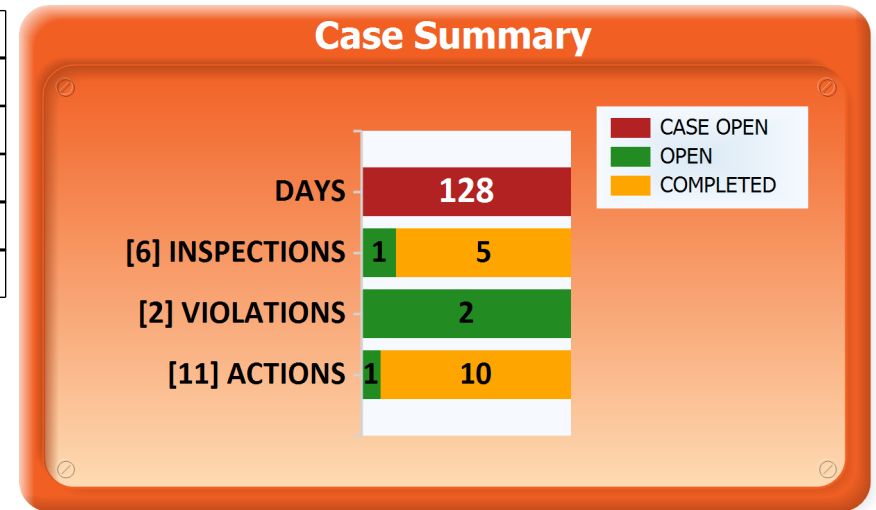


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0440

Description: Site Plan			Status: HEARING
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 3/31/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 3900 NW BLITCHTON RD OCALA, FL 34482			
Site APN: 21699-000-02		Officer: LIVIU EAGLEN	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	DALO PROPERTIES LLC	603 E UNIVERSITY AVE GAINESVILLE, FL 32601-5449			
RESPONDENT 1	DALO PROPERTIES LLC	603 E UNIVERSITY AVE GAINESVILLE, FL 32601			
RESPONDENT 2	MCKIBBIN, HARVARD	Registered Agent NEWBERRY, FL 32669			

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$54.93	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$44.28	\$0.00						
CONTACT	001-359-000-000-06-35960	3	\$9.72	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$17.82	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	6	\$97.26	\$0.00						
Total Paid for INSPECTION FEES:			\$97.26	\$0.00						
TOTALS:			\$236.35	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0440

SECTION 122-212 SITE PLAN APPROVAL REQUIRED	CHARLES HANNAH	3/31/2026				Sec. 122-212. - Site plan approval required. Until such time a site plan has been submitted to the building official and approved according to the procedures contained in section 122-214, it shall be unlawful for any person to conduct any of the following activities on a parcel: Alteration, change or modification of any parcel, and site work, including changing of grade. A required site plan must satisfy all the city requirements. Please contact Planning to obtain information regarding the development of a new site plan. This should include all the required permits needed. Compliance date is May 12, 2026
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	CHARLES HANNAH	3/31/2026				Tree debris piled in rear of property where new parking area was developed. Please remove all tree debris from property. Compliance date is May 12, 2026.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	3/31/2026	3/31/2026			I observed the property having a new asphalt resurface, new parking lines in pink which had been altered from original lines, a rear grassy and wooded area that had been covered with gravel and a new additional parking lot created. The rear area was graded and trees removed. All of this was done without any permits. The owner stated she had inquired, and no permits were needed, so she authorized the work. I spoke with Bria Miller in Planning as well as Greg in Building to clarify what was required. I was informed that a new site plan will be required and all permits obtained.



OCALA Case Details - No Attachments

City of Ocala

Case Number

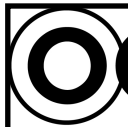
CE26-0440

FOLLOW UP	JLB	4/2/2026	4/2/2026	COMPLETED		At the request of the Planning Director, Aubrey Hale, additional photo needed to show the of lime rock after his conversion with the property owner. At the location, I spoke with the business owner. She called her mother (the propert owner) and I was granted permission to take photos of the area to the rear of the building. I observed a large area with lime rock and 9 concrete parking bumpers. The business owner said the area was to be used for employee parking. Photos attached. Per Mr. Hale a site plan would be required.
FOLLOW UP	CAN	4/14/2026	4/14/2026			No changes but will extend waiting for permits.
FOLLOW UP	SKN	5/14/2026	5/14/2026	COMPLETED		Case re-assigned from C. Hannah to S. Knight. No recent SITE permit on file for re-stripping or expansion of parking lot. Confirm with Planning and Zoning before proceeding with further code action (NOVPH). I followed up and spoke to Brittany pellot in the business. I explained the need for a site plan approval. I let her know she needed to contact the permitting dept. regarding the issues.
						On 6/12/2026, while assigned as a Code Inspector for the City of Ocala, I conducted a follow-up inspection regarding this case, which was previously assigned to other inspectors. A review of department records revealed that on 03/31/2026 an inspection was conducted during which unpermitted site improvements were observed, including the resurfacing of the parking lot, modification of parking striping from the approved site layout, expansion of the parking area into a previously grassy and wooded area through grading and the placement of gravel, and the removal of trees. Records further indicate that Planning and Building Department staff advised

FOLLOW UP	LIE	6/12/2026	6/12/2026	COMPLETED	that a revised site plan and applicable permits would be required for the work performed. Department records further indicate that on 04/02/2026, at the request of Planning Director Aubrey Hale, additional photographs were obtained documenting the expanded parking area located to the rear of the building. During that inspection, the business owner advised that the area was intended to be used for employee parking. The inspection documented a large area covered with lime rock and the installation of approximately nine concrete parking bumpers. Planning staff confirmed at that time that site plan approval would be required. A subsequent follow-up conducted on 04/14/2026 documented that no changes had been made to the property and additional time was provided to allow for permitting. Department records further indicate that on 05/14/2026 contact was made with Brittany Pellot, who was again advised of the requirement to obtain site plan approval and coordinate with the permitting department regarding the observed violations. During my follow-up inspection on this date, I observed that the unpermitted site improvements remain in place. A review of City records revealed no approved site plan, site development permit, or other permits authorizing the observed improvements. The parking lot resurfacing, altered parking configuration, expanded parking area, grading activities, and associated site modifications remain inconsistent with the approved plans on file. As of this inspection, more than two months have elapsed since the original investigation and the responsible parties have been provided multiple opportunities to obtain the required approvals and permits. The property remains in violation and no
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						corrective action has been observed. Photographs and departmental records have been reviewed and attached to the case file. This case will proceed with further enforcement action to obtain compliance with City of Ocala Code requirements. Due to the length of time that has elapsed since the original inspection, the multiple contacts and follow-up inspections conducted by Code Enforcement staff, and the continued failure to obtain the required site plan approval and permits, I have determined that voluntary compliance has not been achieved. Accordingly, a Notice of Violation Prior to Hearing (NOVPH) will be issued to the property owner.
HEARING INSPECTION	LIE	8/10/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	CHARLES HANNAH	3/31/2026	3/31/2026	I spoke with the contractor regarding the work that was done and he stated he and the owner thought the property was in the County, not the City of Ocala. No permits were obtained for this reason. He stated he would be OK with getting the needed permits when the site plan is approved. 352-433-7706



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0440

PREPARE NOTICE	SHANEKA GREENE	4/15/2026	4/16/2026	CLTO X 3 DALO PROPERTIES LLC 603 E UNIVERSITY AVE GAINESVILLE FL 32601-5449 MCKIBBIN, HARVARD REGISTERED AGENT 12513 W NEWBERRY RD NEWBERRY, FL 32669 BLO HAIR LOUNGE 3900 NW Blitchton Rd Ocala, FL 34475
REGULAR MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	CLTO MAILED (2)
PREPARE NOTICE	YVETTE J GRILLO	6/23/2026	6/23/2026	NOVPH X2 MCKIBBIN, HARVARD Registered Agent 12513 W NEWBERRY RD NEWBERRY, FL 32669 DALO PROPERTIES LLC 603 E UNIVERSITY AVE GAINESVILLE, FL 32601
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0440

CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 9489 0090 0027 6696 9837 08 MCKIBBIN, HARVARD (Registered Agent) 12513 W NEWBERRY RD NEWBERRY, FL 32669 9489 0090 0027 6696 9837 60 DALO PROPERTIES LLC 603 E UNIVERSITY AVE GAINESVILLE, FL 32601
FIELD POSTING	LIVIU EAGLEN	6/24/2026	6/24/2026	NOVPH READY TO POST NOVPH POSTED ON PROPERTY, AFFIDAVIT ON FILE
CONTACT	LIVIU EAGLEN	6/25/2026	6/25/2026	Contact with Davis at Dinkins Engineering requesting information regarding the case as the property owner hiring him will be in contact if owner retains Dinkins Engineering to begin correcting the property.
CONTACT	LIVIU EAGLEN	7/15/2026	7/15/2026	On this date, while assigned as a Code Inspector for the City of Ocala, contact was made with the owner of BLO Hair Salon regarding the ongoing case. The owner was advised of the scheduled hearing date and the current status of the case. The owner was again advised that the gravel parking area located behind the business is not an approved improvement and constitutes an unpermitted modification to the approved site plan. The corrective actions necessary to bring the property into compliance were reviewed, including the requirement to obtain the appropriate approvals and permits, or otherwise correct the site conditions as required by the City. The owner was provided the information regarding the steps necessary to address the violation. This contact was documented for the case file.

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/20/2026	Find that the Respondent(s) violated City Code Sections 34-95 and 122-212 and order the Respondent(s) to: 1. (a) Clean the property by removing all tree debris in violation of City Code Section 34-95 by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. The City shall have the authority to enter upon the property and take any action necessary to abate the violation, including cleaning the property and removing all tree debris. (b) Upon abatement of any violation of Section 34-95 by the City, a \$100.00 service fee shall be assessed pursuant to Section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2. Apply for and obtain all required site plan approvals and permits necessary to bring the unpermitted parking lot into compliance with City Code Section 122-212 by 4:00 p.m. on Thursday, September 10, 2026. Once all required approvals and permits are obtained, all work shall be completed, and all required inspections shall be completed and approved within ninety (90) days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permitted work has not received final inspection approval by the ninety-first (91st) day after issuance of the initial permit(s), a fine of \$150.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. 3. Pay the cost of prosecution in the amount of \$236.35 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
4/2/2026 1:04 PM



City of Ocala
Code Enforcement Division
4/2/2026 1:04 PM



City of Ocala
Code Enforcement Division
4/2/2026 1:04 PM



City of Ocala
Code Enforcement Division
3/30/26, 3:37 PM



City of Ocala
Code Enforcement Division
3/31/26, 8:33 AM



Google Maps



City of Ocala
Code Enforcement Division
2/12/2026 10:10 AM



LL'S
AR



City of Ocala
Code Enforcement Division
3/12/2026 2:39 PM



Blō
HAIR LOUNGE

352-421-5544

City of Ocala
Code Enforcement Division
3/12/2026 2:39 PM

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

21699-000-02

[GOOGLE Street View](#)

Prime Key: 550426

[MAP IT+](#)

Current as of 3/31/2026

Property Information

DALO PROPERTIES LLC
603 E UNIVERSITY AVE
GAINESVILLE FL 32601-5449

Taxes / Assessments:

Map ID: 145

Millage: 1005 - OCALA

M.S.T.U.

PC: 17

Acres: .62

Situs: 3900 NW BLITCHTON RD
OCALA

2025 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$210,533
Total Assessed Value	\$210,533
Exemptions	\$0
Total Taxable	\$210,533

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$121,532	\$120,651	\$4,830	\$210,533	\$210,533	\$0	\$210,533
2024	\$121,532	\$114,957	\$4,830	\$193,616	\$193,616	\$0	\$193,616
2023	\$121,532	\$119,573	\$4,830	\$193,460	\$193,460	\$0	\$193,460

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6929/0193	09/2013	07 WARRANTY	0	U	I	\$100
6018/1140	09/2013	50 CONTRACT	4 V-APPRAISERS OPINION	Q	I	\$195,000
3184/0821	06/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$200,000
2165/1050	08/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$90,000
MC94/0786	01/1995	EI E I	0	U	V	\$75,885
1453/0431	09/1987	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$100,000
1391/0279	12/1986	05 QUIT CLAIM	0	U	I	\$100

Property Description

SEC 10 TWP 15 RGE 21
COM AT NW COR OF W 1/2 OF NE 1/4 OF
NE 1/4 E 62.56 FT TO SWLY R/WAY US 27 S 61-53-00 E

N 00-24-57 E 246.35 FT TO POB

Land Data - Warning: Verify Zoning

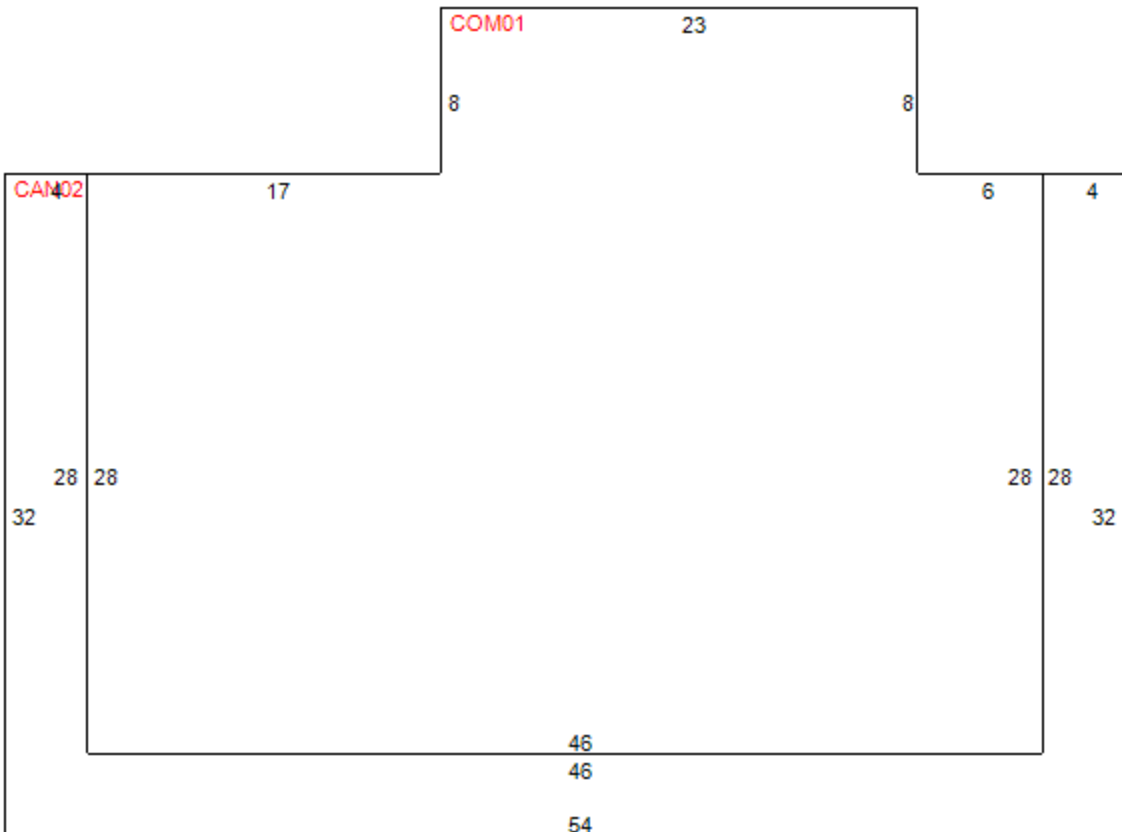
Mkt: 2 70

Traverse

Building 1 of 1

COM01=L6U8L23D8L17D28R46U28.

CAN02=R4D32L54U32R4D28R46U28.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1967
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	11/14/2022 by 117	Base Perimeter 164

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	1967	0	1,472	M17 OFFICE	100 %	N Y
2	11.0	1.00	1967	0	440	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	5,852.00	SF	5	1981	3	0.0	0.0
159 PAV CONCRETE	712.00	SF	20	1967	2	0.0	0.0
159 PAV CONCRETE	140.00	SF	20	1981	3	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1981	2	0.0	0.0

Appraiser Notes

LOTUS MASSAGE

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN12-0270	10/25/2012	-	SIGN GOLDEN OCALA
0508081	5/1/1996	10/1/1997	COMM RENOVATIONS
MA45963	9/1/1991	-	BLDG01=SIGN
MC1685B	6/1/1981	-	ADDITION

Prepared By and Return To:
Justin M. Mowitz, Esq.
Mowitz Title, LLC
5341 SW 91st Terrace Suite A
Gainesville, FL 32608

File #: 1830240

Tax Parcel ID: R21699-000-02

{ Space Above This Line For Recording Data }

WARRANTY DEED

This Warranty Deed is made this February 25, 2019 by and between E. R. Boone and Trudy Boone, husband and wife whose post office address is 615 E. Silver Springs Blvd, Ocala FL 34470 (hereinafter, "Grantor"), and Dalo Properties LLC, a Florida limited liability company whose post office address is 603 E. University Avenue, Gainesville, FL 32601 (hereinafter, "Grantee"), which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual and either sex, and shall include heirs, legal representatives, successors and assigns of the same.

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Commence at the NW corner of the West 1/2 of the NE 1/4 of the NE 1/4, run thence S.89°52'33"E., along the North boundary of said West 1/2 of the NE 1/4 of the NE 1/4, 62.56 feet to the Southwesterly right of way line of U.S. Highway No. 27 (State Road No. 500) (170 foot right of way) said point being 110 feet from and at right angles to the centerline of said U.S. Highway No. 27; Thence S.61°53'33"E., along the said right of way line of U.S. Highway No. 27, 475.75 feet to a found concrete monument at the Place of Beginning, and Thence (1) continuing along the said right of way line of U.S. Highway No. 27, S.61°53'33"E., 200.00 feet to a found concrete monument at the intersection of the said right of way line of U.S. Highway No. 27 and the Westerly right of way line of graded county road (66 foot right of way); Thence (2) along the said line of graded county road, S.00°24'57"W., 200.00 feet to a found concrete monument; Thence (3) N.89°35'03"W., 177.15 feet to a found concrete monument; And thence N.00°24'57"E. 292.83 feet to the Point of Beginning. Lying in Section 10, Township 15 South, Range 21 East, MARION County, Florida.

LESS AND EXCEPT the following described property:

Commence at the NW corner of the West 1/2 of the NE 1/4 of the NE 1/4, run thence S.89°52'33"E., along the North boundary of said West 1/2 of the NE 1/4 of the NE 1/4, 62.56 feet to the Southwesterly right of way line of U.S. Highway No. 27 (State Road No. 500) (170 foot right of way) said point being 110 feet from and at right angles to the centerline of said U.S. Highway No. 27; Thence S.61°53'33"E., along the said right of way line of U.S. Highway No. 27, 575.75 feet to the Point of Beginning; And thence (1) continuing along the said right of way line of U.S. Highway No. 27, S.61°53'33"E., 100 feet to the intersection of said right of way line of U.S. Highway No. 27 and the Westerly right of way line of Graded County Road (66 foot right of way); Thence (2) along the said line of Graded County Road, S.00°24'57"W., 200 feet to a found concrete monument; Thence (3) N.89°35'03"W., 88.58 feet; Thence N.00°24'57"E., 246.35 feet to the Point of Beginning. Lying in Section 10, Township 15 South, Range 21 East, MARION County, Florida.

SUBJECT TO covenants, restrictions and easements of record, if any: however, this reference thereto shall not operate to reimpose same and taxes accruing subsequent to December 31, 2018.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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; that the Grantor hereby fully 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

X

Witness Name:

Kimber Lee Merriam

E. R. Boone

X

Witness Name:

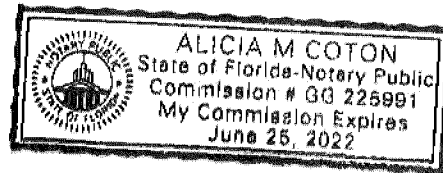
Alicia Cotton

Trudy Boone

STATE OF FLORIDA
COUNTY OF Marion

This instrument was sworn to and acknowledged before me on February 22, 2019 by E. R. Boone and Trudy Boone, who each produced a driver's license as identification.

(Notary Seal)





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

Detail by Entity Name

Florida Limited Liability Company
DALO PROPERTIES LLC

Filing Information

Document Number	L10000099422
FEI/EIN Number	27-3703353
Date Filed	09/23/2010
Effective Date	09/20/2010
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	03/31/2014
Event Effective Date	NONE

Principal Address

603 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Mailing Address

603 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Registered Agent Name & Address

MCKIBBIN, HARVARD D
12513 W NEWBERRY RD
NEWBERRY, FL 32669

Address Changed: 04/21/2024

Authorized Person(s) Detail

Name & Address

Title MGR

mckibbin, harvard D
12513 W NEWBERRY RD
NEWBERRY, FL 32669

Title MGR

mckibbin, harvard A
12513 W NEWBERRY RD
NEWBERRY, FL 32669

Annual Reports

Report Year	Filed Date
2023	03/29/2023
2024	04/21/2024
2025	04/14/2025

Document Images

04/14/2025 -- ANNUAL REPORT	View image in PDF format
04/21/2024 -- ANNUAL REPORT	View image in PDF format
03/29/2023 -- ANNUAL REPORT	View image in PDF format
04/25/2022 -- ANNUAL REPORT	View image in PDF format
04/29/2021 -- ANNUAL REPORT	View image in PDF format
04/29/2020 -- ANNUAL REPORT	View image in PDF format
04/03/2019 -- ANNUAL REPORT	View image in PDF format
03/31/2018 -- ANNUAL REPORT	View image in PDF format
02/28/2017 -- ANNUAL REPORT	View image in PDF format
04/30/2016 -- ANNUAL REPORT	View image in PDF format
04/30/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
03/31/2014 -- LC Amendment	View image in PDF format
03/05/2013 -- ANNUAL REPORT	View image in PDF format
03/28/2012 -- ANNUAL REPORT	View image in PDF format
10/05/2011 -- REINSTATEMENT	View image in PDF format
09/23/2010 -- Florida Limited Liability	View image in PDF format



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

4/16/2026

CASE NO: CE26-0440

DALO PROPERTIES LLC
603 E UNIVERSITY AVE
GAINESVILLE, FL. 32601-5449

MCKIBBIN HARVARD D (REGISTERED AGENT)
12513 W NEWBERRY RD
NEWBERRY, FL. 32669

RE: 21699-000-02 | 3900 NW BLITCHTON RD 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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 5/12/2026

Violations:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

A required site plan must satisfy all the city requirements. Please contact Planning to obtain information regarding the development of a new site plan. This should include all the required permits needed.

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

Tree debris piled in rear of property where new parking area was developed. Please remove all tree debris from property.

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 inspector 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.

CHARLES HANNAH,
Code Inspector
352-615-3108 channah@ocalafl.gov



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

MCKIBBIN, HARVARD
(Registered Agent)
12513 W NEWBERRY RD
NEWBERRY, FL 32669

06/24/2026

DALO PROPERTIES LLC
603 E UNIVERSITY AVE
GAINESVILLE, FL 32601

Respondent(s) _____ /

Location of Violation: 3900 NW BLITCHTON RD/ 21699-000-02

Case Number: CE26-0440

Inspector Assigned: Anthony Eaglen

Required Compliance Date: 08/07/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Site plan approval required. Until such time a site plan has been submitted to the building official and approved according to the procedures contained in section 122-214, it shall be unlawful for any person to conduct any of the following activities on a parcel: Alteration, change or modification of any parcel, and site work, including changing of grade. A required site plan must satisfy all the city requirements. Please contact Planning to obtain information regarding the development of a new site plan. This should include all the required permits needed.

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

Tree debris piled in rear of property where new parking area was developed. Please remove all tree debris from property.

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 – 2nd 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:

Anthony Eaglen **CODE INSPECTOR**
lieaglen@ocalafl.gov
352-615-3108

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

CASE NO: CE26-0440

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

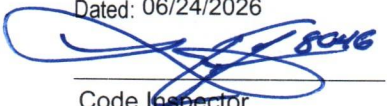
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Anthony Eaglen, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/24/2026 post the Notice of Violation & Public Hearing to the property, located at 3900 NW BLITCHTON RD, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

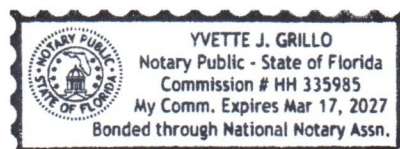
Dated: 06/24/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2026 by Yvette Grillo, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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City of Ocala
Code Enforcement Division
6/24/26, 8:21 AM



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

06/24/2026

MCKIBBIN, HARVARD
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12513 W NEWBERRY RD
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DALO PROPERTIES LLC
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Respondent(s) _____ /

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Office DEPOT®

City of Ocala
Code Enforcement Division
6/24/26, 8:21 AM

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

CASE NO: CE26-0440

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 06/24/2026 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.

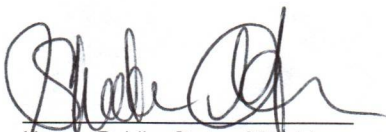
FURTHER, AFFIANT SAYETH NAUGHT.

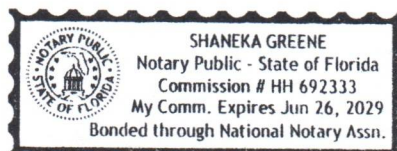
Dated: 06/24/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/24/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida



RE: Site Plan

From Karen Cupp <KCupp@Ocalafl.gov>

Date Tue 3/31/2026 9:55 AM

To Charles Hannah <channah@ocalafl.gov>

Good morning Chuck,

The property was developed under Marion County's land development code. The property was annexed in 1998 and the site had already been developed.

Karen Cupp
Planning & Zoning Manager
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
(352) 629-8335
kcupp@ocalafl.gov



From: Charles Hannah <channah@ocalafl.gov>

Sent: Monday, March 30, 2026 4:03 PM

To: Karen Cupp <KCupp@Ocalafl.gov>

Subject: Site Plan

Karen,

Do you have a site plan for 3900 NW BLITCHTON RD? 21699-000-02

Thanks,
Chuck