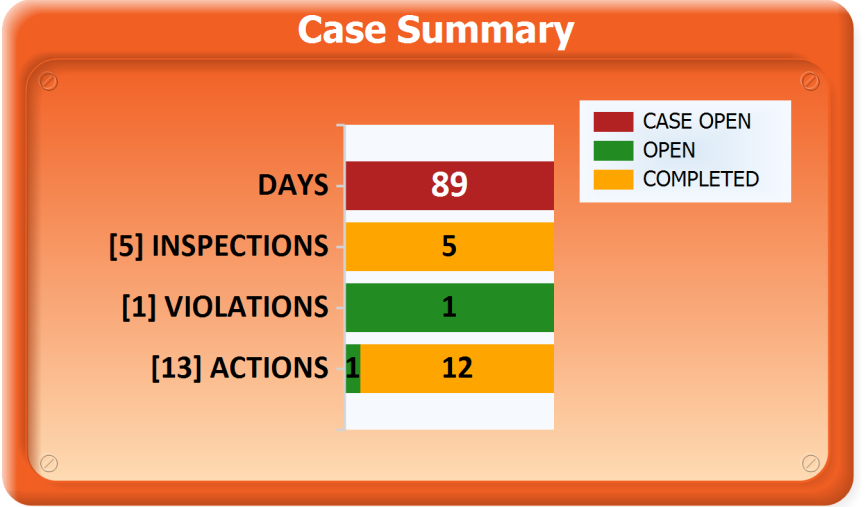


Description: DRAS/DEAD TREES			Status: NON COMP HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 9/11/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/5/2025
Site Address: 910 NW 10TH ST OCALA, FL 34475			
Site APN: 2570-303-201		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/15/2025	10/15/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	11/19/2025	11/19/2025	FOF



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV25-0231

CERTIFIED MAIL	SHANEKA GREENE	10/15/2025	10/15/2025	<p>NOVPH MAILED (4) 9489 0090 0027 6697 0021 87 GP PORTFOLIO LANDLORD 2 LLC C/O SUNTRUST EQUITY FUNDING LLC 2999 WILDWOOD PARKWAY ATLANTA,GA.30339</p> <p>9489 0090 0027 6697 0021 94 GP PORTFOLIO LANDLORD #2 LLC 303 PEACHTREE STREET 26TH FLOOR MC GA-ATL-3951 ATLANTA,GA.30308</p> <p>9489 0090 0027 6697 0022 00 SUNTRUAT EQUITY FUNDING LLC 303 PEACHTREE STREET N. E. ATLANTA,GA.30308</p> <p>9489 0090 0027 6697 0022 17 CORPORATION SERVICE COMPANY (REGISTEREDAGENT) 1201 HAYS STREET TALLAHASSEE, FL. 32301</p>
CERTIFIED MAIL	YVETTE J GRILLO	11/19/2025	11/19/2025	<p>FOF 91 7199 9991 7039 7936 9344 GP PORTFOLIO LANDLORD 2 LLC C/O SUNTRUST EQUITY FUNDING LLC 2999 WILDWOOD PARKWAY ATLANTA, GA 30339</p>

CONTACT	JEFFREY GUILBAULT	12/4/2025	12/4/2025	<p>Hi Jeff, this is Danielle Carroll with Genuine Parts Company, Napa Auto Pars. I'm calling in reference to case number ENV 250231 for the location at 910 Northwest 10th Street in Ocala. Um, there is a, um, I guess, active case that we're trying to resolve, um, and it's actually due for, I guess, reinspection tomorrow. Um, the fine as well as all the work has been completed. With the exception of 2 trees that need to be removed in the detention pond that were actually pending our contractor to pull the permit, hopefully today. I just wanted to give you an update if you could please give me a call back at 770-361-8446. Thank you.</p> <p>I returned her call but she did not answer.</p>
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025	11/14/2025	NOVPH
MASSEY	YVETTE J GRILLO	12/11/2025		
OFFICER POSTING	JEFFREY GUILBAULT	10/16/2025	10/16/2025	NOVPH READY FOR POSTING NOVPH POP AT 1115
OFFICER POSTING	JEFFREY GUILBAULT	11/20/2025	11/20/2025	FOF FOF POP AT 1040 PLEASE SEE PHOTOS
PREPARE NOTICE	SHANEKA GREENE	9/12/2025	9/12/2025	CLTO REPEAT VIOLATOR
PREPARE NOTICE	SHANEKA GREENE	10/14/2025	10/15/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	9/12/2025	9/12/2025	CLTO MAILED (4)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/4/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$262.09 by December 4th, 2025</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GP PORTFOLIO LANDLORD 2 LLC	2999 WILDWOOD PARKWAY ATLANTA, GA 30339			
REGISTERED AGENT	CORPORATION SERVICE COMPANY	1201 HAYS STREET TALLAHASSEE, FL 32301			
RESPONDENT 1	GP PORTFOLIO LANDLORD 2 LLC	C/O SUNTRUST EQUITY FUNDING LLC ATLANTA, GA 30339			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$70.88	\$70.88	12/2/25	E65938	2160083051	CREDIT	PARTS PROFESSIONAL INC. Napa Jim Disterhaupt	EAUS
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	12/2/25	E65938	2160083051	CREDIT	PARTS PROFESSIONAL INC. Napa Jim Disterhaupt	EAUS
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$37.50	12/2/25	E65938	2160083051	CREDIT	PARTS PROFESSIONAL INC. Napa Jim Disterhaupt	EAUS
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	12/2/25	E65938	2160083051	CREDIT	PARTS PROFESSIONAL INC. Napa Jim Disterhaupt	EAUS
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$2.96	12/2/25	E65938	2160083051	CREDIT	PARTS PROFESSIONAL INC. Napa Jim Disterhaupt	EAUS

Total Paid for CASE FEES:			\$262.09	\$262.09						
TOTALS:			\$262.09	\$262.09						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	JGB	10/16/2025	10/16/2025	COMPLETED		NOVPH POP AT 1115
COMPLIANCE	JGB	12/5/2025	12/5/2025	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection this morning at 0955 and verified that prosecution cost have been paid, DRA's both were cut. However, there is still no permit on file to remove the dead tree in the DRA. Dead tree is still present. Please see photos. AFF of NON COMP has been created.

FOLLOW UP	JGB	10/13/2025	10/13/2025	NON COMPLIANT		<p>I verified that the overgrowth of tall grass and weeds in the DRAs have not been cut and cleaned.</p> <p>I also verified that the dead tree has not been removed from the DRA. Please see my photos from this mornings inspection. NOVPH sent to admin. I have not heard from anyone associated with the property.</p>
HEARING INSPECTION	JGB	11/10/2025	11/10/2025	NON COMPLIANT		<p>I verified today at 1220 that the DRAs have been cut and cleaned. There is still overgrowth present in the DRA closest to the building consisting of vines growing onto the fence. The dead trees are still present as well. I have not had contact with anyone associated with this property. Please see photos of the DRA and dead trees.</p>
INITIAL	JGB	9/11/2025	9/11/2025	NON COMPLIANT		<p>While patrolling the area at 1320 I noticed both DRA's on the property are overgrown and there are two dead trees in one of the DRA's. Please cut and clean the DRA's, cutting all overgrowth consisting of tall grass, weeds, and vines on the fence.</p> <p>Additionally the two dead trees need to be removed from the property. A tree permit will need to be pulled to remove these dead trees. Please obtain a tree removal permit to ensure adherence to the shade tree coverage on the property. Please see photos. CLTO sent to admin. RI in 30 days.</p> <p>Please see 2022_8662 ORDER FOR REPEAT VIOLATIOR found in violation 01/23/2023 for 34-95.</p>

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	9/11/2025			REPEAT VIOLATOR	Both DRA's are overgrown and two dead oak trees in DRA closest to the NW 10TH ST. Please cut and clean both DRA's cutting all overgrowth consisting of tall grass, weeds, and vines on the fences. Also, Please remove the two dead trees from the DRA. A permit will be required to be obtained before the removal of these trees.
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**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

CASE NO: ENV25-0231

vs.

**GP PORTFOLO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA 30339**

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; November 13th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **GP PORTFOLO LANDLORD 2 LLC, C/O SUNTRUST EQUITY FUNDING LLC, 2999 WILDWOOD PARKWAY, ATLANTA, GA 30339**, owner(s) in charge of the property described as: **910 NW 10TH ST | 2570-303-201, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between September 10th, 2025, and November 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **GP PORTFOLO LANDLORD 2 LLC, C/O SUNTRUST EQUITY FUNDING LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

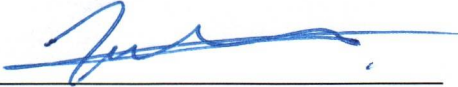
III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
 - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
 - 2.) Pay the cost of prosecution of \$262.09 by December 4th, 2025.
- B.** This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 13 day of November 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **GP PORTFOLIO LANDLORD 2 LLC, 2999 WILDWOOD PARKWAY, ATLANTA, GA 30339, GP PORTFOLIO LANDLORD #2 LLC, 303 PEACHTREE STREET, 26TH FLOOR, MC GA-ATL 3951, ATLANTA, GA 30308 AND SUNTRUST EQUITY FUNDING LLC, 303 PEACHTREE STREET NE, ATLANTA, GA 32301 AND CORPORATION SERVICE COMPANY (Registered Agent), 1201 HAYS STREET, TALLAHASSEE, FL 32301**, this 13 day of November 2025.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON DECEMBER 11TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

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

CASE NO: ENV25-0231

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 11/20/2025 post the Final Administrative Order to the property, located at 910 NW 10TH ST 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: 11/20/2025

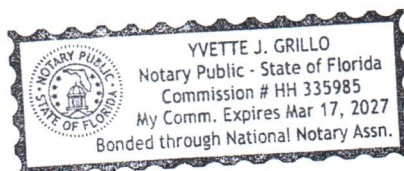

Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**


SWORN TO (or affirmed) before me: 11/20/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida







**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

THE CITY OF OCALA
Petitioner

CASE NO. ENV-2025-001

OP PORTFIELD, A LANDSCAPE & SITE
DESIGN CONSULTING, INC.
1000 N. W. 10th Avenue, Suite 100
Ocala, Florida 34455

FINAL ADMINISTRATIVE ORDER

That the City of Ocala, Florida, hereby orders the Respondent to comply with the provisions of the City Code, Chapter 10, Section 10.01, which requires the Respondent to maintain the property in accordance with the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

PROCESSED BY:

1. The Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., has failed to comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

2. That on and after September 10th, 2025, the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., has failed to comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

CONCLUSION OF LAW

1. The Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., has failed to comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

2. That on and after September 10th, 2025, the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., has failed to comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

ORDERS

1. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

2. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

3. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

4. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

5. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

6. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

7. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

8. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

9. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

10. That the Respondent, OP PORTFIELD, A LANDSCAPE & SITE DESIGN CONSULTING, INC., shall comply with the provisions of the City Code, Chapter 10, Section 10.01, and to remove the Respondent's property from the property within the time specified in the City Code, Chapter 10, Section 10.01.

Page 1 of 2



**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV25-0231

vs.

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA 30339
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; November 13th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), GP PORTFOLIO LANDLORD 2 LLC, C/O SUNTRUST EQUITY FUNDING LLC, 2999 WILDWOOD PARKWAY, ATLANTA, GA 30339, owner(s) in charge of the property described as: 910 NW 10TH ST | 2570-303-201, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between September 10th, 2025, and November 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

II. CONCLUSION OF LAW:

- A. The Respondent(s), GP PORTFOLIO LANDLORD 2 LLC, C/O SUNTRUST EQUITY FUNDING LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
 - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to Section 92(c)(2) of the City of Ocala Code of Ordinances.
 - 2.) Pay the cost of prosecution of \$262.09 by December 4th, 2025.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

City of Ocala
Environmental Enforcement
11/20/2025 10:41:49

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

CASE NO: ENV25-0231

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 11/19/2025 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

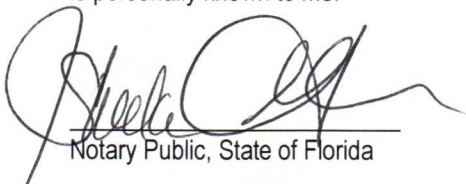
FURTHER, AFFIANT SAYETH NAUGHT.

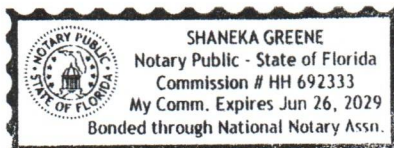
Dated: 11/19/2025


Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
12/05/2025 09:55:18



City of Ocala
Environmental Enforcement
12/05/2025 09:55:40



City of Ocala
Environmental Enforcement
12/05/2025 09:55:21

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV25-0231

**GP PORTFOLO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA 30339**

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Jeffrey Guilbault, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:


1. That on 11/13/2025 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 12/04/2025.
3. That a re-inspection was performed on 12/5/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:

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

5. The prosecution costs of \$262.09 have been paid.

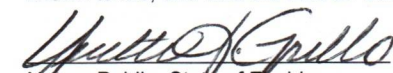
FURTHER, AFFIANT SAYETH NOT.

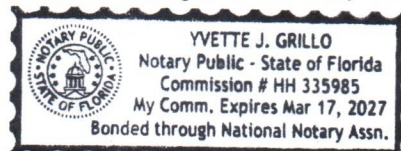
Dated this 5TH day of DECEMBER


Jeffrey Guilbault
Environmental Inspector
City of Ocala


**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 5TH day of DECEMBER, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 5TH day of DECEMBER.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida