



Case Details - No Attachments

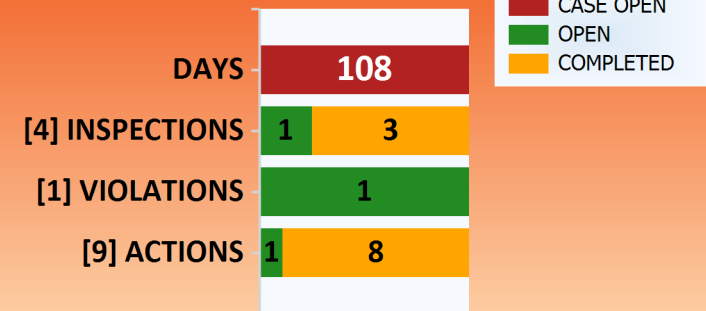
City of Ocala

Case Number

CE26-0541

Description: Parking lot violations			Status: HEARING
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/20/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 1010 SW 1ST AVE OCALA, FL 34471			
Site APN: 28566-000-04		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

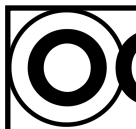
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	C L D PROPERTIES LTD	101 NE 16TH AVE OCALA, FL 34470-6904			
RESPONDENT 1	C L D PROPERTIES LTD	101 NE 16TH AVE OCALA, FL 34470-6904			
RESPONDENT 2	DINKINS, BRADFORD L	101 NE 16TH AVE OCALA, FL 34470	(352)732-4464		SUETATE.BDHOMES@GMAIL.COM

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	\$18.48	\$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:			\$37.97	\$0.00						



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Case Number
CE26-0541

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$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	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$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:			\$170.65	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0541

SECTION 122-212 SITE PLAN APPROVAL REQUIRED		5/5/2026				Obtain a site plan for the changes done to the property. The parking lot and the added privacy fence.
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INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	4/21/2026	4/21/2026	COMPLETED		Parking lot, wooden fence, and concrete alterations. I will talk to the zoning department since I did not find any permits. On 4/21/2026 I did speak with the zoning department and Greg Maclellan from building, and I was told that the state is the one conducting some sort of testing. The EPA is the one doing some ground testing and they will be installing machinery on this property, that is why they installed this temporary fence to hide the equipment. The shop is operational and open, I spoke with the manager and and left my card as well. She told me this location is owned by Dinkins and that the state is the one who did everything. I have been told that when they finish they will remove everything. I had a conversation with Indira from zoning and she told me that at least a minor site plan will be needed since they removed some parking spaces to place this wooded fence.
CASE REVIEW	OSF	5/5/2026	5/5/2026	COMPLETED		On 5/5/2026 I did a follow up and nothing has change, after I left my business card the owner did not called. I will send a CLTO to the owner on record.

COMPLIANCE	OSF	6/10/2026	6/10/2026	COMPLETED		On 6/10/2026 I did a follow up and after my initial inspection and conversation wit the employees and manager, and leaving my business card no other contact has been made nor progress. The case will be referred to a hearing for not having the proper permits for the installation of the fence and not having a minor site plan for the changes to the parking lot.
COMPLIANCE	OSF	8/10/2026				Compliance date on NOVPH

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	5/6/2026	5/6/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	5/6/2026	5/6/2026	CLTO MAILED
ADMIN POSTING	YVETTE J GRILLO	6/23/2026	6/23/2026	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	6/23/2026	6/23/2026	NOVPH 9489 0090 0027 6696 9838 21 CLD PROPERTIES LTD DINKINS, BRADFORD L (Registered Agent) 101 NE 16TH AVE OCALA, FL 34470-6904
PREPARE NOTICE	YVETTE J GRILLO	6/23/2026	6/23/2026	NOVPH
FIELD POSTING	OSIAS FERREIRA	6/24/2026	6/24/2026	NOVPH Posted at the property affidavit on file.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0541

EMAIL	OSIAS FERREIRA	7/2/2026	7/2/2026	tracyrains5@gmail.com Hi Osias, I received the Notice of Violation and Public Hearing letter you sent to CLD Properties on the above case. The fencing and equipment referenced in the letter, was placed by an environmental services firm out of Tampa with a state contract to clean up that site. As you may know, that entire intersection has a history of contamination and we are simply allowing this firm to do what the state is directing them to do. This action was not done as any type of improvement to the building or the property. In fact, you can see the location of the temporary fence and equipment is taking up much needed parking space for our tenant, Ocala Fresh Produce.
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/22/2026	Find that the Respondent(s) violated City Code Section 122-212 and order the Respondent(s) to: 1. Obtain site plan approval and any required permits necessary to bring the parking lot and fence into compliance with the approved site plan and City Code Section 122-212 by 4:00 p.m. on Thursday, September 10, 2026. Once the required permit(s) have been issued, all work shall be completed, inspected, and receive final approval within ninety (90) days after the issuance of the initial permit(s). 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 and approval by the ninety-first (91st) day after the issuance of the initial permit(s), a fine of \$150.00 per day shall be imposed until the violation is fully abated. 2. Pay the cost of prosecution of \$170.65 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
4/20/2026 4:26 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:24 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:24 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:24 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 PM



City of Ocala
Code Enforcement Division
4/20/2026 4:25 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

28566-000-04

[GOOGLE Street View](#)

Prime Key: 1238081

[MAP IT+](#)

Current as of 4/20/2026

[Property Information](#)

C L D PROPERTIES LTD
101 NE 16TH AVE
OCALA FL 34470-6904

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 21

Acres: .22

Situs: 1010 SW 1ST AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$86,247		
Buildings	\$46,223		
Miscellaneous	\$9,136		
Total Just Value	\$141,606	Impact	
Total Assessed Value	\$133,836	Ex Codes:	(\$7,770)
Exemptions	\$0		
Total Taxable	\$133,836		
School Taxable	\$141,606		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$86,247	\$46,223	\$9,136	\$141,606	\$133,836	\$0	\$133,836
2024	\$86,247	\$41,484	\$9,208	\$136,939	\$121,669	\$0	\$121,669
2023	\$74,747	\$41,936	\$9,315	\$125,998	\$110,608	\$0	\$110,608

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2913/1434	01/2001	07 WARRANTY	0	U	I	\$100
2716/0889	10/1999	41 CORP	2 V-SALES VERIFICATION	Q	I	\$138,900
1989/1829	12/1993	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$122,500
1881/1741	11/1992	07 WARRANTY	6 V-PERSONAL PROPERTY	U	I	\$150,000
1372/0278	08/1986	07 WARRANTY	0	U	I	\$127,500

[Property Description](#)

SEC 19 TWP 15 RGE 22
COM AT PT INTERSECTION OF FORMER S LINE OF 10TH ST
WITH W LINE OF ORANGE ST IN NE 1/4 OF NE 1/4 OF POB
BEING 142 FT S OF NR COR OF FRAC BLK 12 NEW SURVEY
SOUTH TH S 88-13 W 83 FT TH S 118 FT TH N 88-13 E

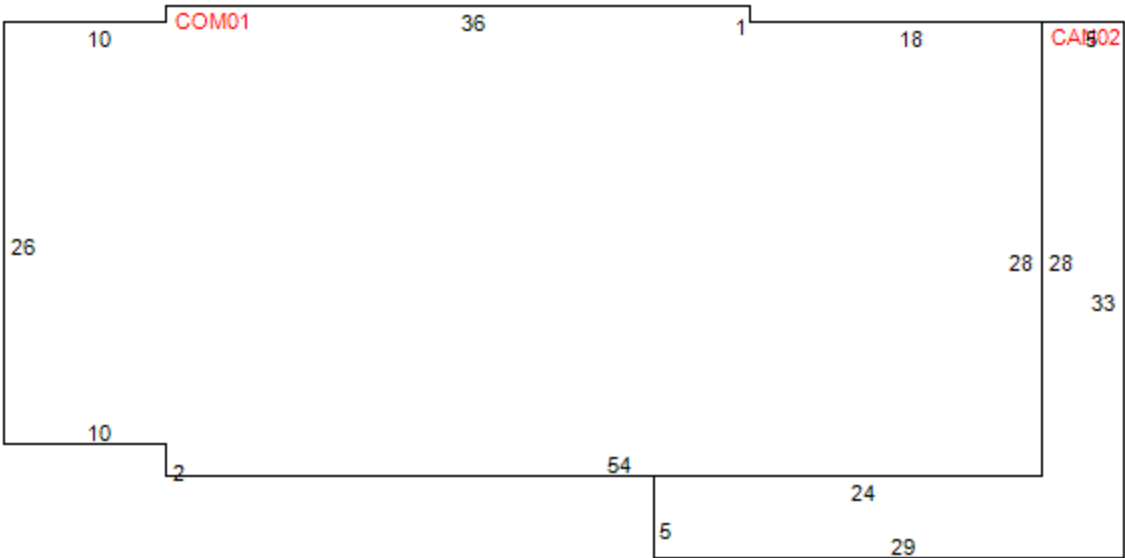
83 FT TO W ROW LINE OF ORANGE ST TH N 118 FT
TO POB EXC 941 SQUARE FT MOL & 12.5 SQUARE FT
IN THE FORM OF A TRIANGLE

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	2120	.0	.0	FBC	9,583.00	SF							
Neighborhood 9980													
Mkt: 2 70													

Traverse

Building 1 of 1
COM01=L18U1L36D1L10D26R10D2R54U28.
CAN02=R5D33L29U5R24U28.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	1965
Effective Age	9 - 40-99 YRS	Physical Deterioration	0%
Condition	0	Obsolescence: Functional	0%

Quality Grade	200 - LOW	Obsolescence: Locational 0%
Inspected on	5/8/2025 by 117	Base Perimeter 186

Exterior Wall 24 CONC BLK-PAINT38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1965	0	1,808	M21 RESTAURANT	86 %	N Y
						M00 MINIMUM FINISH	14 %	N Y
2	9.0	1.00	1965	0	285	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 6

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	1,260.00		SF	5	1965	3	0.0	0.0
159 PAV CONCRETE	4,909.00		SF	20	1965	3	0.0	0.0
DCK DECK-WOOD	896.00		SF	40	2017	1	32.0	28.0

Appraiser Notes

OCALA FRESH PRODUCE& DELI

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD17-1476	9/26/2017	-	INT RENO
BLD17-0476	3/30/2017	4/14/2017	DCK
BLD15-0701	6/9/2015	-	DEMO INT WALL ADD HC BATHROOM
SGN11-0160	9/1/2011	9/15/2011	LUGNUTZ / SIGN
SGN10-0258	12/13/2010	-	TEMP SIGNS LUGNUTZ
SGN10-0224	10/15/2010	-	BANNER
OC01265	9/21/2010	-	SIDING
OC02794	9/1/2005	-	UDC
OC01525	10/1/1995	-	ROOF

DM
127.50
127.70

✓ THIS INSTRUMENT WAS PREPARED BY:
JOHN C. TRENTIELMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625

DAVID R. ELLSPERMAN, CLERK OF COURT
FILE NUM 2001019246
DATE: 03/01/2001 11:22:19
OR BOOK/PAGE 02913/1434
MARION COUNTY

DEED DOC STAMPS 0.70

[Signature]

WARRANTY DEED

THIS INDENTURE, made the 1st day of January, 2000, between C.L. DINKINS, JR., Individually and as Trustee, and as Trustee under trust dated July 30, 1987, hereinafter called the grantor*, and C.L.D. PROPERTIES, LTD, a Florida Limited Partnership, whose mailing address is: 101 NE 16th Avenue, Ocala, Florida 34470, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, 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:

SEE ATTACHED EXHIBIT "A"

The above described property being neither the homestead of nor contiguous to the homestead of the grantor herein.

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2000. *"Grantor" and "grantee" are used for singular or plural as context requires.

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.

JCT
John C. Trentelman

Victoria N. McCue
Victoria N. McCue

C.L. DINKINS, JR. (Seal)
101 NE 16th Ave
Ocala FL 34420

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 2
day of Jan, 2000, by C.L. Dinkins, Jr., Individually and
as Trustee, and as Trustee u/t/d July 30, 1987, who is personally
known to me and who did not take an oath.



John C. Trentelman
MY COMMISSION # CC845337 EXPIRES
July 31, 2003
BONDED THRU TROY FAIR INSURANCE, INC.

JCT
Notary Public, State of Florida

MY COMMISSION EXPIRES: 7-31-03

EXHIBIT "A"

PARCEL 1:

PA#4507-001-008

Lot 8, Block 1, Lake Weir Heights, Second Addition, according to the plat thereof recorded in Plat Book N, pages 73, 74, and 75, public records of Marion County, Florida.

PARCEL 2:

PA#31873-000-00

Commence at the Northwest corner of Section 19, Township 15 South, Range 23 East, thence run S. 88 degrees 23'06"E., along the North boundary of said Section 19, a distance of 50.00 feet to the East right of way line of County Road No. 35 (a 100.00 feet wide right of way) thence S. 00 degrees 04'30"W., along said East right of way line a distance of 100.00 feet to the point of beginning thence continue S. 00 degrees 04'30"W., along said East right of way line a distance of 1892.21 feet thence S. 89 degrees 00'32"E., a distance of 1199.44 feet thence N. 00 degrees 12'41"E., a distance of 1879.03 feet to the South right of way line of Southeast 8th Street Road, thence N. 88 degrees 23'06"W., along said South right of way line a distance of 1204.20 feet to the point of beginning.

PARCEL 3:

PA#14795-001-01

A portion of the NE 1/4 of the SW 1/4 of Section 21, Township 14 South, Range 22 East, Marion County, Florida, lying East of Alternate Highway No. U.S. 301, and being more fully described as follows: Commencing at the Northeast corner of the said SW 1/4 of Section 21; thence due West along the North line of the said SW 1/4 a distance of 255.63 feet; thence S. 0 degrees 39'20"E., and parallel to the East line of the said SW 1/4 a distance of 40 feet to the point of beginning; thence continue S. 0 degrees 39'20"E., 198 feet; thence due West and parallel to the said North line of the SW 1/4, a distance of 373 feet to a point on the Easterly right of way line of Alternate Highway No. U.S. 301, said point being 50 feet East of the centerline of said Highway; thence N. 13 degrees 40'E., along the said Easterly right of way line 231.35 feet; thence due East, 315.79 feet; thence S. 0 degrees 39'20"E., 26.30 feet to the point of beginning.

PARCEL 4:

PA#21537-002-00

Commencing at the Southeast corner of Section 3, Township 15 South, Range 21 East, thence North 89 degrees, 52'33"W., 47.08 feet to the Westerly right of way line of Interstate Highway 75; thence North 0 degrees 31'12"E., along said right of way line 275.35 feet; thence North 11 degrees, 07'06"E., along said right of way line 130.00 feet; thence North 89 degrees 52'33"W., 441.75 feet; thence South 21 degrees 45'13"W., 563.59 feet to the Northerly right of way line of U.S. Highway 27; thence North 61 degrees 53'33"W., along said right of way line 200.25 feet for the point of beginning; thence 61 degrees 53'33"W., along said right of way line 57.42 feet to the South boundary of said Section 3, said point being 60.00 feet from and at right angle to the centerline of said U.S. Highway 27; thence North 89 degrees, 52'33"W., along said South boundary and along said Northerly right of way line, 21.30 feet to a point that is 50.00 feet from and at right angle to said centerline; thence North 61 degrees 53'33"W., along said Northerly right of way line and parallel with said centerline 122.93 feet; thence North 23 degrees 21'28"E., 285.03 feet; thence South 61 degrees 53'33"E., 200.00 feet; thence South 23 degrees 21'28"W., 275.00 feet to the point of beginning.

PARCEL 5:

PA#21537-005-00

Commencing at the SE corner of Section 3, Township 15 South, Range 21 East, thence N. 89 degrees 52'33"W., 47.08 feet to Westerly right of way line of Interstate Highway No. 75, thence N. 0 degrees 31'12"E., along said Westerly right of way line 275.35 feet; thence N. 11 degrees 07'06"E., along said Westerly right of way line 130.0 feet; thence N. 89 degrees 52'33"W., 441.75 feet, thence S. 21 degrees 45'13"W., 563.59 feet to the Northerly right of way line of U.S. Highway 27, thence N. 61 degrees 53'33"W., along said right of way line 257.67 feet to a point on the South boundary of said Section 3; thence N. 89 degrees 52'33"W., along said South boundary and said Northerly right of way line 21.30 feet to a point that is 50.00 feet from and at right angle to center line of said U.S. Highway No. 27; thence N. 61 degrees 53'33"W., along said Northerly right of way line and parallel with said center line 393.05 feet to the POB, thence continue N. 61 degrees 53'33"W., along said Northerly right of way line 175 feet, thence N. 31 degrees 42'30"E., 225 feet; thence S. 61 degrees 53'33"E., 175 feet to a point N. 31 degrees 42'30"E., 225 feet of the POB, thence S. 31 degrees 42'30"W., 225 feet to the POB.

PARCEL 6:

PA#21824-000-00

Beginning at the intersection of the East boundary of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 15 South, Range 21 East Marion County, Florida, and the Southerly right of way line of U.S. Highway 27 (100 feet wide), thence S. 0 degrees 19'42"W., along the East boundary of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$, 1017.81 feet to the Southeast corner of said West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$; thence S. 0 degrees 07'22"W., along the East boundary of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 661.45 feet to the SE corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$; thence N. 89 degrees 37'00"W., along the South boundary of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, 343.40 feet to an intersection with a Southerly projection of the East boundary of a Florida Department of Transportation borrow pit; thence N. 0 degrees 13'58"E., along said Southerly projection and said East boundary of borrow pit, 1516.40 feet to the NE corner of said borrow pit; thence N. 89 degrees 05'31"W., along the North boundary of said borrow pit 10.20 feet; thence N. 7 degrees 44'11"E., along the East boundary of a Florida Department of Transportation ditch right of way, 263.40 feet to an intersection with the Southerly right of way line of said of U.S. Highway 27 (220 feet wide); thence S. 61 degrees 56'32"E., along said right of way line 126.49 feet; thence continue along said right of way line N. 28 degrees 03'28"E., 50.00 feet; thence continue along said right of way line S. 62 degrees 38'18"E., 99.85 feet, thence continue along said right of way line N. 27 degrees 47'52"E., 9.69 feet; thence continue along said right of way line S. 62 degrees 12'08"E., 102.73 feet to the point of beginning.

PARCEL 7:

PA#26765-000-00

Beginning at a point 530 feet South of the Northeast corner of SW $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 10, Township 15 South, Range 22 East; Marion County, Florida; thence East 475 feet; thence South 130 feet; thence West 475 feet; thence North 130 feet to the point of beginning. LESS and EXCEPT the West 30 feet thereof and LESS and EXCEPT road right of way.

PARCEL 8:

PA#3285-020-008

Lot 8 Block T, of an unrecorded subdivision of a portion of Section 19 and 20, Township 15 South, Range 25 East, being more particularly described as follows: From the 1/4 corner on the South boundary line of Section 19, Township 15 South, Range 25 East, run East along the said South boundary line of Section 19 a distance of 101.19 feet and North 1835 feet to the point of beginning. From the point of beginning thus described run North 50 feet, thence West 175 feet, thence South 50 feet, thence East 175 feet to the Point of beginning.

PARCEL 9:

PA#16633-185-00

Lot 185, Silver Springs Campsites Lake Jumper Addition, also described as: From the NE corner of the S. 1/2 of SW 1/4 of Section 35, Township 14 South, Range 24 East, run South 89 degrees 30'00"W., 2220.55 feet, thence South 575 feet to the Point of Beginning, thence South 100 feet, thence S. 89 degrees 30'00"W., 80 feet, thence N. 100 feet, thence N. 89 degrees 30'00"E., 80 feet to the point of beginning.

PARCEL 10:

PA#16633-186-01

Lot 186, Silver Springs Campsites Lake Jumper Addition, as recorded in un-recorded plat book, page 193, and as recorded at OR Book 262, page 305, public records of Marion County, Florida, in Section 35, Township 14 South, Range 24 East.

PARCEL 11:

PA#21765-000-00

Commencing at the NW corner of Section 11, Township 15 South, Range 21 East; thence South 89 degrees 25'18"E., along the North boundary of said Section 11, 487.74 feet to the East right of way line of Interstate Highway No. 75; thence South 0 degrees 31'12"W., along said East right of way line 557.20 feet to the Point of Beginning; thence continue South 0 degrees 31'12"W., along said East right of way line, 75.00 feet; thence South 44 degrees 08'34"E., 107.77 feet; thence South 61 degrees 53'03"E., 150.03 feet; thence North 0 degrees 31'12"E., 221.15 feet; thence North 89 degrees 28'48"W., 208.71 feet to the Point of Beginning.

PARCEL 12:

PA#2863-044-000

Lots 44 and 45, Laurel Run, as per plat thereof recorded in Plat Book U, pages 55 through 57, public records of Marion County, Florida. EXCEPT that portion of lot 45, Laurel Run, as per plat thereof recorded in Plat Book U, page 56, public records of Marion County, Florida, described as follows: begin at the SW corner of lot 45 of Laurel Run; thence N. 00 degrees 21'50"E., along the Easterly right of way of Laurel Run Drive, 88.00 feet; thence S. 89 degrees 38'10"E., 135.00 feet to the East boundary of said lot 45; thence S. 00 degrees 21'50"W., 53.00 feet to the Southeast corner of said Lot 45; thence S. 75 degrees 49'45"W., along the South boundary of said lot 45, 139.46 feet to the point of beginning.

PARCEL 13:

PA#21757-000-00

That part of the NW 1/4 of the NW 1/4 of Section 11, Township 15 South, Range 21 East, lying North and East of right of way of State Road 500 and East of right of way of I-75. EXCEPT Beginning at a point on the North boundary of the NW 1/4 of the NW 1/4 of Section 11, Township 15 South, Range 21 East; S. 89 degrees 25'18"E., 487.74 feet from the NW corner of said NW 1/4 of NW 1/4, thence S. 00 degrees 31'12"W., 632.20 feet; thence S. 44 degrees 08'34"E., 191.74 feet, thence S. 31 degrees 37'57"W., 7.06 feet, thence S. 59 degrees 16'04"E., 89.77 feet, thence N. 00 degrees 31'12"E., 819.56 feet to the North boundary of said NW 1/4 of NW 1/4, thence N. 89 degrees 25'18"W., along said North boundary 208.71 feet to the Point of Beginning. EXCEPT: Commencing at the NW corner of Section 11, Township 15 South, Range 21 East; thence S. 89 degrees 25'18"E., along the North boundary of said Section 11, 487.74 feet to the East right of way line of Interstate 75; thence run S. 00 degrees 31'12"W., along said right of way line a distance of 632.20 feet, thence S. 44 degrees 08'34"E., 107.77 feet; thence S. 61 degrees 53'33"E., parallel to and 113 feet distance from and measured at right angles to the center line of U.S. Highway 27 (State Road 500) a distance of 150.03 feet to the Point of Beginning. From the point of beginning thus described continue S. 61 degrees 53'33"E., along the Northeasterly right of way line of said U.S. Highway 27, a distance of 220.14 feet; thence departing from said right of way line, N. 20 degrees 55'27"E., a distance of 262.30 feet; thence N. 59 degrees 24'33"W., a distance of 331.27 feet; thence S. 00 degrees 31'12"W., parallel to the East right of way line of said U.S. Highway No. I-75 a distance of 310.00 feet to the point of beginning.

PARCEL 14:

PA#07147-002-00

Parcel No. 2 of an unrecorded subdivision more particularly described as follows: Commence at the intersection of the Easterly right of way line of Interstate 75, with the Southerly boundary of lot 6 of Fridy's Subdivision, as recorded in Miscellaneous Book I, page 0636, public records of Marion County, Florida; thence S. 46 degrees 36'38"E., along the Southerly boundary line of lot 6 of Fridy's Subdivision, a distance of 1739.07 feet to the Westerly right of way line of County Road No. 411, also known as McAuley Road, 66 foot wide, point being on a curve concaved Northwesterly, having a right of way radius of 1113.64 feet and a delta angle of 08 degrees 31'53", thence Southwesterly along with the arc of said curve an arc distance of 165.82 feet to the Point of Tangent of said curve, thence continue along and with said Westerly right of way line of County Road No. 411, S. 53 degrees 46'37"W., a distance of 146.91 feet to the point of beginning; thence continue along said Westerly right of way line S. 53 degrees 46'37"W, a distance of 371.87 feet; thence departing from said right of way line N. 12 degrees 53'25"W., a distance of 443.34 feet; thence N. 27 degrees 52'19"W., a distance of 73.18 feet; thence N. 54 degrees 51'58"E., a distance of 190.75 feet; thence S. 35 degrees 08'02"E., a distance of 485.59 feet to the point of beginning.

PARCEL 15:

PA#23209-003-00

Begin at a point 30 feet East of the NW corner of the SW 1/4 of Section 18, Township 15 South, Range 21 East, thence South 0°21' West 179.89 feet, thence East 160 feet, thence North to the South right of way line of State Road No. 40, thence in a Westerly direction along the South right of way line of State Road No. 40, 160 feet, more or less, to a point North 0°21' East of the Point of Beginning, thence South 0°21' West to the Point of Beginning.

LESS AND EXCEPT that portion taken in Order of Taking recorded in Official Records Book 2208, Page 125:

That part of:

The West 1/2 of Section 18, Township 15 South, Range 21 East, Marion County, Florida, lying South of State Road 40, as described in Official Records Book 510, Page 495, Public Records of Marion County, Florida; described as follows:
Commence at the NW corner of the SW 1/4 of said Section 18; thence run S 89°53'16"E along the North line of the SW 1/4 of said Section 18, a distance of 30.00 feet to the East right of way line of SW 80th Avenue, aka County Road 225-A; thence N 00°27'51"E along said East right of way line, a distance of 4.38 feet for a Point of Beginning; thence continue N 00°27'51"E along said East right of way line, a distance of 14.00 feet to the intersection of said East right of way line and the existing South right of way line of State Road 40 as shown on Florida Department of Transportation right of way Map, Section 36110-2515; thence S 88°30'57"E along said existing South right of way line, a distance of 160.02 feet; thence departing said existing South right of way line, run S 00°27'42"W, a distance of 14.00 feet; thence N 88°30'57"W, a distance of 160.02 feet to the Point of Beginning.

PARCEL 16:

PA#21827-000-00

That part of the East 1/2 of the SE 1/4 of the NW 1/4 of Section 11, Township 15 South, Range 21 East, lying North of S.R. 500, lying and being in Marion County, Florida,
EXCEPT:

Commence at the Northwest corner of the East One-Half of the Southeast One-Quarter of the Northwest One-Quarter of Section 11, Township 15 South, Range 21 East and run North 89 deg. 53 min. East 20 feet to a Point of Beginning; thence South 0 deg. 01 min. 30 sec. East 203.55 feet to the Northerly Right-of-Way Line of U.S. Highway No. 27; thence South 62 deg. 38 min. 45 sec. East, 370.5 feet along the Northerly Right-of-Way line of said Highway No. 27; thence North 24 deg. 17 min. 15 East 412.9 feet to the North line of the East one-half of the Southeast one-quarter of the Northwest one-quarter of Section 11, Township 15 South, Range 21 East; thence South 89 deg. 53 min. West along said North line 498.9 feet to the Point of Beginning.

EXCEPT:

Commencing at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) of Section 11, Township 15 South, Range 21 East, Marion County, Florida; thence South 0 degrees, 01 minutes, 30 seconds East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 degrees, 38 minutes, 45 seconds East, along said right of way line 393 feet for the Point of Beginning; thence South 62 degrees, 38 minutes, 45 seconds East, along said Northerly right of way line 138 feet; thence North 22 degrees, 59 minutes, 15 seconds East, 173 feet; thence North 67 degrees, 21 minutes, 45 seconds West, 133.96 feet; thence South 24 degrees, 17 minutes, 15 seconds West, 161.71 feet to the Point of Beginning.

PARCEL 16: (Continued)

PA#21827-000-00

Commencing at the Southwest corner of the Northeast 1/4 of Section 11, Township 15 South, Range 21 East, Marion County, Florida; thence North 0 deg. 13 min. 02 sec. E. 907.4 feet for the Point of Beginning; thence South 34 deg. 12 min. 16 sec. E. 56.23 feet; thence S 0 deg. 13 min. 02 sec. W., 91.45 feet to the Northerly right-of-way line of U.S. Highway No. 27, (100 feet wide); thence N 62 deg. 24 min. 52 sec. W. along said Northerly right-of-way line, 35.79 feet to the West boundary of the aforementioned Northeast 1/4, thence N 0 deg. 13 min. 02 sec. E. along the said West boundary 121.38 feet to the Point of Beginning.

EXCEPT additional right-of-way for S.R. 500 and
EXCEPT the right-of-way on North side.

Commence at the Northwest corner of the East Half of the East Half of the Northwest Quarter (E 1/2 of E 1/2 of Northwest 1/4) of Section 11, Township 15 South, Range 21 East, Marion County, Florida; thence South 0 deg. 01 min. 30 sec. East, along the West boundary of said East Half of East Half of the Northwest Quarter (E 1/2 of E 1/2 of NW 1/4) a distance of 1525.02 feet to the Northerly right of way line of State Highway No. 500; thence South 62 deg. 38 min. 45 sec. East, along said right of way line 393 feet for the Point of Beginning; thence South 62 deg. 38 min. 45 sec. East, along said Northerly right of way line 138 feet; thence North 22 deg. 59 min. 15 sec. East, 173 feet;

thence North 67 deg. 21 min. 45 sec. West, 133.96 feet; thence South 24 deg. 17 min. 15 sec. West, 161.71 feet to the Point of Beginning.

PARCEL 17:

PA#1534-004-008

Lot 8, Block D, Stonewood Mobile Home Subdivision, an unrecorded subdivision, being more particularly described as follows: Commence at the SE corner of the NW 1/4 of Section 31, Township 14 South, Range 22 East, Marion County, Florida, thence West along the South boundary of said NW 1/4 a distance of 600 feet, thence North 600 feet, thence East 512.50 feet to the Point of Beginning. Said point being on the NW corner of said lot 8, thence continue East 87.84 feet, then South 100.00 feet, thence West 87.84 feet, thence North 100.00 feet to the Point of beginning.

PARCEL 18:

PA#36575-000-01

All that land situated in Section 10, Township 16 South, Range 22 East, Marion County, Florida, making up part of division of Santos, by J.M. Liddell, more particularly described as: Lot 1, Block 7 of said subdivision, as per map or plat of same recorded in plat book A, page 12, public records of Marion County, Florida. Except road right of way.

PARCEL 19:

PA#22817-003-00

A portion of the SW 1/4 of the NW 1/4 of Section 14, Township 15 South, Range 21 East, more fully described as follows:

Commencing at the Southwest corner of the NW 1/4 of said Section 14; thence South 89°28'48" E, along the South boundary of said NW 1/4 191.82 feet to the centerline of Interstate Highway No. 75; thence South 0°31'12" W, along said centerline 16.94 feet to the Point of Intersection of said centerline with the centerline of State Road No. 40; thence South 89°41'48" E, along said State Road No. 40 centerline 821.88 feet; thence North 0°31'12" E, 53.75 feet to the North right-of-way line of said State Road, for the Point of Beginning; thence North 0°31'12" E, 236 feet; thence South 89°41'48" E, parallel to the centerline of State Road 40, 175 feet; thence South 0°31'12" W, 236 feet to the North right-of-way line of State Road No. 40; thence North 89°41'48" W, along said North right-of-way line of said State Road, 175 feet to the Point of Beginning.

PARCEL 20:

PA# 03454-002-00

Commence at the Northeast corner of Southwest 1/4 of Northeast 1/4 of Section 33, Township 12 South, Range 22 East, thence North $89^{\circ}43'41''$ West 796.65 feet for the Point of Beginning; thence continue North $89^{\circ}43'41''$ West 522.05 feet, thence South $0^{\circ}54'39''$ West 831.47 feet to the Northwesternly right-of-way of U. S. Highway 301, thence Northeasterly along the Northwesternly right-of-way of said U. S. Highway 301 to the Point of Beginning.

West 30 feet of Lot 1; Lot 2, except highway; North 45.55 feet of Lot 3, except highway; West 30 feet of North 45.55 feet of Lot 4; all in Block 6, Town of Citra, as recorded in Plat Book "E", page 38, Public Records of Marion County, Florida.

PARCEL 21:

PA#3111-000-007

Beginning at the northwesterly corner of Lot 2, Block "M", of "Roosevelt Village" as per plat thereof, recorded in plat book "F", pages 19 and 20, of the public records of Marion County, Florida, thence N. $54^{\circ}44'55''$ W., along the southwesterly boundary of Lot 1, of said block "M", 150.00 feet, thence N. $35^{\circ}15'05''$ E. 135.73 feet to the southwesterly right of way line curve of state road no. 25, said point being 100.00 feet from and radial to the center line of said state road, thence southeasterly, along said right of way line curve, a chord bearing and distance of S. $48^{\circ}33'33''$ E. 150.89 feet, thence S. $35^{\circ}15'05''$ W. 119.46 feet to the point of beginning. Said tract being a portion of Lot 1, Block "M", of said Roosevelt Village.

PARCEL 22:

PA#28566-000-04

Beginning at the point of intersection of the former South line of Tenth Street with the West line of Orange Street of the City of Ocala in the NE 1/4 of NE 1/4 of Section 19, Township 15 South, Range 22 East, said Point of Beginning being 142 feet South of the Northeast corner of Fractional Block 12, NEW SURVEY SOUTH, of the City of Ocala; thence running S88°13'W along the South line of said 10th Street 83 feet; thence South 118 feet; thence N88°13'E 83 feet to the West right of way line of Orange Street; thence North along the West right of way line of Orange Street 118 feet to the Point of Beginning; Save and EXCEPT 941 square feet, more or less, and 12.5 square feet in the form of a triangle, conveyed by Tennessee Production Company to the State of Florida and more particularly described in Deed dated April 12, 1965 and recorded in Official Records Book 247, Page 139.

PARCEL 23:

PA#28578-004-17

Lots 17, 18, 19, 20, 21 and 22, Block 4, Meadow View 2nd Addition as per plat thereof recorded in Plat Book B, Page 236, Public Records of Marion County, Florida, lying West of HWY 441/301 & 27 EXCEPT highway right of way.

PARCEL 24:

PA#3560-002-013

Lots 13, 14, and 15, Block "B", SHADY HILLS PARK SOUTH, according to the plat thereof recorded in Plat Book "K", page 53 of the public records of Marion County, Florida. Subject to easement in favor of Florida Telephone Corporation recorded in Official Records Book 480, page 434 of the public records of Marion County, Florida.

PARCEL 25:

PA#9023-0475-08

Lots 8, 9, 10, & 11, block 475, Silver Springs Shores, Unit 23, as per plat thereof recorded in Plat Book J, pages 181 thru 187, public records of Marion County, Florida.

PARCEL 26:

PA#35011-000-00

Commence at the northwest corner of the SW 1/4 of Section 19, Township 16 South, Range 21 East, Marion County, Florida, run S.00°06'09"E. 379.80 feet along the West line of the SW 1/4 of said Section 19 to the Point of Beginning; thence continue S.00°06'09"E. 1225.00 feet along the West line of the SW 1/4 of said Section 19; thence run N.41°34'48"E. 631.64 feet; thence run northerly 373.72 feet along the arc of a curve concave Westerly having a radius of 963.00 feet, a central angle of 22°14'07" and a chord of 371.38 feet that bears N.22°18'08"W., thence run N.33°25'12"W. 476.67 feet; thence run Northerly 21.73 feet along the arc of a curve concave Southwesterly having a radius of 25.00 feet and a central angle of 49°48'06" and a chord of 21.05 feet that bears N.58°19'15"W., said point being the Point of Beginning containing 6.50 acres more or less.

Commence at the West 1/4 corner of Section 19, Township 16 South, Range 21 East, Marion County, Florida, run S.00°06'09"E. 363.67 feet along the West line of the SW 1/4 of said Section 19, to the Point of Beginning; thence run S.48°25'12"E. 100.00 feet; thence run Southeasterly 715.18 feet along the arc of a curve concave Southwesterly having a radius of 1113.37 feet, a central angle of 36°48'15" and a chord of 702.95 that bears S.30°01'04"E., thence run S.41°34'48"W. 639.48 feet to a point on the said West line of the SW 1/4; thence run N.00°06'09"W. 1153.38 feet to the Point of Beginning.

Commencing at the Northeast corner of the SE 1/4 of Section 24, Township 16 South, Range 20 East, Marion County, Florida; thence S. 00°12'56" E., along the East line of the SE 1/4 of said Section 24, 362.21 feet to the Southerly right of way line of State Road No. 200 (100 feet wide), and the Point of Beginning; thence continue S. 00°12'56" E. along the aforescribed line, a distance of 1,819.25 feet; thence S. 88°46'19" W. a distance of 519.98 feet; thence N. 51°52'18" W. a distance of 832.21 feet to the Southerly right of way line of said State Road No. 200; thence N. 41°34'12" E. along said Southerly right of way, a distance of 1759.76 feet to the Point of Beginning.

PARCEL 26:(Continued)

PA#35011-000-00

Together with an easement over the following described lands:

Commence at the Northeast corner of the SE 1/4 of Section 24, Township 16 South, Range 20 East, Marion County, Florida; thence S. 00°12'56" E. 1170.21 feet; thence continue S. 00°12'56" E. a distance of 1011.25 feet; thence S. 88°46'19" W. a distance of 259.90 feet to the Point of Beginning; thence S. 03°54'25" W. a distance of 409.00 feet to a point in the northerly right of way line of Kingsland Country Drive; thence along said northerly right of way a distance of 70.08 feet; thence N. 03°54'25" E. a distance of 409.00 feet; thence N. 88°46'19" E. a distance of 70.08 feet to the Point of Beginning.

PARCEL 27:

PA#23472-000-00

The South 228.6 feet of the East 280.00 feet of the SE 1/4 of NE 1/4 of the SE 1/4 of Section 23, township 15 South, Range 21 East, EXCEPT the East 30 feet and the South 25 feet for road right of way.

PARCEL 28:

PA#23320-005-21

The NW 1/4 of:

The SW 1/4 of the SW 1/4 of Section 21, Township 15 South, Range 21 East, EXCEPT the West 15.0 feet thereof and EXCEPT that part lying within the right of way of State Road No. 225-A (66 feet wide) and EXCEPT the NE 1/4 of the SW 1/4 of the SW 1/4 of said Section 21, all being in Marion County, Florida, and containing 29.47 acres, more or less. said lands also being described as follows:

The NW 1/4 of:

The SW 1/4 of the SW 1/4 of Section 21, Township 15 South, Range 21 East, EXCEPT the West 15.0 feet thereof and EXCEPT that part lying within the right of way of State Road No. 225-A (66 feet wide), and EXCEPT commence at the SE corner of the SW 1/4 of the SW 1/4 of Section 21, Township 15 South, Range 21 East, thence N.0°02'05"W. 662.47 feet to the Point of Beginning, thence continue N.0°02'05"W. 630.50 feet to the South right of way line of SR 225-A, thence S. 89°59'57"W. 660.07 feet, thence S.0°02'40"E. 630.08 feet to the SW corner of NE 1/4 of SW 1/4 of SW 1/4 of said section, thence S.89°57'50"E. 659.96 to the Point of Beginning, all lying and being in Marion County, Florida.

PARCEL 29:

PA#21809-000-00

Beginning at a point 899.2 feet South from the NE corner of NW 1/4 of NE 1/4 of NW 1/4 of Section 11, Township 15 South, Range 21 East, thence continue South along East line of West 1/2 of East 1/2 of NW 1/4 to the Northerly right of way line of Highway #500, 623.85 feet, more or less, Thence N. 62 degrees 35'W., 144.15 feet more or less along said right of way line to SE corner of lands conveyed to Northrup in Deed Book 284, page 476, thence North 555.73 feet, more or less, along East line of said lands in Deed Book 284, page 476 to a point due West of the Point of Beginning, thence East 122.96 feet, more or less to the Point of Beginning.

PARCEL 30:

PA#35695-019-03

Commence at the SE corner of the NW 1/4 of Section 19, Township 16 South, Range 21 East, Marion County, Florida, go thence N. 89 degrees 54'56"W. along the South line of said NW 1/4, also being the South line of lots 41, 42, 43 and 44 Countryside Farms of Ocala as per plat recorded in Plat Book T, pages 101 & 102, public records of Marion County, Florida, a distance of 1393.38 feet to the SW corner of said lot 44 for a point of beginning, thence N. 00 degrees 04'43"E., along the West line of said lot 44, 706.25 feet to the South R/W line of SW 93rd Street, said point being on a curve having a radius of 530 feet a central angle of 06 degrees 51'08", a chord bearing of N. 51 degrees 50'46"W., a chord distance of 63.35 feet, thence along the arc and said South R/W 63.39 feet, thence N. 48 degrees 25'12"W., 49.86 feet, thence N. 71 degrees 59'53"W., 50 feet, thence N. 48 degrees 25'12"W., 70 feet, thence leaving said R/W South 86 degrees 35'12"W., 148.48 to the Easterly R/W of State Road 200, thence S. 41 degrees 34'48"W., along said R/W 785 feet to the centerline of an 80 foot roadway easement, thence S. 48 degrees 25'12"E., along said centerline of roadway 150 feet to the P.C. of a curve having a central angle of 24 degrees 58'30", a radius of 225 feet, a chord bearing of South 35 degrees 55'57"E., a chord distance of 97.30 feet, thence along the arc 98.08 feet, thence N. 41 degrees 34'48"E., 371.03 feet, thence South 48 degrees 25'12", 106.03 feet thence South 00 degrees 03'08"W., 272.25 feet to the South line of the NW 1/4 of aforesaid Section 19, thence S. 89 degrees 54'56"E., 360.84 feet to the Point of Beginning. Subject to a 40 foot roadway easement along the Southwesterly boundary. AND

Commence at the SW corner of the NW 1/4 of Section 19, Township 16 South, Range 21 East, Marion County, Florida, go thence S. 89 degrees 54'56"E. 322.96 feet to the Southeasterly R/W

PARCEL 30: (Continued)

PA#35695-019-03

of State Road 200, thence N. 41 degrees 34'48"E., along said R/W 74.04 feet for a point of beginning, thence S. 48 degrees 25'12"E., 245 feet, thence S. 89 degrees 55'04"E., 265.94 feet to the centerline of an 80 foot roadway easement said point being on a curve having a radius of 266 feet, a central angle of 39 degrees 12'44", a chord bearing of N. 35 degrees 47'57"W., a chord distance of 178.51 feet, thence run Northwesterly along the arc 182.05 feet to a PRC having a radius of 225 feet, a central angle of 32 degrees 13'37", a chord bearing of N. 32 degrees 18'24"W., a chord distance of 124.89 feet, thence run Northwesterly along the arc 126.55 feet to the PT, thence N. 48 degrees 25'12"W., 150 feet to the Southeasterly R/W of State Road 200, thence S. 41 degrees 34'48"W., 249.88 feet to the Point of Beginning. Subject to a 40 foot roadway easement along the Northeasterly boundary.

PARCEL 31:

PA#26500-001-00

Commencing at the SE corner of the NW 1/4 of Section 9, Township 15 South, Range 22 East, thence North 1323.23 feet to the SE corner of the NE 1/4 of NW 1/4 of said Section 9, thence N.89°48'23"W. 25 feet to a point on the Westerly right of way line of NE 19th Avenue, Ocala, Florida, for a point of beginning; thence North 738.01 feet, thence S.79°45'00"W. 511.15 feet, thence South 645.35 feet, to the South boundary of the NE 1/4 of the NW 1/4 of said Section 9, thence S.89°48'23"E. 503 feet to the Point of Beginning.

PARCEL 32:

PA#26879-000-31

A parcel of land lying within the NW 1/4 of Section 10, Township 15 South, Range 22 East, Marion County, Florida, being more particularly described as follows:

Commence at the SW corner of the NE 1/4 of the NW 1/4 of said Section 10, thence N. 0°16'36" W., along the West boundary of the said NE 1/4 of the NW 1/4, 331.88 feet to the Point of Beginning; thence continue N. 0°16'36" W., along the aforescribed line, 345.44 feet; thence N. 88°30'49" E., 1267.56 feet to the West right of way line of NE 30th Avenue; thence S. 0°32'31" E., along said West right of way line, 236.10 feet to a bend in the right of way; thence S. 89°27'29" W., along said right of way line, 10.00 feet; thence S. 0°32'31" E., along said West right of way line, 107.64 feet; thence S. 88°25'49" W., departing said right of way line, 1259.19 feet to the Point of Beginning. All being in Marion County, Florida.

PARCEL 33:

PA#15392-001-01

Commencing at the Southeast corner of Section 31, Township 14 South, Range 22 East, and running along the South boundary of said Section 31, N.87°23'W., 2026.41 ft.; thence departing from said section line at right angles N.2°37"E. 25 ft. to the Point of Beginning. From the Point of Beginning thus described continue N.2°37"E., 208.71 ft.; thence N. 87°23'W. 176.64 ft. to the East right of way line of West Anthony Road; thence N.19°42'E. 313.11 ft. along the said East right of way line; thence S.87°23'E. 351.88 ft.; thence S.2°37'W., 508 ft.; thence S.87°23'E. 267.22 ft. to the Point of Beginning, containing 4.01 acres more or less and all being in Marion County, Florida.

PARCEL 34:

PA#35776-001-00

SE 1/4 of SE 1/4 of Section 34, Township 16 South, Range 21 East, Marion County, Florida.

PARCEL 35:

PA#35011-001-00

Beginning at the intersection of the northern right-of-way line of Kingsland Country Drive and the east boundary of Section 24, Township 16 South, Range 20 East; thence south 88 degrees 47'30" west along said right-of-way line 550 feet; thence north 3 degrees 54'56" east, 408.55 feet; thence north 88 degrees 47'30" east, 520.50 feet to the east boundary of said Section 24; thence south 0 degrees 13'30" west along said east boundary, 406.97 feet to the point of beginning, all being in Marion County, Florida.

PARCEL 36:

PA#13672-001-00

Commencing at the SW corner of the Northwest 1/4 of Section 32, Township 14 South, Range 21 East; thence N.89°50'01"East 25 feet to the East right-of-way line of County Road 225-A; thence South along the East right-of-way line 603.95 feet to the Point of Beginning; thence East 319 feet; thence North 90 feet; thence East 90.97 feet to a point 409.97 feet East of the East right-of-way line of County Road 225-A; thence South 00°03'04"West to a point on the North right-of-way line of U.S. Highway 27 (200 feet wide); thence Northwesterly along said North right-of-way line to the East right-of-way line of County Road 225-A; thence North along said East right-of-way line to the Point of Beginning.

LESS AND EXCEPT the following described parcel:

Description: (by surveyor) - Parcel 1

A parcel of land lying in Section 32, Township 14 South, Range 21 East, Marion County, Florida; being more particularly described as follows:

Commence at a brass disk at the Southwest corner of the Northwest 1/4 of said Section 32, and run North 89°50'01"East 25.00 feet to the East right-of-way line of County Road No. 225-A; thence South 00°00'57"East, along said East right-of-way line, 603.58 feet to a concrete monument and the Point-of-Beginning of the herein described parcel; thence continue South 00°00'57"East, along said East right-of-way line, 151.93 feet to an iron rod marked "PSM 5469"; thence South 39°24'34"East 46.80 feet to an iron rod marked "PSM 5469" on the Northerly right-of-way line of U.S. Highway No. 27; thence South 77°55'57"East, along said Northerly right-of-way line, 157.46 feet to a nail & disk marked "PSM 5469"; thence North 00°00'17"East 221.14 feet to an iron rod marked "PSM 5469"; thence South 89°57'34"West 183.75 feet to the Point-of-Beginning.

Containing 0.839 Acres more or less.

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OR BOOK/PAGE 02913/1454

PARCEL 37:

PA#23472-002-00

The Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of
Section 23, Township 15 South, Range 21 East;

EXCEPT 70 yards North and South by 140 yards East and West in the
Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the
Southeast 1/4:

and

The Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4;

EXCEPT the West 308.5 feet and

EXCEPT the East 190 feet of the Southwest 1/4 of the Northeast
1/4 of the Southeast 1/4 and

EXCEPT the South 228.6 feet of the East 280.0 feet of the
Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of said
Section 23 and

EXCEPT road right-of-way, all being in Marion County, Florida.

PARCEL 38:

PA#22879-000-00

Beginning 210 feet West of the NE corner of the NW 1/4 of the SE 1/4 of Section 15, Township 15 S., Range 21 E, Marion County, Florida, running thence West 897 feet, thence South 1028 feet, thence East 792 feet, thence North 315 feet, thence East 105 feet, thence North 713 feet to point of beginning.

EXCEPT THE FOLLOWING:

Beginning 210 feet West of the NE corner of the NW 1/4 of the SE 1/4 of Section 15, Township 15 S., Range 21 E, Marion County, Florida, running thence West 195 feet, thence South 171 feet, thence East 195 feet and thence North 171 feet to point of beginning.

AND EXCEPT:

Five acres, more or less, situate in the NW 1/4 of the SE 1/4 of Section 15, Township 15 S., Range 21 E, Marion County, Florida, said tract of five acres, more or less, herein described as follows:

Beginning at a point set in the North line of the SE 1/4 of aforesaid Section 15, which point of beginning is East 633 feet distant from the center of Section 15, said point of beginning also being in the right-of-way of State Highway 40, thence from said point of beginning East 211 feet, thence South 0 51' West 1028 feet, thence West 211 feet, thence North 0 51' East 1028 feet to the point of beginning, subject to right-of-way of State Highway 40.

AND EXCEPT:

Commence 687 feet West of the NE corner of the NW 1/4 of the SE 1/4 of Section 15, Township 15 S., Range 21 E, Marion County, Florida, thence run West to the NW corner of the NW 1/4 of the SE 1/4 of Section 15, Township 15 S., Range 21 E, Marion County, Florida, thence run South 1028 feet, thence run East to a point directly South of the point of beginning, thence run North to the point of beginning.

Subject to right-of-way of State Highway 40.

Beginning 210 feet West of the Northeast corner of the NW 1/4 of the SE 1/4 of Section 15, Township 15 South, Range 21 East; running thence West 195 feet thence South 171 feet, thence East 195 feet and thence North 171 feet to the point of beginning, in Marion County, Florida.

EXCEPT: road right of way on the North boundary. LESS and EXCEPT that portion thereof taken by Marion County, a Political Subdivision of the State of Florida as shown in order of taking recorded in OR Book 2017, page 725.

PARCEL 39:

PA#4904-000-06

Commencing at a point that is 15.00 feet South of the N.E. corner of Government Lot 4, Section 6, Township 17 South, Range 24 East, and proceed S. $89^{\circ}25'57''$ W, parallel with the North boundary line of said Lot 4, a distance of 94.85 feet to a concrete monument on the West right of way line of State Road No. S-464 (being 100.00 feet wide), said point also being on a curve concave Northeasterly having a radius distance of 1960.08 feet and a central angle of $03^{\circ}12'36''$; thence Southeasterly along the arc of said curve and along said West right of way line, a distance of 109.81 feet through a chord bearing and distance of S. $06^{\circ}37'13''$ E, 109.80 feet to a concrete monument at the Point of Tangency; thence S. $07^{\circ}58'33''$ E along said right of way line, a distance of 109.42 feet to a concrete monument at the Point of Curvature of a curve concave Southwesterly having a radius distance of 1860.08 feet and a central angle of $07^{\circ}20'17''$; thence Southeasterly along the arc of said curve and along said West right of way line, a distance of 238.23 feet through a chord bearing and distance of S. $04^{\circ}16'18''$ E, 238.06 feet to a concrete monument at the Point of Tangency; thence S. $00^{\circ}38'16''$ E, along said right of way line, a distance of 416.61 feet to a concrete monument at the Point of Beginning of Tract No. 1 as described herein; thence S. $89^{\circ}25'57''$ W, a distance of 378.92 feet to a concrete monument on the East boundary line of Block 1 of an unrecorded subdivision for Marion County Citrus Company, as recorded in the Unrecorded Plat Book at Page 99 of the Public Records of Marion County, Florida; thence S. $00^{\circ}34'56''$ E, along said East boundary line, a distance of 424.03 feet to a concrete monument on the North right of way line of U.S. Highway No. 441/27 Alternate (Dixie Highway - being 66.00 feet wide); thence N. $77^{\circ}12'42''$ E, along said North right of way line, a distance of 388.03 feet to a concrete monument at the intersection with the aforesaid West right of way line of State Road No. S-464; thence N. $00^{\circ}38'16''$ W, along said West right of way line, a distance of 341.90 feet to the Point of Beginning. Lying and being situate in Marion County, Florida.

PARCEL 40:

PA#27593-001-00

Beginning at the Northwest corner of Section 14, Township 15 South, Range 22 East; thence South along the West boundary of said Section 14, 183.0 feet, for a Point of Beginning; thence South 89°38'0" East, 175 feet; thence South 100 feet; thence North 89°38'0" West, 175 feet to the aforesaid West boundary of said Section 14; thence North along the West boundary of said Section 14 to the Point of Beginning; EXCEPT the West 20 feet thereof and SUBJECT to road right of way of Citrus Drive, a County road

LESS AND EXCEPT

Commence at the Southwest corner of Lot 1, Fort King Hammock Subdivision as recorded in Plat Book A, Page 44, of the Public Records of Marion County, Florida, Thence departing from said Southwest corner N 89°50'43" E, 155.00 feet along and with the North Boundary of Golfview Subdivision First Addition, Thence departing from said North Boundary N 00°22'00"W, 220.00 feet to the Point of Beginning, Thence S 89°50'43"W, 150.00 feet to a Point on the new right of way of NE 36th Avenue, Thence N 00°22'00"W along and with said right of way line, 186.43 feet, Thence departing from said right of way line N 89°58'31"E, 150.00 feet, Thence S 00°22'00"E, 186.09 feet to the Point of Beginning, all lying in Marion County, Florida. EXCEPT the South 30 feet and except the North 46.09 feet.

PARCEL 41:

PA#2992-003-005

Lot 5, Block C, Laurel Wood, as per plat thereof recorded in Plat Book 4, page 140, public records of Marion County, Florida.

PARCEL 42:

PA#2100-059-024

Lot 24, Block 59, Ocala Estates, as per plat thereof recorded in Plat Book G, page 103, public records of Marion County, Florida.

PARCEL 43:

PA#24176-000-00

The North 210 feet of the East 210 feet of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 1, Township 15 South, Range 22 East, Marion County, Florida; EXCEPT road right of way on the North boundary.

PARCEL 44:

PA#28338-103-01

Building A, Unit 103, of the Woodhaven at the Cascades, a condominium according to the Declaration of Condominium recorded in OR book 1173, pages 416 through 511, all inclusive, and as amended by certificate of amendment as recorded in OR Book 1179, pages 1819 through 1822, all inclusive of the public records of Marion County, Florida.

PARCEL 45:

PA#24277-002-00

North 1/2 of NW 1/4 of NW 1/4 of NE 1/4 of Section 4, Township 15 South, Range 22 East, Except the East 264 feet thereof. AND less and except the maintained right of way of County Road 1.5-E, a/k/a Bird Road and NE 35th Street. LESS AND EXCEPT:

PARCEL 45:(Continued)

PA#24277-002-00

A part of the North 1/2 of the NW 1/4 of the NW 1/4 of the NE 1/4 of Section 4, Township 15 South, Range 22 East, Marion County, Florida, being more particularly described as follows: Commence at a nail marked "2418" at the NW corner of said NW 1/4 of the NE 1/4 and run East, along the North line of said NE 1/4, a distance of 29.92 feet to a Northerly extension of the East right of way line of N.E. 19th Avenue (a/k/a County Road No. 1.5-E and a/k/a Bird Road); thence S.00°02'14"E. along said Northerly extension 25.22 feet to a concrete monument on the South right of way line of N.E. 35th Street and the Point of Beginning of the herein described parcel; thence continue S.00°02'14"E. along said East right of way line, 175.00 feet to an iron rod marked "PSM 5469"; thence East 175.00 feet to an iron rod marked "PSM 5469"; thence N.00°02'14"W. 175.00 feet to an iron rod marked "PSM 5469" on the said South right of way line of N.E. 35th Street; thence West 175.00 feet to the Point of Beginning.

PARCEL 46:

PA#4904-000-007

A tract of land situate in Government Lot 5, Section 6, Township 17 South, Range 24 East, Marion County, Florida, being more particularly described as follows: Beginning at a point on the North boundary of Government Lot 5, Section 6, Township 17 South, Range 24 East, said point being South 89° 49' 35" West a distance of 348.82 feet from the Northeast corner thereof; thence South 89° 49' 35" West along said north boundary 285.00 feet, thence South 00° 31' 32" East 177.53 feet to the Point of Beginning, thence continue South 00° 31' 32" East 884.75 feet to the Northerly right of way line of Alternate U. S. Highway 441 (Dixie Highway 66 feet wide), thence North 77° 14' 05" East along said northerly right of way line 291.62 feet, thence North 00° 31' 32" West 988.70 feet, thence South 89° 49' 35" West 25 feet, thence South 00° 31' 32" East 177.53 feet, thence South 89° 49' 35" West 260 feet to the Point of Beginning. Subject to easements as recorded in Deed Book 314 and at page 260, and Official Records Book 273 at Page 670 of the Public Records of Marion County, Florida.

LESS AND EXCEPT

A parcel of land lying in Government Lot 5, Section 6, Township 17 South, Range 24 East, Marion County, Florida, being more particularly described as follows:

Commence at the NE corner of said Government Lot 5 and run S.89°49'35"W., along the North line of said Government Lot, 348.92 feet to an iron rod; thence S.00°31'32"E., 736.21 feet to an iron rod marked "PSM 5469" and the Point of Beginning of the herein described parcel; thence continue S.00°31'32"E., 262.65 feet to an iron rod on the Northerly right of way line of Alternate U.S. Highway No. 441 (a/k/a U.S. Highway No. 27 and previously known as Dixie Highway); thence S.77°10'38"W., along said Northerly right of way line, 291.52 feet to a concrete monument; thence N.00°31'22"W., 324.75 feet to an iron rod marked "PSM 5469"; thence N.89°28'38"E., 284.81 feet to the Point of Beginning.

FILE: 2001019246
OR BOOK/PAGE 02913/1461

PARCEL 47:

PA#38150-002-00

Beginning at the most northerly corner of Lot 7, Block 27, Town of Belleview as recorded in the Public Records of Marion County, Florida, said point being on the Westerly right-of-way line of a 20 foot alley, 10.00 feet from and at right angle to the center line of said alley, thence N. 40°47'40"W. along the Easterly boundary of Lot 6 and said Westerly right-of-way line, 27.00 feet, thence S. 49°12'20"W. parallel to the line dividing Lots 6 and 7, 145.00 feet to the Easterly right-of-way line of 6th Street, said point being 25.00 feet from and at right angle to the center line of said 6th Street, thence S. 40°47'40"E. along said Easterly right-of-way line, 35.20 feet to the Northerly right-of-way line of New State Road No. 500, said point being 53.00 feet from and at right angle to the center line of said New State Road, thence S. 78°35'00"E. along said Northerly right-of-way line 116.21 feet, thence N. 49°12'20"W. along said line dividing Lot 7 and 8, 73.80 feet to the most Northerly corner of Lot 8, said point being on the Westerly right-of-way line of said 20 foot alley, thence N. 40°47'40"W. along the Easterly boundary of Lot 7 and said Westerly right-of-way line 100.00 feet to the point of beginning, All being in Block 27, Town of Belleview.

PARCEL 48:

PA#2751-005-004

Lot 4, Block E, Ridgeview Acres, as per plat thereof recorded in Plat Book F, page 12, public records of Marion County, Florida.



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

Detail by Entity Name

Florida Limited Partnership
C.L.D. PROPERTIES, LLLP.

Filing Information

Document Number	A00000001658
FEI/EIN Number	65-1051742
Date Filed	10/25/2000
State	FL
Status	ACTIVE
Last Event	LP AMENDMENT
Event Date Filed	04/09/2009
Event Effective Date	NONE

Principal Address

101 NE 16TH AVE
OCALA, FL 34470

Mailing Address

101 NE 16TH AVE
OCALA, FL 34470

Registered Agent Name & Address

DINKINS, BRADFORD L
101 NE 16TH AVE
OCALA, FL 34470

Name Changed: 03/05/2010

Address Changed: 04/13/2009

General Partner Detail

Name & Address

Document Number L07000127014

C.L.D. MANAGEMENT, LLC
101 NE 16TH AVE
OCALA, FL 34470

Annual Reports

Report Year	Filed Date
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2024	01/31/2024
2025	02/06/2025
2026	01/08/2026

Document Images

01/08/2026 -- ANNUAL REPORT	View image in PDF format
02/06/2025 -- ANNUAL REPORT	View image in PDF format
01/31/2024 -- ANNUAL REPORT	View image in PDF format
01/25/2023 -- ANNUAL REPORT	View image in PDF format
01/27/2022 -- ANNUAL REPORT	View image in PDF format
01/11/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
01/28/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
01/12/2015 -- ANNUAL REPORT	View image in PDF format
01/10/2014 -- ANNUAL REPORT	View image in PDF format
01/23/2013 -- ANNUAL REPORT	View image in PDF format
01/24/2012 -- ANNUAL REPORT	View image in PDF format
04/07/2011 -- ANNUAL REPORT	View image in PDF format
03/05/2010 -- ANNUAL REPORT	View image in PDF format
04/13/2009 -- ANNUAL REPORT	View image in PDF format
04/09/2009 -- LP Amendment	View image in PDF format
05/13/2008 -- Reg. Agent Change	View image in PDF format
01/31/2008 -- ANNUAL REPORT	View image in PDF format
06/28/2007 -- LP Name Change	View image in PDF format
01/31/2007 -- ANNUAL REPORT	View image in PDF format
02/03/2006 -- ANNUAL REPORT	View image in PDF format
05/06/2005 -- ANNUAL REPORT	View image in PDF format
01/26/2004 -- ANNUAL REPORT	View image in PDF format
02/25/2003 -- ANNUAL REPORT	View image in PDF format
04/24/2002 -- ANNUAL REPORT	View image in PDF format
04/17/2001 -- ANNUAL REPORT	View image in PDF format
10/25/2000 -- Domestic LP	View image in PDF format



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

5/6/2026

CASE NO: CE26-0541

C L D PROPERTIES LTD
DINKINS BRADFORD L (REGISTERED AGENT)
101 NE 16TH AVE
OCALA, FL. 34470-6904

RE: 28566-00-04 | 1010 SW 1ST AVE

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: 6/10/2026

Violations:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Obtain a site plan for the changes done to the property. The parking lot and the added privacy fence.

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.

OSIAS FERREIRA,
Code Senior Inspector
352-789-5305 oferreira@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

06/24/2026

CLD PROPERTIES LTD
DINKINS, BRADFORD L (Registered Agent)
101 NE 16TH AVE
OCALA, FL 34470-6904

Respondent(s) _____ /

Location of Violation: 1010 SW 1ST AVE/28566-00-04

Case Number: CE26-0541

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

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

Violation(s) and How to Abate:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Obtain a site plan for the changes done to the property. The parking lot and the added privacy fence.

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~~:

Osias Ferreira Sr Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE26-0541

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Osias Ferreira, 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 1010 SW 1ST AVE, 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.

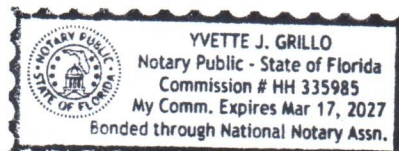
Dated: 06/24/2026

Senior 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.

Yvette J. Grillo
Notary Public, State of Florida





FRESH
PRODUCE

DELI
MEATS

1010

FRESH
VEGETABLES

SALADS &
SANDWICHES

1010
OCALA
FRESH PRODUCE & DELI
WE CARRY
AMISH
PRODUCTS

City of Ocala
Code Enforcement Division
6/24/2026 2:29 PM



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

CLD PROPERTIES LTD
DINKINS, BRADFORD L (Registered Agent)
101 NE 16TH AVE
OCALA, FL 34470-6904

Respondent(s) _____ /

Location of Violation: 1010 SW 1ST AVE/28566-00-04

Case Number: CE26-0541

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

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

Violation(s) and How to Abate:
SECTION 122-212 SITE PLAN APPROVAL REQUIRED
Obtain a site plan for the changes done to the property. The parking lot and the added privacy fence.

City of Ocala
Code Enforcement Division
6/24/2026 2:28 PM

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

CASE NO: CE26-0541

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.

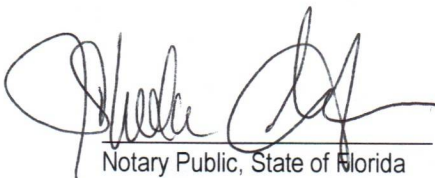
FURTHER, AFFIANT SAYETH NAUGHT.

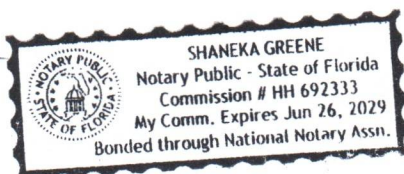
Dated: 06/24/2026


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.

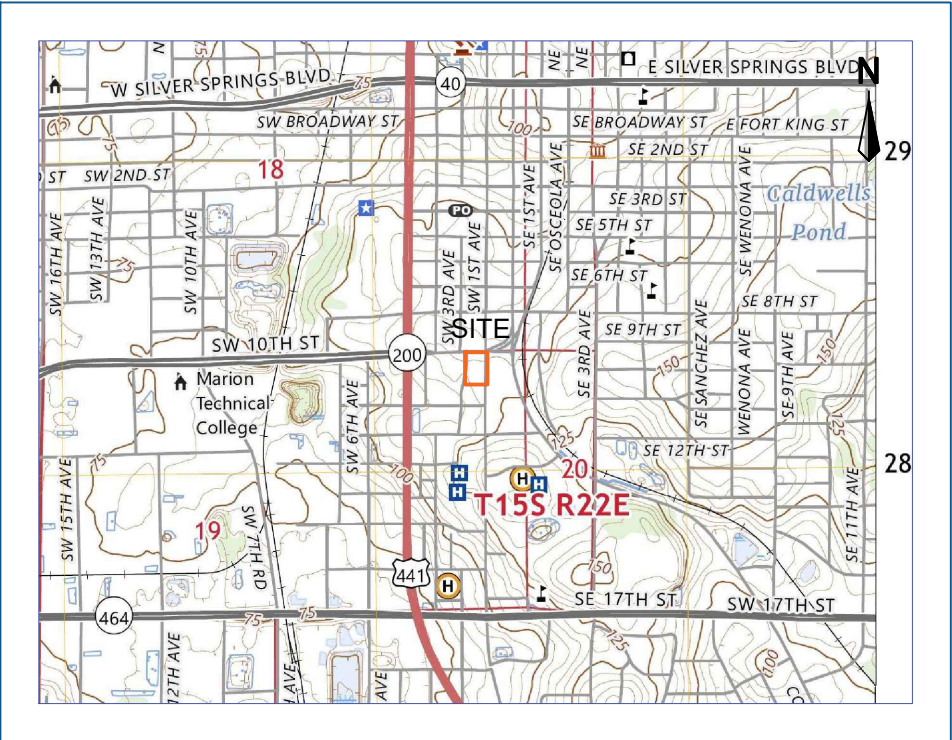

Notary Public, State of Florida



These plans are compliant with the
Florida Building Code-Building, Eighth Edition (2023)

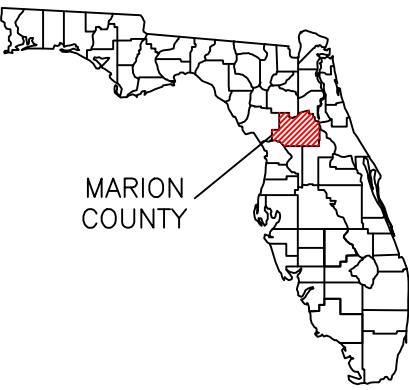
CONSTRUCTION DRAWINGS

Site Location Map



SOURCE:
USGS 7.5 MINUTE SERIES
OCALA WEST QUADRANGLE, 2024
CONTOUR INTERVAL = 5'

APPROXIMATE SCALE IN FEET
0' 2000'



SOIL VAPOR EXTRACTION AND AIR SPARGING SYSTEM

HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027
TOWNSHIP: 15 S RANGE: 22 E SECTION: 18

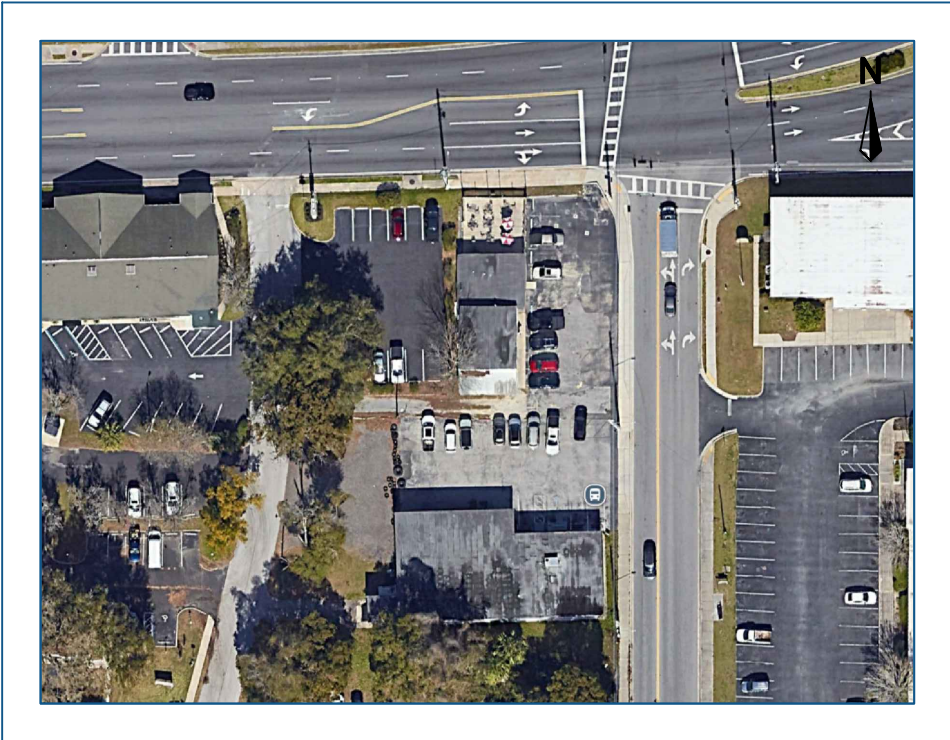
SHEET INDEX	
DRAWING NO.	INDEX
1	COVER PAGE
2	GENERAL NOTES
3	SITE MAP
4	PROPOSED REMEDIAL SYSTEM LAYOUT
5	TRENCH CROSS SECTIONS
6	PROPOSED AIR SPARGE WELL DETAIL
7	PROPOSED ANGLED AIR SPARGE WELL DETAIL
8	PROPOSED SVE WELL DETAIL
9	AIR SPARGE PROCESS AND INSTRUMENTATION DIAGRAM
10	PROCESS AND INSTRUMENTATION DIAGRAM LEGEND
11	SOIL VAPOR EXTRACTION PROCESS AND INSTRUMENTATION DIAGRAM
12	STUB UP DETAIL
13	PROPOSED INFILTRATION GALLERY DETAIL
14	PROPOSED EQUIPMENT COMPOUND LAYOUT, FENCE DETAIL AND TRAILER TIE DOWN DETAIL
15	ELECTRICAL DROP DETAIL



NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC,
dba MAS ENVIRONMENTAL
205 N. ARMENIA AVE. TAMPA, FLORIDA 33609
813.658.8823

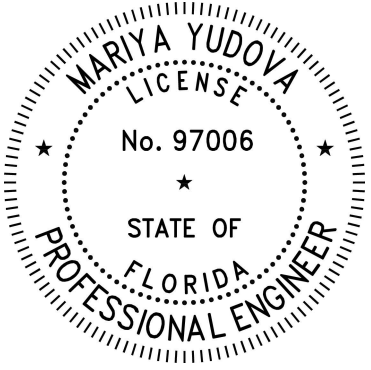
ENGINEERING CERTIFICATE OF AUTHORIZATION 27772
THOMAS H. BENNETT, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559

Aerial Location Map



SOURCE: GOOGLE EARTH AERIAL

APPROXIMATE SCALE IN FEET
0' 100'



This item has been digitally signed and sealed by Mariya Yudova, PE, on the date adjacent to the seal.

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

THESE PLANS ARE PROVIDED FOR THE INSTALLATION OF A REMEDIATION SYSTEM. THE WORK IS AUTHORIZED BY, FUNDED BY AND REQUIRED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) TO ELIMINATE PETROLEUM COMPOUNDS RELEASED INTO THE ENVIRONMENT, INTO THE SOIL AND GROUNDWATER BENEATH THE PROPERTY. THE WORK IS NECESSARY TO REDUCE THE RISK OF CONTAMINATION TO LOCAL DRINKING WATER AND SURFACE WATER SOURCES.

UPON COMPLETION OF THE REMEDIATION ACTIVITIES, ESTIMATED TO REQUIRE TWO (2) YEARS AFTER THE INITIAL START-UP OF THE SYSTEM, ALL OF THE ABOVE-GROUND ELEMENTS OF THE SYSTEM WILL BE REMOVED FROM THE PROPERTY. THE ELEMENTS OF THE SYSTEM THAT WILL HAVE BEEN INSTALLED BELOW GRADE, WILL BE ABANDONED AND GROUTED TO ELIMINATE PATHWAYS FOR FUTURE CONTAMINANTS EASY ACCESS TO THE SOIL AND GROUNDWATER BENEATH THE PROPERTY.

GENERAL NOTES

- 1) SITE MAP PROVIDED BY "ENGINEER" WITHOUT SURVEYED PROPERTY BOUNDARIES.

2) VERIFY ALL UTILITIES ONSITE AND WITHIN THE PROPOSED AREA OF WORK PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.

3) RESTORE OR REPLACE PAVING, STABILIZED EARTH, DRIVEWAYS, SIDEWALKS, LANDSCAPED AREAS, ETC., WITH THE SAME TYPE OF MATERIAL THAT WAS DISTURBED OR REMOVED DURING CONSTRUCTION OF ANY AND ALL IMPROVEMENTS SHOWN ON THESE DRAWINGS. EXCEPTION: IN ASPHALT AREAS, WHERE PERMISSIBLE CONCRETE REPLACEMENT RATHER THAN ASPHALT IS ACCEPTABLE.

4) SET-UP A PRE-CONSTRUCTION MEETING WITH THE ENGINEER PRIOR TO ANY CONSTRUCTION.

5) CONTACT THE ENGINEER'S OFFICE IMMEDIATELY REGARDING ANY CONFLICTS DURING CONSTRUCTION OF ANY AND ALL IMPROVEMENTS SHOWN ON THESE DRAWINGS.

6) ALL CONSTRUCTION SHALL CONFORM TO THE LOCAL MUNICIPALITY'S STANDARDS INDEXES AND CONSTRUCTION REGULATIONS.

7) VERIFY EXISTING SITE GRADES TO BE SUBSTANTIALLY CONSISTENT WITH GRADES SHOWN ON THE DRAWINGS BEFORE COMMENCING WORK. REPORT ANY SIGNIFICANT CONFLICT IN GRADES TO THE ENGINEER BEFORE PROCEEDING.

8) DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.

9) MINIMIZE THE IMPACT OF THE WORK ON THE FACILITY'S OPERATIONS.

10) WHEN WORK MAY INVOLVE EXPOSURE TO PETROLEUM CONTAMINATION. CONSTRUCTION PERSONNEL SHALL BE RESPONSIBLE FOR:

A. APPROPRIATE HEALTH AND SAFETY TRAINING FOR CONTRACTORS WORKERS AND SUBCONTRACTED WORKERS.

B. MEETING ALL OSHA REGULATIONS PERTAINING TO THIS TYPE OF WORK.

11) ENGINEER WILL PROVIDE AND IMPLEMENT A SITE SPECIFIC HEALTH AND SAFETY PLAN.

12) DISCUSS DAILY WORK ACTIVITIES WITH FACILITY MANAGER BEFORE THE WORK ACTIVITIES ARE INITIATED.

13) DEFINITIONS

A. SEDIMENT: SOIL WHICH HAS ERODED AND TRANSPORTED BY RUNOFF WATER OR WIND.

B. SOLID WASTE: LIQUID OR SOLID FORMS OF RUBBISH, DEBRIS, GARBAGE, AND OTHER DISCARDED SOLID MATERIALS, EXCEPT SOLID HAZARDOUS WASTE, RESULTING FROM INDUSTRIAL, COMMERCIAL, AND AGRICULTURAL OPERATIONS AND FROM COMMUNITY ACTIVITIES.

C. RUBBISH: COMBUSTIBLE AND NONCOMBUSTIBLE WASTES SUCH AS PAPER, BOXES, GLASS, CROCKERY, METAL, CANS FROM ANY SOURCE.

D. DEBRIS: COMBUSTIBLE AND NONCOMBUSTIBLE WASTES AND WASTE MATERIALS RESULTING FROM CONSTRUCTION OR MAINTENANCE AND REPAIR WORK, LEAVES, AND TREE TRIMMINGS.

E. CHEMICAL WASTE: WASTE GENERATED BY CHEMICAL PROCESS OPERATIONS SUCH AS ALKALIES, HERBICIDES, PESTICIDES, AND ORGANIC AND INORGANIC CHEMICALS.

F. SANITARY WASTE: WASTE CHARACTERIZED AS DOMESTIC SANITARY SEWAGE.

G. GARBAGE: REFUSE AND SCRAPS OR BY-PRODUCTS RESULTING FROM PREPARATION, COOKING, DISPENSING, AND CONSUMPTION OF FOOD.

H. HAZARDOUS WASTE: SOLID WASTE CONTAINING OR EXPOSED TO HAZARDOUS SUBSTANCES AS DEFINED IN 40 CFR 261 AND AS MORE STRINGENTLY DEFINED BY STATE OR LOCAL REGULATIONS.

I. OILY WASTE: NON-HAZARDOUS PETROLEUM PRODUCTS AND BITUMINOUS MATERIALS.
- THE FOLLOWING ARE SPECIFIC ITEMS OF ENVIRONMENTAL CONCERN AND GUIDANCE THAT MUST BE CONSIDERED IN ALL PROJECTS.
- 14) PROVIDE AND MAINTAIN, DURING THE LIFE OF THE CONTRACT, ENVIRONMENTAL PROTECTION. PLAN FOR AND PROVIDE ENVIRONMENTAL PROTECTIVE MEASURES TO CONTROL POLLUTION THAT DEVELOPS DURING CONSTRUCTION ACTIVITIES. PLAN FOR AND PROVIDE ENVIRONMENTAL PROTECTIVE MEASURES REQUIRED TO CORRECT CONDITIONS THAT DEVELOP DURING THE CONSTRUCTION OF PERMANENT OR TEMPORARY STRUCTURES OR ENVIRONMENTAL SYSTEMS ASSOCIATED WITH THE PROJECT. COMPLY WITH CURRENT FEDERAL, STATE AND LOCAL REGULATIONS PERTAINING TO PROTECTION OF THE ENVIRONMENT, INCLUDING BUT NOT LIMITED TO WATER, AIR, AND HAZARDOUS WASTE POLLUTION.

15) LAND RESOURCES: EXCEPT IN AREAS TO BE CLEARED, DO NOT REMOVE, CUT, DEFACE, INJURE, OR DESTROY TREES OR SHRUBS WITHOUT ENGINEER'S PERMISSION. DO NOT FASTEN OR ATTACH ROPES, CABLE, OR GUYS TO EXISTING NEARBY TREES FOR ANCHORAGES, UNLESS AUTHORIZED BY THE ENGINEER. WHERE SUCH USE OF ATTACH ROPES, CABLES, OR GUYS IS AUTHORIZED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTANT DAMAGE. PROTECT EXISTING TREES THAT ARE TO REMAIN AND THAT MAY BE INJURED, BRUISED, DEFACED, OR OTHERWISE DAMAGED BY CONSTRUCTION OPERATIONS.
- 16) EROSION AND SEDIMENT CONTROL MEASURES (IF APPLICABLE)

A. PROTECTION OF ERODIBLE SOILS: IMMEDIATELY FINISH THE EARTHWORK BROUGHT TO A FINAL GRADE, AS INDICATED OR SPECIFIED. IMMEDIATELY PROTECT THE SIDE SLOPES AND BACK SLOPES UPON COMPLETION OF ROUGH GRADING. PLAN AND CONDUCT EARTHWORK TO MINIMIZE THE DURATION OF EXPOSURE OF UNPROTECTED SOILS.

B. TEMPORARY PROTECTION OF ERODIBLE SOILS: USE THE FOLLOWING METHODS TO PREVENT EROSION AND CONTROL SEDIMENTATION:

1. MECHANICAL RETARDATION AND CONTROL RUNOFF: MECHANICALLY RETARD AND CONTROL THE RATE OF RUNOFF FROM THE CONSTRUCTION SITE. THIS INCLUDES CONSTRUCTION OF DIVERSION DITCHES, BENCHES, AND BERMS TO RETARD AND DIVERT RUNOFF TO PROTECTED DRAINAGE COURSES.

17) PICK UP SOLID WASTES, AND PLACE IN CONTAINERS THAT ARE REGULARLY EMPTIED. DO NOT PREPARE, COOK, OR DISPOSE OF FOOD ON THE PROJECT SITE. PREVENT CONTAMINATION OF THE SITE AND OTHER AREAS WHEN HANDLING AND DISPOSING ALL WASTES. ON COMPLETION, LEAVE THE AREAS CLEAN. CONTROL AND DISPOSE OF ALL SOLID AND SANITARY WASTE.

A. DISPOSAL OF GARBAGE: RUBBISH AND DEBRIS: DISPOSE OF RUBBISH AND DEBRIS IN ACCORDANCE WITH THE REQUIREMENTS SPECIFIED BY THE LOCAL REGULATORY AUTHORITY.

B. RUBBISH AND DEBRIS REMOVAL: REMOVE AND DISPOSE RUBBISH AND DEBRIS FROM PROJECT SITE SEPARATELY FROM OTHER WASTE.

C. GARBAGE REMOVAL: PLACE GARBAGE IN APPROVED CONTAINERS, AND DISPOSE VIA AN APPROVED MEANS.

D. SOILS: EXCAVATED SOILS THAT ARE TO BE REMOVED FROM A PROJECT SITE MUST FIRST BE TESTED BY OWNER'S AGENT BEFORE REMOVAL. DISPOSE ALL SOIL IN A MANNER APPROVED BY THE GOVERNING REGULATORY AUTHORITY AND STATE REGULATION.

18) HANDLE GENERATED HAZARDOUS WASTE IN ACCORDANCE WITH 40 CFR 262. SEPARATE ANY CONTRACTOR-GENERATED HAZARDOUS WASTE AND IDENTIFY SAME AS SUCH.

19) DISPOSE ANY CONTRACTOR-GENERATED HAZARDOUS WASTE IN ACCORDANCE WITH 40 CFR 263 AND 30 CFR 264.

20) CONTRACTOR SHALL PIPE AND ELECTRICALLY WIRE PER DRAWINGS AND SPECIFICATIONS TO OBTAIN A COMPLETE SYSTEM; TESTED, ADJUSTED AND READY FOR OPERATION.

21) INFORMATION PROVIDED HEREIN AND ON DRAWINGS BELIEVED TO BE ACCURATE, BUT IS NOT GUARANTEED. DO NOT SCALE DRAWINGS FOR EXACT DIMENSIONS.

22) SUPPLY ALL EQUIPMENT, PIPING, APPURTENANCES, MATERIALS, LABOR, PERMITS ETC. TO OBTAIN A COMPLETE WORKING SYSTEM.

23) REMEDIATION SYSTEM TO BE PROVIDED BY MAS AND INSTALLED BY CONTRACTOR. ALL OTHER MATERIALS AND DEVICES TO BE PROVIDED AND INSTALLED BY INSTALLATION CONTRACTOR UNLESS NOTED ON DRAWINGS

ELECTRICAL

A. VISIT SITE TO VERIFY EXISTING CONDITIONS. DO NOT SCALE THE DRAWINGS. CONTRACTOR SHALL FIELD VERIFY DISTANCES. CONTRACTOR SHALL VERIFY ALL EQUIPMENT LOCATIONS.

B. VERIFY ALL MOTOR SIZES AND STARTING REQUIREMENTS PRIOR TO ROUGH-IN.

C. EXPOSED CONDUIT SHALL BE RIGID GALVANIZED STEEL CONDUIT UNDERGROUND SHALL BE PVC SCHEDULE 40 WITH RIGID STEEL RISERS TO ABOVE GROUND BOXES. ALL EQUIPMENT SHALL BE CONNECTED WITH AN 18" MINIMUM LENGTH OF LIQUID TIGHT FLEXIBLE CONDUIT.

D. HAZARDOUS LOCATIONS: PROVIDE ALL REQUIRED EXPLOSION PROOF SEALS AND HAZARDOUS LOCATION WIRING METHODS IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE WHERE REQUIRED.

E. ALL CIRCUITS SHALL CONTAIN A SEPARATE GREEN, COPPER GROUNDING CONDUCTOR.

F. ALL WORK SHALL BE IN COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE, LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF PERMITTING.

G. ALL CONDUCTORS SHALL BE STRANDED COPPER, THHN/THWN, MINIMUM #12 AWG. ALL CONDUCTORS SHALL BE IN CONDUIT. FLEXIBLE CONDUIT SHALL BE LIMITED TO A MAXIMUM OF 6 FEET IN LENGTH.

H. CONTACT THE LOCAL UTILITY COMPANY AND COORDINATE ALL REQUIREMENTS FOR SERVICE.

I. SIZE AND PROVIDE THE APPROPRIATE ELECTRIC SERVICE FOR ALL MOTORS AND CONTROLS.

TRENCHING/ EXCAVATING

A. PROTECT EXCAVATIONS BY SHORING, BRACING, SHEET PILING, OR OTHER METHODS REQUIRED TO PREVENT CAVE - IN OR LOOSE SOIL FROM FALLING INTO EXCAVATION. COMPLY FULLY WITH THE STATE OF FLORIDA TRENCH LAW.

B. NOTIFY ENGINEER OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE WORK IN AFFECTED AREA UNTIL NOTIFICATION TO RESUME WORK.

C. GRADE EXCAVATION TOP PERIMETER TO PREVENT SURFACE WATER RUN-OFF INTO EXCAVATION.

D. MINIMIZE TRENCH WIDTH TO MINIMIZE EXCESS SOIL QUANTITY.

E. SEPARATE LINES OF SAME TYPE BY (1) PIPE DIAMETER MINIMUM.

F. INSTALL LINES SIDE BY SIDE. LAY ELECTRICAL CONDUIT TO OPPOSITE SIDE OF TRENCH. SEPARATE HORIZONTALLY BY 6" MINIMUM.

G. FOR PAVED AREAS, MINIMUM COVER OVER PVC PIPE AND ELECTRICAL CONDUIT SHALL BE 24 INCHES.

H. ALL BACKFILL IN TRENCHES AND EXCAVATIONS SHALL BE COMPACTED IN 1 FOOT LIFTS (LIFTS MAY BE EVERY 2FT IF SPECIFICALLY AUTHORIZED). COMPACTION BY VIBRATORY EQUIPMENT (UNLESS OTHERWISE AUTHORIZED).

CONCRETE (UNLESS SPECIFIED OTHERWISE)

A. CAST-IN-PLACE CONCRETE SLABS

1. ALL CAST-IN-PLACE CONCRETE SLABS TO BE CLASS 1 REINFORCED CONCRETE.

2. PROVIDE COMMERCIAL FIBER MESH CONCRETE.

3. FINISH: BROOM FINISH SURFACES AS SCHEDULED.

4. PROVIDE CONCRETE TO THE FOLLOWING CRITERIA: COMPRESSIVE STRENGTH (28 DAY) 3500 PSI (UNLESS NOTED OTHERWISE) WATER/ CEMENT RATIO (MAXIMUM) 0.6 BY WEIGHT AGGREGATE SIZE (MAXIMUM) 3/4-INCH

5. FINE AND COARSE AGGREGATES: ASTM C33

6. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

7. NON-SHRINK GROUT: PRE-MIXED COMPOUND CONSISTING OF NON METALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICIZING AGENTS: CAPABLE OF DEVELOPING MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI IN 48 HOURS AND 7000 PSI IN 28 DAYS. TYPE GROUT 1 PART CEMENT, .75 PART SAND, .75 PART WATER BY VOLUME.

B. CHEMICAL: ASTM C494 TYPE A - WATER REDUCING OR TYPE D - WATER REDUCING AND RETARDING.

B. CONCRETE PAVEMENT

1. SAME AS CAST IN PLACE WITH THE FOLLOWING EXCEPTION!

a. AGGREGATE: USE GRADE A357 AGGREGATE.

POLYVINYL CHLORIDE (PVC) PIPE

A. ALL PVC PIPING IN ACCORDANCE WITH ASTM D1785, SCHEDULE 40 &80.

B. FITTINGS: PVC PLASTIC PIPE FITTINGS, SCHEDULE 40 & 80.

C. JOINTS: SOLVENT-WELDED SCHEDULE 40 & 80 PVC PER ASTM D1785, TYPE 1, GRADE 1.

D. PIPE AND PROOF TESTING AS PIPING

1. THE CONTRACTOR SHALL EMPLOY AN APPROPRIATE TESTING METHODOLOGY TO TEST ALL INSTALLED PIPING. PERFORM PROOF TESTING PRIOR TO BACKFILLING. WILL BE COMPLETED IN SECTIONS, AND MUST BE COMPLETED IN FULL AFTER BACKFILLING.

2. PERFORMANCE TESTING OF ALL PIPING SHALL BE WITNESSED BY THE CONTRACTOR AND WRITTEN DOCUMENTATION OF ALL TEST RESULTS SHALL BE PROVIDED. PIPING SHALL NOT BE HANDLED OR BACKFILLED NOR PERSONNEL BE IN CLOSE PROXIMITY TO PIPING DURING TESTING.

3. PROOF TESTING SHOULD BE CONDUCTED UNDER PRESSURE OF 55 PSI. NO VACUUM OR PRESSURE LOSS SHALL BE OBSERVED.

4. PIPES SHALL BE CAPPED OR TEMPORARILY SEALED PRIOR TO TESTING;

5. PIPES SHALL BE PRESSURED WITH CLEAN AIR. ONCE PRESSURIZED, THE LINES WILL BE ISOLATED FROM THE COMPRESSOR.

6. ALL JOINTS SHALL HAVE A SOAP SOLUTION APPLIED TO VERIFY THAT THEY ARE LEAK FREE;

7. PIPES SHALL BE CONSIDERED TIGHT IF THERE IS 0.0 PSI PRESSURE DROP AFTER THIRTY 30 MINUTES.

E. VACUUM TESTING OF SVE PIPING

1. PIPES SHALL BE CAPPED OR PLUGGED PRIOR TO TESTING. IT IS RECOMMENDED THAT LINES BE TESTED PRIOR TO INSTALLATION OF PVC BALL VALVES. A VACUUM-RATED BALL VALVE SHALL BE INSTALLED IN THE SUCTION SIDE OF THE BLOWER THAT CAN BE CLOSED TO HOLD VACUUM IN THE LINE DURING TESTING;

2. APPLY A VACUUM OF 50 IN. W.C. TO EACH VACUUM LINE;

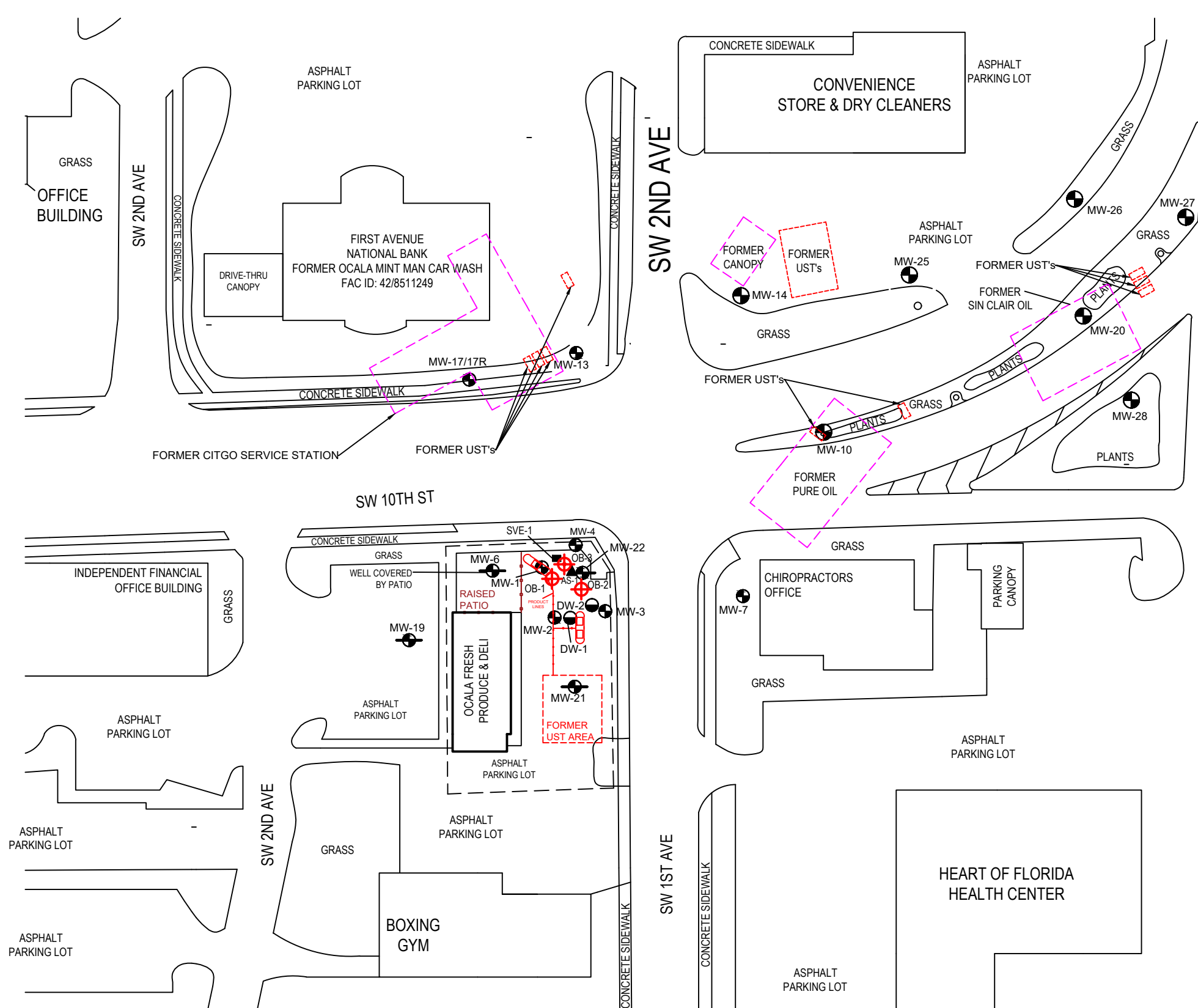
3. A MINIMUM OF ONE (1) VACUUM GAUGE OF APPROPRIATE RANGE SHALL BE UTILIZED;

4. PIPES SHALL BE CONSIDERED TIGHT IF THERE IS 0.0 IN. W.C. OF VACUUM DROP AFTER THIRTY (30) MINUTES.

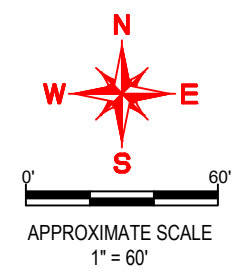
HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027

GENERAL NOTES

DRAWING
2
PROJECT No.
L00002



- LEGEND**
- MW-1 MONITORING WELL LOCATION AND DESIGNATION
 - DW-1 DEEP MONITORING WELL LOCATION AND DESIGNATION
 - MW-6 MONITORING WELL LOCATION AND DESIGNATION (ATTRIBUTED TO ADJACENT SITE: OCALA MINT MAN CAR WASH FAC. ID. NO.: 42/8511249)
 - FORMER FUEL DISPENSER
 - SUBJECT PROPERTY BOUNDARY LOCATION
 - MW-1 ABANDONED MONITORING WELL LOCATION AND DESIGNATION
 - AS-1 PILOT TEST AIR SPARGE LOCATION AND DESIGNATION
 - OBSERVATION WELL LOCATION
 - SVE-1 PILOT TEST SVE WELL AND DESIGNATION LOCATION



REV. NO.	REV. BY	REV. TITLE

SIGNATURE

DATE

MARIYA YUDOVA
LICENSE
No. 97006

NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC
dba MAS ENVIRONMENTAL
205 N. ARMENISTAVILLE AVE., SUITE 100
OCALA, FLORIDA 33459
813.658.8823

ENGINEERING CERTIFICATE OF AUTHORIZATION 1772

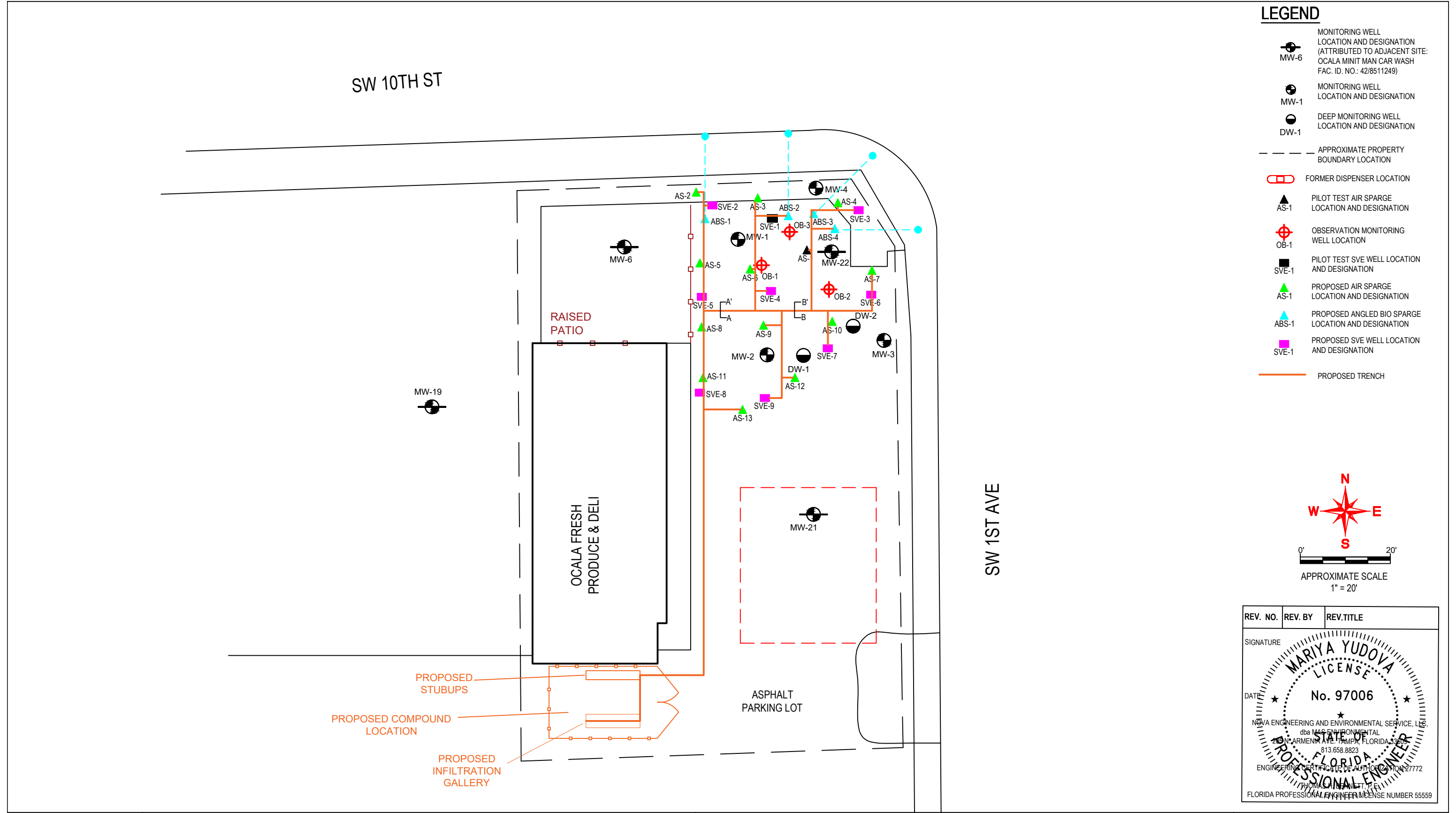
JOHN H. BENNETT, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559

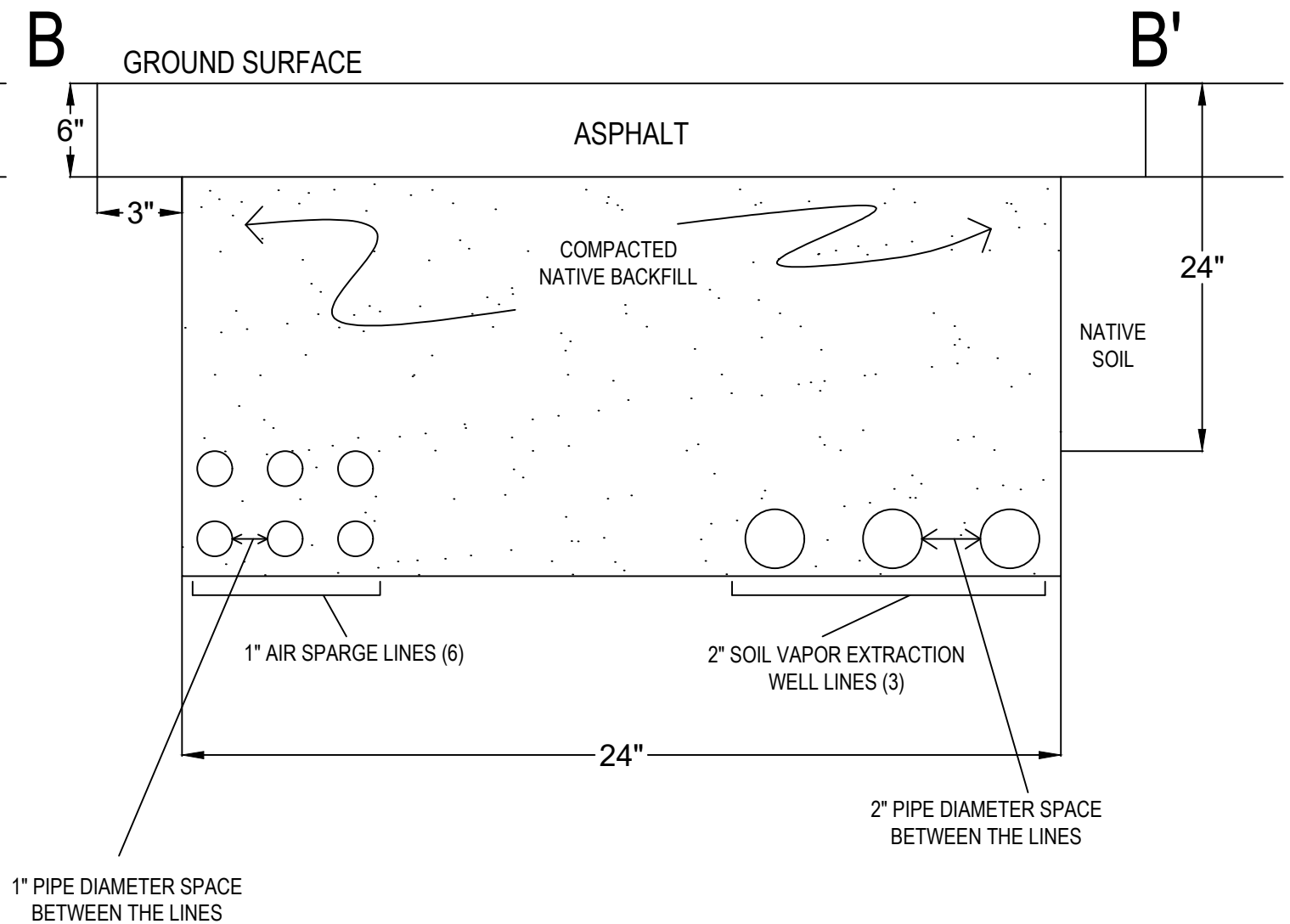
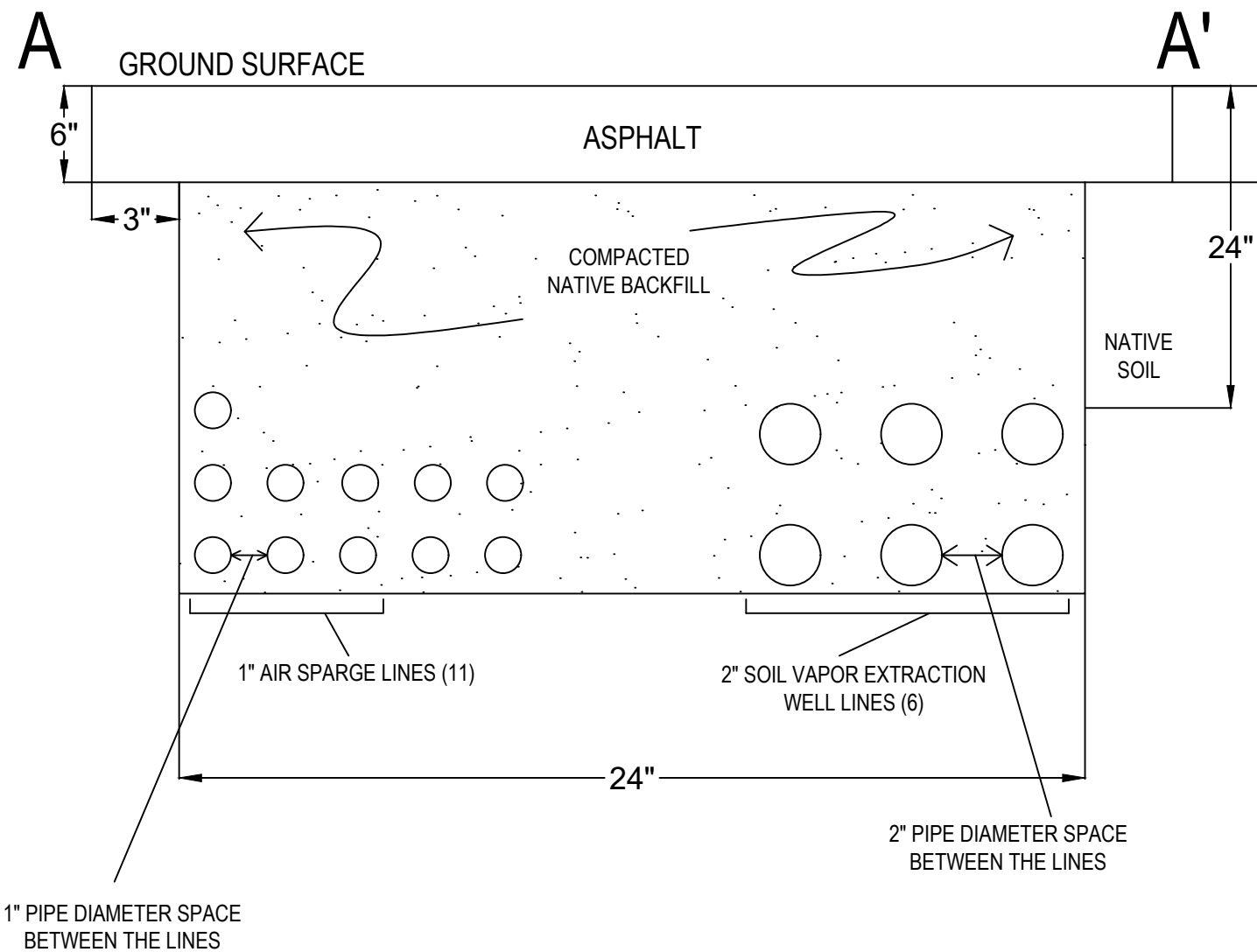


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SITE MAP

DRAWING
3
PROJECT No.
L00002





NOTES: -LIGHT BROOM FINISH
 -CUT EXPANSION JOINTS AT 10 TO 12 FT INTERVALS, APPROXIMATELY 1.5" DEEP
 -DETAILS NOT TO SCALE

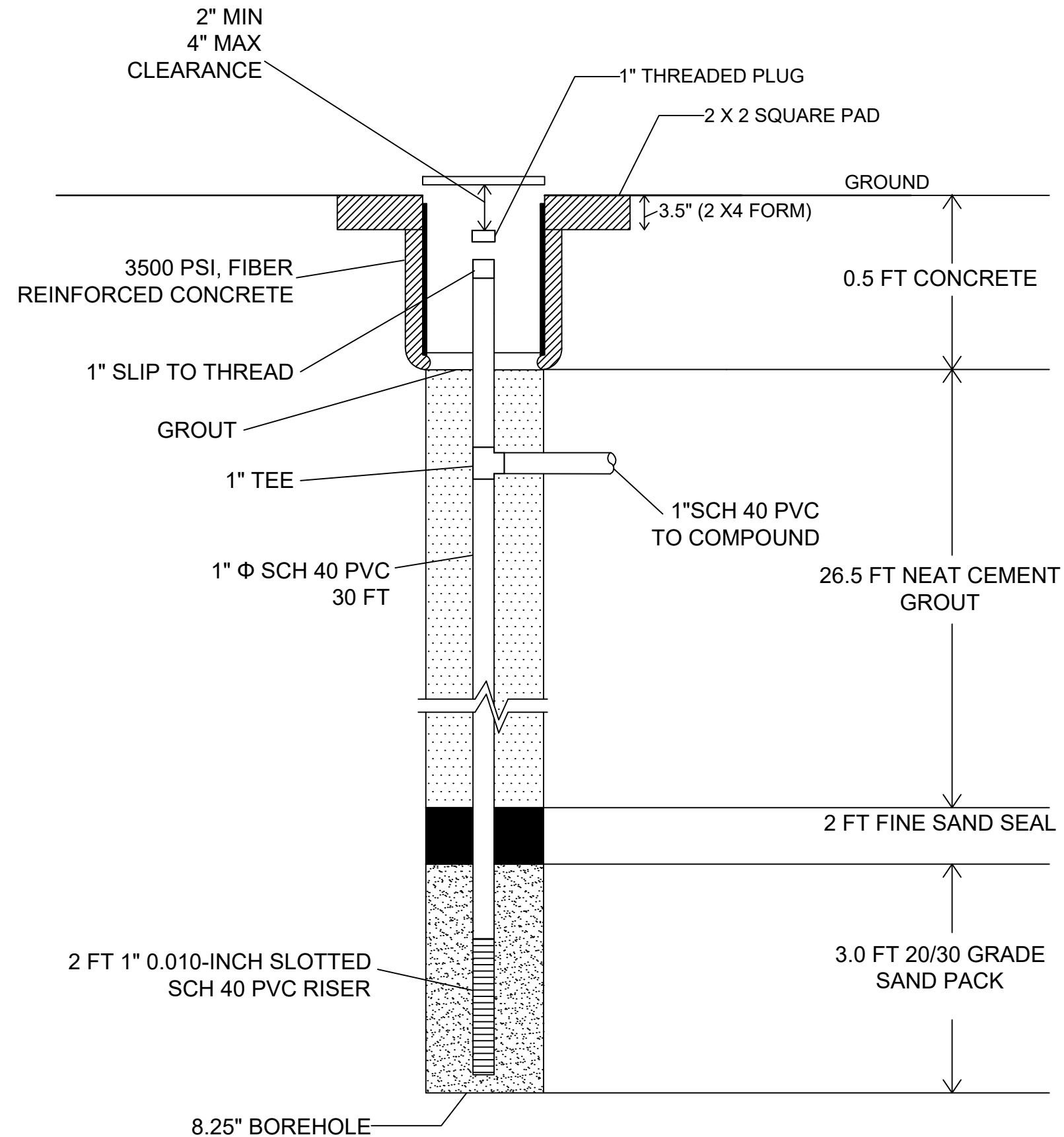
REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		



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TRENCHING CROSS-SECTIONS

DRAWING
5
 PROJECT No.
 L00002



NOT TO SCALE

TOTAL DEPTH=32 FT BLS
BOREHOLE DIAMETER=8.25"



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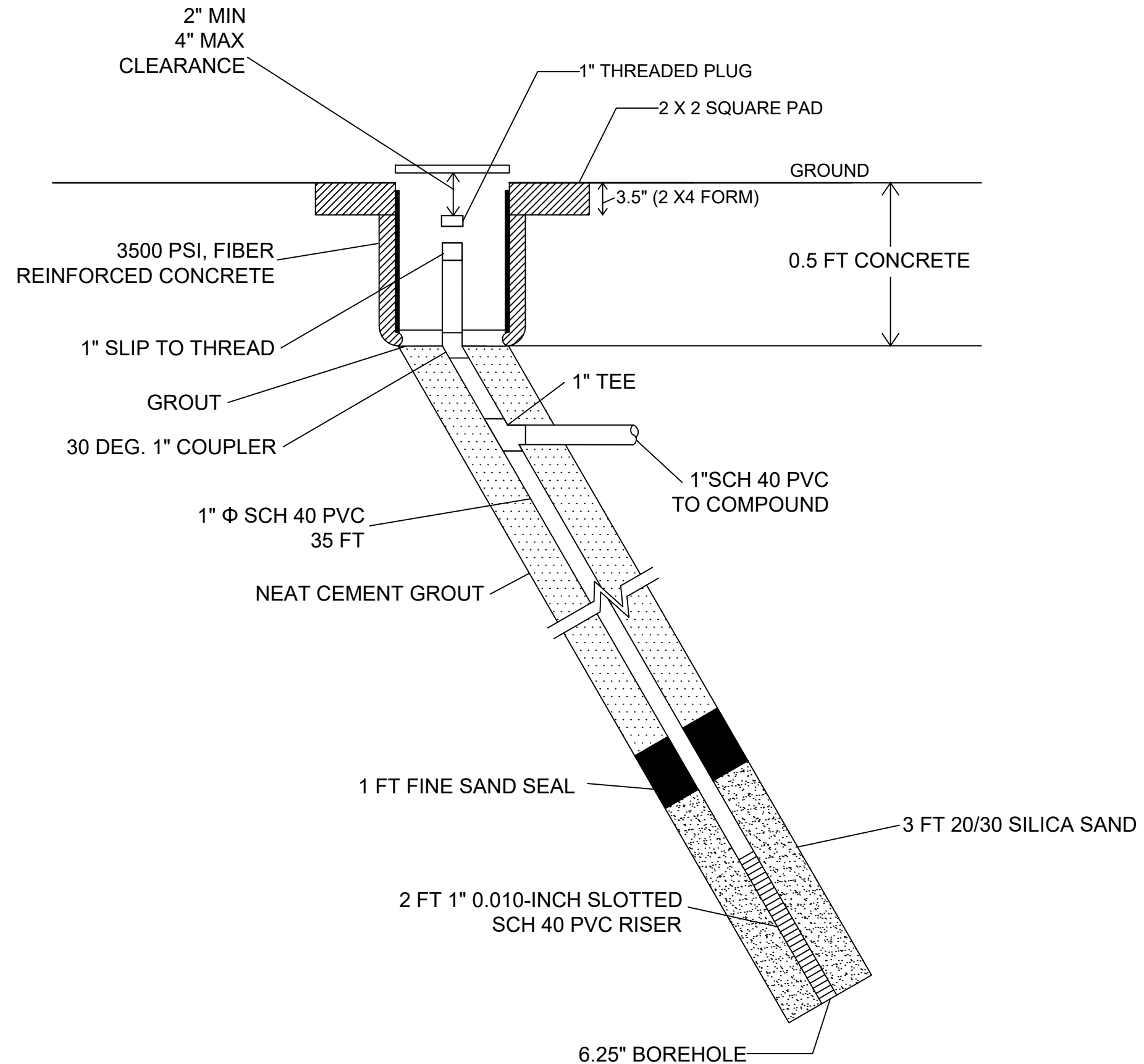
PROPOSED AIR SPARGE WELL DETAIL

DRAWING

6

PROJECT No.
L00002

REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		
NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, P.L.C., dba MAS ENVIRONMENTAL 2601 N. ARMENIA AVE., TAMPA, FLORIDA 33609 813.658.8823 ENGINEERING CERTIFICATE OF AUTHORIZATION 27772 THOMAS H. BENNETT, P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



NOT TO SCALE

TOTAL VERTICAL DEPTH = 32 FT BLS
TOTAL WELL LENGTH = 37 FT
ANGLE OF WELL = 30 DEG
BOREHOLE DIAMETER=6.25"

REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		
NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC, dba: NOVA ENVIRONMENTAL 250 N. ARMENIA AVE., TAMPA, FLORIDA 33609 813.658.8823 ENGINEERING CERTIFICATE OF AUTHORIZATION 27772 THOMAS H. BENNETT, P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



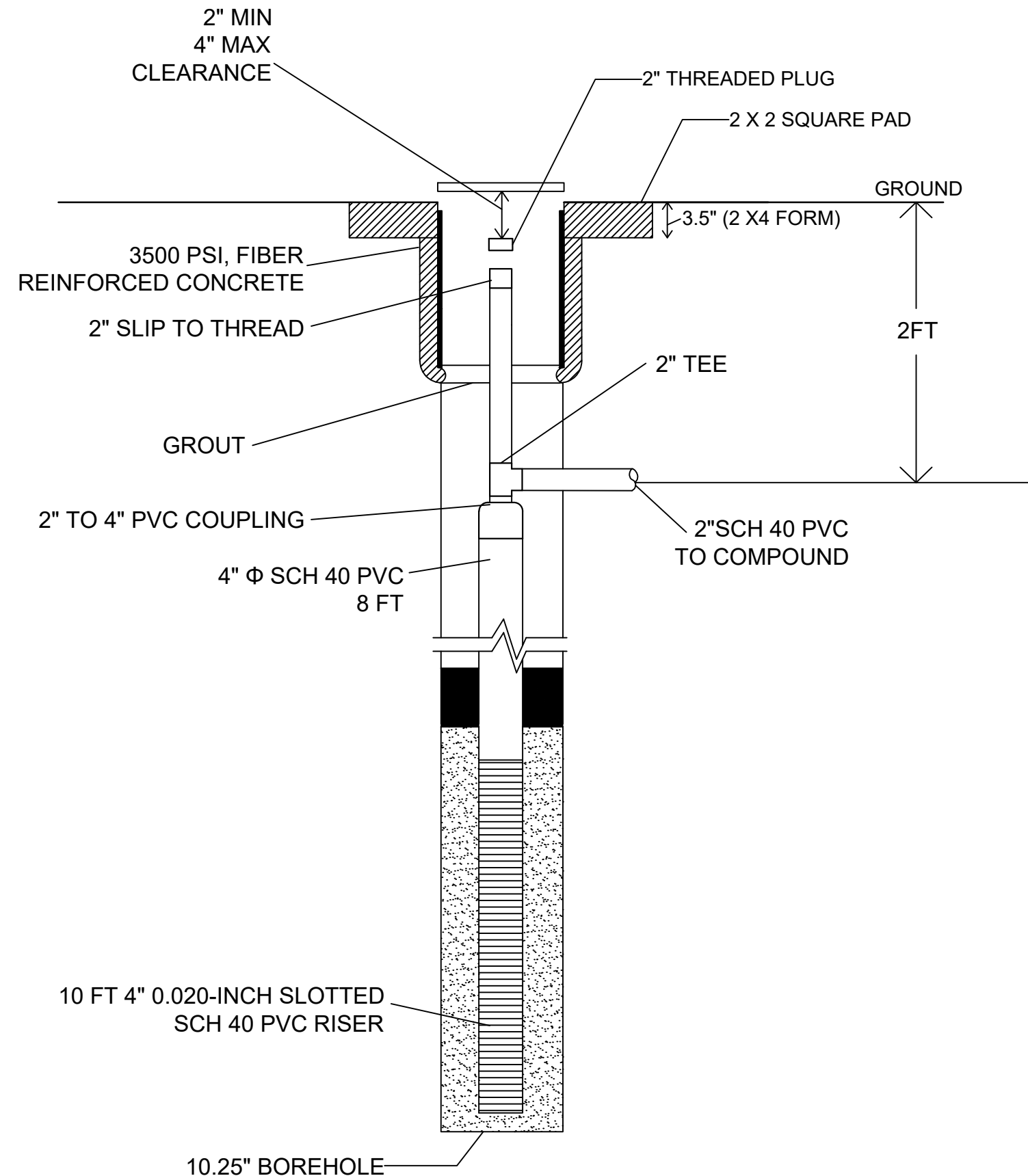
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PROPOSED ANGLED BIO SPARGE WELL DETAIL

DRAWING

7

PROJECT No.
L00002



NOT TO SCALE

TOTAL DEPTH=18 FT BLS
BOREHOLE DIAMETER=10.25"

REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		
ENGINEERING CERTIFICATE OF AUTHORIZATION 27772		
THOMAS H. BENNETT, P.E.		
FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



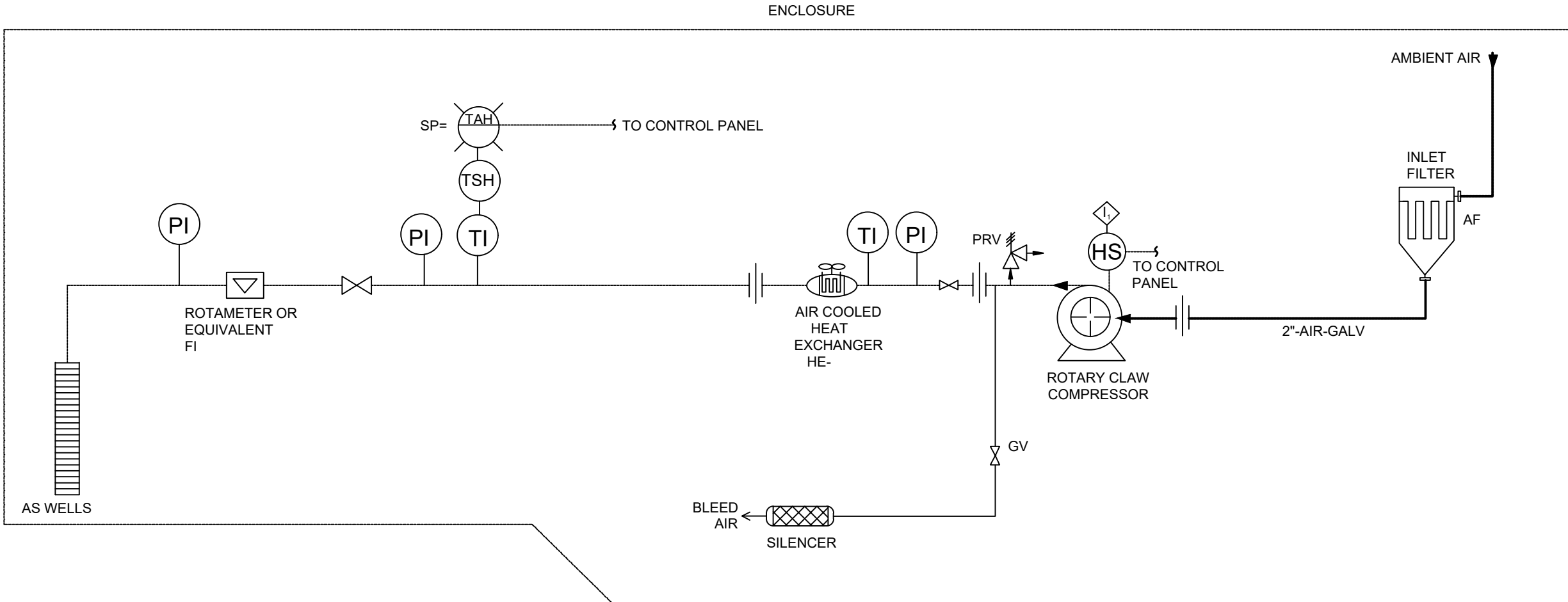
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PROPOSED SOIL VAPOR EXTRACTION WELL DETAIL

DRAWING

8

PROJECT No.
L00002



NOTE: SEE DRAWING 10 FOR LEGEND

NOT TO SCALE

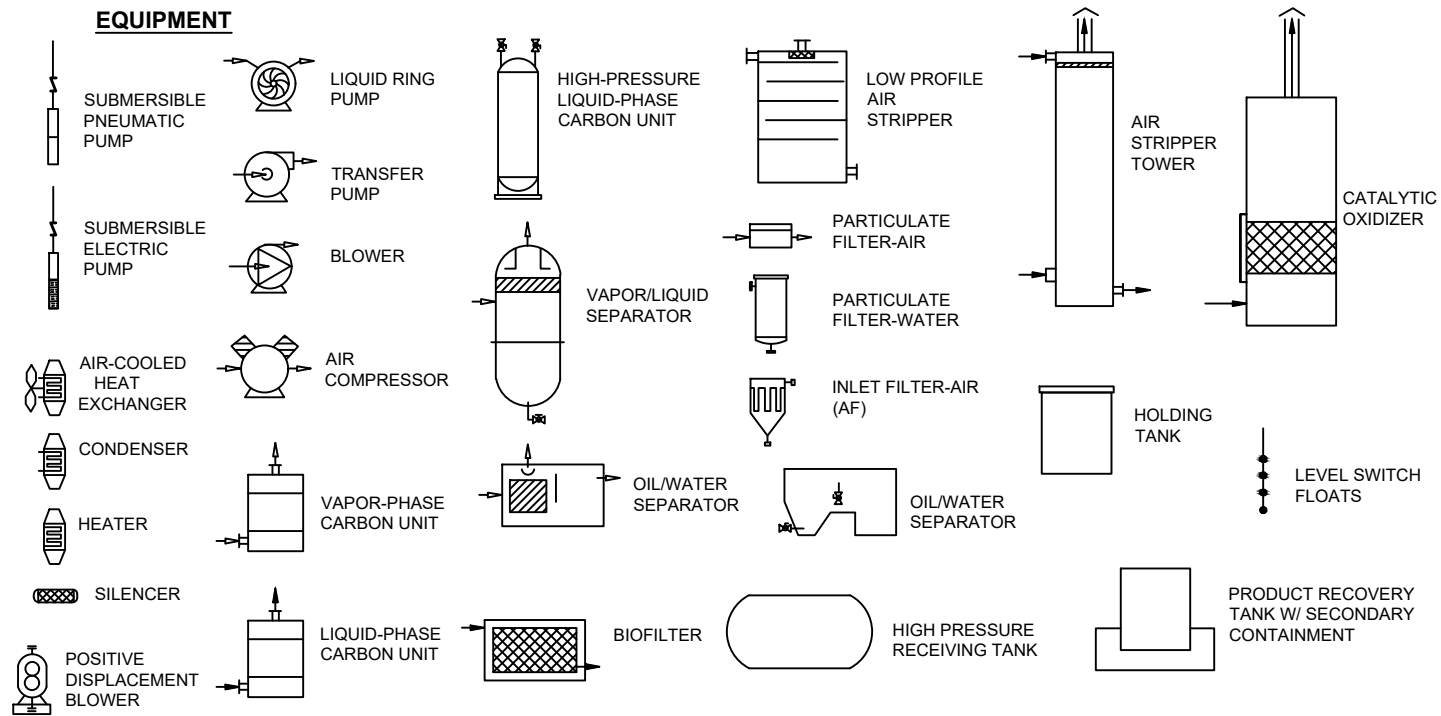
REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		
MARIYA YUDOVA LICENSE No. 97006 NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC, dba MAS ENVIRONMENTAL 2007 N. ARMENTA AVE. TAMPA, FLORIDA 33609 (813) 638-1420 ENGINEERING DEPT. OF PROFESSIONAL ENGINEERING THOMAS H. BENNETT, P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



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AIR SPARGE PROCESS AND INSTRUMENTATION DIAGRAM

DRAWING
9
PROJECT No.
L00002



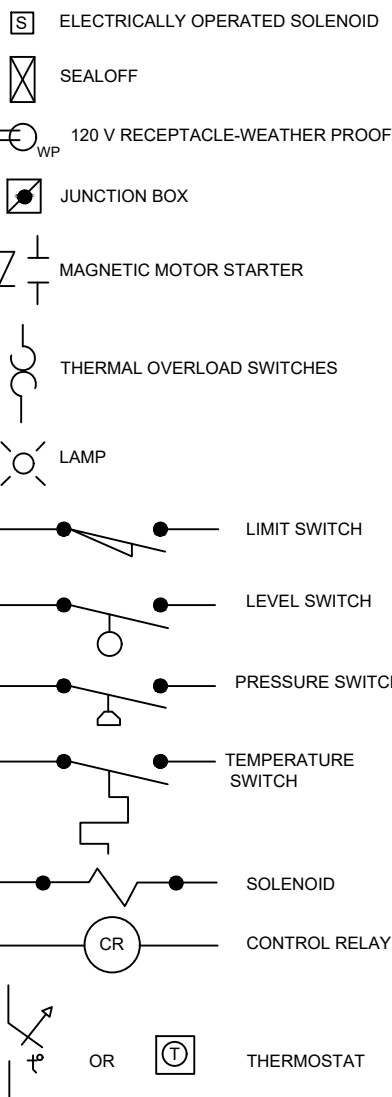
PIPING MATERIAL ABBREVIATIONS

CPVC- CHLORINATED POLYVINYL CHLORIDE
CS- CARBON STEEL PIPE
COP- COPPER
CM- CORRUGATED METAL PIPE
CI- CAST IRON PIPE
DI- DUCTILE IRON PIPE
GAL- GALVANIZED STEEL PIPE
POLY- POLYETHYLENE PIPE
PP- POLYPROPYLENE PIPE
PVC- POLYVINYL CHLORIDE PIPE
RC- REINFORCED CONCRETE PIPE
HOSE- RUBBER OR PLASTIC HOSE
SS- STAINLESS STEEL PIPE
VC- VITRIFIED CLAY PIPE

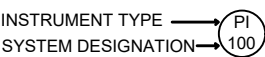
INSTRUMENTATION ABBREVIATIONS

NO- NORMALLY OPEN
NC- NORMALLY CLOSED
CI- CAPACITIVE SENSOR
FI- FLOW INDICATOR
FQ- FLOW TOTALIZER
FQI- FLOW INDICATING TOTALIZER
FSH- FLOW SWITCH HIGH
FSL- FLOW SWITCH LOW
HS- HAND START
KC- CYCLE COUNTER
KP- CYCLE TIMER
LEL- EXPLOSIVITY METER
LSLL- LEVEL SWITCH LOW LOW
LSL- LEVEL SWITCH LOW
LSH- LEVEL SWITCH HIGH
LSHH- LEVEL SWITCH HIGH HIGH
PC- PRESSURE CONTROL
LAH- LEVEL ALARM HIGH
PDS- PRESSURE DIFFERENTIAL SWITCH
PI- PRESSURE INDICATOR
PAL- PRESSURE ALARM LOW
PSH- PRESSURE SWITCH HIGH
PSL- PRESSURE SWITCH LOW
SL- STATUS LAMP
SP- SAMPLE POINT
TI- TEMPERATURE INDICATOR
TS- TEMPERATURE SENSOR
TDSH- TEMPERATURE DIFFERENTIAL SENSOR HIGH
TSH- TEMPERATURE SENSOR HIGH
TSL- TEMPERATURE SENSOR LOW
TT- TEMPERATURE TRANSDUCER
VI- VACUUM INDICATOR
TAH- TEMPERATURE ALARM HIGH

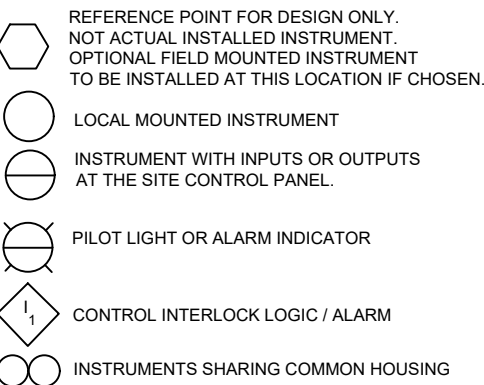
ELECTRICAL SYMBOLS



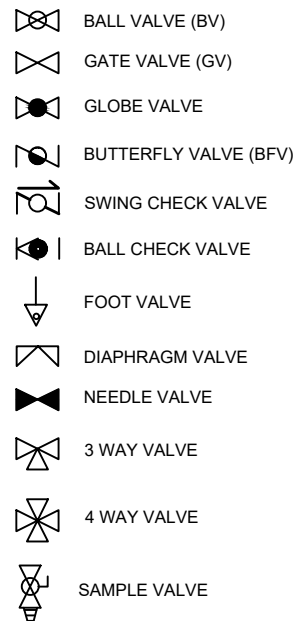
INSTRUMENTATION LABELING



INSTRUMENT DESIGNATIONS: 100-AIR
200-WATER
300-PRODUCT
400-COMBINED



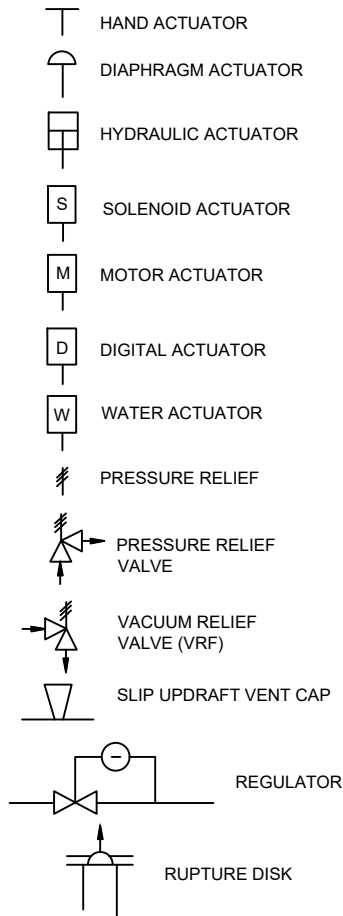
VALVES



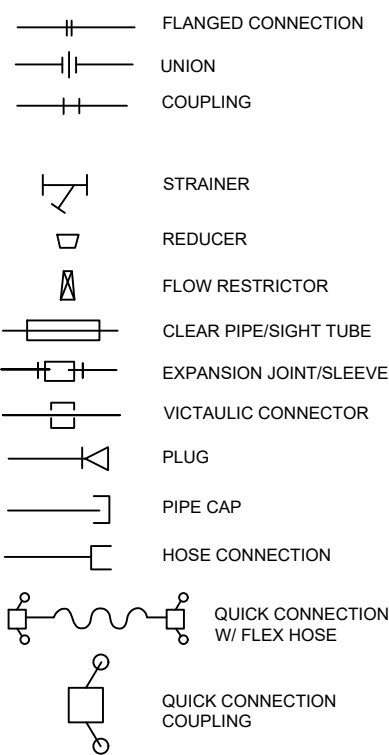
VALVES ABBREVIATIONS

N.C. - NORMALLY CLOSED
N.O. - NORMALLY OPEN
MAN - MANUAL

ACTUATORS / REGULATORS



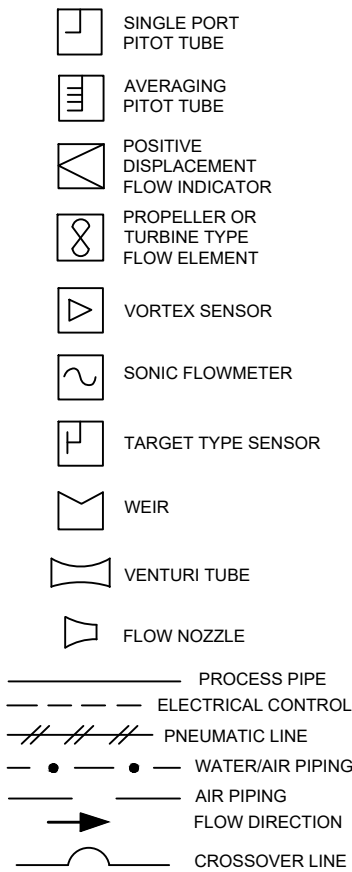
FITTINGS & PIPING

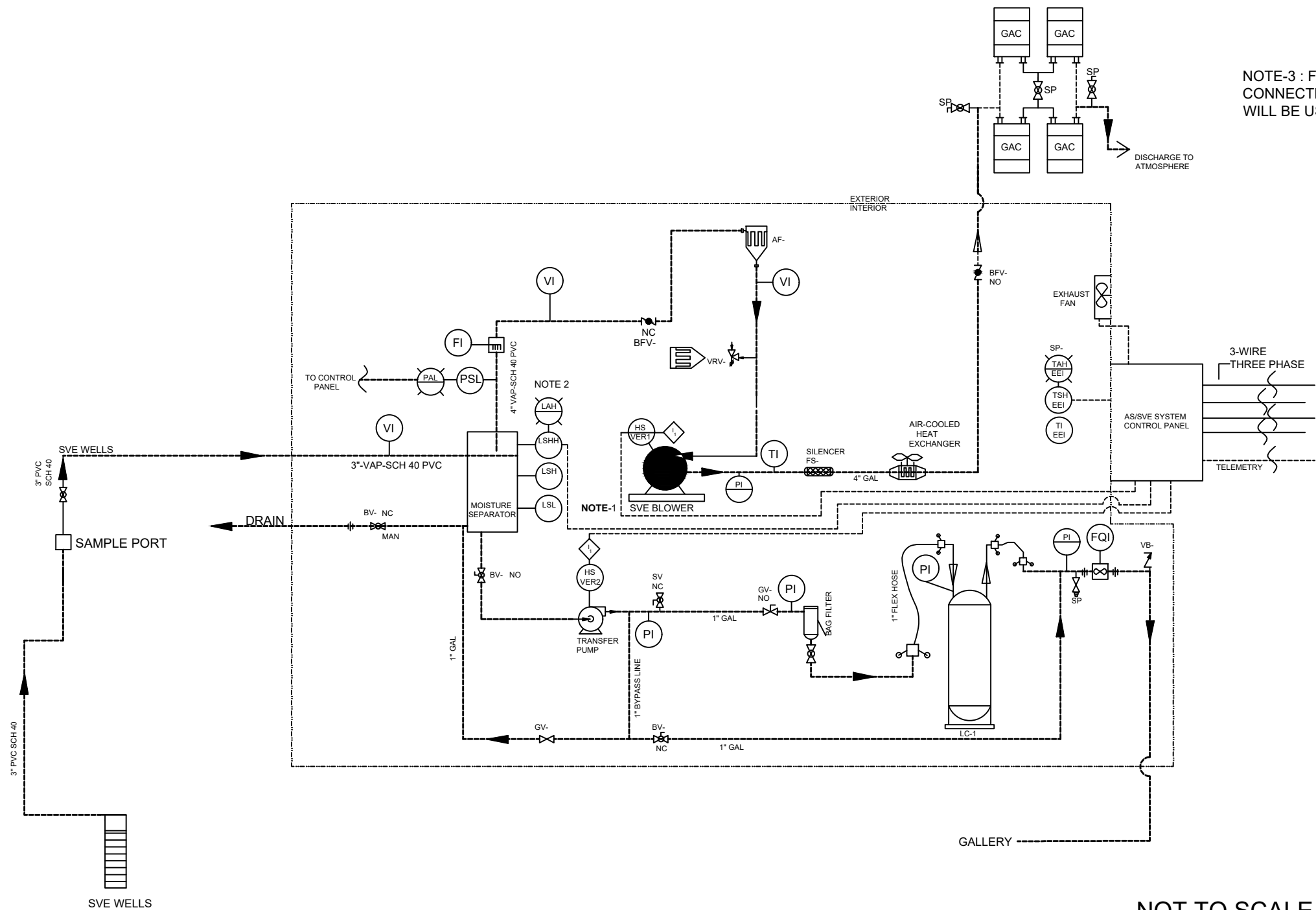


FLOW ELEMENTS

2"-GW-SCH 80 PVC
DIAMETER PROCESS MEDIA MATERIAL
VAP- VAPOR
GW- GROUNDWATER
AIR- COMPRESSED AIR
PROD- PRODUCT

FLOW ELEMENTS





NOTE-3 : FOUR (4) 400 lb GAC UNITS
CONNECTED TWO IN SERIES AND TWO IN PARALLEL
WILL BE USED TO TREAT EFFLUENT VAPORS.

NOT TO SCALE

NOTE-1 : TO ACHIEVE DESIGN FLOW RATE ONE SVE BLOWER WILL BE INSTALLED.

NOTE-2 : EACH SVE WELL WILL BE EQUIPPED WITH SAMPLE PORT AT STUB UPS TO GAUGE FLOW VIA PITOT TUBE AND VACUUM

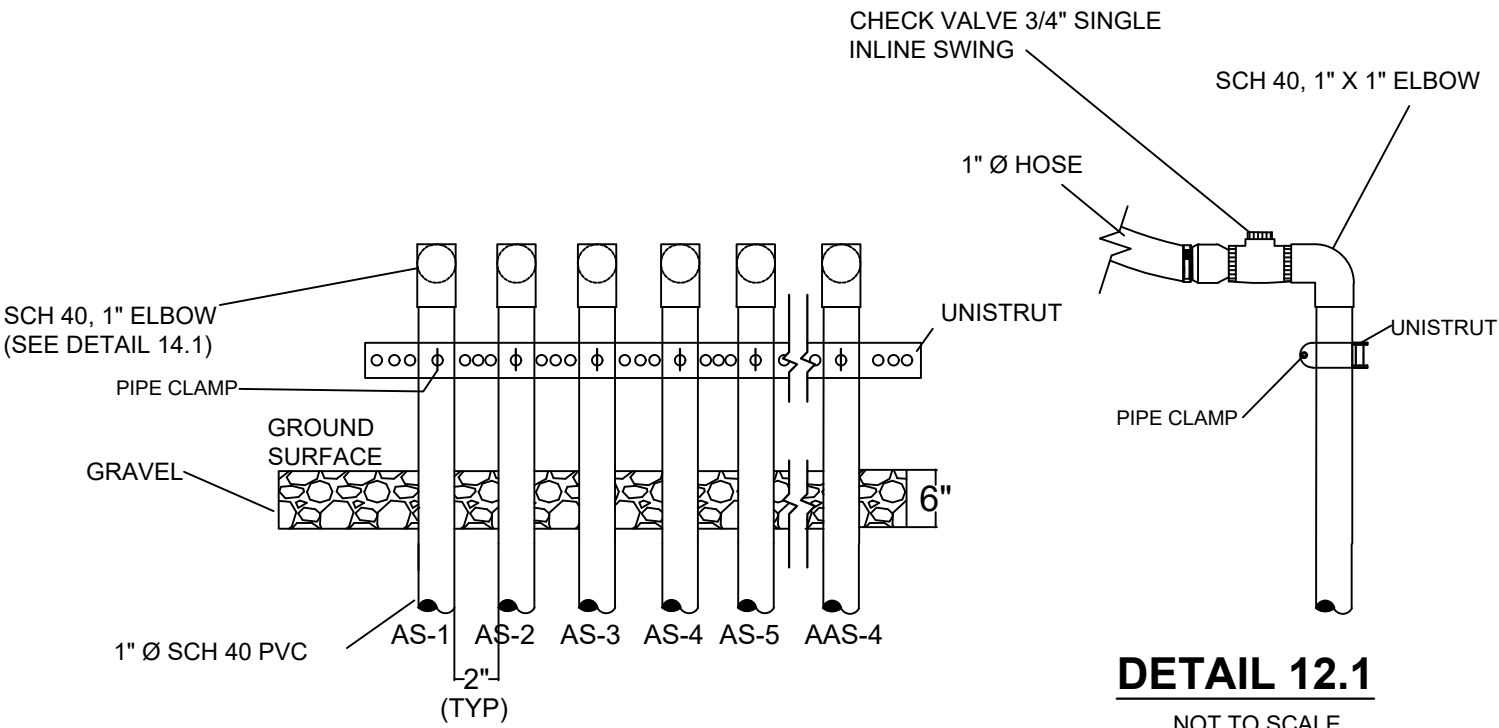
REV. NO.	REV. BY	REV. TITLE
SIGNATURE DATE MARIYA YUDOVA LICENSE No. 97006 NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC, dba NOVA ENVIRONMENTAL 20510 ARMENIA AVE. TAMPA, FLORIDA 33606 813.658.8822 FLORIDA PROFESSIONAL ENGINEER ENGINEERING CERTIFICATE OF AUTHORIZATION 27772 THOMAS H. BENNETT P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027

SOIL VAPOR EXTRACTION PROCESS AND INSTRUMENTATION DIAGRAM

DRAWING
11
PROJECT No.
L00002

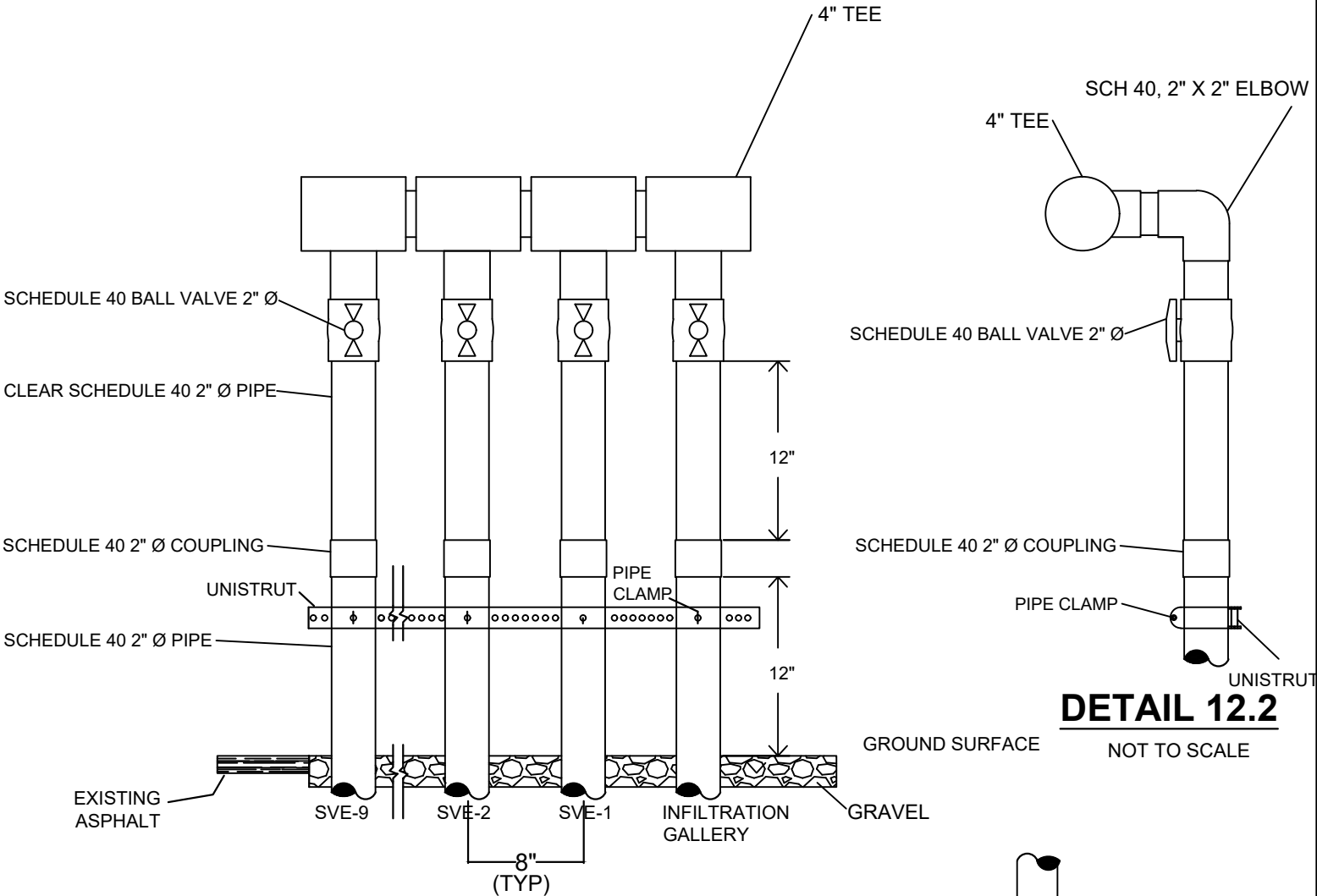


NOTE: CONTRACTOR TO COMPLETE WITH AN UNGLUED 1" PVC SLIP CAP. VERTICAL PIPE SECURED TO UNISTRUT APPROXIMATELY 24" ABOVE FINISHED GRADE.

1" Ø SCH 40 PVC TO WELL (TYP 17)

ELEVATION VIEW AS WELLS
NOT TO SCALE

AIR SPARGE STUB-UP DETAILS
NOT TO SCALE



NOTE: CONTRACTOR TO COMPLETE WITH AN UNGLUED 2" PVC SLIP CAP. VERTICAL PIPE SECURED TO UNISTRUT APPROXIMATELY 12" ABOVE FINISHED GRADE.

2" DIAMETER SCH 40 PVC TO WELL (TYP 9)

ELEVATION VIEW SVE WELLS
NOT TO SCALE

SOIL VAPOR STUB-UP DETAILS
NOT TO SCALE

REV. NO.	REV. BY	REV. TITLE
SIGNATURE: MARIYA YUDOVA LICENSE No. 97006 DATE: _____ NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC, dba MAS ENVIRONMENTAL 2001 ARMENIA AVE. TAMPA, FLORIDA 33609 (813) 859-8823 ENGINEERING CERTIFICATE OF AUTHORIZATION 27772 THOMAS H. BENNETT, P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		



HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027

STUB-UP DETAILS

DRAWING
12
PROJECT No.
L00002

12" MAN HOLE COVER

(2' X 2') TYPICAL CONCRETE PAD

PIEZOMETER 2" Ø

THREADED CAP
(4" PVC)

1" PVC CONDUIT FROM
COMPOUND FOR HIGH
GALLERY LEVEL SWITCH

FILTER FABRIC
(SIDES & TOP)

NATIVE
SOIL
COMPACTED

2" PVC FROM
EQUIPMENT
COMPOUND

12"

24"

18"

57 STONE
(NOT LIMESTONE)

4" PVC SCREEN (20 SLOT)

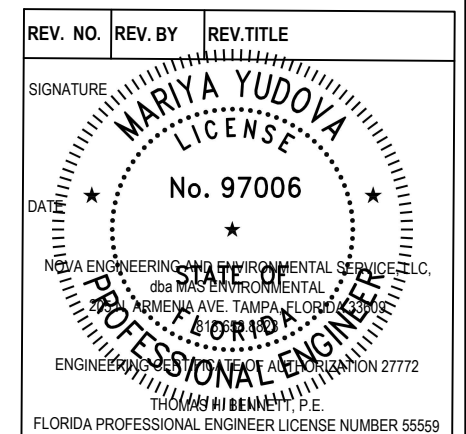
FILTER FABRIC
(GEOTEXTYLE)

NOTE: GALLERY TO BE 24" WIDE WITH
4" PVC SCREEN AT CENTER.

NOT TO SCALE

NOTE: PIEZOMETER WILL BE INSTALLED
TO DEPTH OF 8' BLS, USING 6' OF
0.01-SLOTTED SCREEN AND 2' OF RISER

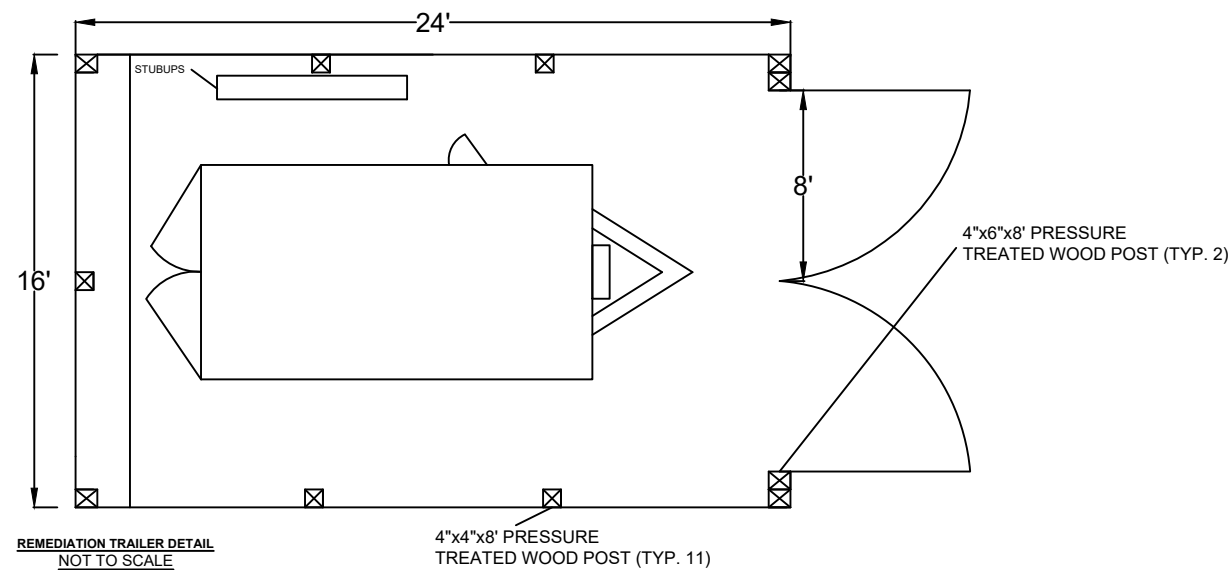
LEVEL SWITCH (GALLERY (LSHH))
SET AT 24" BELOW LAND SURFACE



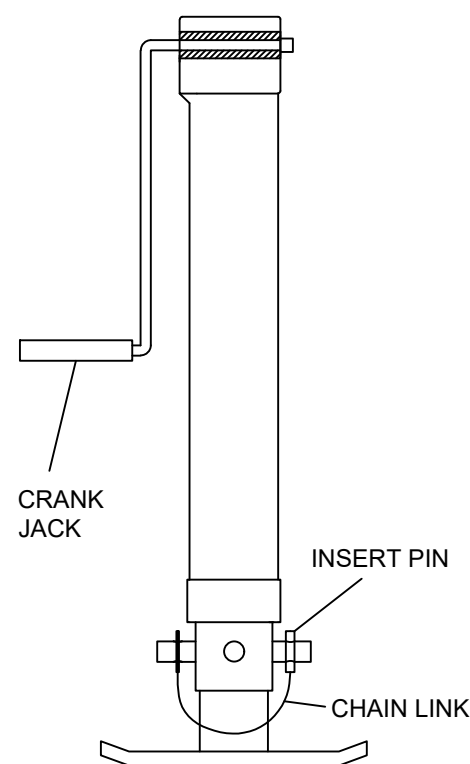
HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027

INFILTRATION GALLERY DETAIL

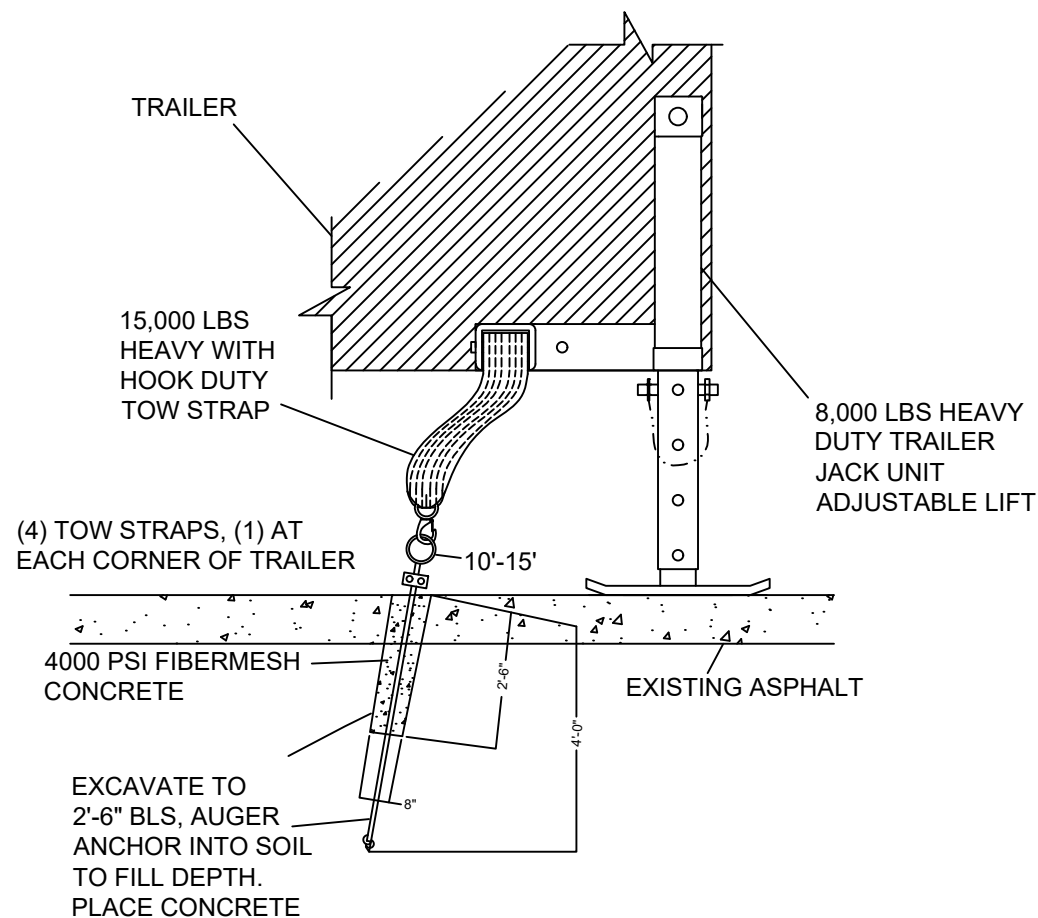
DRAWING
13
PROJECT No.
L00002



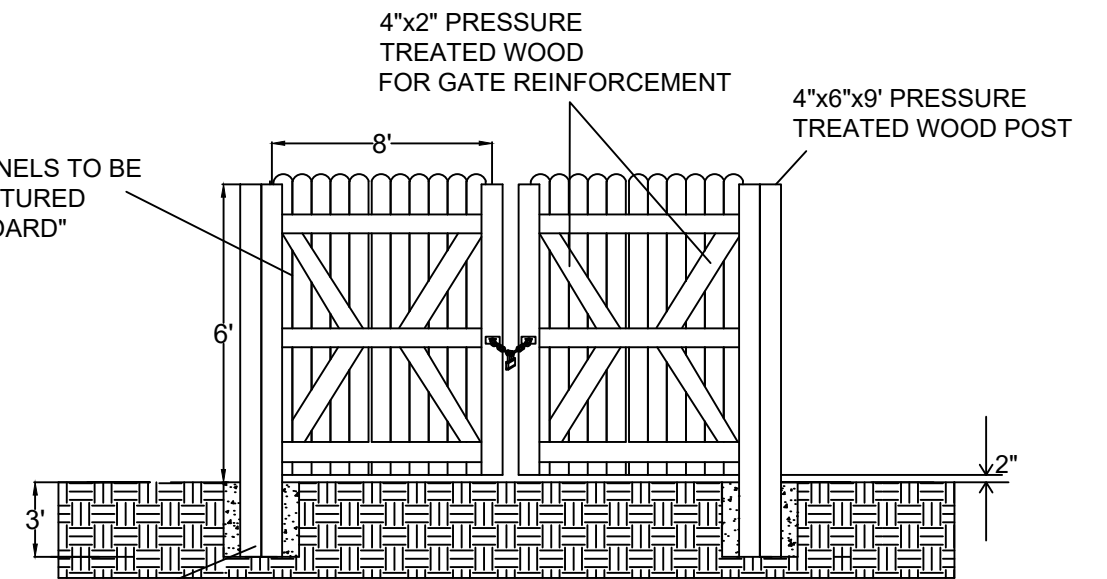
REMEDIAION TRAILER DETAIL
NOT TO SCALE



JACK UNIT DETAIL



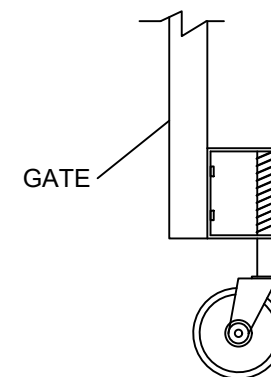
ALL FENCE PANELS TO BE
PRE-MANUFACTURED
"BOARD-ON-BOARD"



FENCE DETAILS
VIEW FROM INSIDE OF
COMPOUND
(NOT TO SCALE)

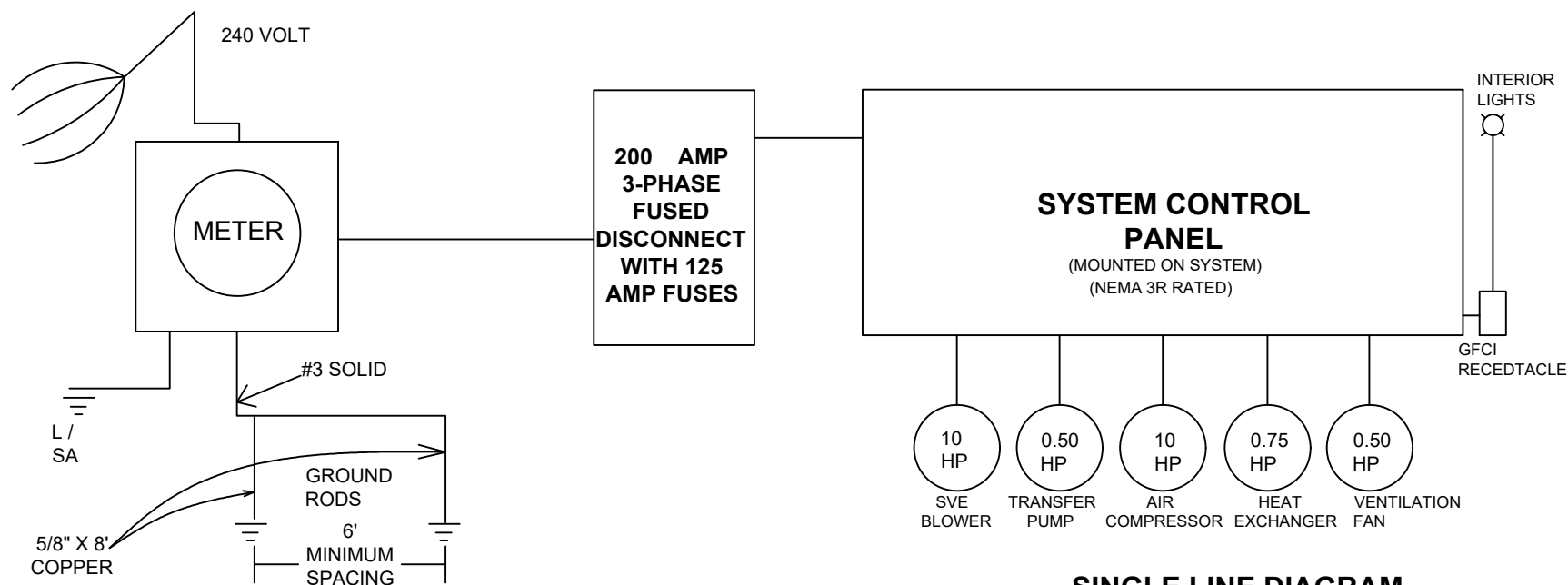
NOTE: FENCE TO BE COMPLETED USING BOARD ON
BOARD 8FT PRE-MANUFACTURED PANELS

TYPICAL FENCE DETAILS
VIEW FROM INSIDE OF
COMPOUND
(NOT TO SCALE)



WHEEL ASSEMBLY DETAIL

REV. NO.	REV. BY	REV. TITLE
SIGNATURE		
DATE		
MARIYA YUDOVA LICENSE No. 97006 STATE OF FLORIDA PROFESSIONAL ENGINEER		
NOTA ENGINEERING AND ENVIRONMENTAL SERVICE, P.L.C., dba MAS ENVIRONMENTAL 2007 N. ARMENTA AVE. TAMPA, FLORIDA 33619 (813) 555-8110 ENGINEERING REGISTRATION NO. 27772 THOMAS H. BENNETT, P.E. FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559		

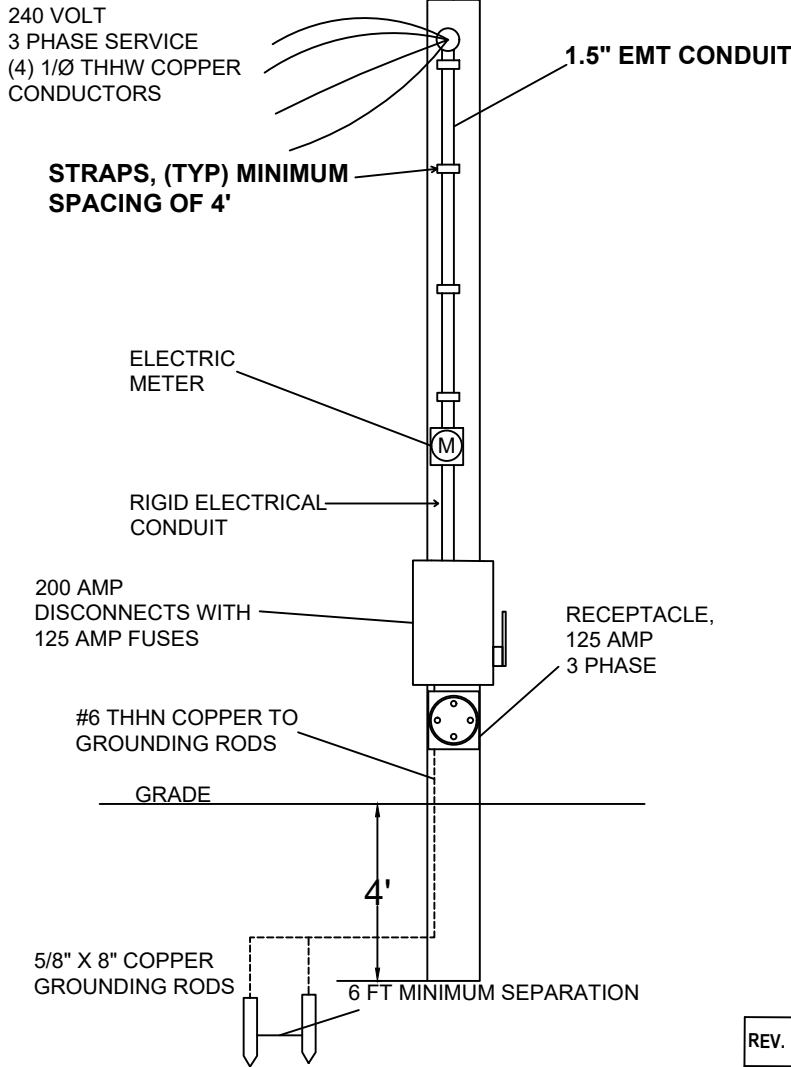


SINGLE LINE DIAGRAM
NOT TO SCALE

LOAD SUMMARY

ITEM	HORSE POWER	PHASE	VOLTAGE	AMPERAGE	CYCLE
COMPRESSOR	10	3	240	25	CONTINUOUS
BLOWER	10	3	240	25	CONTINUOUS
TRANSFER PUMP	1	3	240	4	INTERMITTENT
HEAT EXCHANGER	3/4	1	240	2.75	CONTINUOUS
EXHAUST FAN	1/20	1	120	0.5	INTERMITTENT

6" X 6" X 20' PRESSURE TREATED WOODEN POLE



NOTE:
1. ELECTRICAL DROP TO BE INSTALLED PER LICENSED CONTRACTOR

SINGLE DROP DETAILS
NOT TO SCALE

REV. NO.	REV. BY	REV. TITLE

SIGNATURE

DATE

MARIYA YUDOVA
LICENSE
No. 97006

NOVA ENGINEERING AND ENVIRONMENTAL SERVICE, LLC,
dba MASEN ENVIRONMENTAL
2084 ARMENIA AVE., TAMPA, FLORIDA 33609
813.658.8823

ENGINEERING CERTIFICATE OF AUTHORIZATION 27772

THOMAS T. BENNETT, P.E.
FLORIDA PROFESSIONAL ENGINEER LICENSE NUMBER 55559



HASKINS AUTO GLASS
1010 SW 1ST AVENUE
OCALA, MARION COUNTY, FLORIDA
FDEP FAC. ID. NO.: 42/8511027

ELECTRICAL DROP DETAILS

DRAWING
15
PROJECT No.
L00002

FW: City of Ocala violation on 1010 SW 1st Avenue, Ocala

From Code Enforcement <CodeEnforcement@ocalafl.gov>

Date Wed 7/22/2026 10:24 AM

To Osias Ferreira <oferreira@ocalafl.gov>

 1 attachment (3 MB)

2025.02.19 - L00002 - Constr Dwgs.signed.my.pdf;

From: Nicholas Heiss <NHeiss@mas-env.com>

Sent: Wednesday, July 22, 2026 9:33 AM

To: Code Enforcement <codeenforcement@ocalafl.gov>

Subject: City of Ocala violation on 1010 SW 1st Avenue, Ocala

Importance: High

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,

I recently inherited this project and was informed that there is an outstanding violation associated with this property. Could you please provide an update on what is needed from our end to resolve and clear the violation?

For background, we have been tasked by the Florida Department of Environmental Protection (FDEP) to remediate petroleum contamination at **1010 SW 1st Avenue**. To accomplish this, we will be implementing an **Air Sparging/Soil Vapor Extraction (AS/SVE)** system. The site will include a temporary remediation trailer enclosed within a temporary fence and connected to a temporary power pole. Our subcontractors are currently applying for the necessary building permit to energize the temporary power pole and subsequently provide power to the remediation trailer.

I have attached the construction drawings for your reference.

If you need any additional information from me, please let me know.

Thank you,

Nicholas Heiss, P.E.

Project Engineer



205 N. Armenia Avenue, Suite 101, Tampa, FL 33609

813.924.4754(office) | 704.689.1436(mobile) | usanova.com (web)

JOIN OUR TEAM!