



Case Details - No Attachments

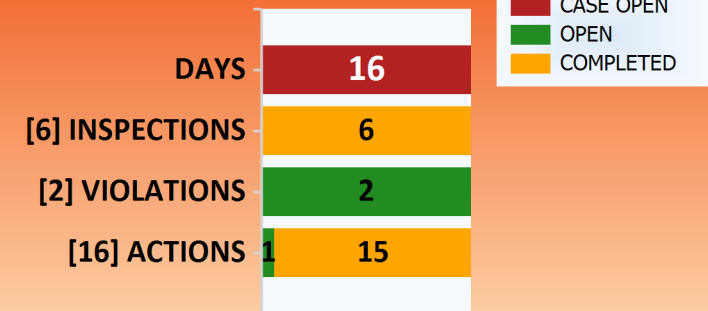
City of Ocala

Case Number

CE26-0359

Description: Dilapidated/unsafe sign			Status: NON COMP HEARING
Type: SIGNS		Subtype: OTHER SIGN VIOLATION	
Opened: 3/17/2026	Closed: 4/2/2026	Last Action: 8/13/2026	Flw Up: 7/10/2026
Site Address: 1011 N PINE AVE OCALA, FL 34475			
Site APN: 2573-003-003		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	U HAUL CO OF FLORIDA 905 LLC	27237 N CENTRAL AVE PHOENIX, AZ 85004			
RESPONDENT 1	U HAUL CO OF FLORIDA 905 LL	C/O JEAN COVINGTON REAL EST DEPT PHOENIX , AZ 85004			
RESPONDENT 2	C T CORPORATION SYSTEM	REGISTERED AGENT PLANTATION, FL 33324			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	9	\$79.74	\$79.74	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
Total Paid for CASE FEES:			\$98.49	\$98.49						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$4.92	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
CERTIFIED MAIL	001-359-000-000-06-35960	9	\$22.14	\$22.14	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$12.30	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$39.36	\$39.36						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$3.24	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$16.20	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$19.44	\$19.44						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$22.06	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$22.06						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$48.63	7/23/26	CODE506	D83318406	CHECK	U HAUL INTERNATIONAL INC	SHG
Total Paid for INSPECTION FEES:			\$48.63	\$48.63						
TOTALS:			\$227.98	\$227.98						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



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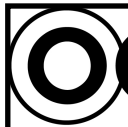
Section 110-133. - General construction and maintenance standards.	JENNIPHER L BULLER	3/17/2026				Sec. 110-133. - General construction and maintenance standards. Dangerous monument sign has been hit with a vehicle and has damaged the upright and is in danger of falling. Please repair/replace sign to ensure structural integrity. Permits will be required and shall be inspected and finalized by the building department. Compliance date is April 14, 2026 Sign was removed
SECTION 122-51 BUILDING PERMIT REQUIRED	CHARLES HANNAH	4/20/2026				Sign removal requires a permit to be removed. Please obtain a permit after the fact for compliance. Compliance date is May 18, 2026

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	3/18/2026	3/18/2026			A dilapidated and potentially unsafe sign was observed on the property while on patrol in the area. Project manager/Building Inspector Greg McClellan notified. I observed the sign leaning as it was damaged by a vehicle. One of the two uprights has sustained substantial damage causing the integrity of the sign to possibly collapse. I notified the business and they stated they were aware and would look into a repair. The Manager is "Brady" 352-504-8900. I left a VM this date at 10:58 AM.
FOLLOW UP	CAN	4/2/2026	4/2/2026	COMPLETED		Sign was removed
COMPLIANCE	SKN	5/18/2026	5/18/2026	COMPLETED		Case re-assigned from C. Hannah to S. Knight. Compliance date on NOVPH. No active/current permit on file for sign demo. I completed my compliance inspection and found no permit, applied for or issued.

CASE REVIEW	JLB	6/5/2026	6/5/2026	COMPLETED		I conducted a case review in preparation for the Code Board hearing. I found permit DEMO26-0043 was applied for, but the application was incomplete. I contact the contractor, DOWLING SIGNS OF NORTH CENTRAL FLORIDA and left a voicemail. Chris with Dowling Signs returned my call later in the morning and said he would complete the application and submit it as soon as possible.
HEARING INSPECTION	SKN	6/9/2026	6/9/2026	COMPLETED		I completed my hearing inspection and found the permit had not been issued and/or finaled for the sign removal.
COMPLIANCE	SKN	7/10/2026	7/10/2026	COMPLETED		Compliance inspection concerning Final Administrative Order. Upon inspection I determined the permit was still incomplete.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/18/2026	3/18/2026	NOVPH



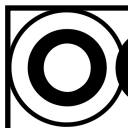
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0359

CERTIFIED MAIL	SHANEKA GREENE	3/18/2026	3/18/2026	NOVPH MAILED (3) 9489 0090 0027 6697 0473 00 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX, AZ. 85004 9489 0090 0027 6697 0473 17 U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX, AZ. 85004 9489 0090 0027 6697 0473 24 C T CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324
PREPARE NOTICE	SHANEKA GREENE	3/18/2026	3/18/2026	NOVPH X 2 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004 C T CORPORATION SYSTEM REGISTERED AGENT 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324
OFFICER POSTING	CHARLES HANNAH	3/19/2026	3/19/2026	NOVPH READY FOR POSTING Posted



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0359

PREPARE NOTICE	SHANEKA GREENE	4/22/2026	4/23/2026	NOVPH X 2 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004 C T CORPORATION SYSTEM REGISTERED AGENT 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324
ADMIN POSTING	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH MAILED (3) 9489 0090 0027 6697 0479 66 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX, AZ. 85004 9489 0090 0027 6697 0479 73 U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX, AZ. 85004 9489 0090 0027 6697 0479 80 CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324
FIELD POSTING	CHARLES HANNAH	4/24/2026	4/27/2026	NOVPH READY FOR POSTING Posted then given to manager.
CONTACT	STEPHEN KNIGHT	5/18/2026	5/18/2026	I went into the u haul business and spoke to an employee who gave me the number to the business manager Brody Rome (352)504-8900. I left a VM.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0359

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/26/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted demolition/removal of a freestanding sign with electric by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finaled for closure by the 91st day after permit issuance, there shall be a fine of \$200.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$227.98 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
CONTACT	JENNIPHER L BULLER	6/5/2026	6/5/2026	Left voicemail for applicant: DOWLING SIGNS OF NORTH CENTRAL FLORIDA (386)201-0819 for Chris concerning incomplete application for DEMO26-0043.
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9932 57 U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004 9489 0090 0027 6696 9932 64 U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX AZ 85004

FIELD POSTING	STEPHEN KNIGHT	6/18/2026	6/18/2026	FAO READY FOR POSTING FAO has been posted.
MASSEY	SHANEKA GREENE	8/13/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0359

vs.

**U HAUL CO OF FLORIDA 905 LLC
C/O JEAN COVINGTON REAL EST DEPT
27237 N CENTRAL AVE
PHOENIX AZ 85004**

**U HAUL CO OF FLORIDA 905 LLC
2727 N CENTRAL AVE
PHOENIX, AZ. 85004**

**CT CORPORATION SYSTEM (REGISTERED AGENT)
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL. 33324**
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/25/2026 03:29:17 PM
FILE #: 2026082364 OR BK 8945 PGS 135-136
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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), **U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT** owner(s) in charge of the property described as **2573-003-003 | 1011 N PINE AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 18th, 2026, and June 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, 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:

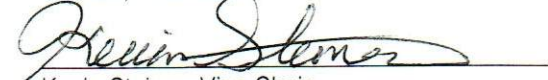
- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:
 - 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code if applicable) for the unpermitted demolition/removal of a freestanding sign with electric by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$200.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

2.) Pay the cost of prosecution of \$227.98 by July 9th, 2026.

- 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 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 16th day of June 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, 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: U HAUL CO OF FLORIDA 905 LLC C/O JEAN COVINGTON REAL EST DEPT 27237 N CENTRAL AVE PHOENIX AZ 85004; U HAUL CO OF FLORIDA 905 LLC 2727 N CENTRAL AVE PHOENIX, AZ. 85004; CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324 this 16th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOLLOWING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

IMPORTANT NOTICE

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 13TH, 2026, 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, 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: CE26-0359

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

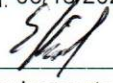
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/18/2026 post the Final Administrative Order to the property, located at 1011 N PINE AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

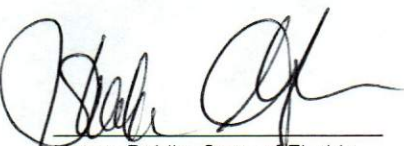
Dated: 06/18/2026



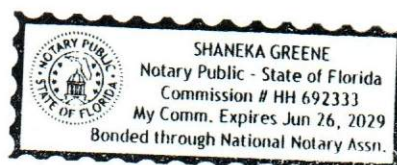
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida

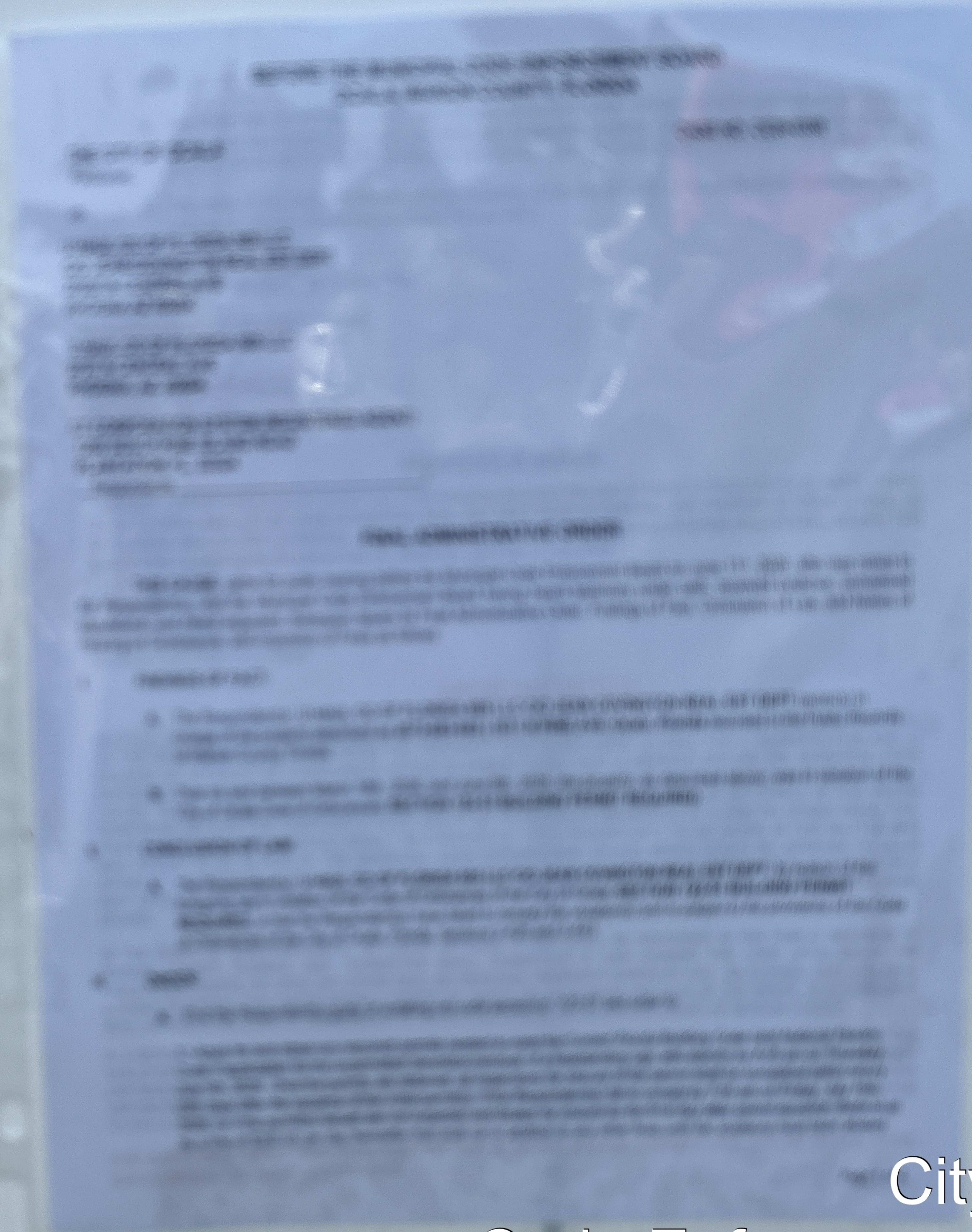




City of Ocala
Code Enforcement Division
6/18/2026 9:35 AM



**CODE
ENFORCEMENT
29-8309
REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
ENFORCEMENT DIVISION**



City of Ocala
Code Enforcement Division
6/18/2026 9:35 AM

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

CASE NO: CE26-0359

AFFIDAVIT OF POSTING

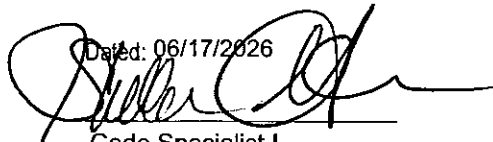
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

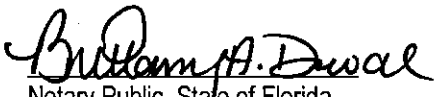
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

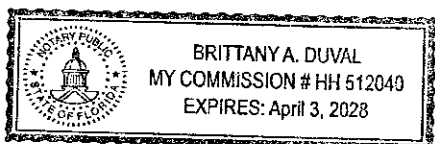
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

U HAUL CO OF FLORIDA 905 LLC

C/O JEAN COVINGTON REAL EST DEPT

27237 N CENTRAL AVE

PHOENIX AZ 85004

CASE NO: CE25-0359

C T CORPORATION SYSTEM

REGISTERED AGENT

1200 SOUTH PINE ISLAND ROAD

PLANTATION, FL 33324

Respondents

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA

COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on June 11th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, July 9th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 122-51.

4. Prosecution costs of \$227.98 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 10th day of July, 2026

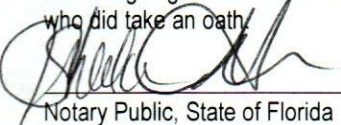


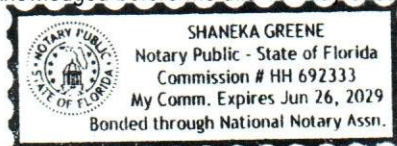
Stephen Knight
Code Inspector
City of Ocala

STATE OF FLORIDA

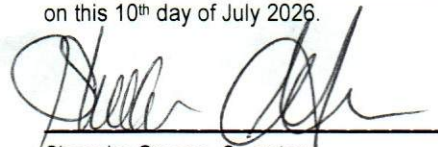
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 10th day of July 2026 by Stephen Knight who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 10th day of July 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida