, FL 33809 AND RRM HOUSE BUYER LLC, 7361 HUNTERS GREENE CIR, LAKELAND, FL 33810**, owner(s) in charge of the property described as: **CITY RIGHTS OF WAYS / CITY LIMITS, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between September 16th, 2025, and September 18th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 110-131 PROHIBITED SIGNS**.

II. CONCLUSION OF LAW:

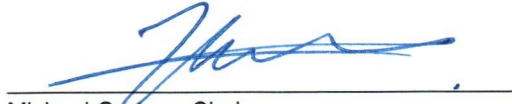
- A.** The Respondent(s), **RRM HOUSE BUYER LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 110-131 PROHIBITED SIGNS**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent guilty of violating city code section(s): 110-131 and order to:
 - 1,) Maintain compliance with city code sections 110-131.
 - 2,) Pay a fine of \$100.00 for multiple signs placed in the right-of-way by 4:00pm Thursday, January 1st, 2026.
 - 3,) Pay the cost of prosecution of \$154.69 by January 1st, 2026.
- 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 11th day of December 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: **RRM HOUSE BUYER LLC, 4937 US HIGHWAY 98 NORTH, STE 312, LAKE LAND, FL 33809 AND RRM HOUSE BUYER LLC, 7361 HUNTERS GREENE CIR, LAKE LAND, FL 33810**, this 11th day of December 2025.



Yvette Grillo, Board 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 JANUARY 8TH, 2026, 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.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1003

RRM HOUSE BUYER LLC
4937 US HIGHWAY 98 NORTH, STE 312
LAKELAND, FL 33809

RRM HOUSE BUYERS LLC
7361 HUNTERS GREENE CIR
LAKELAND, FL 33810
Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on 12/11/2025, 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 01/01/2026.
3. That a re-inspection was performed on 01/02/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violations as ordered; Section(s) 110-131

5. The prosecution costs of \$154.69 and imposed fine of \$100.00 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

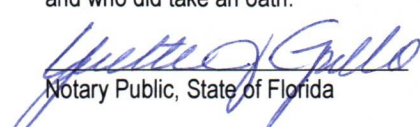
Dated this 2nd day January 2026

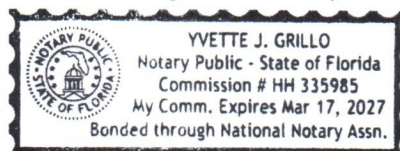


Robert Moore
Environmental Inspector
City of Ocala


STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 2nd day January 2026, 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 2nd day of January 2026.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida

Tracking Number:

9171999991703976821616



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