

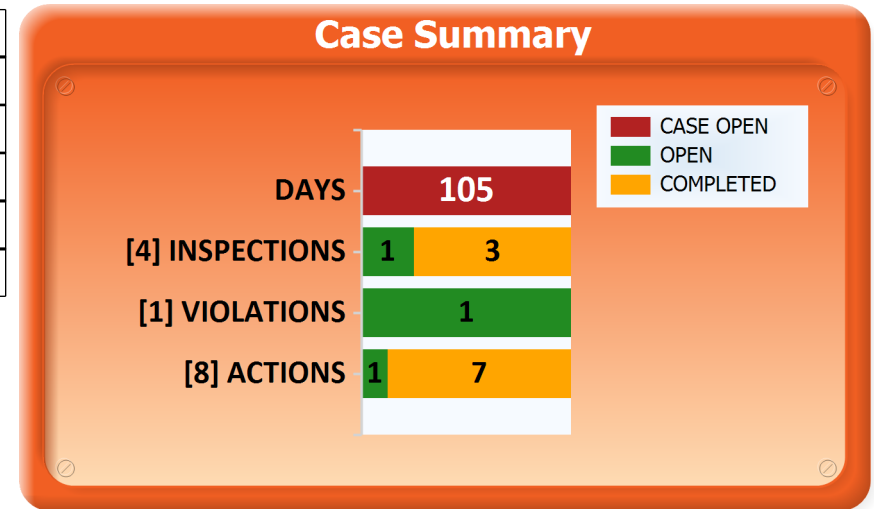


Case Details - No Attachments

City of Ocala

Case Number
ENV26-0211

Description: DIRTY / UNMAINTAINED GREASE CONTAINER			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/24/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/11/2026
Site Address: 3015 SW 32ND AVE OCALA, FL 34474			
Site APN: 23735-001-01		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FCPT HOLDINGS LLC	PO BOX 460049 HOUSTON, TX 77056-8049			
RESPONDENT 1	FCPT HOLDINGS LLC C/O RYAN LLC - PTS	PO BOX 460049 HOUSTON, TX 77056-8049			
RESPONDENT 2	RINEHART, WADE	2300 JENKS AVENUE SUITE C LYNN HAVEN, FL 32444			
RESPONDENT 3	TEXAS ROADHOUSE	3015 SW 32ND AVE OCALA, FL 34474			

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	\$36.96	\$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	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$57.93	\$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						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$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	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$197.21	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 34-98 MISCELLANEOUS NUISANCES	ROBERT MOORE	4/24/2026				GREASE CONTAINER IS COVERED IN COAGULATED GREASE AND FOOD MATTER. EXTERIOR OF CONTAINER NEEDS TO BE APPROPRIATELY CLEANED AND MAINTAINED. DUMPSTER PAD WHERE CONTAINER IS LOCATED IS COVERED IN GREASE AND ALSO NEEDS TO BE FREE AND CLEAR OF ANY LEAKING OR SPILLED GREASE. OPEN BUCKETS OF DISCARDED GREASE PLACED NEAR DUMPSTER IS PROHIBITED. CLEAN NOTED AREAS AND CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE- INSPECTION FOR COMPLIANCE
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/24/2026	4/24/2026	COMPLETED		On 4-24-26, I observed the grease container on the property (Texas Roadhouse) to be covered in coagulated grease and food matter. It was also found to have been left in an open position, thus exposing its contents. Additionally, there was grease observed on the dumpster pad itself. The business was closed at the time of inspection. I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for compliance and case closure. Photos were attached and follow-up was scheduled accordingly.

FOLLOW UP	RSM	5/22/2026	5/22/2026	COMPLETED	CLTO DATE	On 5-22-26, I checked the property in regard to the compliance date on the issued courtesy letter. On this day, I noted the condition had worsened. Grease and food matter had accumulated on the grease container's exterior as well as the ground and there were open buckets of grease placed near the container as depicted in the attached photos. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Follow-up was scheduled accordingly.
FOLLOW UP	RSM	6/26/2026	6/26/2026	COMPLETED		On 6-26-26, I checked the property in relation to the previously sent/posted Notice of Violation and Public Hearing. On this day, I noted the violation remained with the violation in a worsened state as depicted in the attached photos. Follow-up scheduled in accordance with pending hearing.
HEARING INSPECTION	RSM	8/11/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/27/2026	4/27/2026	C L T O COMP DATE 05/22/2026
REGULAR MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	CLTO MAILED (3)
ADMIN POSTING	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9952 06 FCPT HOLDINGS LLC C/O RYAN LLC-PTS PO BOX 460049 HOUSTON, TX. 77056-8049 9489 0090 0027 6696 9952 13 FCPT HOLDINGS LLC RIENHART WADE (REGISTERED AGENT) 2300 JENKS AVE SUITE C LYNN HAVEN, FL. 32444
PREPARE NOTICE	SHANEKA GREENE	5/27/2026	5/27/2026	N O V P H COMP DATE 06/26/2026
FIELD POSTING	ROBERT MOORE	5/28/2026	5/28/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/29/2026	Find that the Respondent(s) violated City Code Section 34-98 and order the Respondent(s) to: 1. (a) Clean the grease container and area around container fully and properly removing any animal or vegetable greases, oils or other offensive substances 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 until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. (b) Upon abatement of any violations of Section 34-98 by the City, a \$100.00 service fee shall be applied pursuant to Section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2. Pay the cost of prosecution of \$197.21 by September 10, 2026.

HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS
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City of Ocala
Environmental Enforcement
Jun 26, 2026
07:37:59 AM



City of Ocala
Environmental Enforcement
Jun 26, 2026
07:38:05 AM



City of Ocala
Environmental Enforcement
May 22, 2026
07:50:13 AM



City of Ocala
Environmental Enforcement
May 22, 2026
07:50:17 AM



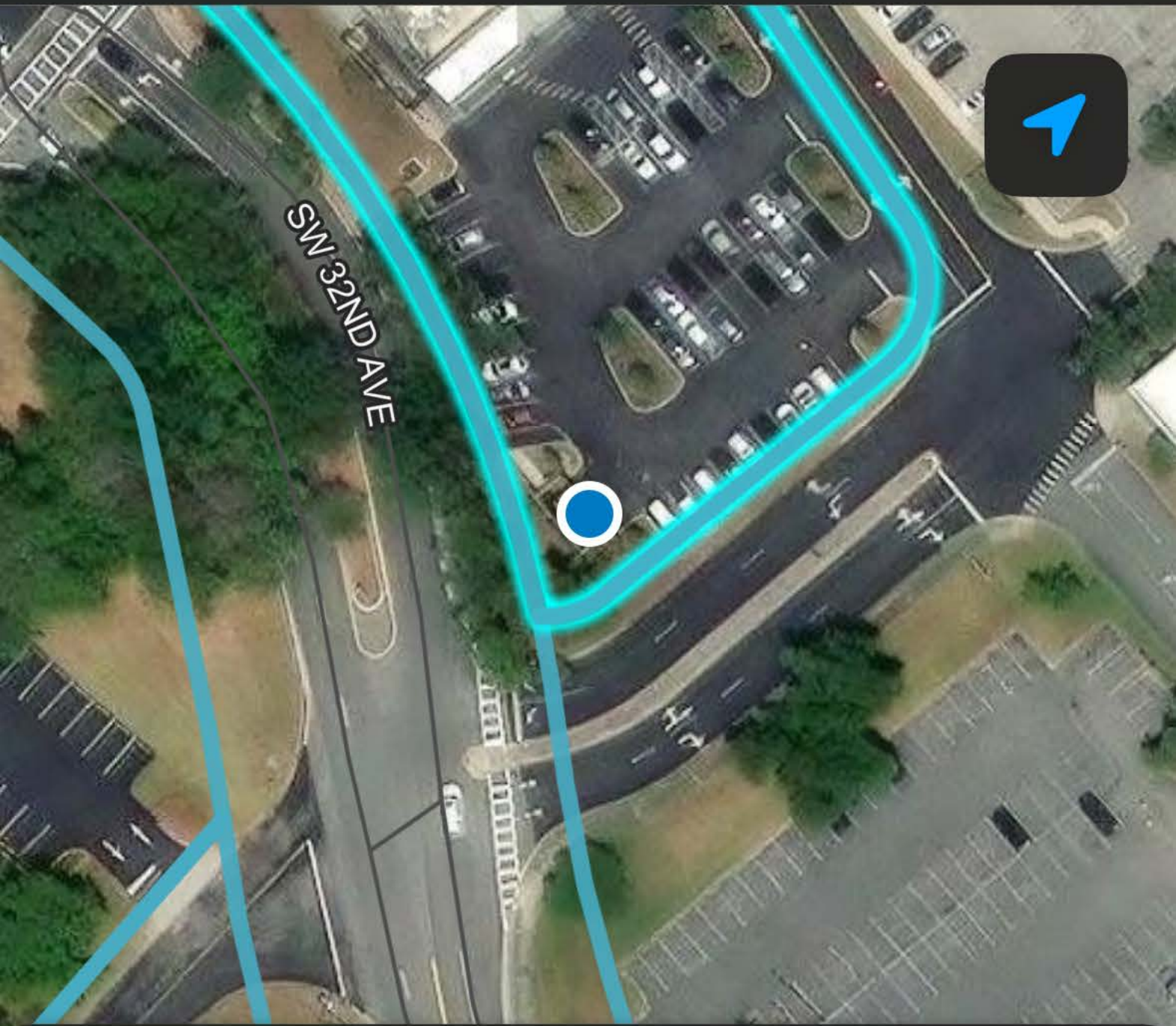
City of Ocala
Environmental Enforcement
May 22, 2026
07:50:20 AM

7:46

5G+



GPS accuracy 11.6 ft



PID: 23735-001-01

Area 1.34 ac



0.0 ft



Directions



Compass



Favorite

Owner: FCPT HOLDINGS LLC

Property Address: 3015 SW 32ND AVE

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



City of Ocala
Environmental Enforcement
4/24/2026 7:47 AM

DO NOT BE PLACED
ON HARD LEVEL SURFACE
LOAD UNIFORMLY



City of Ocala
Environmental Enforcement
4/24/2026 7:47 AM



City of Ocala
Environmental Enforcement
4/24/2026 7:47 AM



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

23735-001-01

[GOOGLE Street View](#)

Prime Key: 3938127

[MAP IT+](#)

Current as of 4/24/2026

[Property Information](#)

FCPT HOLDINGS LLC
C/O RYAN LLC - PTS
PO BOX 460049
HOUSTON TX 77056-8049

[Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 21

Acres: 1.31

Situs: 3015 SW 32ND AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$827,428
Buildings	\$1,024,720
Miscellaneous	\$24,092
Total Just Value	\$1,876,240
Total Assessed Value	\$1,876,240
Exemptions	\$0
Total Taxable	\$1,876,240

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$827,428	\$1,024,720	\$24,092	\$1,876,240	\$1,876,240	\$0	\$1,876,240
2024	\$827,428	\$952,997	\$24,558	\$1,804,983	\$1,804,983	\$0	\$1,804,983
2023	\$827,428	\$986,402	\$25,025	\$1,838,855	\$1,716,913	\$0	\$1,716,913

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7578/1966	09/2021	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,327,600
6050/1503	05/2014	06 SPECIAL WARRANTY	0	U	I	\$100

[Property Description](#)

SEC 26 TWP 15 RGE 21
PLAT BOOK 2 PAGE 71
PADDOCK MALL SUB
A PT OF LOT 1 BEING MORE PARTICULARLY DESC AS:
COM AT THE NW COR OF THE PLAT EXCEPTION LYING ADJACENT TO & SELY OF
THE SLY ROW OF SR 200 TH S 43-21-13 W 201.30 FT TO THE POB TH CONT
S 43-21-13 W 242.62 FT TO THE POC OF A CURVE CONCAVE SELY HAVING A
RADIUS OF 35 FT TH ALONG CURVE 55 FT THRU A CENTRAL ANGLE OF 90-02-03
A CHORD BEARING & DISTANCE OF S 01-39-49 E 49.51 FT TH S 46-40-50 E

38.27 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING A RADIUS OF 197.50 FT TH ALONG ARC OF CURVE 138.22 FT THRU A CENTRAL ANGLE OF 40-05-58 A CHORD BEARING & DISTANCE OF S 26-37-50 E 135.42 FT TH S 06-34-49 E 76.53 FT TO A NON-TANGENT CURVE CONCAVE NLY HAVING A RADIUS OF 34.63 FT TH ALONG ARC OF CURVE 47.04 FT THRU A CENTRAL ANGLE OF 77-49-23 A CHORD BEARING & DISTANCE OF N 88-31-42 E 43.51 FT TH N 51-07-19 E 128.84 FT TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF 38 FT TH ALONG ARC OF CURVE 56.04 FT THRU A CENTRAL ANGLE OF 84-29-29 A CHORD BEARING & DISTANCE OF N 08-52-35 E 51.10 FT TH N 33-22-09 W 112.53 FT TO THE POC OF A CURVE CONCAVE ELY HAVING A RADIUS OF 178 FT TH ALONG ARC OF CURVE 211.83 FT THRU A CENTRAL ANGLE OF 68-17-07 A CHORD BEARING & DISTANCE OF N 46-38-47 W 33.76 FT TO THE POB

Parent Parcel: 23735-001-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSC	2130	.0	.0	SC	57,064.00	SF						
Neighborhood 9932												
Mkt: 2 70												

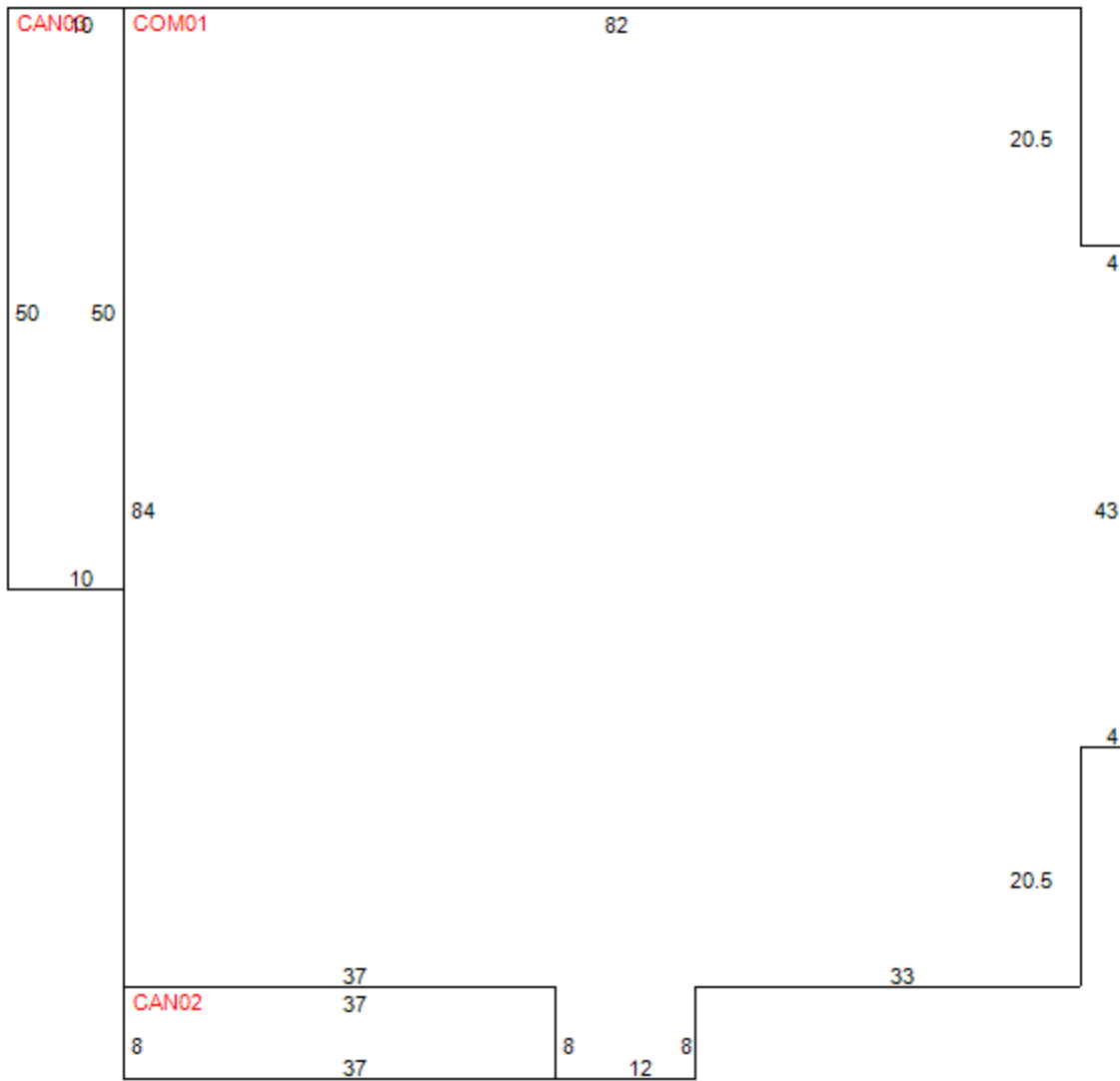
[Traverse](#)

Building 1 of 1

COM01=L37U84R82D20,5R4D43L4D20,5L33D8L12U8.

CAN02=L37D8R37U8.L37U84

CAN03=L10D50R10U50.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 700 - GOOD
Inspected on 2/5/2021 by 117

Year Built 2019
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 356

Exterior Wall 39 HARDEE BOARD56 COM BRK VEN-WD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	2019	0	7,156	F21 RESTAURANT	100 %	Y
2	9.0	1.00	2019	0	296	CAN CANOPY-ATTACHD	100 %	N
3	9.0	1.00	2019	0	500	CAN CANOPY-ATTACHD	100 %	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 2 **2 Fixture Baths:** 1
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 25

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	21,769.00	SF	5	2019	3	0.0	0.0
159 PAV CONCRETE	572.00	SF	20	2019	5	26.0	22.0
159 PAV CONCRETE	2,046.00	SF	20	2019	3	0.0	0.0
250 WALLS MASONRY	944.00	SF	50	2019	3	0.0	0.0
Appraiser Notes							
TEXAS ROADHOUSE							
Planning and Building ** Permit Search **							
Permit Number	Date Issued		Date Completed		Description		

THIS INSTRUMENT PREPARED BY:

Matthew J. Comisky, Esquire
Blank Rome LLP
One Logan Square
130 N. 18th Street
Philadelphia, PA 19103-6998

UPON RECORDATION RETURN TO:

Four Corners Property Trust, Inc.
591 Redwood Highway, Suite 3215
Mill Valley, California 94941
Attn: Legal Department

Florida Documentary Stamp
Tax Paid: \$16,293.00

Tax Parcel Identification Number:
23735-001-01

FIRST AMERICAN TITLE
971467FL2

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of September 24, 2021, between **PADDOCK MALL, LLC**, an Indiana limited liability company, whose address is c/o Washington Prime Group, 180 E. Broad Street, Columbus, Ohio 43215 ("**Grantor**"), and **FCPT HOLDINGS, LLC**, a Delaware limited liability company, whose address is c/o Four Corners Property Trust, Inc., 591 Redwood Highway, Suite 3215, Mill Valley, California 94941 ("**Grantee**").

(Whenever used herein the terms "grantor" and "grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

145808.00402/125183755v.5

WITNESSETH, that said Grantor, for and in consideration of the sums referred to above, and other good and valuable consideration 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:

See Exhibit "A", attached hereto and incorporated herein (the "Property").

Subject to (a) real property taxes for the year 2021 and subsequent years, (b) zoning, building code and other use restrictions imposed by governmental authority; and (c) restrictions, reservations and easements of record.

TOGETHER, with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby fully warrants the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no other.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the day and year first above written.

WITNESS:

PADDOCK MALL, LLC,
an Indiana limited liability company

KAYLA TOLER
Print Name:

By: [Signature]
Name: Robert P. Demchak
Title: Executive Vice President, General
Counsel & Corporate Secretary

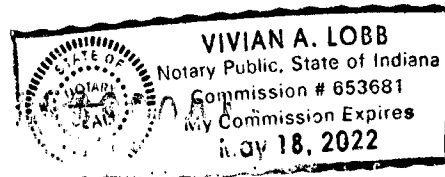
Jacob Davidson
Print Name:

STATE OF Indiana :
COUNTY OF Marion : ss

The foregoing instrument was acknowledged before me of [] physical presence or [] online notarization this 1st day of Sept., 2021, by Robert P. Demchak, as Executive Vice President, General Counsel & Corporate Secretary of PADDOCK MALL, LLC, an Indiana limited liability company. He is either ☒ personally know to me or [] produced his _____ as identification.

[Signature]
Notary Public Signature

Notary Public Printed Name Vivian A. Lobb
My Commission Expires: May 18, 2022
(SEAL/STAMP)



Signature/Acknowledgment Page to Deed
(Texas Roadhouse, Paddock Mall, Ocala, FL)

EXHIBIT A

Legal Description of Property

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

A PORTION OF LOT 1 PADDOCK MALL SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 71-72, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF THE PLAT EXCEPTION LYING ADJACENT TO AND SOUTHEAST OF THE SOUTHERLY S.R. 200 RIGHT OF WAY, THENCE SOUTH 43°21'13" WEST ALONG SAID S.R. 200 RIGHT OF WAY LINE 201.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 43°21'13" WEST ALONG SAID RIGHT OF WAY 242.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF 35.00 FEET; SAID CURVE BEING THE SOUTHEASTERLY RIGHT OF WAY OF CURVE AT THE INTERSECTION OF S.R. 200 AND SOUTHWEST 33RD AVENUE; THENCE ALONG THE ARC OF SAID CURVE 55.00 FEET THROUGH A CENTRAL ANGLE OF 90°02'03", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 01°39'49" EAST 49.51 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE EASTERLY RIGHT OF WAY OF SAID SOUTHWEST 33RD AVENUE, SOUTH 46°40'50" EAST 38.27 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 197.50 FEET; THENCE ALONG THE ARC OF SAID CURVE 138.22 FEET THROUGH A CENTRAL ANGLE OF 40°05'58", AND BEING SUBTENDED BY A CHORD BEARING SOUTH 26°37'50" EAST 135.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06°34'49" EAST 76.53 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF SOUTHWEST 33RD AVENUE ON A NON TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 34.63 FEET; THENCE ALONG THE ARC OF SAID CURVE 47.04 FEET THROUGH A CENTRAL ANGLE OF 77°49'23" AND BEING SUBTENDED BY A CHORD BEARING NORTH 88°31'42" EAST 43.51 FEET TO THE POINT OF TANGENCY; THENCE NORTH 51°07'19" EAST 128.84 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 56.04 FEET THROUGH A CENTRAL ANGLE OF 84°29'29" AND BEING SUBTENDED BY A CHORD BEARING NORTH 08°52'35" EAST 51.10 FEET TO THE POINT OF TANGENCY; THENCE NORTH 33°22'09" WEST 112.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 178.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 211.83 FEET THROUGH A CENTRAL ANGLE OF 68°13'07" AND BEING SUBTENDED BY A CHORD BEARING NORTH 00°44'24" EAST 199.64 FEET; THENCE ON A NON-TANGENT LINE BEARING NORTH 46°38'47" WEST A DISTANCE OF 33.76 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF S.R. 200 AND THE POINT OF BEGINNING.

145808.00402/125183755v.5



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

Detail by Entity Name

Florida Limited Liability Company
FCPT HOLDINGS, LLC

Filing Information

Document Number L15000153624
FEI/EIN Number 47-5065700
Date Filed 09/08/2015
Effective Date 09/08/2015
State FL
Status ACTIVE

Principal Address

2300 JENKS AVENUE
SUITE C
LYNN HAVEN, FL 32444

Mailing Address

2300 JENKS AVENUE
SUITE C
LYNN HAVEN, FL 32444

Registered Agent Name & Address

RINEHART, WADE
2300 JENKS AVENUE
SUITE C
LYNN HAVEN, FL 32444

Authorized Person(s) Detail

Name & Address

Title AMBR

RINEHART, WADE
2300 JENKS AVENUE, SUITE C
LYNN HAVEN, FL 32444

Annual Reports

Report Year	Filed Date
2024	02/04/2024
2025	01/23/2025
2026	01/06/2026

Document Images

01/06/2026 -- ANNUAL REPORT	View image in PDF format
01/23/2025 -- ANNUAL REPORT	View image in PDF format
02/04/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
01/20/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
03/29/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
09/08/2015 -- 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

4/27/2026

CASE NO: ENV26-0211

FCPT HOLDINGS LLC
C/O RYAN LLC-PTS
PO BOX 460049
HOUSTON, TX. 77056-8049

FCPT HOLDINGS LLC
RIENHART WADE (REGISTERED AGENT)
2300 JENKS AVE SUITE C
LYNN HAVEN, FL. 32444

TEXAS ROADHOUSE (BUSINESS)
3015 SW 32ND AVE
OCALA, FL. 34474

RE: 23735-001-01 | 3015 SW 32ND AVE 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: 5/22/2026

Violations:

SECTION 34-98 MISCELLANEOUS NUISANCES

GREASE CONTAINER IS COVERED IN COAGULATED GREASE AND FOOD MATTER. EXTERIOR OF CONTAINER NEEDS TO BE APPROPRIATELY CLEANED AND MAINTAINED. DUMPSTER PAD WHERE CONTAINER IS LOCATED IS COVERED IN GREASE AND ALSO NEEDS TO BE FREE AND CLEAR OF ANY LEAKING OR SPILLED GREASE. CLEAN NOTED AREAS AND CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE- INSPECTION FOR COMPLIANCE

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.

ROBERT MOORE, Code Environmental Inspector
352-274-3725 rsmoore@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

05/28/2026

FCPT HOLDINGS LLC
C/O RYAN LLC-PTS
PO BOX 460049
HOUSTON, TX. 77056-8049

FCPT HOLDINGS LLC
RIENHART WADE (REGISTERED AGENT)
2300 JENKS AVE SUITE C
LYNN HAVEN, FL. 32444

Respondent(s) _____ /

Location of Violation: 3015 SW 32ND AVE|23735-001-01

Case Number: ENV26-0211

Inspector Assigned: Robert Moore

Required Compliance Date: 06/26/2026

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

Violation(s) and How to Abate:

SECTION 34-98 MISCELLANEOUS NUISANCES
GREASE CONTAINER IS COVERED IN COAGULATED GREASE AND FOOD MATTER.
EXTERIOR OF CONTAINER NEEDS TO BE APPROPRIATELY CLEANED AND
MAINTAINED. DUMPSTER PAD WHERE CONTAINER IS LOCATED IS COVERED IN
GREASE AND ALSO NEEDS TO BE FREE AND CLEAR OF ANY LEAKING OR SPILLED
GREASE. OPEN BUCKETS OF DISCARDED GREASE PLACED NEAR DUMPSTER IS
PROHIBITED. CLEAN NOTED AREAS AND CONTACT INSPECTOR UPON COMPLETION
TO SCHEDULE RE- INSPECTION FOR COMPLIANCE

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:

Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: ENV26-0211

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/28/2026 post the Notice of Violation & Public Hearing to the property, located at 3015 SW 32ND AVE.
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.

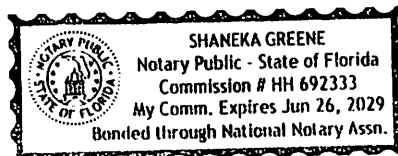
Dated: 05/28/2026

Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
May 28, 2026
10:51:47 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

05/28/2026

FCPT HOLDINGS LLC
C/O RYAN LLC-PTS
PO BOX 460049
HOUSTON, TX. 77056-8049

FCPT HOLDINGS LLC
RIENHART WADE (REGISTERED AGENT)
2300 JENKS AVE SUITE C
LYNN HAVEN, FL. 32444

Respondent(s) _____/

Location of Violation: 3015 SW 32ND AVE|23735-001-01

Case Number: ENV26-0211

Inspector Assigned: Robert Moore

Required Compliance Date: 06/26/2026

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

Violation(s) and How to Abate:

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TO SCHEDULE RE- INSPECTION FOR COMPLIANCE

City of Ocala
Environmental Enforcement
May 28, 2026
10:51:42 AM

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

CASE NO: ENV26-0211

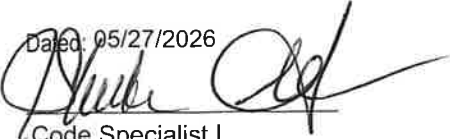
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/27/2026 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: 05/27/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

