



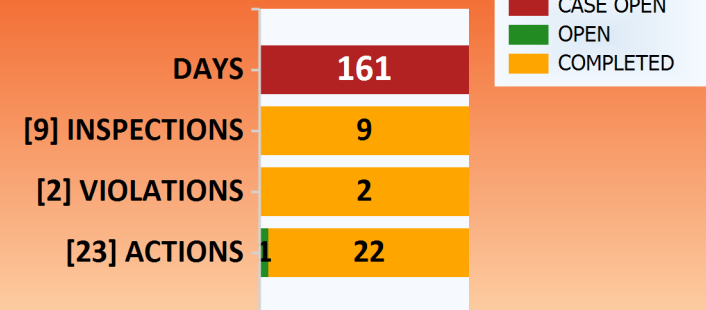
# Case Details - No Attachments

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	Fillw Up: 2/6/2026
Site Address: 0 , FL 34474			
Site APN: 2390+003-000		Officer: JEFFREY GUILBAULT	
Details:			

## Case Summary



## 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						

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 UNSIGHTLY 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			



# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0226**

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 manintaince 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.

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



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

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 TETERBORO, 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

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

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,

**CASE NO: ENV25-0226**

VS.

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

Respondents



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.

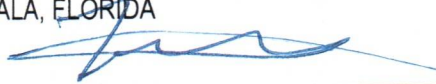
3.) Pay the cost of prosecution of \$389.07 by February 5th, 2026.



- 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.

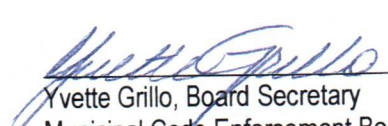
DONE AND ORDERED; this 12<sup>th</sup> day of January 2026.

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 12<sup>th</sup> day of January 2026.

  
Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board

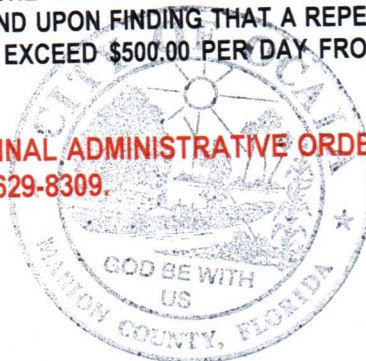
### IMPORTANT NOTICE:

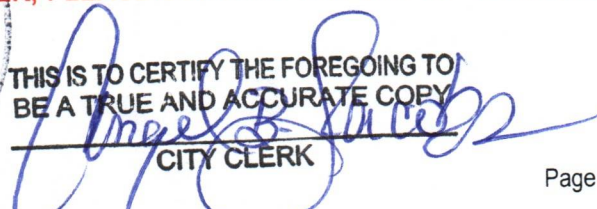
**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT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



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

**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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

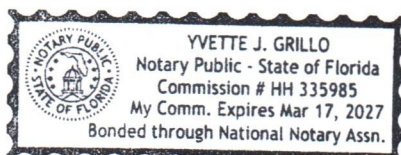
  
Environmental Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/13/2026 by Yvette Grillo  
is personally known to me.

Code Specialist, City of Ocala, who

  
Notary Public, State of Florida







**352-629-8309**

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

[illegible]





EMENT

629-8309

NOT REMOVE THIS  
WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

THE CITY OF OCALA  
Petitioner,

VS.

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

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

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FINAL ADMINISTRATIVE ORDER

Michael Gartner, Chair

**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:

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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**.

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**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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.
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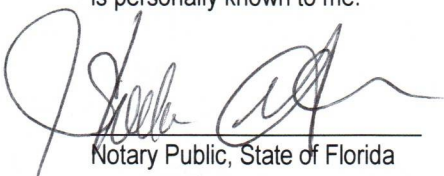
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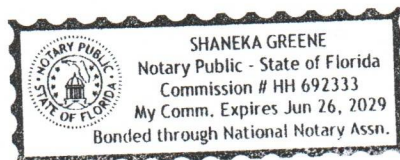
Dated: 01/12/2026

  
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 13<sup>th</sup> 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 13<sup>th</sup> 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.**

**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:

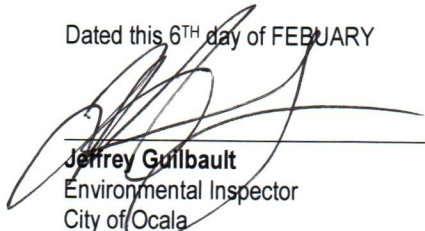
1. That on 01/08/2026 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 02/05/2026.
3. That a re-inspection was performed on 02/06/2026.
4. That the below listed corrective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

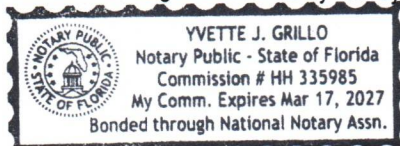
Dated this 6<sup>TH</sup> day of FEBUARY

  
Jeffrey Guilbault  
Environmental Inspector  
City of Ocala

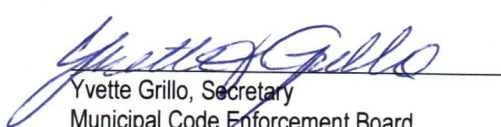
**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 6<sup>TH</sup> day of FEBUARY, 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 6<sup>TH</sup> day of FEBUARY.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida