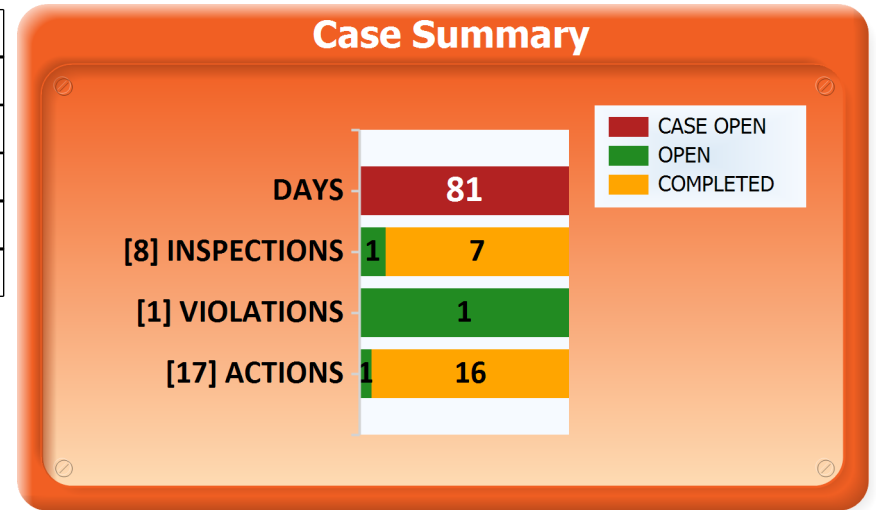


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

Description: LITTERED DUMPSTER AREAS AND PARKING LOT		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: DUMPSTER COMPACTOR	
Opened: 2/19/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/12/2026
Site Address: 3131 SW COLLEGE RD OCALA, FL 34474			
Site APN: 2378-010-004		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 1	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 2	BOUGHANNAM, NIDAL	3206 NW 57TH TERRACE GAINESVILLE, FL 32606			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$53.16	3/23/26	E69087	232906790 3	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANagements & LEASING	ECON
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$62.50	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANagements & LEASING	ECON
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANagements & LEASING	ECON
Total Paid for CASE FEES:			\$266.41	\$266.41						
\$250 FINE PER DAY	001-359-000-000-06-35960	46	\$11,500.00	\$0.00						
Total Paid for DAILY FINES:			\$11,500.00	\$0.00						
TOTALS:			\$11,766.41	\$266.41						

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	ROBERT MOORE	2/19/2026			REPEAT VIOLATOR	<p>PROPERTY (TO INCLUDE ALL REAR AREAS) IS LITTERED WITH TRASH AND DEBRIS. DRAINAGE AREAS, DUMPSTER AREAS AND LOT NEEDS TO BE FREE AND CLEAR OF ALL TRASH AND DEBRIS. PLEASE CLEAN AREAS TO ACHIEVE COMPLIANCE WITH CITY CODE AND CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE.</p> <p>COMPLIANCE CHECK PERFORMED PER REQUEST OF PROPERTY OWNER - IN COMPLIANCE RE 34-95 04/06/2026</p> <p>COMPLIANCE CHECK INDICATED 34-95 NOW ACTIVE AGAIN / STATUS CHANGED TO REFELCT SAME IN CASE NOTES</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	2/19/2026	2/19/2026	NON COMPLIANT		On 2-19-26, I observed the property (specifically the rear) to be littered with trash and debris. The dumpsters areas had accumulated trash all over the pad, the parking lot had trash and debris strewn about and trash was also present in the drainage areas. I advised the owner of the violation to which he said he would address. Based on the recent and previous issues involving the same violation, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled accordingly.
CASE WORK	RSM	2/23/2026	2/23/2026	NON COMPLIANT		On 2-23-26, I received notification that Ocala Police had been at the property on an unrelated matter and had contacted Code Enforcement. Their concern was that the rear areas, as noted in the original dated report, were in poor condition with trash and debris strewn about the areas, with the dumpster pads being of particular concern. I spoke with Chief Code Official Hollingsworth and did advise him that I had recently opened a case and had scheduled it for a hearing. The notice of hearing was posted on this day.
CASE WORK	RSM	3/3/2026	3/3/2026	COMPLETED		On 3-3-26, I received a message via text from the property owner asking for photos of the violation. I had sent photos on 2/19/26 when the case was opened. I re-sent photos and advised that the case was scheduled for a hearing. Additionally, it was discovered that this was indeed a repeat violator which caused the scheduled hearing date to be changed. Admin was notified of the change with the Notice of Hearing to re-issued. Follow-up scheduled accordingly.

FOLLOW UP	RSM	3/5/2026	3/5/2026	COMPLETED	COMPLIANCE CHECK REQUESTED BY OWNER	<p>On 3/5/26, I responded to the property after having received a text message with photos from the property owner the previous day requesting a check of the property. The text message sent, consisted of 25 photos, explaining that the property was cleaned up again. On this day, upon inspection, it was apparent that efforts had been made, however the property remained in violation.</p> <p>In examining the totality of the circumstances, I noted that this was a repeat violator situation. I noted that in a recent and previous case, (ENV25-0263) the property was cited and heard at a Code Board Hearing on 12/11/25 wherein a guilty finding was imposed and a compliance date of January 1st, 2026 was ordered. That case was scheduled for a 2nd (Massey) hearing on January 8th. On that day, the property owner had managed to get the property into compliance and the case was closed and not heard at the Massey Hearing.</p> <p>Regarding this current case (ENV26-0072), it was opened on 2/19/26. The property was again in poor condition with trash and debris strewn about the rear areas of the property to include the parking lot and dumpster areas. I had also received a complaint from the Ocala PD who reported the area being in poor condition.</p> <p>Based on these circumstances, the reoccurring violation and lack of upkeep of the property, it was decided that the case would proceed to a hearing. This was based on the repeat violator status and the fact that this was the 2nd case opened in a period of months involving the same violation. The property owner was notified of these circumstances.</p> <p>The intention of this action was to have an Order to Maintain order issued which would hopefully aid in having the owner maintain the property,</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

						keeping it in compliance and avoid future enforcement action.
HEARING INSPECTION	RSM	3/23/2026	3/23/2026	COMPLETED		On 3-23-26, I checked the property in regard to the scheduled hearing. On this day, the property was in an improved condition, however remained in violation (photos attached).
COMPLIANCE	RSM	4/6/2026	4/6/2026	COMPLETED	COMPLIANCE CHECK REQUESTED BY OWNER	On 4-6-26, I conducted a compliance inspection per the request of the property owner. On this day, I observed the violation to have been abated. The property was clean and clear as depicted in the attached photos. Daily fines remained unpaid in accordance with the issued order which commenced on 02/19/26. I completed an affidavit of non-compliance which was submitted to Admin.
COMPLIANCE	RSM	5/1/2026	5/1/2026	COMPLETED		On 5-1-26, I checked the property for compliance relating to the issued order. On this day, I observed that the property was again in violation of 34-95 in that there was scattered litter/debris on the property. Specifically, there was litter present in the drainage areas, and parking areas as depicted in the attached photographs. I completed and affidavit of non-compliance which was submitted to Admin.
FOLLOW UP	RSM	5/12/2026				Inspect to determine continued compliance before final Massey hearing.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	ROBERT MOORE	2/19/2026	2/19/2026	ADVISED PROPERTY OWNER (BOUGHANNAM, NIDAL-407-749-2790) OF VIOLATION AND REQUIREMENTS FOR ABATEMENT.
ADMIN POSTING	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH UPDATED NOVPH

Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	<p>NOVPH MAILED (2) 9489 0090 0027 6696 9851 84 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6696 9851 91 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p> <p>MAILED UPDATED NOVPH 9489 0090 0027 6696 9842 62 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6696 9842 79 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
PREPARE NOTICE	SHANEKA GREENE	2/20/2026	2/20/2026	N O V P H COMP DATE 03/10/2026 THANK YOU
OFFICER POSTING	ROBERT MOORE	2/23/2026	2/23/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	ROBERT MOORE	3/5/2026	3/5/2026	RECEIVED TEXT MESSAGE W/PHOTOS FROM OWNER ADVISING AREA WAS CLEANED AS HE REQUESTED AN INSPECTION FOR COMPLIANCE. FOUND TO REMAIN IN VIOLATION
OFFICER POSTING	ROBERT MOORE	3/6/2026	3/6/2026	UPDATED NOVPH READY FOR POSTING posted UPDATED NOTICE OF HEARING TO PROPERTY

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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 \$266.41 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
CONTACT	ROBERT MOORE	3/23/2026	3/23/2026	received text message from property owner inquiring as to the hearing date/time and if he should attend. He stated he had lost the notice of hearing. I provided him with the information.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	ROBERT MOORE	3/30/2026	3/30/2026	FOF

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

OFFICER POSTING	ROBERT MOORE	3/30/2026	3/30/2026	POSTED FINAL ORDER TO PROPERTY
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	<p>FOF</p> <p>9489 0090 0027 6696 9837 53 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6696 9835 55 COLLEGE PARK PLAZA LLC 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
CONTACT	ROBERT MOORE	4/6/2026	4/6/2026	RECEIVED REQUEST FROM OWNER TO CONDUCT COMPLIANCE INSPECTION
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	<p>NON COMP HEARING NOTICE MAILED</p> <p>9489 0090 0027 6697 0311 63 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE FL 32635-8627</p> <p>9489 0090 0027 6697 0311 70 COLLEGE PARK PLACE LLC BOUGHANNAM NIDAL (RA) 3206 NW 57TH TERRACE GAINESVILLE FL 32606</p>
FIELD POSTING	ROBERT MOORE	4/28/2026	4/28/2026	NON COMP HEARING NOTICE READY FOR POSTING POSTED NOTICE OF NON COMP HEARING TO PROPERTY
MASSEY	YVETTE J GRILLO	5/14/2026		MASSEY FOR LIEN AS PROPERTY IS IN COMPLIANCE BUT DAILY FINES ACCRUED TO \$11,500.00

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: ENV26-0072

To: COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE FL 32635-8627

COLLEGE PARK PLAZA LLC
BOUGHANNAM NIDAL (REGISTERED AGENT)
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Robert Moore, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 3131 SW COLLEGE RD, Ocala, Florida, 2378-010-004 Legal Description SEC 26 TWP 15 RGE 21 PLAT BOOK H PAGE 041 COLLEGE PARK SECOND ADD BLK J LOT 4 EXC COM EASTERNMOST COR OF LOT 4 TH N 48-52-05 W 225 FT TH S 41-07-55 W 23 FT TH S 48-52-05 E 225 FT TH N 41-07-55 E 23 FT TO POB & LOT 5 BLK J is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER (REPEAT VIOLATOR)

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 27th day of April 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: ENV26-0072

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/28/2026 post the Notice of Non-Compliance Hearing to the property, located at 3131 SW COLLEGE RD.
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.

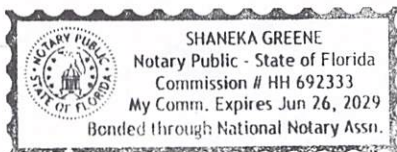
Dated: 04/28/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





**COLLEGE
PARK
PLAZA**

SMOOGALA
SMOKE & VAPE

**BODY
PIERCINGS** **SUBWAY**

SAS SHOES **WING-STOP**

**MARTINEZ
MANGLARDI**
Attorneys **MASSAGE**

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

City of Ocala
Environmental Enforcement
4/28/2026 10:27 AM



Ocala

ENVIRONMENTAL ENFORCEMENT
9-8309
REMOVE THIS WITHOUT APPROVAL OF THE CITY CODE ENFORCEMENT DIVISION

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

NOTICE OF NON-COMPLIANCE HEARING FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 4/27/2026

Case No: ENV26-0072

To: COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE FL 32635-8627

COLLEGE PARK PLAZA LLC
BOUGHANNAM NIDAL (REGISTERED AGENT)
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

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You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

Office DEPOT®

City of Ocala
Environmental Enforcement
4/28/2026 10:27 AM

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

CASE NO: ENV26-0072

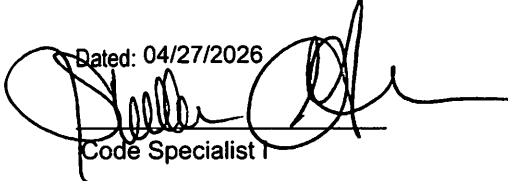
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/27/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

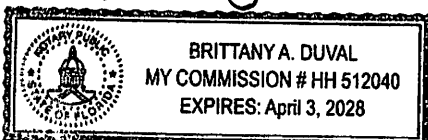
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



Code Case Number	Env26-0072
Name	Haitham Bou Ghannam
Phone Number	(407) 749-2790
Mailing Address	PO box 358627 Gainesville, FL, 32635
Email	boughannamh@nbg-properties.com
Relationship to Case	Property Owner Representative

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

vs.

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627

COLLEGE PARK PLAZA LLC
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

Respondents _____ /

CASE NO: ENV26-0072



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/02/2026 02:59:41 PM
FILE #: 2026041537 OR BK 8870 PGS 982-983
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 Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **COLLEGE PARK PLAZA LLC**, owner(s) in charge of the property described as **2378-010-004 / 3131 SW COLLEGE RD, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026 and March 23rd, 2026, 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), **COLLEGE PARK PLAZA 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 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.
 - (c) 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 \$266.41 by April 30th, 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 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate



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: COLLEGE PARK PLAZA LLC, PO BOX 358627, GAINESVILLE, FL 32635-8627 AND COLLEGE PARK PLAZA LLC, C/O NIDAL BOUGHANNAM (RA), 3206 NW 57TH TERRACE, GAINESVILLE, FL 32606, this 27 day of March 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON MAY 27TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

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

CASE NO: ENV26-0072

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Final Administrative Order to the property, located at 3131 SW COLLEGE RD, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

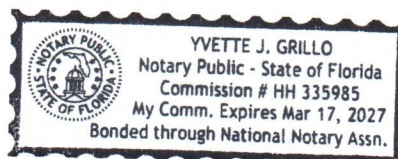
Dated: 03/30/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette Grillo
Notary Public, State of Florida





COLLEGE PARK PLAZA

SMOGCALA
SMOKE & VAPE

BODY PIERCINGS **SUBWAY**

SAS SHOES **WING-STOP**

MARTINEZ MANGLARDI **MASSAGE**
Attorneys

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

City of Ocala
Environmental Enforcement
3/30/2026 9:41 AM

ENVIRONMENTAL
CITY OF OCALA
MARION COUNTY, FLORIDA
GOD BE WITH US

8309

WE THIS
APPROVAL
BY CODE
DIVISION

OFFICE DEPOS

THE CITY OF OCALA
Petitioner,

vs.

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627

CASE NO: ENV26-0072

COLLEGE PARK PLAZA LLC
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), COLLEGE PARK PLAZA LLC, owner(s) in charge of the property described as 2378-010-004 / 3131 SW COLLEGE RD, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026 and March 23rd, 2026, 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), COLLEGE PARK PLAZA 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 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
 - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.
 - (c) 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.

City of Ocala
Environmental Enforcement
3/30/2026 9:41 AM

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

CASE NO: ENV26-0072

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 03/27/2026 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.

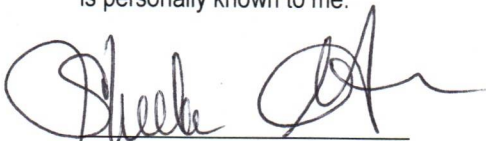
FURTHER, AFFIANT SAYETH NAUGHT.

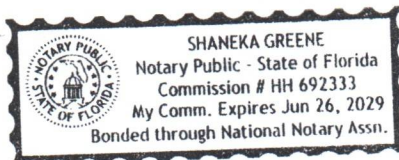
Dated: 03/27/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0311 70. Our records indicate that this item was delivered on 05/02/2026 at 12:26 p.m. in GAINESVILLE, FL 32606. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of several fluid, connected strokes. The signature is positioned to the right of the text "Signature of Recipient :".

Address of Recipient :

**3206 NW 57TH TER,
GAINESVILLE, FL 32606**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412ENV26 0072



Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0311 63. Our records indicate that this item was delivered on 05/02/2026 at 09:08 a.m. in GAINESVILLE, FL 32605. The scanned image of the recipient information is provided below.

Signature of Recipient :

Delivery Section	
Signature X	
Printed Name	NEAL BOU CHANNAM

Address of Recipient :

Delivery Address	BOX 358627
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Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412ENV26 0072

BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA
Petitioner,

Vs.
COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627

CASE NO: ENV26-0072

COLLEGE PARK PLAZA LLC
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606
Respondents.

AFFIDAVIT OF NON-COMPLIANCE


STATE OF FLORIDA
COUNTY OF MARION

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

1. That on 03/25/2026 the Municipal Code Enforcement Special Magistrate 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 04/30/2026.
3. That a re-inspection was performed on 05/01/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have not been taken:
Abatement of violations as ordered; section(s) 34-95
5. Fines in the amount of \$11,500.00 are unpaid.

FURTHER, AFFIANT SAYETH NOT.

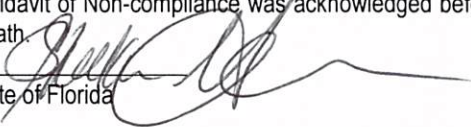
Dated this 1st day May 2026,



Robert Moore
Environmental Inspector
City of Ocala

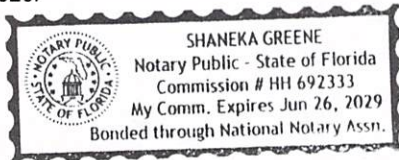
STATE OF FLORIDA
COUNTY OF MARION

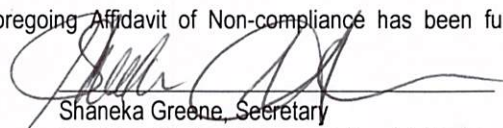
The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 1st day May 2026, who is personally known to me, and who did take an oath.



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 1st day May 2026.





Shaneka Greene, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida



City of Ocala
Environmental Enforcement
May 1, 2026
07:45:30 AM



City of Ocala
Environmental Enforcement
May 1, 2026
07:45:42 AM



City of Ocala
Environmental Enforcement
May 1, 2026
07:45:49 AM



**NO
DUMPING
VIOLATORS
WILL BE
PROSECUTED**



City of Ocala
Environmental Enforcement
May 1, 2026
07:46:24 AM



City of Ocala
Environmental Enforcement
May 1, 2026
07:46:32 AM



City of Ocala
Environmental Enforcement
May 1, 2026
07:47:29 AM



City of Ocala
Environmental Enforcement
May 1, 2026
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City of Ocala
Environmental Enforcement
4/6/2026 3:00 PM



City of Ocala
Environmental Enforcement
4/6/2026 3:00 PM



City of Ocala
Environmental Enforcement
4/6/2026 3:02 PM



City of Ocala
Environmental Enforcement
4/6/2026 3:03 PM



City of Ocala
Environmental Enforcement
4/6/2026 3:03 PM