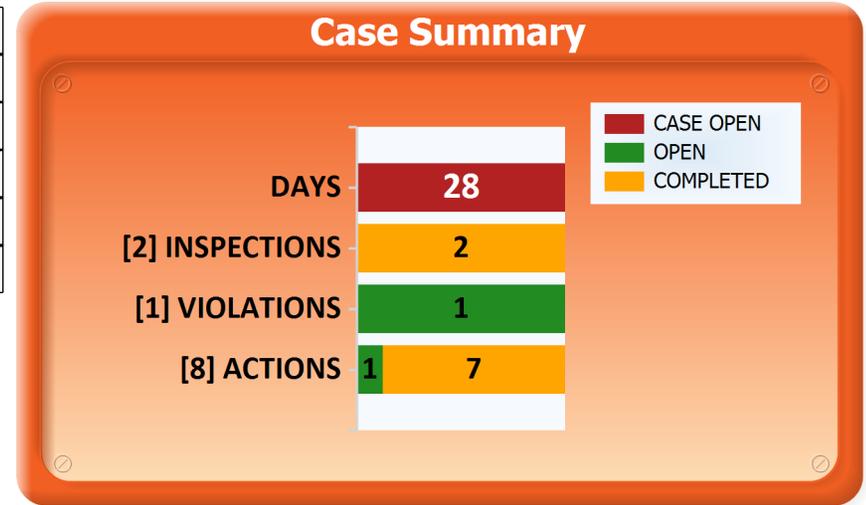


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0086**

Description: CANTINA ILLICET DISCHARGE		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: ILLICIT DISCHARGE	
Opened: 2/24/2026	Closed:	Last Action: 3/25/2026	Flw Up: 2/26/2026
Site Address: 35 SE 1ST AVE UNIT 101 OCALA, FL 34471			
Site APN: 2823-066-000		Officer: JEFFREY GUILBAULT	
Details:			



**ADDITIONAL SITES** **LINKED CASES**

**CONTACTS**

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
AGENT	AKAKA, EUGENE, JR	4448 SW 125TH AVE OCALA, FL 34481			
OWNER	SILVER RIVER REAL ESTATE GROUP LLC	PO BOX 4409 OCALA, FL 34478-4409			
REGISTERED AGENT	MCGRAW, RAUBA & MUTARELLI PA	35 SE 1ST AVENUE OCALA, FL 34471			
RESPONDENT 1	SILVER RIVER REAL ESTATE GROUP LLC	PO BOX 4409 OCALA, FL 34478-4409			
TENANT	DOWNTOWN CANTINA LLC	35 SE 1ST AVE 100 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	8	\$70.88	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0086**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$224.63 \$0.00

**TOTALS: \$224.63 \$0.00**

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS	JEFFREY GUILBAULT	2/24/2026				The property owner has discharged a brown, oily substance into the City's stormwater system. This discharge is prohibited and poses a threat to water quality.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0086**

INITIAL	JGB	2/24/2026	2/24/2026	NON COMPLIANT	<p>I received a complaint from Dwain Thomas and Jennifer Buller of a possible illicit discharge at this property near the grease container. I responded to the property at 1419 today and verified there is a brown substance leaking from the grease container that flowed all the way to the corner of SE BROADWAY ST AND SE OSCEOLA AVE. The material has made it into the storm drain at the corner of this intersection. The material is still sitting stagnant on the property and along the road way. Myself and Inspector ROB made contact with the GM Chris and explained to him the violations and corrective action. The discharge making it to the storm drain is irreversible damage. Before I left the property a employee named Jason came out and took a look at the area as well. He stated to myself and Rob that the substance had drained into the storm drain. We informed him that the remainder of the materials needed to be cleaned up as soon as possible. NOVPH sent to admin. SEE PHOTOS. VIOLATION IS IRRIVERSABLE DAMAGE DUE TO THE SUBSTANCE DRAINING INTO THE CITY STORM DRAINS.</p>
CASE WORK	JGB	2/26/2026	2/26/2026	NON COMPLIANT	<p>I received work order detail report from Brian Herrick, report is attached to the case. Work order shows a cost of \$214.26 for the removal of grease from the city storm system. PLEASE SEE ATTACHEMENT FROM 2.26.26 WODR.</p>

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	2/25/2026	2/26/2026	NOVPH SCHEDULE FOR THE FIRST AVAILABLE HEARING. VIOLATION IS IRRIVERSABLE
ADMIN POSTING	SHANEKA GREENE	2/26/2026	2/26/2026	NOVPH

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>2/26/2026</p>	<p>2/26/2026</p>	<p>NOVPH MAILED (4) 9489 0090 0027 6696 9853 44 SILVER RIVER REAL ESTATE GROUP LLC PO BOX 4409 OCALA, FL. 34478-4409</p> <p>9489 0090 0027 6696 9853 51 SILVER RIVER REAL ESTATE GROUP LLC 35 SE 1ST AVE OCALA, FL. 34471</p> <p>9489 0090 0027 6696 9853 68 SILVER RIVER REAL ESTATE GROUP LLC PO BOX 4440 OCALA, FL. 34478</p> <p>9489 0090 0027 6696 9853 75 MCGRAW RAUBA &amp; MUTARELLI PA (REGISTERED AGENT) 35 SE 1ST AVE SUITE 102 OCALA, FL. 34471</p> <p>COURTESY LETTER MAILED TO DOWNTOWN CANTINA LLC 4448 SW 125TH AVE OCALA FL 34481</p>
<p>CONTACT</p>	<p>JEFFREY GUILBAULT</p>	<p>3/2/2026</p>	<p>3/2/2026</p>	<p>Property owner called and informed me that he received the posting that was on the building. I informed him of the incident and that he discharge did make its way into the storm drains. I let him know the fees that were occurred from the crew that cleaned up the spill.</p> <p>352.789.6520</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0086**

CONTACT	JEFFREY GUILBAULT	3/2/2026	3/2/2026	Spoke with JR from Cantina he informed me he is apologetic for the leaking grease container. They are in the process of getting it replaced and he plans on attending the hearing to inform the magistrate of the incident and what they are doing going forward to prevent this from occurring again.  352.216.4816
OFFICER POSTING	JEFFREY GUILBAULT	3/2/2026	3/2/2026	NOVPH READY FOR POSTING NOVPH POP AT 0830 THIS MORNING
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	Find the Respondent(s) guilty of violating city code section(s): 102-308 and order to:  1.) Immediately prohibit the discharge of any liquids, solids, or waters containing any wastewater, pollutants, or hazardous materials other than stormwater.  2.) Pay \$250.00 to the City of Ocala, assessed as a fine for the irreversible violation of section 102-308 by April 30th, 2026.  3,) Pay the costs of clean-up by Public Works/Stormwater of \$214.26 by April 30th, 2026.  4.) Pay the cost of prosecution of \$224.63 by April 30th, 2026.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2823-066-000

[GOOGLE Street View](#)

Prime Key: 1245699

[MAP IT+](#)

Current as of 2/24/2026

[Property Information](#)

SILVER RIVER REAL ESTATE GROUP  
 LLC  
 PO BOX 4409  
 OCALA FL 34478-4409

[Taxes / Assessments:](#)  
 Map ID: 179  
[Millage:](#) 1002 - OCALA

[M.S.T.U.](#)

[PC:](#) 18

Acres: 1.18

[More Situs](#)

Situs: 35 SE 1ST AVE ALL UNITS OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$4,699,417
Total Assessed Value	\$4,699,417
Exemptions	\$0
Total Taxable	\$4,699,417

[Ex Codes:](#)

[History of Assessed Values](#)

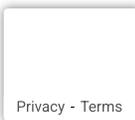
Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$1,439,228	\$2,805,553	\$19,383	\$4,699,417	\$4,699,417	\$0	\$4,699,417
2024	\$1,439,228	\$2,702,594	\$19,383	\$4,336,992	\$4,336,992	\$0	\$4,336,992
2023	\$1,233,624	\$2,819,125	\$19,383	\$4,333,687	\$4,025,920	\$0	\$4,025,920

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6996/1358</a>	07/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$3,300,000
<a href="#">5957/1354</a>	11/2013	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$3,300,000
<a href="#">5780/1774</a>	12/2012	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,881,800
<a href="#">3513/0251</a>	09/2003	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$1,962,900

[Property Description](#)

SEC 17 TWP 15 RGE 22  
 PLAT BOOK E PAGE 002  
 OLD SURVEY OF OCALA  
 COM AT NE COR BK 66 TH W 231 FT TH S 230 FT TH E 231 FT TH  
 N 230 FT TO THE POB  
 TOGETHER WITH EASEMENTS DESC AS FOLLOWS:  
 COM AT NW COR OF BLK 66 TH S 57 FT FOR POB TH S  
 62 FT TH W 3 FT TH N 62 FT TH E 3 FT TO POB. &  
 COM AT NW COR OF BLK 66 TH S 119 FT FOR POB TH E





**Structure** 1 - WH STL FR  
**Effective Age** 4 - 15-19 YRS  
**Condition** 0  
**Quality Grade** 700 - GOOD  
**Inspected on** 2/13/2023 by 117

**Year Built** 1965  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 604

**Exterior Wall** 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	2.79	1965	0	11,514	M21 RESTAURANT F18 MULTI-STORY OFFICE	13 % 87 %	Y Y
2	10.0	1.00	1965	0	144	CAN CANOPY-ATTACHD	100 %	N
3	10.0	1.00	1965	0	144	CAN CANOPY-ATTACHD	100 %	N
4	10.0	1.00	1965	0	144	PTO PATIO	100 %	N
5	10.0	1.00	1965	0	182	CAN CANOPY-ATTACHD	100 %	N
6	10.0	1.00	1965	0	168	CAN CANOPY-ATTACHD	100 %	N
7	10.0	1.00	1965	0	56	CAN CANOPY-ATTACHD	100 %	N
8	10.0	1.00	1965	0	56	PTO PATIO	100 %	N

**Section: 1**

**Elevator Shafts:** 1      **Aprtments:** 0      **Kitchens:** 0      **4 Fixture Baths:** 4      **2 Fixture Baths:** 5  
**Elevator Landings:** 3      **Escalators:** 0      **Fireplaces:** 0      **3 Fixture Baths:** 2      **Extra Fixtures:** 27

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	24,772.00	SF	5	1977	3	0.0	0.0
159 PAV CONCRETE	2,427.00	SF	20	1985	3	0.0	0.0
FST UTILITY-FINISH	64.00	SF	40	1985	3	8.0	8.0

Appraiser Notes

SQUARED TO TRAVERSE , SEE FOLDER  
 1978 SF OF LOBBY AREA COVERS 1ST 2 FLOORS

TENANT LIST AS OF 2/13/2023

- 
- UNIT 101 = CANTINA TEX-MEX & TEQUILA BAR....2-4FX, 15X (MEZZ. S/F INCLUDED WITHIN RESTAURANT %)
- UNIT 102 = MCGRAW, RAUBA, & MUTARELLI ATTORNEY'S AT LAW...3-2FX, 4X
- 
- UNIT 200 = SPACR COWORKING.....2-4FX 3X
- 
- UNIT 300 = U.S. ATTORNEY'S OFFICE.....2-3FX, 2-2FS, 5X

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
SGN25-0087	9/16/2025	-	SILVER RIVER SIGN INSTALL
TRE25-0034	4/1/2025	-	SILVER RIVER TREE REMOVAL
SITE24-0046	6/17/2024	7/31/2024	SEAL AND STRIPE
BLD22-0423	3/3/2022	7/26/2022	SPACR/ INT RENO
BLD21-1102	6/25/2021	10/26/2021	BRICK CITY CANTINA/ INT RENO
BLD20-2509	6/23/2021	-	US ATTY OFC / SHOWER TO BATH
BLD21-1114	5/6/2021	-	BRICK CITY CANTINA/ INT RENO/EARLY START
BLD20-2411	2/5/2021	12/30/2021	SMRM LAW OFFICE/INTER RENO
BLD15-0091	9/18/2015	-	RESURFACE PARKING LOT
OC01023	8/27/2009	-	3RD FLOOR RENO.
OC00806	7/13/2009	9/22/2009	NEW WINDOW OPENINGS
OC00963	5/1/2004	-	FIRESPRINKLERS
OC00741	4/1/2004	-	INT. RENO. FIREMAIN
OC00375	2/1/2004	-	INTERIOR RENOVATION

OC01432	8/1/1998	-	NEW TELLER LINE INSIDE
OC00473	4/1/1995	-	ROOF
OC00303	3/1/1993	-	CMRA NEW VAULT
OC01606	10/1/1992	-	CMRA OFFICES
OC01541	9/1/1991	-	BLDG01= SATELITE DISH
OC18411	10/1/1984	-	ADD AUTOMATED TELLER
OC17183	3/1/1984	-	ADDITION
OC16670	11/1/1983	-	REMODEL

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Rec. \$18.50  
DS \$23,100.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.  
Klein & Klein, LLC  
40 SE 11th Ave.  
Ocala, Florida 34471  
Our File No.: F2018095  
Property Appraisers Parcel Identification (Folio) Number: 2823-066-000

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA

## WARRANTY DEED

THIS WARRANTY DEED, made the 1 day of July, 2019 by NEW HORIZONS, LLC, a Florida limited liability company, whose post office address is 35 SE 1st Avenue, Units 100, 200, 300, Ocala, FL 34471 herein called the Grantor, to SILVER RIVER REAL ESTATE GROUP, LLC, a Florida limited liability company, whose post office address is P.O. Box 4409, Ocala, FL 34478, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

ALL OF BLOCK 66, OLD SURVEY OF THE CITY OF OCALA, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK L, PAGE 55, AND RERECORDED IN PLAT BOOK E, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS AS CONVEYED IN OFFICIAL RECORDS BOOK 37, PAGE 145, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(A) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 57.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 62.0 FEET; WEST 3.0; NORTH 62.0 FEET, EAST 3.0 FEET TO THE POINT OF BEGINNING, BEING AN EASEMENT THREE FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

(B) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 119.0 FEET FOR A POINT OF BEGINNING; THENCE EAST 66.0 FEET; SOUTH 3.0 FEET; WEST 66.0 FEET; NORTH 3.0 FEET TO THE POINT OF BEGINNING, BEING AN EASEMENT 3.0 FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

(C) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FOR A POINT OF BEGINNING; THENCE SOUTH 119.0 FEET; WEST 1.83 FEET; NORTH 119.0 FEET; EAST 1.83 FEET, TO THE POINT OF BEGINNING, BEING AN EASEMENT 1.83 FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

**SUBJECT** to easements, restrictions and reservations of record, if any, and taxes for the year 2019 and thereafter.

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*[Signature]*  
 Witness #1 Signature  
Christophe S. Wiedons  
 Witness #1 Printed Name  
*[Signature]*  
 Witness #2 Signature  
**FRED N. ROBERTS, JR.**  
 Witness #2 Printed Name

**NEW HORIZONS, LLC, a Florida limited liability company**

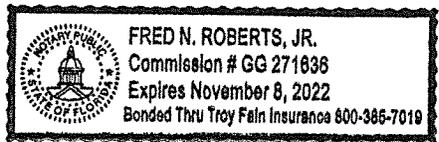
*[Signature]*  
 By:  
 William B. Scheel, Authorized Representative

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of June, 2019, by William B. Scheel as Authorized Representative of NEW HORIZONS, LLC, a Florida limited liability company, who is personally known to me or has produced \_\_\_\_\_ as identification.

*[Signature]*  
 Notary Public  
**FRED N. ROBERTS, JR.**  
 Printed Notary Name  
 My Commission Expires:

«{NOTARY\_SEAL}»





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
DOWNTOWN CANTINA LLC

### Filing Information

**Document Number** L24000293775  
**FEI/EIN Number** 99-3711166  
**Date Filed** 06/28/2024  
**State** FL  
**Status** ACTIVE

### Principal Address

35 SE 1ST AVE  
100  
OCALA, FL 34471

### Mailing Address

4448 SW 125TH AVE  
OCALA, FL 34481

### Registered Agent Name & Address

AKAKA, EUGENE, JR  
4448 SW 125TH AVE  
OCALA, FL 34481

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

AKAKA, EUGENE, JR  
4448 SW 125TH AVE  
OCALA, FL 34481

Title MGRM

AKAKA, NANCY J  
4448 SW 125TH AVE  
OCALA, FL 34481

### Annual Reports

Report Year	Filed Date
-------------	------------

2025

03/27/2025

**Document Images**

[03/27/2025 -- ANNUAL REPORT](#)

View image in PDF format

[06/28/2024 -- Florida Limited Liability](#)

View image in PDF format

Florida Department of State, Division of Corporations



# City of Ocala

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

SILVER RIVER REAL ESTATE GROUP LLC  
PO BOX 4409  
OCALA, FL. 34478-4409

02/27/2026

SILVER RIVER REAL ESTATE GROUP LLC  
35 SE 1ST AVE  
OCALA, FL. 34471

SILVER RIVER REAL ESTATE GROUP LLC  
PO BOX 4440  
OCALA, FL. 34478

MCGRAW RAUBA & MUTARELLI PA (REGISTERED AGENT)  
35 SE 1ST AVE SUITE 102  
OCALA, FL. 34471

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 35 SE 1ST AVE UNIT 101|2823-066-000

**Case Number:** ENV26-0086

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:**

**Public Hearing Date & Time:** 03/25/2026 10:30

**Violation(s) and How to Abate:**

\*VIOLATION IS IRRIVERSABLE\*

### SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS

The property owner has discharged a brown, oily substance into the City's storm water system. This discharge is prohibited and poses a threat to water quality.

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 inspector 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 – 2<sup>nd</sup> 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            Environmental Inspector  
jguilbault@ocalafl.gov  
352-598-7571

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

**CASE NO: ENV26-0086**

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

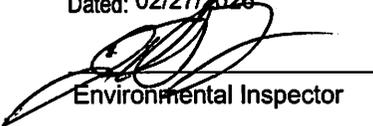
**STATE OF FLORIDA  
COUNTY OF MARION**

**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 02/27/2026 post the Notice of Violation & Public Hearing to the property, located at 35 SE 1ST AVE UNIT 101.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

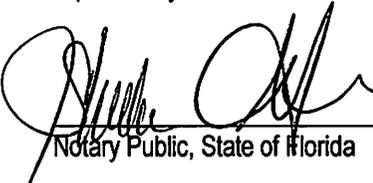
**FURTHER, AFFIANT SAYETH NAUGHT.**

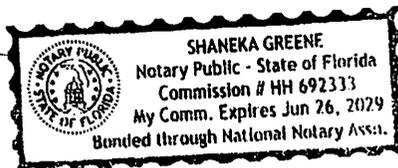
Dated: 02/27/2026

  
Environmental Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





**CANTINA**  
TEX-MEX & TEQUILA BAR  
THURSDAY 11 AM - 10 PM  
FRIDAY - SATURDAY 11 AM - 30A  
SUNDAY 11 AM - 8 PM  
352-325-TACO (8226)

City of Ocala  
OFFICIAL NOTICE



**АНІТНА**  
РАБ АІІОДЕТ В ХЕМ-ТЕТ

City of Ocala  
Environmental Enforcement  
03/02/2026 08:39:24



# 25-TACO (8



## City of Ocala

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

### NOTICE OF VIOLATION AND PUBLIC HEARING

SILVER RIVER REAL ESTATE GROUP LLC  
PO BOX 4409  
OCALA, FL. 34478-4409

02/27/2026

SILVER RIVER REAL ESTATE GROUP LLC  
35 SE 1ST AVE  
OCALA, FL. 34471

SILVER RIVER REAL ESTATE GROUP LLC  
PO BOX 4440  
OCALA, FL. 34478

MCGRAW RAUBA & MUTARELLI PA (REGISTERED AGENT)  
35 SE 1ST AVE SUITE 102  
OCALA, FL. 34471

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 35 SE 1ST AVE UNIT 101|2823-066-000

**Case Number:** ENV26-0086

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:**

**Public Hearing Date & Time:** 03/25/2026 10:30

**Violation(s) and How to Abate:**  
\*VIOLATION IS IRRIVERSABLE\*

**SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS**  
The property owner has discharged a brown, oily substance into the City's storm water system. This discharge is prohibited and poses a threat to water quality.

Office DEPOT®

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

**CASE NO: ENV26-0086**

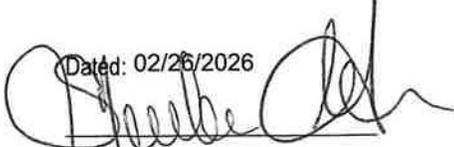
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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:

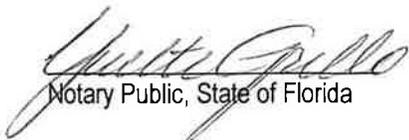
1. I did on 02/26/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

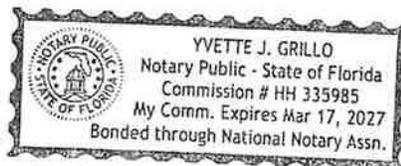
**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 02/26/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 02/26/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



# Work Order Detail Report

2/26/2026

9:01 AM

**WO Number:** 26-001607

**Category:** Storm Structures

**Status:** Supervisor Approval

**Problem:** Obstruction/Clog

**Status Date:** 2/25/2026 3:28 pm

**Main Task:** Clean

**Asset:**

**Location:** SE BROADWAY ST

<b>Cause:</b>		<b>Assigned By:</b>	
<b>Assigned Crew:</b>		<b>Assigned Date:</b>	
<b>Supervisor:</b> ROBERT BRUNER		<b>Start Date:</b> 2/24/2026 3:30 PM	<u>Override</u>
<b>Lead Worker:</b> JOSEPH OLIVAREZ		<b>End Date:</b> 2/24/2026 5:00 PM	<u>Notifications</u>
<b>Priority:</b>		<b>Sched Start Date:</b>	Problem <input type="checkbox"/>
<b>Account #:</b>			Overdue <input type="checkbox"/>
<b>Proj No - Acct:</b>		<b>Project ID:</b>	Lead Worker <input type="checkbox"/>
<b>Project:</b>		<b>Project Name:</b>	Task <input type="checkbox"/>
<b>Reason:</b>			Supervisor <input type="checkbox"/>
<b>Received By:</b>			Hard Lock WO <input type="checkbox"/>
<b>Inspected By:</b>	<b>Contractor:</b>		Publically Available <input type="checkbox"/>

**Inspector Comments:**

**Location**

**Department:** Public Works / Stormwater

**Division:** Stormwater

**Sub-Division:**

**Area:**

**Sub-Area:**

**Owner:**

**Location:**

**Classification:**

**Maintenance Zone:**

**External Source:**

**Alternate Zone:**

**External WO ID:**

Work Order Locations			
Address		Address 2	
X Coord	Y Coord	General Location	
SE BROADWAY ST		SE OSCEOLA AVE	
		sw corner of intersection	

Tasks/Resources							
<b>430-003 Clean</b>							
<b>Crew:</b>	<b>Status:</b>	<b>*Cal'c UC:</b> \$0.00	<b>*Task Cost:</b> \$214.25	<b>Start Dt:</b> 2/24/2026			
<b>Supervisor:</b> ROBERT BRUNER	<b>UOM:</b>	<b># of Units:</b> 0.00	<b>*Unit Cost:</b> \$0.00	<b>End Dt:</b> 2/24/2026			
<b>Employee</b>							
Resource	UOM	Units	*Total Cost	Alt Description	Start Dt	End Dt	
E-004068 JOSEPH OLIVAREZ	Hours	1.50	\$37.11		2/24/2026	2/24/2026	
E-007418 WILLIAM BROWN	Hours	1.50	\$33.32		2/24/2026	2/24/2026	
E-007989 JOSE PEREZ	Hours	1.50	\$31.58		2/24/2026	2/24/2026	
<b>Equipment</b>							
Resource	UOM	Units	*Total Cost	Alt Description	Start Dt	End Dt	
11-503 F550 Dump Bed Truck (8721)	Hours	1.50	\$112.25		2/24/2026	2/24/2026	

# Work Order Detail Report

2/26/2026

9:01 AM

Task Material Kit						
430-003 Clean						
Material Kit	Description	Units	Est Units	UOM	Make	Model
		0	0			

Projected Complete:	Lock: <input type="checkbox"/>	WO Duration	*Actual	*Estimated	*Difference
Repair Type:		Labor Hours	1.50	0.00	0.00
Subcontractor:		Labor Costs	4.50	0.00	0.00
Profit Center:		Material Costs	\$102.01	\$0.00	\$0.00
		Fluids Costs	0.00	0.00	0.00
Quantity:	0.00	Equipment Costs	0.00	0.00	0.00
Unit of Measure:	Each	Contractor Costs	112.25	0.00	0.00
*Unit Cost:	\$0.00	Misc. Costs	0.00	0.00	0.00
WO Hours:	0.00	<b>Total Costs</b>	<b>\$214.26</b>	<b>\$0.00</b>	<b>\$0.00</b>
		Use Task Info:	True	True	

Billed Party		Billing	
Customer ID:	Customer Number:		
Customer Name:	Last Name:		
Address:	Phone:	Cell #:	
City:	Fax #:		
State:	E-mail:		
Zip:			
Billing Data			
Contact Name:	*Billing Amount:	Billing Required:	<input type="checkbox"/>
Invoice Number:	Date Bill Sent:	Billing Processed:	<input type="checkbox"/>
Incoming Account #:	Payment Received:	Imported to Financials:	<input type="checkbox"/>
	Payment Method:		

**Simple Work Orders**

Employee: Hours: Asset Type: Storm Structure

**CS**

General Ledger: Job Ledger:  
 General Key: Job Key:  
 General Object: Job Object:

Item	Tracking	Description	By	Date	Time
Work Order Creation		This work order was created with the Lucity framework.	jolivarez	2/25/2026	3:21 PM
Status Change		From New Work Order to Supervisor Approval	jolivarez	2/25/2026	3:28 PM

Owner: City	Drains Cleaned:	Req Supv Review: <input checked="" type="checkbox"/>
WO User 2:	YDG of Debris RMVD:	Call Out: <input type="checkbox"/>
Vehicle Status:	Multiplier:	WS Import: <input type="checkbox"/>
Pot Holes:	Debris Total:	WO User 26: <input type="checkbox"/>
WO User 17:	Pipe Cleaned (LF): 0.00	WO User 27: <input type="checkbox"/>
Contract Number:	WO User 9:	WO User 28: <input type="checkbox"/>
CIP Project:	User 10:	WO User 29: <input type="checkbox"/>
Dept/Div Assisted:	User 11 Date:	WO User 30: <input type="checkbox"/>
Sidewalk Sq Ft:	WO User 25 Date:	
MOT Index: N/A		
WO User 51:	WO Reference:	
mowing:	Procedure:	
Asset:		

\* A 'Hidden' field indicates permission to view the secured field is turned off.

# Work Order Detail Report

2/26/2026

9:01 AM

Weekly Priority:  
 Pipe Cleaned (LF): N/A  
 Drains Cleaned (LF): N/A  
 Debris Removed CY: 0.1 Cubic Yards  
 Pot hole(s) #:  
 WO User 36:  
 WO User 37:  
 WO User 38:  
 WO User 39:  
 Reviewed By::  
 WO User 41:

WO User 42:  
 WO User 43:  
 WO User 44:  
 WO User 45:  
 WO User 46:  
 WO User 47:  
 WO User 48:

WO User 52:  
 WO User 53:  
 WO User 54:  
 WO User 55:  
 WO User 56:  
 WO User 57:  
 WO User 58:  
 WO User 59:  
 WO User 60:  
 WO User 61:  
 WO User 72:  
 WO User 73:  
 WO User 74:  
 WO User 75:  
 WO User 76:

WO User 62:  
 WO User 63:  
 WO User 64:  
 WO User 65:  
 WO User 66:  
 WO User 67:  
 WO User 68:  
 WO User 69:  
 WO User 70:  
 WO User 71:  
 WO User 82:  
 WO User 83:  
 WO User 84:  
 WO User 85:  
 WO User 86:

CIP Project:   
 WO User 103:   
 WO User 104:   
 WO User 105:   
 WO User 106:

WO User 92 Date:  
 WO User 93 Date:  
 WO User 94 Date:  
 WO User 95 Date:  
 WO User 96 Date:  
 WO User 77:  
 WO User 78:  
 WO User 79:  
 WO User 80:  
 Facilities - Alternate Ac  
 WO Creator: jolivarez  
 WO Creation Date: 2/25/2026  
 PM Trigger:

WO User 97 Date:  
 WO User 98 Date:  
 WO User 99 Date:  
 WO User 100 Date:  
 WO User 101 Date:  
 WO User 87:  
 WO User 88:  
 WO User 89:  
 WO User 90:  
 WO User 91:

WO User 107:   
 WO User 108:   
 WO User 109:   
 WO User 110:   
 Facilities - Alternate A:

Rec #: 348858

Comments			
By	Date	Time	Comment
jolivarez	2/25/2026	3:25 PM	removed grease from storm structure due to grease spill from cantina restaurant

## Jeffrey Guilbault

---

**From:** Brian Herrick  
**Sent:** Thursday, February 26, 2026 6:25 AM  
**To:** Jeffrey Guilbault  
**Subject:** FW: 2823-066-000 | 35 se 1st ave | env26-0086  
**Attachments:** processed-E788DBDB-2DFF-4C3D-9607-EC760C8FF7F1.jpeg; processed-34D708EE-E3FB-4FCE-A218-356A8DF74259.jpeg; processed-C637D33B-D8A3-4A4C-BE66-82FCD0289731.jpeg; original-A14E9D13-E626-4F19-B58C-662FF97A4387.jpeg; 1000000360.jpg

Jeffrey,

We took care of the spill the other day. Joe checked the system and found just a bit of grease in the 1 manhole. He was able to add some absorbent and scope it out. (see pic) What do you want from our end? A work order to show time spent.

Thank you,

Brian

---

**From:** Jeffrey Guilbault <jguilbault@ocalaf.gov>  
**Sent:** Tuesday, February 24, 2026 3:29 PM  
**To:** Brian Herrick <BHerrick@ocalaf.gov>  
**Cc:** Robert Bruner <RBruner@ocalaf.gov>; Joseph Olivarez <jolivarez@ocalaf.gov>  
**Subject:** Re: 2823-066-000 | 35 se 1st ave | env26-0086

Highlighted green area is the entry point the spill entered the city storm system from my findings. I was unable to get a clear answer of how much grease has been spilled

Get [Outlook for iOS](#)

---

**From:** Brian Herrick <BHerrick@ocalaf.gov>  
**Sent:** Tuesday, February 24, 2026 3:22:07 PM  
**To:** Jeffrey Guilbault <jguilbault@ocalaf.gov>  
**Cc:** Robert Bruner <RBruner@ocalaf.gov>; Joseph Olivarez <jolivarez@ocalaf.gov>  
**Subject:** RE: 2823-066-000 | 35 se 1st ave | env26-0086

10-4, we will send a team member over and check the area out.



**From:** Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)>  
**Sent:** Tuesday, February 24, 2026 3:16 PM  
**To:** Brian Herrick <[BHerrick@ocalafl.gov](mailto:BHerrick@ocalafl.gov)>  
**Subject:** 2823-066-000 | 35 se 1st ave | env26-0086

It was reported to me this afternoon that a illicit discharge from the grease container behind the cantina downtown has been leaking and has made it into the city storm drain at the corner of SE BROADWAY AND OSCEOLA. If you have any questions let me know. This case will be scheduled for the next available hearing. If you can send an inspector over to this man hole and provide me with there findings to strengthen the case that would be greatly helpful.

V/r,

*Jeff Guilbault Jr.*

Environmental Inspector  
City of Ocala

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[201 SE 3<sup>rd</sup> Street \(2<sup>nd</sup> Floor\)](#)

Ocala, FL 34471

Phone: 352-629-8309 office

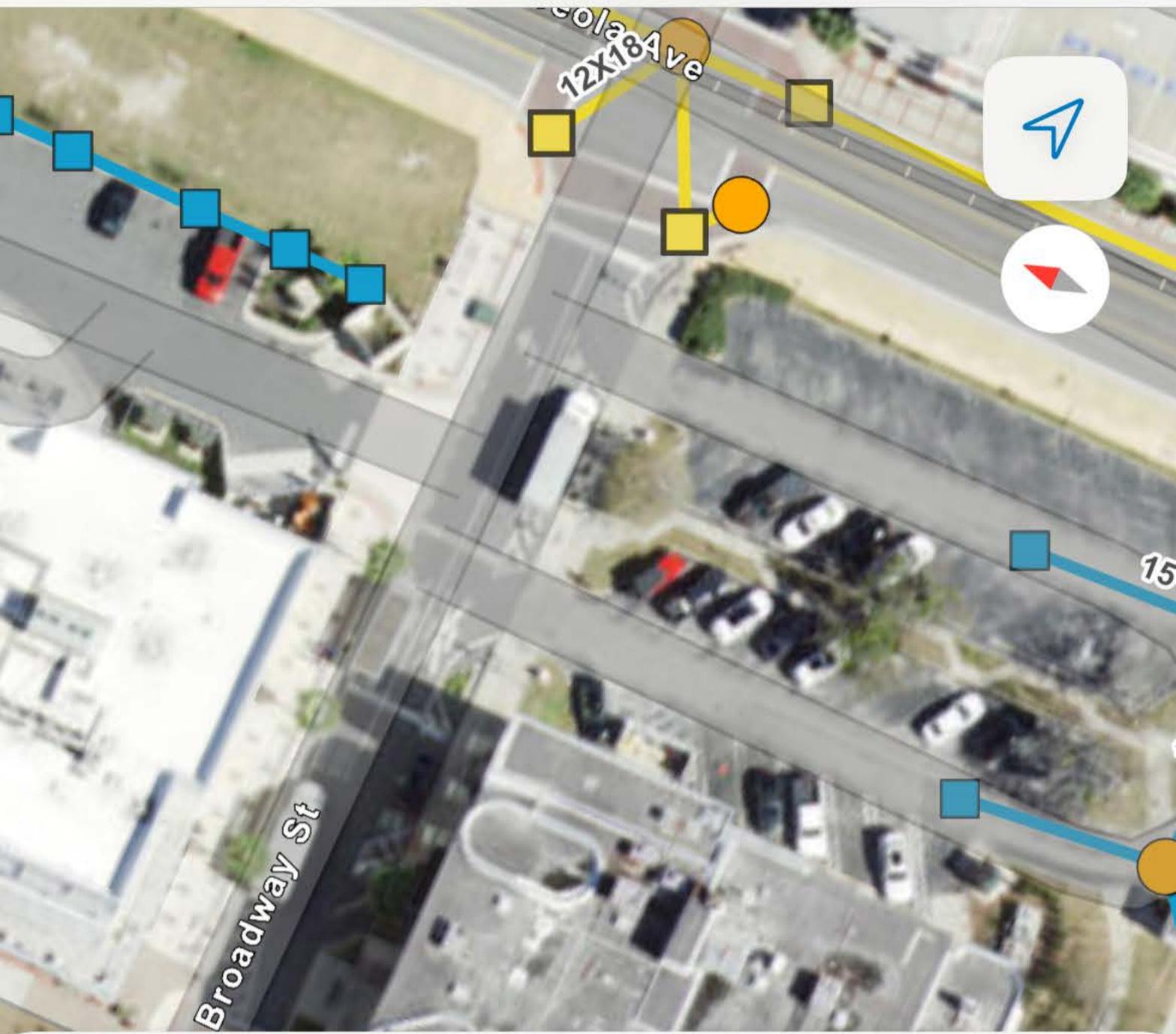
Fax: (352) 629-8308

Email: [jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)





GPS accuracy 58.6 ft · 30 ft required



### 3 Items



Storm Inlets · 1 item



#### Storm Inlets: City

29.186202°N 82.135217°W

846.9 ft

Storm Pipes · 2 items



#### Storm Pipes:

Length 15.16 ft

831.8 ft



#### Storm Pipes:

Length 44.92 ft

832.7 ft



City of Ocala  
Environmental Enforcement  
02/24/2026 14:19:56



City of Ocala  
Environmental Enforcement  
02/24/2026 14:20:11



City of Ocala  
Environmental Enforcement  
02/24/2026 14:20:15



City of Ocala  
Environmental Enforcement  
02/24/2026 14:20:33



City of Ocala  
Environmental Enforcement  
02/24/2026 14:20:41



NO DELIVERY TRUCKS IN PARKING LOT  
ALL TRUCKS MUST BE PARKED IN BAY

City of Ocala  
Environmental Enforcement  
02/24/2026 14:20:57



**KITE**  
environmental  
**WARNING**  
USED COOKING OIL ONLY  
Call us today  
(407) 750-8419



City of Ocala  
Environmental Enforcement  
02/24/2026 14:21:10