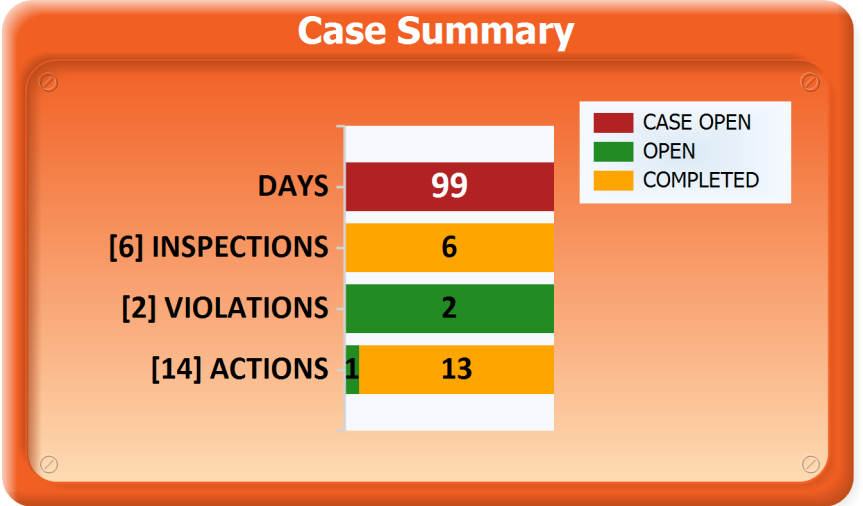


Description: DRA BEHIND ROSS ON 40			Status: NON COMP HEARING		
Type: ENVIRONMENTAL			Subtype: OTHER ENVIRONMENTAL VIOLATION		
Opened: 7/21/2025	Closed:		Last Action: 10/29/2025		Flw Up: 10/24/2025
Site Address: 4901 E SILVER SPRINGS BLVD ALL UNITS OCALA, FL 34470					
Site APN: 24245-001-01			Officer: JEFFREY GUILBAULT		
Details:					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	9/29/2025	9/29/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH MAILED 9489 0090 0027 6697 0039 55 EMMA VI LLC RAMBILAS TODD (REGISTERED AGENT) 12031 SPRITE LN ORLANDO, FL. 32832
CERTIFIED MAIL	YVETTE J GRILLO	9/30/2025	9/30/2025	FOF 91 7199 9991 7039 7682 5980 EMMA VI LLC 12031 SPRITE LN ORLANDO, FL. 32832



OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0165

CONTACT	JEFFREY GUILBAULT	7/22/2025	7/22/2025	I made contact with the owners of Sandy Shack wine and beer to see if they had a contact for the new owners or the maintenance company they did not have there contact information.
CONTACT	JEFFREY GUILBAULT	9/15/2025	9/15/2025	Per Jen, owners are working on getting a gator removed from the DRA and working on getting them cut.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025	9/26/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/29/2025		
OFFICER POSTING	JEFFREY GUILBAULT	8/27/2025	8/27/2025	NOVPH READY FOR POSTING NOVPH POP
OFFICER POSTING	JEFFREY GUILBAULT	9/30/2025	9/30/2025	FOF READY TO POST fof pop
PREPARE NOTICE	SHANEKA GREENE	7/23/2025	7/23/2025	clto
PREPARE NOTICE	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/16/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</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.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, October 23rd, 2025, or remove the fence by 4:00 pm on Thursday, October 23rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, October 24th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$219.21 by October 23rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832			
REGISTERED AGENT	RAMBILAS, TODD	12031 SPRITE LN ORLANDO, FL 32832			

CONTACTS										
NAME TYPE	NAME	ADDRESS			PHONE		FAX		EMAIL	
RESPONDENT 1	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832								
FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$219.21	\$0.00						
TOTALS:			\$219.21	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	JGB	9/30/2025	9/30/2025	COMPLETED			FOF Posted on property see photos.			
COMPLIANCE	JGB	10/24/2025	10/24/2025	NON COMPLIANT			MASSEY INSPECTION AFF OF NON COMPLIANCE COMPLETED AND GIVEN TO OFFICE STAFF. VIOLATIONS ARE STILL PRESENT AND PROSECUTION COST HAVE NOT BEEN PAID.			
FOLLOW UP	JGB	9/9/2025	9/9/2025	NON COMPLIANT			Verified today at 1032 that there are no changes to the property. The DRAs have not been cut. Please see photos. I have not had contact with anyone associated with this property.			

FOLLOW UP	JGB	8/25/2025	8/25/2025	NON COMPLIANT		Verified at 1029 that the DRAs have not been cut and maintained. I have not had contact with anyone associated with the property. NOVPH sent to admin.
HEARING INSPECTION	JGB	9/23/2025	9/23/2025	NON COMPLIANT		I verified this morning at 0830 that the three DRAs behind this shopping center are stil overgrown and have not been maintained. Additionally the fencing around one of the gates has not been repaired as well. Please see my photos. They are accurate depictions of the property as of 09/23/2025 at 0830 am.
INITIAL	JGB	7/22/2025	7/22/2025	NON COMPLIANT		Today at 0946 I conducted an initial inspection and verified the three DRA's are overgrown and not being maintained regularly. One of the DRA's has trash scattered throughout it. Please cut and clean the DRA's behind six gun plaza. Also Some of the chain link fencing is missing gates or is damaged. Please repair or replace the missing chain link fencing. Please see 17 photos taken this morning. CLTO sent to admin. RI in 30 days.

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	7/22/2025				Overgrown WRA's that need to be cut, cleaned, garbage removed and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. Three WRA's behind six gun plaza are overgrown with trash in them.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	7/22/2025				Please repair or replace damaged or missing fencing around WRA's. Fencing must be replaced with like material.
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**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

vs.

EMMA VI LLC

12031 SPRITE LN

ORLANDO, FL 32832

CASE NO: ENV25-0165



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/02/2025 03:13:55 PM

FILE #: 2025132258 OR BK 8727 PGS 1158-1160

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **EMMA VI LLC**, owner(s) in charge of the property described as **24245-001-01 / 4901 E. SILVER SPRINGS BLVD., Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 22nd, 2025, and September 23rd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **EMMA VI LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(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.

2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, October 23rd, 2025, or remove the fence by 4:00 pm on Thursday, October 23rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, October 24th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$219.21 by October 23rd, 2025.

- A. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- B. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 29 day of September 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



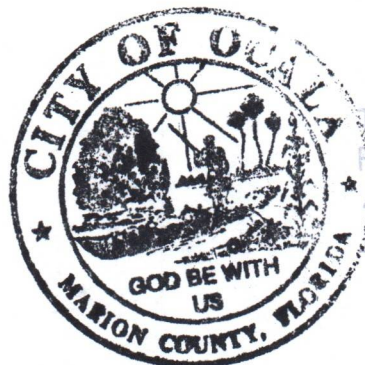
Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: EMMA VI LLC, C/O RAMBILAS, TODD, 12031 SPRITE LN, ORLANDO, FL 32832, this 29 day of September 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY THAT THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON OCTOBER 29TH, 2025, AT 10:30 AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: ENV25-0165

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 09/30/2025 post the Final Administrative Order to the property, located at 4901 E SILVER SPRINGS BLVD, ALL UNITS.

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: 09/30/2025

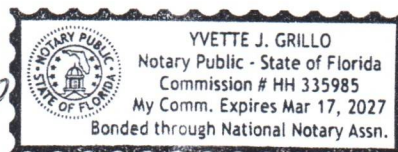

Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/30/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida







OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

THE CITY OF OCALA
Petitioner,
vs
EMMA VI LLC
12031 SPRITE LN
ORLANDO, FL 32832

CASE NO: ENV25-0165

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), EMMA VI LLC, owner(s) in charge of the property described as 24245-001-01 / 4901 E. SILVER SPRINGS BLVD., Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between July 22nd, 2025, and September 23rd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.

II. CONCLUSION OF LAW:

A. The Respondent(s), EMMA VI LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida. Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:

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Page: 3

City of Ocala
Environmental Enforcement
09/30/2025 09:14:11

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

CASE NO: ENV25-0165

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 09/29/2025 post the Final Administrative Order 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.

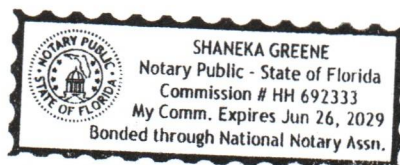
Dated: 09/29/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/29/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

ENV
CASE NO: 25-0165

**EMMA VI LLC
12031 SPRITE LN
ORLANDO, FL 32832**

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

**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:


1. That on 09/24/2025 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 10/23/2025.
3. That a re-inspection was performed on 10/24/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violation(s) as ordered; Sections 34-95 & 82-3

5. The prosecution costs of \$219.21 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

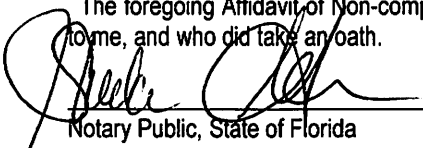
Dated this 24th day of October



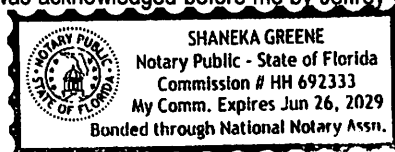
Jeffrey Guilbault
Environmental Inspector
City of Ocala

**STATE OF FLORIDA
COUNTY OF MARION**

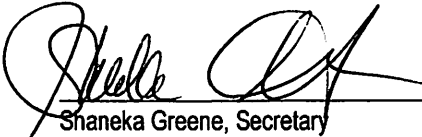
The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 24th day of October, who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 24th day of October.



Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Environmental Enforcement
10/24/2025 09:07:08



City of Ocala
Environmental Enforcement
10/24/2025 09:08:20



City of Ocala
Environmental Enforcement
10/24/2025 09:09:35