



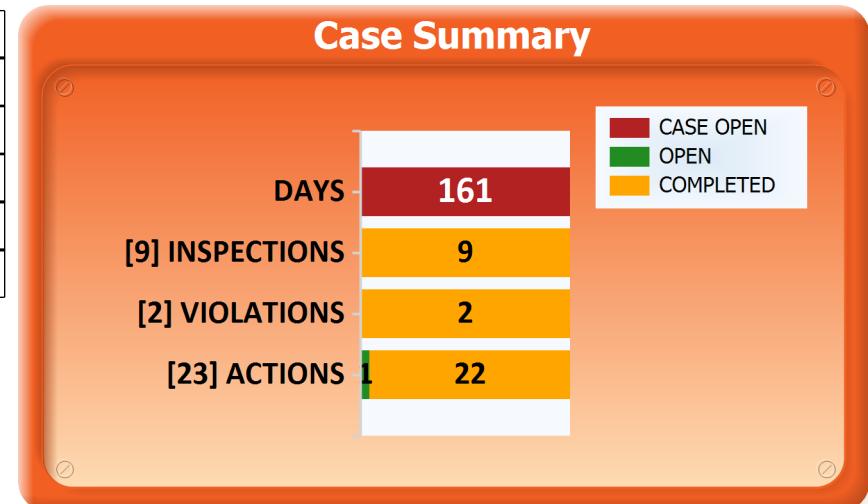
Case Details - No Attachments

City of Ocala

Case Number

ENV25-0226

| | | | |
|--------------------------------------|---------|--|------------------|
| Description: DRA 200 BERKSHIRE PLAZA | | Status: NON COMP HEARING | |
| Type: ENVIRONMENTAL | | Subtype: OTHER ENVIRONMENTAL VIOLATION | |
| Opened: 9/4/2025 | Closed: | Last Action: 2/12/2026 | Flw Up: 2/6/2026 |
| Site Address: 0 , FL 34474 | | | |
| Site APN: 2390+003-000 | | Officer: JEFFREY GUILBAULT | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

CONTACTS

| Name Type | Name | Address | Phone | Fax | Email |
|------------------|----------------------------|--|-------|-----|-------|
| OWNER | BERKSHIRE OAKS OCALA LLC | 1975 HEMPSTEAD TURNPIKE STE 309 EAST MEADOW, NJ 11554 | | | |
| REGISTERED AGENT | INCORPORATING SERVICES LTD | 1540 GLENWAY DR TALLAHASSEE, FL 32301 | | | |
| RESPONDENT 1 | BERKSHIRE OAKS OCALA LLC | 1975 HEMPSTEAD TPKE STE 309 EAST MEADOW, NY 11554-1703 | | | |

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 | \$0.00 | | | | | | |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 10 | \$220.00 | \$0.00 | | | | | | |



Case Details - No Attachments

City of Ocala

Case Number

ENV25-0226

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|---------------------------|--------------------------|-----|-----------------|---------------|-----------|-----------|---------|--------|---------|---------|
| INSPECTION FEE | 001-359-000-000-06-35960 | 6 | \$75.00 | \$0.00 | | | | | | |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$0.00 | | | | | | |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 6 | \$4.44 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$389.07 | \$0.00 | | | | | | |
| TOTALS: | | | \$389.07 | \$0.00 | | | | | | |

VIOLATIONS

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|--|----------------------|---------------|----------------|----------|---------|--|
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSLIGHTLY OR UNSANITARY MATTER | JEFFREY GUILBAULT | 9/4/2025 | 1/13/2026 | | | Please cut and clean the overgrown DRA cutting all tall grass, weeds, and overgrowth. Removal of any tree in DRA will require a Tree Removal Permit if the Tree is over 4 inches in diameter at breast height. Verified the dra has been cut and cleaned. |
| SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS | JEFFREY GUILBAULT | 10/6/2025 | 1/5/2026 | | | Please repair or replace damaged and dilapidated black chain link fencing. Gates are broken and must be replaced with like materials. Permits may be required. I verified that the chain link fence was fixed with like materials. |

INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|-----------------|-----------|----------------|----------------|--------|---------|-------|
| | | | | | | |



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| | | | | | | |
|-----------|-----|------------|------------|---------------|--|---|
| INITIAL | JGB | 9/4/2025 | 9/4/2025 | NON COMPLIANT | | While patrolling the area at 1450 I noticed the DRA is overgrown and is not being regularly maintained. Please cut and clean the DRA cutting all overgrowth, tall grass and weeds. Please see photos. RI in 30 days. CLTO sent to admin. |
| FOLLOW UP | JGB | 10/6/2025 | 10/6/2025 | NON COMPLIANT | | I conducted a follow up inspection and verified there are no changes to the manaintance of the DRA. Please see the updated photos. I also noticed today that the black chain link fence specifically where the gate is broken and damaged. Please repair the fence with like materials. A PERMIT MAYBE REQUIRED. NOVPH sent to admin. |
| CASE WORK | JGB | 10/8/2025 | 10/8/2025 | COMPLETED | | NOVPH POP at 0928 on CE sign. See photo. |
| CASE WORK | JGB | 10/30/2025 | 10/30/2025 | NON COMPLIANT | | Property ownership has changed. Uploaded all new mcpa, deed, sunbiz to the case as well as updated property owner information in the case. CLTO sent to admin for a new letter to goto the new property owners and the case was removed from the hearing agenda. |
| FOLLOW UP | JGB | 12/4/2025 | 12/4/2025 | NON COMPLIANT | | Today at 0952 I conducted a follow up inspection. I verified the DRA is still overgrown and the fencing is still damaged. Please see photos. NOVPH sent to admin. |
| FOLLOW UP | JGB | 12/8/2025 | 12/8/2025 | NON COMPLIANT | | Today at 1000 I posted the NOVPH on the property. I noticed while at the property that some of the side slopes were cut and the bottom of the DRA was not cut as well as some areas around the chain link fencing. The fencing also has not been repaired as of today. |



Case Details - No Attachments

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Case Number

ENV25-0226

| | | | | | | |
|------------|-----|-----------|-----------|---------------|--|--|
| COMPLIANCE | JGB | 1/5/2026 | 1/5/2026 | NON COMPLIANT | | Today at 1351 I verified that the DRA has not been cut and cleaned. There are still areas that are not being cut and cleaned. I spoke with someone in regards to the property today and i informed them again all tall grass and weeds needs to be cut. I did VERIFY the chain link gate has been fixed. Please see photos. Prosecution cost have not been paid. |
| FOLLOW UP | JGB | 1/13/2026 | 1/13/2026 | NON COMPLIANT | | Verified today at 1029 that the dra has been cut and cleaned while conducting the FOF posting. Please see photos. Prosecution cost have not been paid. |
| COMPLIANCE | JGB | 2/6/2026 | 2/6/2026 | NON COMPLIANT | | MASSEY INSPECTION AFF OF NON COMP CREATED THE VIOLATIONS HAVE BEEN CORRECTED ON SITE. PROPERTY OWNERS JUST NEED TO PAY PROSECUTION COSTS. |

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|-----------------|-------------------|-------------|-----------------|---|
| PREPARE NOTICE | SHANEKA GREENE | 9/5/2025 | 9/5/2025 | CLTO ALL RESPONDENTS HAVE THE SAME ADDRESS |
| REGULAR MAIL | SHANEKA GREENE | 9/5/2025 | 9/5/2025 | CLTO MAILED (4) |
| CONTACT | JEFFREY GUILBAULT | 9/12/2025 | 9/12/2025 | Evan Feliciano called and stated the property ownership of this lot has changed in 2023. I informed him the property appraiser site does not reflect this on lot no. 2390+003-000. I informed him where the lot was located and he continually stated the property appraiser was incorrect. 973.769.4249 |



Case Details - No Attachments

City of Ocala

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| | | | | |
|----------------|-------------------|-----------|-----------|--|
| CONTACT | JEFFREY GUILBAULT | 9/16/2025 | 9/16/2025 | <p>I spoke to donna on the phone in regards to this unmaintained dra. She informed me as the registered agent did that they sold this property. I walk through with donna on the phone that the parcel we are talking about is a separate parcel from the shopping plaza. I provided her with the lot number and informed her the MCPA of the property owner is still the same and has not changed. She stated they are going to confirm that the lot is indeed there's still and proceed accordingly.</p> <p>Donna Tucker Manager, nai hanson management 201-488-5800</p> |
| PREPARE NOTICE | SHANEKA GREENE | 10/7/2025 | 10/8/2025 | NOVPH |
| ADMIN POSTING | SHANEKA GREENE | 10/8/2025 | 10/8/2025 | NOVPH |



Case Details - No Attachments

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Case Number

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| | | | | |
|-----------------|-------------------|------------|------------|--|
| CERTIFIED MAIL | SHANEKA GREENE | 10/8/2025 | 10/8/2025 | <p>NOVPH MAILED (4) 9489 0090 0027 6697 0020 19 WRA ET AL FEM OCALA LLC CPI OCALA LLC CPI OCALA II LLC C/O ATTN: VIRGINIA CONRAD 195 NORTH ST STE 100 TEREBORO, NJ. 07608-1201</p> <p>9489 0090 0027 6697 0020 26 FEM OCALA LLC 2 CHANGEBRIDGE RD SUITE 201 MONTVILLE, NJ. 07045</p> <p>9489 0090 0027 6697 0020 33 FEM OCALA LLC CCS GLOBAL SOLUTIONS INC (REGISTERED AGENT) 155 OFFICE PLAZA DRIVE TALLAHASSEE, FL. 32301</p> <p>9489 0090 0027 6697 0020 40 CPI OCALA LLC REGISTERED AGENT SOLUTIONS INC (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324</p> |
| OFFICER POSTING | JEFFREY GUILBAULT | 10/8/2025 | 10/8/2025 | <p>NOVPH READY FOR POSTING NOVPH POP</p> |
| CONTACT | JEFFREY GUILBAULT | 10/15/2025 | 10/15/2025 | <p>PROPERTY OWNER CALLED AGAIN STATING THEY DO NOT OWN THE PARCEL. I EXPLAINED TO HIM PER MCPA THE OWNERSHIP HAS NOT CHANGED. AFTER THIS CALL HE SEEMED TO UNDERSTAND THEY DO INDEED OWN THE PARCEL.</p> <p>973.769.4249</p> |



Case Details - No Attachments

City of Ocala

Case Number

ENV25-0226

| | | | | |
|-----------------|-------------------|------------|------------|--|
| PREPARE NOTICE | SHANEKA GREENE | 10/31/2025 | 10/31/2025 | CLTO Property ownership changed. All updated supporting documents uploaded and updated property owners information have been completed. |
| REGULAR MAIL | SHANEKA GREENE | 10/31/2025 | 10/31/2025 | CLTO MAILED (2) |
| CONTACT | JEFFREY GUILBAULT | 11/12/2025 | 11/12/2025 | I spoke with the property maintained manager and he stated they will get right to work on getting the DRA cut and cleaned. He stated he may need additional time to fix the fencing. 516.223.6200 |
| PREPARE NOTICE | SHANEKA GREENE | 12/5/2025 | 12/5/2025 | NOVPH |
| ADMIN POSTING | SHANEKA GREENE | 12/8/2025 | 12/8/2025 | NOVPH |
| CERTIFIED MAIL | SHANEKA GREENE | 12/8/2025 | 12/8/2025 | NOVPH MAILED (2) 9489 0090 0027 6697 0117 76 BERKSHIRE OAKS OCALA LLC 1975 HEMPSTEAD TURNPIKE STE 309 EAST MEADOW NY 11554 9489 0090 0027 6697 0117 69 INCORPORATING SERVICES LTD (RA) 1540 GLENWAY DRIVE TALLAHASSEE FL 32301 |
| OFFICER POSTING | JEFFREY GUILBAULT | 12/8/2025 | 12/8/2025 | NOVPH READY FOR POSTING NOVPH POP AT 1000 SEE PHOTOS |
| EMAIL | JEFFREY GUILBAULT | 12/10/2025 | 12/10/2025 | SEE ATTACHED EMAIL FROM 12.10.25 |



Case Details - No Attachments

City of Ocala

Case Number

ENV25-0226

| | | | | |
|----------------------|--------------------|------------|------------|--|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 12/26/2025 | 12/31/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>3.) Pay the cost of prosecution of \$389.07 by February 5th, 2026.</p> |
| HEARING CODE BOARD | YVETTE J GRILLO | 1/8/2026 | 1/9/2026 | NEW BUSINESS |
| ADMIN POSTING | YVETTE J GRILLO | 1/12/2026 | 1/12/2026 | FOF |



Case Details - No Attachments

City of Ocala

Case Number

ENV25-0226

| | | | | |
|-----------------|-------------------|-----------|-----------|---|
| CERTIFIED MAIL | YVETTE J GRILLO | 1/12/2026 | 1/12/2026 | FOF 91 7199 9991 7039 7936 9085 BERKSHIRE OAKS OCALA LLC 1975 HEMPSTEAD TURNPIKE STE 309 EAST MEADOW NY 11554 |
| OFFICER POSTING | JEFFREY GUILBAULT | 1/13/2026 | 1/13/2026 | FOF FOF POP at 1030 on sign on the property. Please see photos. |
| MASSEY | YVETTE J GRILLO | 2/12/2026 | | |

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

THE CITY OF OCALA

Petitioner,

VS.

BERKSHIRE OAKS OCALA LLC
1975 HEMPSTEAD TURNPIKE, STE 309
EAST MEADOW, NY 11554

Respondents

CASE NO: ENV25-0226



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 01/16/2026 03:04:01 PM

FILE #: 2026006322 OR BK 8808 PGS 1321-1322

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; January 8th, 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), **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, owner(s) in charge of the property described as: **3900 BLK SW COLLEGE RD, OCALA, FL | 2390+003-000 (DRA)**, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between November 22nd, 2025, and December 2nd, 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), **BERKSHIRE OAKS OCALA 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 82-3 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$389.07 by February 5th, 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 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 12th day of January 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, 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: **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, this 12th day of January 2026.



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 FEBRUARY 12TH, 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.

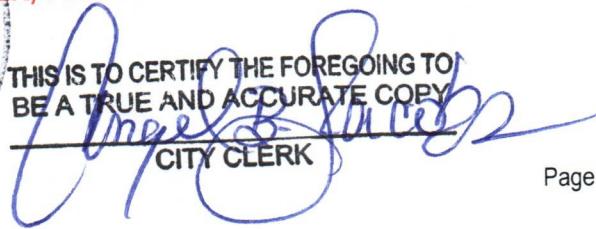
IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A 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 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 INTIAL 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.



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



Angie S. Gartner
CITY CLERK

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

CASE NO: ENV25-0226

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 01/13/2026 post the Final Administrative Order to Ocala City Hall, located at 3900 BLK SW COLLEGE RD (DRA), 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.

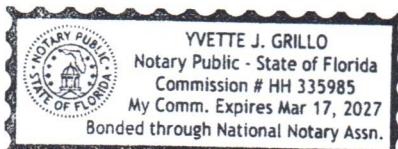
Dated: 01/13/2026


Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





AGEMENT
629-8309
NOT REMOVE THIS
N WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

B. This Order may be BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD *when a lien against the above described property, and upon the Respondent(s), is filed in the County Court, pursuant to Sections 162.08 and 162.09, Florida State Statutes, Sections 2-426 and 2-443, Code of Ordinances, City of Ocala, Florida*

THE CITY OF OCALA

Petitioner,

CASE NO: ENV25-0226

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

vs.

BERKSHIRE OAKS OCALA LLC

1975 HEMPSTEAD TURNPIKE, STE 309
EAST MEADOW, NY 11554

Respondents

Michael Gartner, Chair

Municipal **THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on: January 8th, 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:

CERTIFICATE OF SERVICE

I, HEREBY FINDINGS OF FACT: and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, on **1/12/2026** day of January 2026.

A. The Respondent(s), **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, owner(s) in charge of the property described as: **3900 BLK SW COLLEGE RD, OCALA, FL 32674-003-000 (DRA)**, Ocala, Florida recorded in the Public Records of Marion County, Florida.

Signature of Clerk, Board Secretary
B. That on and between November 22nd, 2025, and December 2nd, 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**.

NOTICE CONCERNING COMPLIANCE AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU RECEIVE THIS NOTICE, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO

A. The Respondent(s), **BERKSHIRE OAKS OCALA 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: **Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to:**

IN THE EVENT 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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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.

IF A REPEATED VIOLATION OCCURS, THE CITY OF OCALA MAY CHARGE A SERVICE FEE PURSUANT TO SECTION 34-92(c)(2) OF THE CITY OF OCALA CODE OF ORDINANCES.

2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) Pay the cost of prosecution of \$389.07 by February 5th, 2026.

Page 1 of 2

City of Ocala
Environmental Enforcement
01/13/2026 10:27:11

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

CASE NO: ENV25-0226

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 01/12/2026 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.

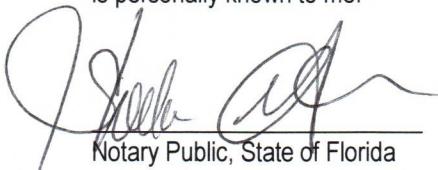
FURTHER, AFFIANT SAYETH NAUGHT.

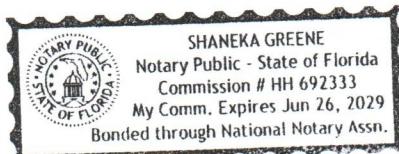
Dated: 01/12/2026


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/12/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

Petitioner,

CASE NO: ENV25-0226

VS.

BERKSHIRE OAKS OCALA LLC
1975 HEMPSTEAD TURNPIKE, STE 309
EAST MEADOW, NY 11554

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; January 8th, 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), **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, owner(s) in charge of the property described as: **3900 BLK SW COLLEGE RD, OCALA, FL | 2390+003-000 (DRA), Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between November 22nd, 2025, and December 2nd, 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), **BERKSHIRE OAKS OCALA 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 82-3 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
 - 2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, February 5th, 2026, or remove the fence by 4:00 pm on Thursday, February 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 6th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.
 - 3.) Pay the cost of prosecution of \$389.07 by February 5th, 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 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 12th day of January 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, 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: **BERKSHIRE OAKS OCALA LLC, 1975 HEMPSTEAD TURNPIKE, STE 309, EAST MEADOW, NY 11554**, this 12th day of January 2026.



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 FEBRUARY 12TH, 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 STATUES, 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 INTIAL 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.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: ENV25-0226

BERKSHIRE OAKS OCALA LLC
1975 HEMPSTEAD TURNPIKE, STE 309
EAST MEADOW, NY 11554

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:

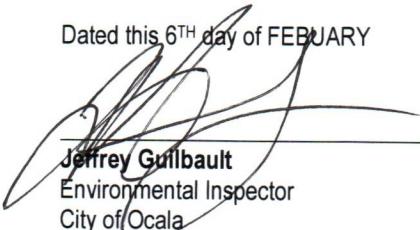
1. That on 01/08/2026 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 02/05/2026.
3. That a re-inspection was performed on 02/06/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have been taken care of:

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

5. The prosecution costs of \$389.07 have **NOT** been paid.

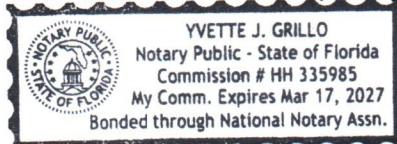
FURTHER, AFFIANT SAYETH NOT.

Dated this 6TH day of FEBUARY


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 6TH day of FEBUARY, who is personally known to me, and who did take an oath.



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 6TH day of FEBUARY.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida