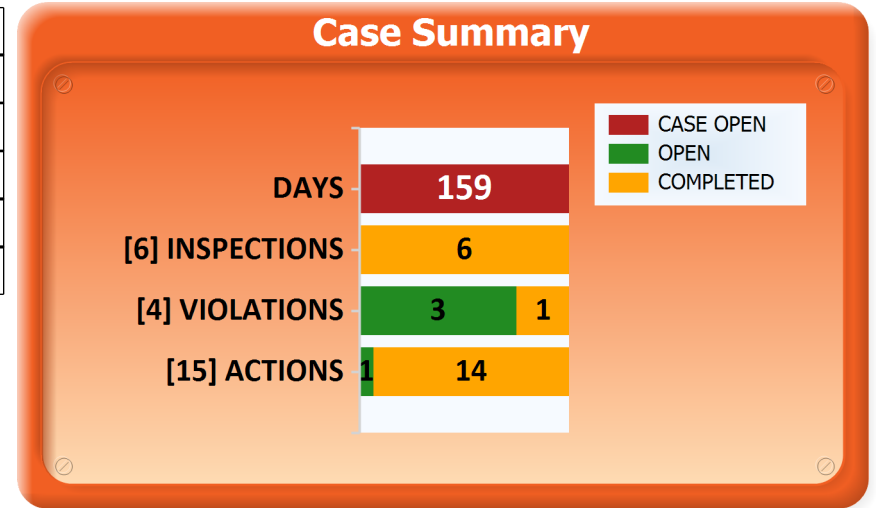


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

Description: OVERGROWTH ON ABANDONED JOB SITE		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 9/18/2025	Closed:	Last Action: 2/25/2026	Flw Up: 2/23/2026
Site Address: 1700 NE 46TH CT OCALA, FL 34470			
Site APN: 27028-003-00		Officer: JEFFREY GUILBAULT	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL	2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL 33909-3706			
REGISTERED AGENT	PERLMAN, ALAN J., ESQ.	DICKINSON WRIGHT FORT LAUDERDALE, FL 33301			
RESPONDENT 1	INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL	2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL 33909-3706			

#### 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  
**ENV25-0238**

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	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$0.00						
Total Paid for CASE FEES:			\$287.09	\$0.00						
<b>TOTALS:</b>			<b>\$287.09</b>	<b>\$0.00</b>						

## 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	9/19/2025	2/23/2026			Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.  I verified that the grass has been cut and cleaned and building materials have been removed from the site.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	9/19/2025				

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	9/19/2025				Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	9/19/2025				Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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INITIAL	JGB	9/19/2025	9/19/2025	NON COMPLIANT	<p>I verified the following permits have expired FAL24-0071 expired on 08/14/2025, FSPR24-0051 expired on 08/14/2025, BLD24-0236 permit was voided out due to abandonment of the permit and 180 days since last inspection, SGN24-0001 expired on 3/12/2025, FUGFL23-0006 expired on 08/14/2025, ELE23-0248 expired on 08/14/2025, PLM22-1030 expired on 08/12/2025, SITE22-0022 expired on 08/14/2025, &amp; BLD22-1474 expired on 08/14/2025. Please get in contact with permitting staff to get all permits reissued. This construction site is abandoned and overgrown. The building is standing, however there are several inspections that have not been completed. The building and site is untouched. Please get all permits reactivated or re submitted to continue construction. Please cut and clean the entire site cutting all overgrowth on the property including overgrowth in the DRA's and overgrowth throughout the entire job site. Please see photos. Please see all expired permits. CLTO sent to admin. I have not had contact with anyone at this site. The gate was locked and i was unable to access the abandoned construction site.</p>
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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

FOLLOW UP	JGB	10/20/2025	10/20/2025	NON COMPLIANT	<p>Today at 1050 i conducted a follow up inspection. I verified this site has recently been cut. There is still areas that have tall grass and weeds. The silt fencing has began to be put back up on site. The contractor has been in communication with myself, permitting, site inspectors, and the building official. The permits are being re applied for and once the new permits are issued the old expired permits should be voided out. I took photos of the entire perimeter of the site this morning to show the most accurate and up to date status of the site. Please see photos. I will check on status of permits in 30 days and proceed accordingly. Once permits are reissued and Preconstruction meeting is scheduled. I will check with Management, building official, and site inspectors to confirm the site is back in conformance with the approved site plan. As for now the site is still in violation and a RI is scheduled for next month.</p>
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<p>CASE WORK</p>	<p>JGB</p>	<p>10/31/2025</p>	<p>10/31/2025</p>	<p>COMPLETED</p>		<p>Good Morning, Jeff Hoping this email finds you well Just a quick update on the property The dumpster onsite was swapped out today, and the porta-potties next week (Tuesday) A quote was received to remove debris from the site, remove invasive trees around the fence line, grade the property. etc. We are just working on scheduling with the contractor We are also working on removing the piles of soil in the area of the community sign, and building a landscaping wall surrounding it to make it more visually appealing. The contractor will be onsite next week to cut the grass, since the last time. Lastly, we also received a quote to prime/seal the facade in order to prevent deterioration. We are scheduling with the contractor. Thank you again for your patience, and please let me know if you have any questions Happy Halloween Dennis</p> <p>-- Dennis Boos Regional Maintenance Manager Hampton Manor Assisted Living Facility and Memory Care 1906 Skyline Blvd Cape Coral, FL 33993 (c) 973-487-8771 dennishamptonmanor@gmail.com</p>
<p>FOLLOW UP</p>	<p>JGB</p>	<p>11/21/2025</p>	<p>11/21/2025</p>	<p>NON COMPLIANT</p>		<p>There are no changes at this property. I am waiting for contact with the site super to discuss moves and plans to get the site back into compliance.</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

FOLLOW UP	JGB	1/13/2026	1/13/2026	NON COMPLIANT	All violations are still present. There has been no activity at this site. All permits are still expired. Per Management please schedule for the next available Magistrate hearing.
HEARING INSPECTION	JGB	2/23/2026	2/23/2026	NON COMPLIANT	Today at 0949 I verified that BLD26-0438 has been submitted via etrackit on 2.19.2026. The permit is not issued. I verified this morning as well that the site has been cut and cleaned and building materials have been removed from the property. The permits are still expired and construction has not resumed. The site is still sitting stag net. I have informed my supervisors of my findings in preparation for Wednesdays special magistrate hearing. Please see photos from today that show an accurate depiction of the property as of 2.23.2026

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO MAILED (4)
CONTACT	JEFFREY GUILBAULT	9/25/2025	9/25/2025	Bank approval is being given tomorrow. Per Truman, plans must be re submitted. I gave him Greg McClellan's phone number for reference.  DENNIS 973.487.8771
EMAIL	JEFFREY GUILBAULT	10/17/2025	10/17/2025	Dennis Boos Regional Maintenance Manager Hampton Manor Assisted Living Facility and Memory Care emailed me to update us of the status if the construction site. Please see email in attachments.

EMAIL	JEFFREY GUILBAULT	10/31/2025	10/31/2025	<p>Good Morning, Jeff          Hoping this email finds you well          Just a quick update on the property          The dumpster onsite was swapped out today, and the porta-potties next week (Tuesday)          A quote was received to remove debris from the site, remove invasive trees around the fence line, grade the property. etc.          We are just working on scheduling with the contractor          We are also working on removing the piles of soil in the area of the community sign, and building a landscaping wall surrounding it to make it more visually appealing.          The contractor will be onsite next week to cut the grass, since the last time.          Lastly, we also received a quote to prime/seal the facade in order to prevent deterioration. We are scheduling with the contractor.          Thank you again for your patience, and please let me know if you have any questions          Happy Halloween          Dennis</p> <p>--          Dennis Boos          Regional Maintenance Manager          Hampton Manor Assisted Living Facility and Memory Care          1906 Skyline Blvd          Cape Coral, FL 33993          (c) 973-487-8771          dennishamptonmanor@gmail.com</p>
PREPARE NOTICE	SHANEKA GREENE	1/13/2026	1/14/2026	<p>NOVPH          Per Dale please schedule for the next available magistrate.</p>

ADMIN POSTING	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/14/2026	1/14/2026	<p>NOVPH MAILED (4) 91 7199 9991 7039 7682 1722 INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL 2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL. 33909-3706</p> <p>91 7199 9991 7039 7936 9375 INVESTORS LANDS HOLDINGS OF OCALA LLC 1906 SKYLINE BLVD CAPE CORAL, FL. 33991</p> <p>91 7199 9991 7039 7936 9016 INVESTORS LANDS HOLDINGS OF OCALA LLC 7560 RIVER RD FLUSHING, MI. 48433</p> <p>9489 0090 0027 6697 0117 45 PERLMAN ALAN J ESQ (REGISTERED AGENT) DICKINSON WRIGHT 350 E LAS OLAS BLVD #1750 FORT LAUDERDALE, FL. 33301</p>
OFFICER POSTING	JEFFREY GUILBAULT	1/15/2026	1/15/2026	<p>NOVPH READY FOR POSTING NOVPH POP AT 0949 SEE PHOTOS</p>
EMAIL	JEFFREY GUILBAULT	1/20/2026	1/20/2026	Property manager emailed me today requesting if the grass has been cut. I responded to his email and informed him of all the violations on site and to let myself, or management know the violations were corrected.
EMAIL	JEFFREY GUILBAULT	1/21/2026	1/21/2026	EMAIL THREAD ATTACHED AS OF 0948 1.21.26
EMAIL	JEFFREY GUILBAULT	2/4/2026	2/4/2026	PLEASE SEE EMAIL IN ATTACHMENTS FROM 2.4.26 FROM PROPERTY MANAGER.
EMAIL	JEFFREY GUILBAULT	2/10/2026	2/10/2026	SEE EMAIL ATTACHMENT FROM 2.10.26

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>2/13/2026</p>	<p>2/23/2026</p>	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181, 82-182, and 122-51 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, there shall be an additional fine of \$50 per day that shall run in addition to any other fines until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, March 26th, 2026. 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, March 27th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, March 26th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall</p>
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				<p>apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026 subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be an additional fine of \$100 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>4.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted shed by 4:00pm on Thursday, March 26th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be an additional fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.</p> <p>5.) Pay the cost of prosecution of \$287.09 by March 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/29/2026</p>
<p>HEARING SPECIAL MAGISTRATE</p>	<p>YVETTE J GRILLO</p>	<p>2/25/2026</p>		<p>NEW BUSINESS</p>

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

THE CITY OF OCALA

CASE NO: ENV25-0238

Petitioner,

VS.

INVESTORS LANDS HOLDINGS OF  
OCALA LLC ET AL

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

Cost	# of hour(s)	Total:
Attorney Fees:		

**2. Inspector(s) Time:**

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	5	\$62.50

**3. Clerical & Casework Time:**

Cost	# of hour(s)	Total:
Clerical: \$22.00	6	\$132.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s): \$18.75	1			\$18.75

**5. Copies of Related Document(s):**

Cost	# of page(s)	Total:
Clerical:		

**6. Postage Cost(s):**

Cost	# of Regular	Cost	# of Certified	Total:
Postage: \$2.96	4	\$70.88	8	\$73.84

**7. Administrative Fee(s):**

Cost	Total:
Fee(s):	

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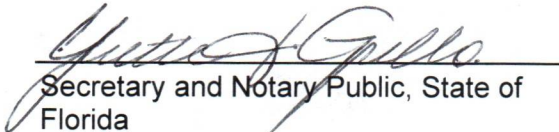
**Total Costs:** \$287.09

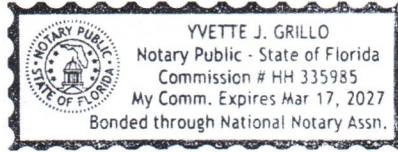
FURTHER. AFFIANT SAYETH NOT. Dated This:  
2/18/2026

STATE OF FLORIDA  
COUNTY OF MARION

  
JEFFREY GUILBAULT  
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 18 Feb  
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida



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



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

**2026 Property Record Card**

**27028-003-00**

[GOOGLE Street View](#)

Prime Key: 3293746

[MAP IT+](#)

Current as of 1/14/2026

[Property Information](#)

INVESTORS LANDS HOLDINGS OF OCALA LLC  
 ET AL  
 2515 LIBERTY PARK DR STE 1403  
 CAPE CORAL FL 33909-3706

[Taxes / Assessments:](#)  
 Map ID: 212  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 10  
 Acres: 7.07

Situs: 1700 NE 46TH CT OCALA

[2025 Certified Value](#)

Land Just Value	\$923,907
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$923,907
Total Assessed Value	\$923,907
Exemptions	\$0
Total Taxable	\$923,907

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$923,907	\$0	\$0	\$923,907	\$923,907	\$0	\$923,907
2024	\$923,907	\$0	\$0	\$923,907	\$923,907	\$0	\$923,907
2023	\$923,907	\$0	\$0	\$923,907	\$923,907	\$0	\$923,907

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8279/1226</a>	03/2024	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
<a href="#">7647/1947</a>	11/2021	06 SPECIAL WARRANTY	8 ALLOCATED	Q	V	\$1,250,000
<a href="#">5977/1184</a>	12/2013	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	\$310,000
<a href="#">5597/0324</a>	11/2011	56 TRANSFER TO BANK	0	U	V	\$100
<a href="#">4996/0016</a>	03/2008	07 WARRANTY	8 ALLOCATED	U	V	\$2,500,000
<a href="#">3377/0130</a>	03/2003	07 WARRANTY	9 UNVERIFIED	Q	V	\$100,500

[Property Description](#)

SEC 11 TWP 15 RGE 22  
 COM AT THE SE COR OF THE NE 1/4 OF SEC 11 TH N 89-56-44 W  
 1478.74 FT TH N 00-08-39 W 210.87 FT TO THE POB TH CONT  
 N 36-08-45 W 931.31 FT TH N 53-49-03 E 608.96 FT TH  
 N 89-54-05 E 55.02 FT TH S 00-08-39 E 1111.65 FT TO THE POB

Parent Parcel: 27028-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCOU	1000	.0	.0	B2	307,969.00	SF						
Neighborhood 9977												
Mkt: 2 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

FUTURE: AUTUMN RIDGE ASSISTED LIVING

[Planning and Building](#)

**\*\* Permit Search \*\***

Permit Number	Date Issued	Date Completed	Description
FAL24-0071	11/17/2024	-	INVESTORS LANDS FAL
FSPR24-0051	9/24/2024	-	HAMPTON MANOR FIRE SPRNKLR
SGN24-0001	9/13/2024	-	HAMPTON MANOR/FREESTANDING
BLD22-1474	12/27/2022	-	HAMPTON MANOR / NEW COMM
SITE22-0052	6/6/2022	-	HAMPTON MANOR / NEW COMM

Return to:  
Jennie Clayton  
First National Financial Title Services, LLC  
3301 Windy Ridge Parkway, Suite 300  
Atlanta, GA 30339  
404-558-7768  
File No. FL252311101JC

**PREPARED BY:**

Shahid Imran  
7560 River Road  
Flushing, MI 48433

**AND RETURN TO:**

Investors Lands Holdings of Ocala LLC  
2515 Liberty Park Drive, Suite 1403  
Cape Coral, Florida 33909

**Parcel ID (folio) No.:** 27028-003-00 & 27029-000-02

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**SPACE ABOVE THIS LINE FOR RECORDING DATA**

**WARRANTY DEED**

**THIS WARRANTY DEED** is made effective this 19<sup>th</sup> day of March, 2024 by and between **NARENDRA KRISHNAMURTHY**, a married person, whose address is 2515 Liberty Park Drive, Suite 1403, Cape Coral, Florida 33909 ("**Grantor**"); and **INVESTORS LANDS HOLDINGS OF OCALA LLC**, a Florida limited liability company, whose address is 2515 Liberty Park Drive, Suite 1403, Cape Coral, Florida 33909 ("**Grantee**").

**WITNESSETH**, that for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, Grantor has granted, bargained and sold to the Grantee all of that certain property located in Marion County, Florida, more particularly described as follows ("**Property**"), to-wit:

**Parcel 1:**

Commence at the Southeast corner of the Northeast 1/4 of Section 11, Township 15 South, Range 22 East; thence North 89°56'44" West, along the South boundary of said Northeast 1/4, 1478.74 feet to a point on the Easterly boundary of a Florida Power Corporation right of way, (being 150 feet wide); thence North 00°08'39" West, along said Easterly boundary, 210.87 feet to the Point of Beginning, thence continue along said Easterly boundary, North 36°08'45" West, a distance of 931.31 feet to a point on the Southeasterly right of way line of State Road No. 40, (being a 200 foot right of way); thence North 53°49'03" East, along said Southeasterly right of way line, 608.96 feet to a point on the North boundary of the South 1/2 of the Northeast 1/4 of said Section; thence North 89°54'05" East, along said North boundary, 55.02 feet; thence departing said North boundary, South 00°08'39" East, a distance of 1111.65 feet to the Point of Beginning. Said lands being situate in Marion County, Florida.

**Parcel 2:**

Tract B, Autumn Ridge - Phase I, as per Plat thereof recorded in Plat Book 7, Page 69, public records of Marion County, Florida.

**Property Address:** 1700 Northeast 46th Court, Ocala, Marion County, Florida

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

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the household of Grantor reside thereon.

Subject to taxes and assessments for the year 2024, and subsequent years, and conditions, easements, restrictions and reservations of record.

And the Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

[SIGNATURES APPEAR ON FOLLOWING PAGE]





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

## Detail by Entity Name

Florida Limited Liability Company  
INVESTORS LANDS HOLDINGS OF OCALA LLC

### Filing Information

<b>Document Number</b>	L21000377066
<b>FEI/EIN Number</b>	87-2286748
<b>Date Filed</b>	08/23/2021
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	11/20/2024

### Principal Address

1906 SKYLINE BLVD  
CAPE CORAL, FL 33991

Changed: 03/22/2025

**Mailing Address**

7560 RIVER RD  
FLUSHING, MI 48433

**Registered Agent Name & Address**

PERLMAN, ALAN J., ESQ.  
DICKINSON WRIGHT  
350 E. LAS OLAS BLVD.  
#1750  
FORT LAUDERDALE, FL 33301

Name Changed: 07/17/2025

Address Changed: 07/17/2025

**Authorized Person(s) Detail**

**Name & Address**

Title MGT

IMRAN, SHAHID  
2515 LIBERTY PARK DRIVE #1403  
CAPE CORAL, FL 33909

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2024	11/20/2024
2025	03/22/2025
2025	07/17/2025

## **Document Images**

[07/17/2025 -- AMENDED ANNUAL REPORT](#)

View image in PDF format

[03/22/2025 -- ANNUAL REPORT](#)

View image in PDF format

[11/20/2024 -- REINSTATEMENT](#)

View image in PDF format

[01/23/2023 -- ANNUAL REPORT](#)

View image in PDF format

[01/27/2022 -- ANNUAL REPORT](#)

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[08/23/2021 -- Florida Limited Liability](#)

View image in PDF format



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

9/22/2025

CASE NO: ENV25-0238

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
2515 LIBERTY PARK DR STE 1403  
CAPE CORAL, FL. 33909-3706

INVESTORS LAND HOLDINGS OF OCALA LLC  
1906 SKYLINE BLVD  
CAPE CORAL, FL. 33991

INVESTORS LAND HOLDINGS OF OCALA LLC  
760 RIVER RD  
FLUSHING, MI. 48433

PERLMAN ALAN JESQ DICKINSON WRIGHT (REGISTERED AGENT)  
350 E LAS OLAS BLVD # 1750  
FORT LAUDERDALE, FL. 3301

**RE: 27028-003-00 | 1700 NE 46<sup>TH</sup> CT OCALA, FL.**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 10/20/2025***

***Violations:***

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

Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.

**SECTION 82-181 DANGEROUS BUILDING DEFINITIONS**

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.

**SECTION 122-51 BUILDING PERMIT REQUIRED**

Please contact permitting to get permits reactivated or re-apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,  
Code Enforcement Environmental Officer  
352-598-7571 [jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)



**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
 201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
 OCALA, FLORIDA 34471

*CK TO ENV-0238*

*NSD*

CAPE CORAL, FL. 33991

INVESTORS LAND HOLDINGS OF OCALA LLC  
 760 RIVER RD  
 LUSHING, MI. 48433

JACKSONVILLE RPDC 320

24 SEP 2025 PM 3 L

FIRST-CLASS



US POSTAGE<sup>™</sup> PITNEY BOWES



ZIP 34471 \$ 000.74<sup>0</sup>  
 02 7W  
 0008039548 SEP 23 2025

NIXIE 482 DE 1 0010/04/25

RETURN TO SENDER  
 NO MAIL RECEIPTABLE  
 UNABLE TO FORWARD

BC: 34471217299 \*2724-00247-24-24

NMK  
 34471217299



**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
 201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
 Ocala, Florida 34471

*CLTO ENV-0238*

JACKSONVILLE RPDC 320

24 SEP 2025 PM 3 L

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 34471 \$ 000.74<sup>0</sup>  
 02 7W  
 0008039548 SEP 23 2025

9/22/2025

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
 2515 LIBERTY PARK DR STE 1403  
 CAPE CORAL, FL. 33909-3706

9327010011720003

ANK  
 33909-3706  
 34471-2187

NIXIE 339 FE 1 0009/29/25  
 RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD  
 BC: 34471218701 \*2724-00206-24-24



# 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

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
2515 LIBERTY PARK DR STE 1403  
CAPE CORAL, FL. 33909-3706

01/15/2026

INVESTORS LANDS HOLDINGS OF OCALA LLC  
1906 SKYLINE BLVD  
CAPE CORAL, FL. 33991

INVESTORS LANDS HOLDINGS OF OCALA LLC  
7560 RIVER RD  
FLUSHING, MI. 48433

PERLMAN ALAN J ESQ (REGISTERED AGENT)  
DICKINSON WRIGHT  
350 E LAS OLAS BLVD #1750  
FORT LAUDERDALE, FL. 33301

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

**Location of Violation:** 1700 NE 46TH CT|27028-003-00

**Case Number:** ENV25-0238

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:** 02/23/2026

**Public Hearing Date & Time:** 02/25/2026 10:30

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

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

Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.

**SECTION 82-181 DANGEROUS BUILDING DEFINITIONS**

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.

**SECTION 122-51 BUILDING PERMIT REQUIRED**

Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071.

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: ENV25-0238**

**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 01/15/2026 post the Notice of Violation & Public Hearing to the property, located at 1700 NE 46TH CT.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

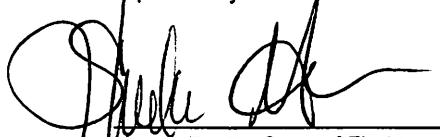
**FURTHER, AFFIANT SAYETH NAUGHT.**

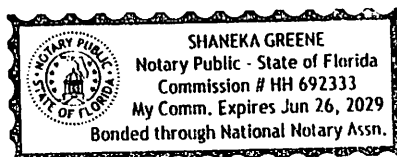
Dated: 01/15/2026

  
Environmental Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/15/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







**EMENT**  
**9-8309**  
**REMOVE THIS**  
**OUT APPROVAL**  
**THE CITY CODE**  
**EMENT DIVISION**



*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**

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
 2515 LIBERTY PARK DR STE 1403  
 CAPE CORAL, FL. 33909-3706

01/15/2026

INVESTORS LANDS HOLDINGS OF OCALA LLC  
 1906 SKYLINE BLVD  
 CAPE CORAL, FL. 33991

INVESTORS LANDS HOLDINGS OF OCALA LLC  
 7560 RIVER RD  
 FLUSHING, MI. 48433

PERLMAN ALAN J ESQ (REGISTERED AGENT)  
 DICKINSON WRIGHT  
 350 E LAS OLAS BLVD #1750  
 FORT LAUDERDALE, FL. 33301

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

**Location of Violation:** 1700 NE 46TH CT|27028-003-00  
**Case Number:** ENV25-0238  
**Inspector Assigned:** Jeff Guilbault  
**Required Compliance Date:** 02/23/2026  
**Public Hearing Date & Time:** 02/25/2026 10:30  
**Violation(s) and How to Abate:**  
 SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER  
 Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.  
 SECTION 82-181 DANGEROUS BUILDING DEFINITIONS  
 Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.  
 Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.  
 SECTION 122-51 BUILDING PERMIT REQUIRED  
 Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071

Office DEPOT®

City of Ocala  
 Environmental Enforcement  
 01/15/2026 09:49:15

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: ENV25-0238

**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 01/14/2026 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.

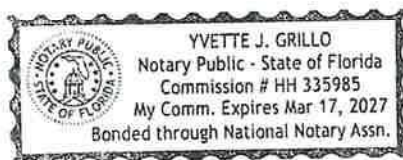
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 01/14/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 01/14/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



## Jeffrey Guilbault

---

**From:** Dennis Boos <dennishamptonmanor@gmail.com>  
**Sent:** Wednesday, January 21, 2026 6:27 AM  
**To:** Jeffrey Guilbault  
**Cc:** Dale Hollingsworth; Jennipher L. Buller  
**Subject:** Re: Hampton Manor | ENV25-0238

**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.

Good Morning, Jeff

Thank you for the information

We hope to be closing with the bank this/next week

I will definitely pass this along to the owners and will be in attendance for the meeting on 2/25/2026

Dennis

On Tue, Jan 20, 2026 at 4:06 PM Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)> wrote:

Dennis,

This case has not yet been heard by the Magistrate. As of today, there are no fines associated with this case. The hearing inspection is scheduled for February 23, 2026. Please advise if there are any changes prior to that date. This case is scheduled for the February 25, 2026 Special Magistrate.

Regarding Case No. 2023\_9885, daily fines are currently accruing. The case reflects 776 days in violation at a rate of \$250 per day, resulting in a total accumulated fine of \$194,000.00.

V/r,

*Jeff Guilbault Jr.*

Environmental Inspector

City of Ocala

---

[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)



---

**From:** Dennis Boos <[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)>

**Sent:** Tuesday, January 20, 2026 2:44 PM

**To:** Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)>

**Subject:** Re: Hampton Manor | ENV25-0238

**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.

Thank you Jeff!

Would you happen to know the total accumulated fines YTD?

Appreciate all of your help

We hope to be closing with the Bank this/next week to break ground once again

Dennis

On Tue, Jan 20, 2026 at 1:03 PM Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)> wrote:

Dennis,

The grass has been cut at this site. However, the remaining violations are as such:

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

Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

**SECTION 82-181 DANGEROUS BUILDING DEFINITIONS**

Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.

**SECTION 122-51 BUILDING PERMIT REQUIRED**

Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071.

Please once violations are corrected please let us know.

V/r,

*Jeff Guilbault Jr.*

Environmental Inspector

City of Ocala

---

[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)



---

**From:** Dennis Boos <[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)>  
**Sent:** Tuesday, January 20, 2026 12:55 PM  
**To:** Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)>  
**Subject:** Re: Code Violation - 1700 NE467th Court

**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.

Thank you for the expeditious response

ENV25-0238

On Tue, Jan 20, 2026 at 12:53 PM Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)> wrote:

What is the case number, ill send you all the photos I took at the last inspection.

V/r,

*Jeff Guilbault Jr.*

Environmental Inspector

City of Ocala

---

[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)



---

**From:** Dennis Boos <[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)>

**Sent:** Tuesday, January 20, 2026 12:52 PM

**To:** Jeffrey Guilbault <[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)>

**Subject:** Code Violation - 1700 NE467th Court

**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.

Good Afternoon, Jeff

Hope this email finds you well

I did a random inspection of the etrack website and found a code violation for overgrowth on the property.

It also states it will be presented to the code board on 2/25/2026

Can you please advise on the condition that requires correction so I can have my landscaper go to the site

Thank you,

Dennis

--

Dennis Boos

Regional Maintenance Manager

Hampton Manor Assisted Living Facility and Memory Care

1906 Skyline Blvd

Cape Coral, FL 33993

(c) 973-487-8771

[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)

--

Dennis Boos

Regional Maintenance Manager

Hampton Manor Assisted Living Facility and Memory Care

1906 Skyline Blvd

Cape Coral, FL 33993

(c) 973-487-8771

[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)

--

Dennis Boos

Regional Maintenance Manager

Hampton Manor Assisted Living Facility and Memory Care

1906 Skyline Blvd

Cape Coral, FL 33993

(c) 973-487-8771

[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)

--

Dennis Boos

Regional Maintenance Manager

Hampton Manor Assisted Living Facility and Memory Care

1906 Skyline Blvd

Cape Coral, FL 33993

(c) 973-487-8771

[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)

## Jeffrey Guilbault

---

**From:** Dennis Boos <dennishamptonmanor@gmail.com>  
**Sent:** Tuesday, February 10, 2026 6:37 AM  
**To:** Jeffrey Guilbault  
**Cc:** Dale ALF; paul tunney  
**Subject:** Property updated - 1700 NE 46th Ct Ocala  
**Attachments:** Hampton Ocala Struct Updated 2026.02.09..pdf

**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.

Good Morning, Jeff  
Hope this email finds you well  
Just wanted to follow up on my email from two weeks ago  
Please be advised that the site cleanup has been completed.  
We are in receipt (attached) of the architectural drawings as well as the MEP's  
Although these are not an "official submission" (which should occur in the next few days from the GC) it is to show progress  
Once the City approves the submissions, we hope to start work shortly thereafter.  
Look forward to seeing you in a few weeks  
Dennis

[https://www.dropbox.com/scl/fo/p6woccbessyomknmdjfea/AGmcv5\\_p0APVob6eHXVsBOs?rlkey=h9tvi trjpe5va4kpub8qbvr5g&e=1&dl=0](https://www.dropbox.com/scl/fo/p6woccbessyomknmdjfea/AGmcv5_p0APVob6eHXVsBOs?rlkey=h9tvi trjpe5va4kpub8qbvr5g&e=1&dl=0)

--

Dennis Boos  
Regional Maintenance Manager  
Hampton Manor Assisted Living Facility and Memory Care  
1906 Skyline Blvd  
Cape Coral, FL 33993  
(c) 973-487-8771  
[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)

## Jeffrey Guilbault

---

**From:** Dennis Boos <dennishamptonmanor@gmail.com>  
**Sent:** Friday, October 17, 2025 8:27 AM  
**To:** Jeffrey Guilbault  
**Subject:** Hampton Manor

**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.

Good Morning, Jeff

It was a pleasure meeting you last week

Just wanted to provide you with an update on the property.

All of the silt fencing has been reinstalled, and the grass cut.

We are working on a quote from a vendor to empty/exchange the dumpster, remove debris, grade the area surrounding the entrance to the adjacent property, etc.

We have also engaged a company to routinely maintain the grass/weeds.

I will update you shortly on our progress.

Thank you again for your patience, we look forward to becoming community partners.

Have a great weekend,

Dennis

--

Dennis Boos

Regional Maintenance Manager

Hampton Manor Assisted Living Facility and Memory Care

1906 Skyline Blvd

Cape Coral, FL 33993

(c) 973-487-8771

[dennishamptonmanor@gmail.com](mailto:dennishamptonmanor@gmail.com)



City of Ocala  
Environmental Enforcement  
02/23/2026 09:41:52



1700 NE  
46th COURT.

**NO  
TRESPASSING**  
THIS AREA IS A DESIGNATED  
CONSTRUCTION SITE, AND  
ANYONE WHO TRESPASSES  
ON THIS PROPERTY COMMITS  
A FELONY

City of Ocala  
Environmental Enforcement  
02/23/2026 09:42:06



City of Ocala  
Environmental Enforcement  
02/23/2026 09:44:01



City of Ocala  
Environmental Enforcement  
02/23/2026 09:44:06



City of Ocala  
Environmental Enforcement  
10/20/2025 10:43:13



City of Ocala  
Environmental Enforcement  
10/20/2025 10:46:52



City of Ocala  
Environmental Enforcement  
10/20/2025 10:41:46



City of Ocala  
Environmental Enforcement  
10/20/2025 10:46:13



City of Ocala  
Environmental Enforcement  
10/20/2025 10:43:23



PRIVATE  
PROPERTY

**N**  
**TRESPA**  
THIS AREA IS A  
CONSTRUCTION  
ANYONE WHO  
ON THIS PROPE  
A FEL

City of Ocala  
Environmental Enforcement  
10/20/2025 10:43:04



City of Ocala  
Environmental Enforcement  
10/20/2025 10:48:28



City of Ocala  
Environmental Enforcement  
10/20/2025 10:43:16



City of Ocala  
Environmental Enforcement  
10/20/2025 10:41:50



City of Ocala  
Environmental Enforcement  
10/20/2025 10:48:22



1700 NE  
46th COURT.

**NO  
TRESPASSING**  
THIS AREA IS A DESIGNATED  
CONSTRUCTION SITE, AND  
ANYONE WHO TRESPASSES  
ON THIS PROPERTY COMMITS  
A FELONY

City of Ocala  
Environmental Enforcement  
09/19/2025 10:07:58



City of Ocala  
Environmental Enforcement  
09/19/2025 10:08:14



City of Ocala  
Environmental Enforcement  
09/19/2025 10:08:17



**PRIVATE  
PROPERTY  
NO TRESPASSING**

City of Ocala  
Environmental Enforcement  
09/19/2025 10:08:25



City of Ocala  
Environmental Enforcement  
09/19/2025 10:08:48



City of Ocala  
Environmental Enforcement  
09/19/2025 10:09:27



City of Ocala  
Environmental Enforcement  
09/19/2025 10:09:53



City of Ocala  
Environmental Enforcement  
09/19/2025 10:10:22



City of Ocala  
Environmental Enforcement  
09/19/2025 10:10:38



City of Ocala  
Environmental Enforcement  
09/19/2025 10:12:25



City of Ocala  
Environmental Enforcement  
09/19/2025 10:12:29



**EMENT**  
**9-8309**  
**REMOVE THIS**  
**OUT APPROVAL**  
**THE CITY CODE**  
**EMENT DIVISION**



# 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

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
2515 LIBERTY PARK DR STE 1403  
CAPE CORAL, FL. 33909-3706

01/15/2026

INVESTORS LANDS HOLDINGS OF OCALA LLC  
1906 SKYLINE BLVD  
CAPE CORAL, FL. 33991

INVESTORS LANDS HOLDINGS OF OCALA LLC  
7560 RIVER RD  
FLUSHING, MI. 48433

PERLMAN ALAN J ESQ (REGISTERED AGENT)  
DICKINSON WRIGHT  
350 E LAS OLAS BLVD #1750  
FORT LAUDERDALE, FL. 33301

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

**Location of Violation:** 1700 NE 46TH CT|27028-003-00

**Case Number:** ENV25-0238

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:** 02/23/2026

**Public Hearing Date & Time:** 02/25/2026 10:30

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

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.

**SECTION 82-181 DANGEROUS BUILDING DEFINITIONS**  
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.  
Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.

**SECTION 122-51 BUILDING PERMIT REQUIRED**  
Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071

Office DEPOT®

City of Ocala  
Environmental Enforcement  
01/15/2026 09:49:15



1700 NE  
46th COURT.

**NO TRESPASSING**  
THIS AREA IS A DESIGNATED  
CONSTRUCTION SITE, AND  
ANYONE WHO TRESPASSES  
ON THIS PROPERTY COMMITS  
A FELONY

**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309

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

City of Ocala  
Environmental Enforcement Division  
NOTICE OF VIOLATION AND PUBLIC HEARING