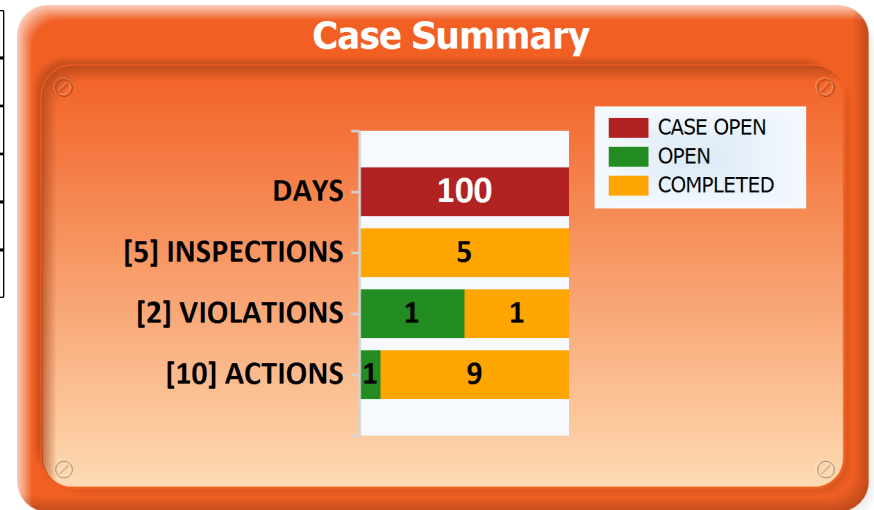


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0220

Description: DEAD TREE			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/29/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/6/2026
Site Address: 3209 SW COLLEGE RD OCALA, FL 34474			
Site APN: 2378-014-002		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MDC COASTAL 1 LLC	11995 EL CAMINO REAL SAN DIEGO, CA 92130-2539			
RESPONDENT 1	MDC COASTAL 1 LLC	11995 EL CAMINO REAL SAN DIEGO, CA 92130-2539			
RESPONDENT 2	CORPORATION SERVICE COMPANY	1201 HAYS STREET TALLAHASSEE, FL 32301 -2525			
RESPONDENT 3	TIDAL WAVE AUTO SPA	3209 SW COLLEGE RD OCALA, FL 34474			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$36.96	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$57.93	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$44.28	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$4.41	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$26.47	\$0.00						
INSPECTORS	001-359-000-000-06-35960	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
ENV26-0220

TOTALS: \$221.07 \$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	ROBERT MOORE	4/29/2026	7/16/2026			DEAD PALM TREE AT FRONT OF PROPERTY NEEDS TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION BY CONTACTING PERMITTING DIVISION @ 352-629-8421. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	ROBERT MOORE	7/16/2026				TREE REMOVED PRIOR TO PERMIT ISSUANCE - OBTAIN REQUIRED PERMIT ACCORDINGLY

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/29/2026	4/29/2026	COMPLETED		On 4-29-26, I observed a dead palm tree on the property (Tidal Wave Auto Spa). The tree was located in the front area of the business near the entrance. The business was closed at the time of inspection. I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for compliance and case closure. Photos were attached and follow-up was scheduled accordingly.

FOLLOW UP	RSM	6/2/2026	6/2/2026	COMPLETED	CLTO DATE	On 6-2-26, I noted no change in the violation nor had there been any contact by management since the courtesy letter had been mailed. Based on these circumstances, I submitted a request to Admin. to generate a Notice of Violation & Public Hearing (NOVPH). Follow-up was scheduled accordingly.
FOLLOW UP	RSM	7/1/2026	7/1/2026	COMPLETED		On 7-1-26, I reviewed the case, noting that an associated permit (TRE26-0122) was in the city data base as being in process, however, required some corrections. Based on this progress, follow-up was scheduled.
FOLLOW UP	RSM	7/16/2026	7/16/2026	COMPLETED		On 7-16-26, I checked and note that the tree had been removed. However, the associated permit had yet to be issued and was labeled as incomplete in the city's permit database. Based on these circumstances, I added the violation for unpermitted tree removal to the case. I sent an email to the retained contractor that included the permit tech's notes as to the application being incomplete. (attached) Follow-up was scheduled.
FOLLOW UP	RSM	8/6/2026	8/6/2026	COMPLETED		On 8-6-26, I reviewed the case, noting that no further efforts had been made regarding the associated permit. I had sent an email on 7-16-26 to the contractor advising of the needed corrections, however as of this date, the permit showed as incomplete.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/30/2026	4/30/2026	C L T O COMP DATE 06/02/2026
REGULAR MAIL	SHANEKA GREENE	4/30/2026	4/30/2026	CLTO MAILED (3)
ADMIN POSTING	SHANEKA GREENE	6/3/2026	6/3/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	6/3/2026	6/3/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9954 73 MDC COASTAL 1 LLC 11995 EL CAMINO REAL SAN DIEGO, CA. 92130-2539 9489 0090 0027 6696 9954 80 CORPORATION SERVICE COMPANY (REGISTERED AGENT) 1201 HAYS STREET TALLAHASSEE, FL. 32301
PREPARE NOTICE	SHANEKA GREENE	6/3/2026	6/3/2026	N O V P H COMP DATE 07/01/2026
FIELD POSTING	ROBERT MOORE	6/5/2026	6/5/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	JENNIPHER L BULLER	6/12/2026	6/12/2026	Phone call from business manager, Marquis 352-895-8669. To work on hiring a vendor to pull permit for tree removal.
CONTACT	ROBERT MOORE	6/16/2026	6/16/2026	SPOKE WITH ARBORIST -MICHEAL CARDINO - 352-560-2318 WHO CALLED INQUIRING AS TO PERMIT PROCESS AND REQUIREMENTS - ADVICE GIVEN
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/29/2026	Find that the Respondent(s) violated City Code Section 118-71 and order the Respondent(s) to: 1. Obtain a tree removal permit for the unpermitted removal of numerous trees by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is obtained, the permitted work shall be completed within sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permitted work has not received final inspection and approval by the sixty-first (61st) day after the issuance of the initial permit(s), a fine of \$150.00 per day shall be imposed until the violation is fully abated. 2. Pay the cost of prosecution of \$221.07 by September 10, 2026.

HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS
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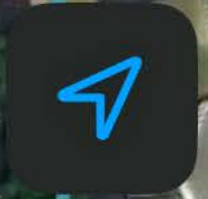
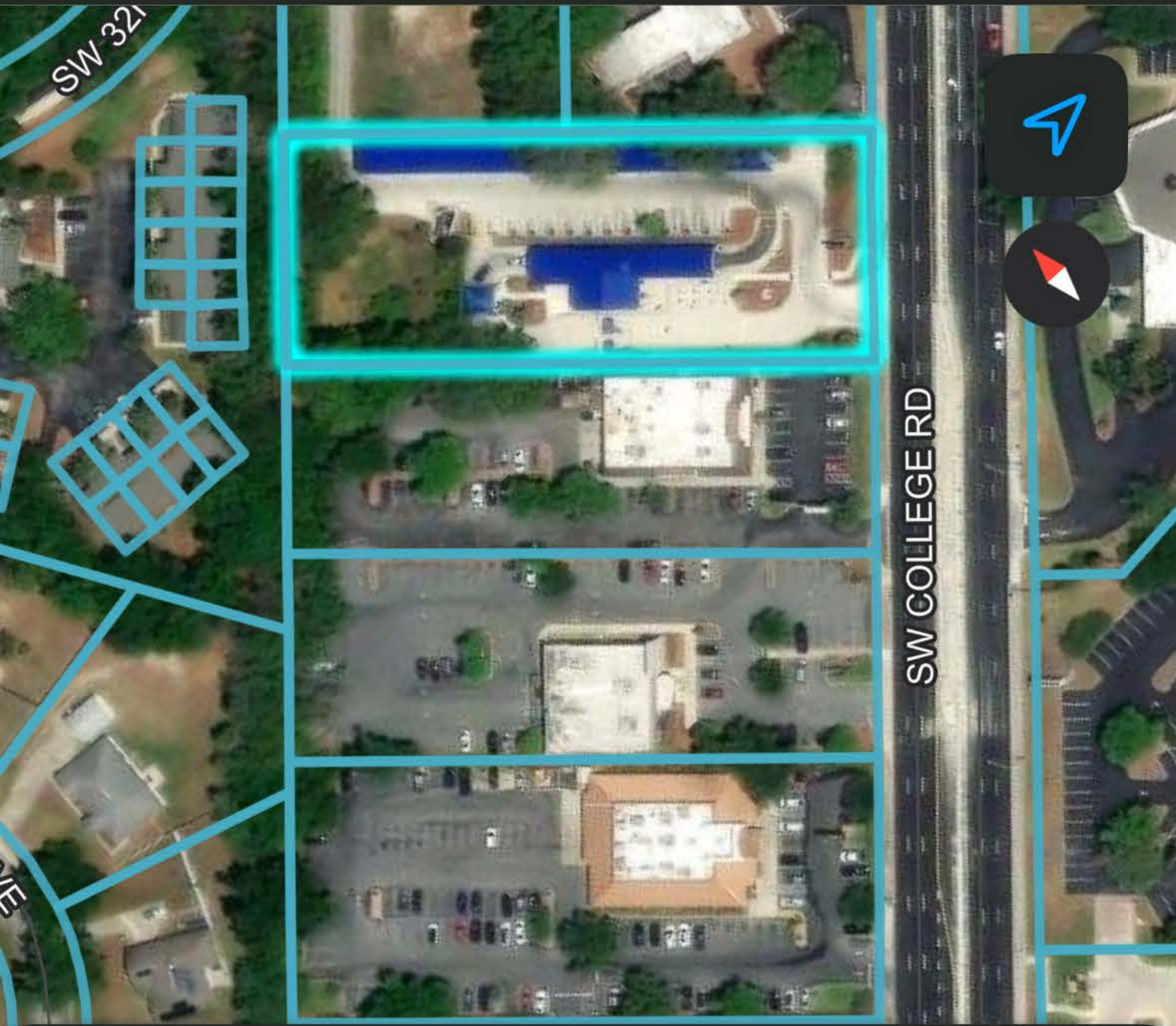
City of Ocala
Environmental Enforcement
Jun 5, 2026
07:48:36 AM

7:50

5G+



GPS accuracy 9 ft



PID: 2378-014-002



Area 1.44 ac

112.3 ft



Directions



Compass



Favorite

Owner: MDC COASTAL 1 LLC

Property Address: 3209 SW COLLEGE RD

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



City of Ocala
Environmental Enforcement
4/29/2026 7:53 AM



TIDAL WAVE

3209



City of Ocala
Environmental Enforcement
4/29/2026 7:54 AM



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2378-014-002

[GOOGLE Street View](#)

Prime Key: 1888492

[MAP IT+](#)

Current as of 4/29/2026

[Property Information](#)

MDC COASTAL 1 LLC
11995 EL CAMINO REAL
SAN DIEGO CA 92130-2539

[Taxes / Assessments:](#)
Map ID: 163
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 27
Acres: 1.41

Situs: 3209 SW COLLEGE RD OCALA

[2025 Certified Value](#)

Land Just Value	\$982,720
Buildings	\$384,134
Miscellaneous	\$88,316
Total Just Value	\$1,455,170
Total Assessed Value	\$1,455,170
Exemptions	\$0
Total Taxable	\$1,455,170

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$982,720	\$384,134	\$88,316	\$1,455,170	\$1,455,170	\$0	\$1,455,170
2024	\$890,590	\$369,945	\$93,491	\$1,354,026	\$1,354,026	\$0	\$1,354,026
2023	\$890,590	\$384,506	\$98,663	\$1,373,759	\$1,373,759	\$0	\$1,373,759

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7627/0281	09/2021	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$5,161,300
7127/0700	01/2020	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,500,000
UNRE/INST	08/2011	48 CORP CHNGE	0	U	I	\$100
3225/1723	08/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$728,000
2132/1104	04/1995	05 QUIT CLAIM	0	U	I	\$100
1876/0860	10/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$510,000
1551/0775	01/1989	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$100
1235/1151	08/1984	07 WARRANTY	0	U	V	\$335,000

[Property Description](#)

SEC 26 TWP 15 RGE 21
PLAT BOOK H PAGE 036
COLLEGE PARK 2ND ADD

BLK N LOT 1 SWLY 42 FT & LOT 2 NELY 115 FT ALSO BEING MORE PARTICULARLY DESC AS:

PARCEL 1: BEGIN AT THE SLY COR OF LOT 1 TH S 41-07-55 W 115 FT TH N 48-55-56 W 275 FT TH N 41-07-55 E 157 FT TH S 48-55-56 E 275 FT TH S 41-07-55 W 42 FT TO THE POB &
 PARCEL 2: COM AT THE SLY COR OF LOT 1 TH N 48-55-56 W 275 FT TO THE POB TH S 41-07-55 W 115 FT TH N 48-55-56 W 125.40 FT TH N 41-02-21 E 157 FT TH S 48-55-56 E 125.68 FT TH S 41-07-55 W 42 FT TO THE POB

Parent Parcel: 2378-000-001

[Land Data - Warning: Verify Zoning](#)

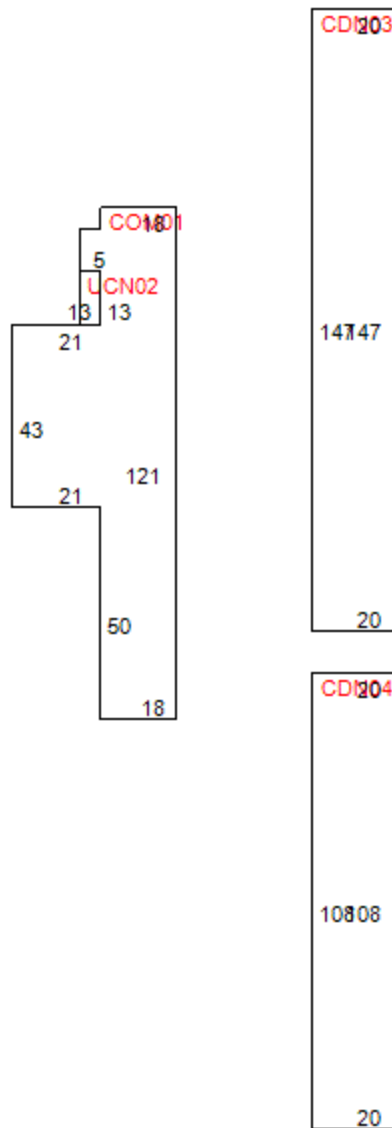
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	2708	.0	.0	B2	61,420.00	SF						
Neighborhood 9932												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

COM01=U50L21U43R21U13L5U10R5U5R18D121L18.U93
 UCN02=U13L5D13R5.R50U75
 CDN03=R20D147L20U147.D157

CDN04=R20D108L20U108.

Building Characteristics

Structure 1 - WH STL FR
Effective Age 1 - 00-04 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 5/26/2021 by 117

Year Built 2021
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 330

Exterior Wall 01 NO EXTERIOR 32 CONC BLK-STUCO 54 OCALA BLOCK 64 EXCELLENT TYPE 66 STONE VEN-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	2021	0	3,131	C27 CAR WASH	98 %	N
						C27 CAR WASH	2 %	N
2	8.0	1.00	2021	0	65	UCN CANOPY UNFIN	100 %	N
3	13.0	1.00	2021	0	2,940	CDN CANOPY-DETACHD	100 %	N
4	13.0	1.00	2021	0	2,160	CDN CANOPY-DETACHD	100 %	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 1
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 5

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	32,134.00	SF	20	2021	5	0.0	0.0
159 PAV CONCRETE	2,467.00	SF	20	2021	3	0.0	0.0
250 WALLS MASONRY	1,320.00	SF	50	2021	3	0.0	0.0
247 TENNIS CT LIGH	8.00	UT	25	2021	3	0.0	0.0

Appraiser Notes

TIDAL WAVE AUTO SPA

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN20-0070	4/2/2021	5/27/2021	TIDAL WAVE/ NEW COMM / SGN
BLD21-0417	3/15/2021	4/2/2021	TIDAL WAVE/ NEW COMM / SHADE
SITE20-0035	11/20/2020	6/1/2021	TIDAL WAVE AUTO SPA
BLD19-2237	11/19/2020	5/28/2021	TIDAL WAVE/ NEW COMM
DEMO20-0054	10/2/2020	11/20/2020	TW OCALA/DEMO
BLD13-0180	2/14/2013	-	REPAIRS
OC00506	4/10/2009	-	FIRE SUPPRESSION
OC01929	11/1/1998	-	REPAIR
OC01832	11/1/1992	-	CMRA
OC01631	10/1/1992	-	CMRA
OC01664	10/1/1992	-	ROOF
OC18600	11/1/1984	-	BLDG 01= NEW REST

PREPARED BY:

**TARUN J CHANDRAN, ESQ.
FISHERBROYLES, LLP
4505 N LINCOLN AVE
CHICAGO, IL 60625**

WHEN RECORDED MAIL TO:

**FIDELITY NATIONAL TITLE CO – NCS DIV
ONE EAST WASHINGTON STREET, SUITE 450
PHOENIX, AZ 85004
ATTN: KELLI VOS
(602)343-7572**

TITLE NO.: 16-21-0171

ESCROW NO.: Z2138492-KJV

MASTER NO.: Z2138489

**DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE RECORDED
DOCUMENT.**

DOCUMENT TO BE RECORDED:

SPECIAL WARRANTY DEED

Prepared by:

FisherBroyles, LLP (Tarun J. Chandran)
4505 N. Lincoln Avenue
Chicago, IL 60625

Return to:

Realty Income Corporation
11995 El Camino Real
San Diego, CA 92130
Attention: Legal Department

Parcel No. 2378-014-002

Common Address: 3209 SW College Road, Ocala, Florida 34474

SPECIAL WARRANTY DEED

THIS INDENTURE, made October ²⁰~~18~~, 2021, between **TW OCALA – COLLEGE ROAD, LLC**, a Delaware limited liability company (“Grantor”), whose address is 124 E. Thompson Street, Thomaston, GA 30286, to and in favor of **MDC COASTAL 1, LLC**, a Delaware limited liability company (“Grantee”), whose address is c/o Realty Income Corporation, 11995 El Camino Real, San Diego, CA 92130.

(Wherever used herein the terms “Grantor(s)” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all that certain land situate in Marion County, Florida, as more particularly described in Exhibit “A” attached hereto and made a part hereof by this reference (collectively, the “Real Property”).

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

GRANTOR HEREBY COVENANTS with Grantee that it is lawfully seized of the Real Property in fee simple; that it has good right and lawful authority to sell and convey the Real Property; that it hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject, however, to the permitted encumbrances set out on Exhibit “B” attached hereto

(the "Permitted Encumbrances"), the reference to which shall not serve to re-impose the same for purposes of the Marketable Record Title Act.

[SIGNATURES AND NOTARIZATION APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in
the presence of:

TW OCALA – COLLEGE ROAD LLC,
a Delaware limited liability company

By: [Signature]
Name: Glenn Jarrell
Its: Secretary

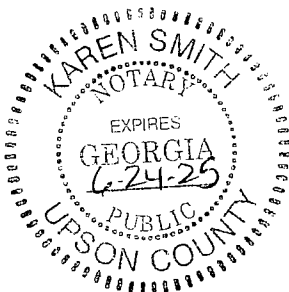
Amy Eldridge
Print name: Amy Eldridge

Lisa W Carter
Print name: LISA W. Carter

STATE OF Georgia
COUNTY OF Upson

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 28th day of September, 2021, by Glenn Jarrell, as
Secretary of _____, on behalf of the company. He is personally known to me
or has produced _____ as identification.

(Notary Seal)



Karen Smith
Notary Public

Printed Name: Karen Smith
Commission No. N/A

EXHIBIT A

Legal Description

Parcel One:

Beginning at the most Southerly corner of Lot 1, Block N, COLLEGE PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book H, Pages 36 and 36A, Public Records of Marion County, Florida, said point being on the Westerly right of way of State Road No. 200 (100 feet wide); thence South 41°07'55" West along said right of way line 115.00 feet; thence departing from said right of way line; North 48°55'56" West, 275.00 feet; thence North 41°07'55" East parallel with said right of way line 157.00 feet; thence South 48°55'56" East 275.00 feet to an intersection with said right of way line; thence South 41°07'55" West along said right of way line 42.00 feet to the Point of Beginning.

AND

Parcel Two:

Commencing at the most Southerly corner of Lot 1, Block N, COLLEGE PARK SECOND ADDITION, according to the Plat thereof as recorded in Plat Book H, Pages 36 and 3 6A, Public Records of Marion County, Florida, said point being on the Westerly right of way of State Road No. 200 (100 feet wide); thence North 48°55'56" West along the Southerly boundary of said Lot 275.00 feet to the Point of Beginning; thence departing from said Southerly boundary, South 41°07'55" West parallel to said right of way line 115.00 feet; thence North 48°55'56" West, 125.40 feet to an intersection with the Westerly boundary of Lot 2, said Block N; thence North 41°02'21" East along said Westerly boundary of said Lot 2 and Lot 1, 157.00 feet; thence departing from said Westerly boundary South 48°55'56" East ,125.68 feet; thence South 41°07'55" West parallel to said right of way line 42.00 feet to the Point of Beginning.

Together with easement as described and recorded in Official Records Book 1235, Page 1160, of the Public Records of Marion County, Florida.

EXHIBIT B

Permitted Encumbrances

Restrictions, covenants, conditions and easements and other matters as contained on the Plat of College Park, recorded in Plat Book H, Page 36 and 36A, of the Public Records of Marion County, Florida.

Easement in favor of Florida Telephone Corporation recorded December 27, 1965 in Official Records Book 254, Page 221, Public Records of Marion County, Florida.

Easement in favor of the City of Ocala recorded February 3, 1981 in Official Records Book 1052, Page 88, Public Records of Marion County, Florida.

Easement reserved in that certain Warranty Deed recorded February 4, 1982 in Official Records Book 1098, Page 361, Public Records of Marion County, Florida.

Easement in favor of the City of Ocala recorded February 15, 1985 in Official Records Book 1265, Page 787, Public Records of Marion County, Florida.

Terms and Conditions of the Grant of Easement recorded in Official Records Book 1235, Page 1160.

Agreement to Grant Easement as set forth by instrument recorded in Official Records Book 7298, Page 1562.

Grant for Electric Utility Easement recorded in Official Records Book 7455, Page 569.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
MDC COASTAL 1, LLC

Filing Information

Document Number M21000008027
FEI/EIN Number 81-1197965
Date Filed 06/24/2021
State DE
Status ACTIVE

Principal Address

11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Mailing Address

11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MEMBER

REALTY INCOME CORPORATION
11995 EL CAMINO REAL
SAN DIEGO, CA 92130

Annual Reports

Report Year	Filed Date
2024	04/30/2024
2025	04/14/2025
2026	04/13/2026

Document Images

[04/13/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

04/14/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
04/27/2023 -- ANNUAL REPORT	View image in PDF format
04/21/2022 -- ANNUAL REPORT	View image in PDF format
06/24/2021 -- Foreign Limited	View image in PDF format



GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

4/30/2026

CASE NO: ENV26-0220

MDC COASTAL 1 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA. 92130-2539

CORPORATION SERVICE COMPANY (REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL. 32301

TIDAL WAVE AUTO SPA (BUSINESS)
3209 SW COLLEGE RD
OCALA, FL. 34474

RE: 2378-014-002 | 3209 SW COLLEGE RD OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 6/02/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

DEAD PALM TREE AT FRONT OF PROPERTY NEEDS TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION BY CONTACTING PERMITTING DIVISION @ 352-629-8421. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

ROBERT MOORE,
Code Environmental Inspector
352-274-3725 rsmoore@ocalafl.gov



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/04/2026

MDC COASTAL 1 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA. 92130-2539

CORPORATION SERVICE COMPANY
(REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL. 32301

Respondent(s) _____ /

Location of Violation: 3209 SW COLLEGE RD|2378-014-002

Case Number: ENV26-0220

Inspector Assigned: Robert Moore

Required Compliance Date: 07/01/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
DEAD PALM TREE AT FRONT OF PROPERTY NEEDS TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION BY CONTACTING PERMITTING DIVISION @ 352-629-8421. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate 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.

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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: ENV26-0220

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 06/04/2026 post the Notice of Violation & Public Hearing to the property, located at 3209 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.

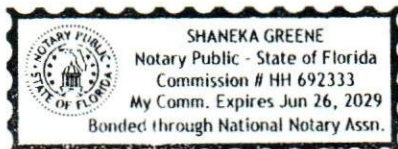
Dated: 06/04/2026 ^{S RSM}

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/04/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
Jun 5, 2026
07:48:24 AM



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

06/05/2026

MDC COASTAL 1 LLC
11995 EL CAMINO REAL
SAN DIEGO, CA. 92130-2539

CORPORATION SERVICE COMPANY
(REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL. 32301

Respondent(s) _____

Location of Violation: 3209 SW COLLEGE RD/2378-014-002

Case Number: ENV26-0220

Inspector Assigned: Robert Moore

Required Compliance Date: 07/01/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
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ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS
ACTION BY CONTACTING PERMITTING DIVISION @ 352-629-8421. CONTACT
INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE
AND CASE CLOSURE.

City of Ocala
Environmental Enforcement
Jun 5, 2026
07:48:17 AM

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

CASE NO: ENV26-0220

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/03/2026 post the Notice of Violation & Public 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: 06/03/2026

Code Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/03/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



Robert S. Moore

From: Robert S. Moore
Sent: Wednesday, July 15, 2026 11:21 AM
To: mdrnsapes@gmail.com
Subject: TREE PERMIT TRE26-0122

Good morning,

Regarding the open code enforcement case, I reviewed the permit tech notes which state the permit is in need of corrections. I have pasted the notes below:

“

LIANA LUCAS

PERMIT INTAKE
REVIEW

Good morning,

I have marked permit TRE26-0122 as incomplete due to the following missing items:

- 1) The required tree permit application was not uploaded with the permit submission.
- 2) A site plan showing the location of the tree on the property has not been provided.

Please email the completed tree permit application and site plan to building@ocalafl.gov, and we will be happy to continue processing the permit once they have been received.

If you have any questions or if there is anything I can do to help, please let me know. I would be happy to assist.

Thank you,
6/22/2026 9:17:52 AM

Sincerely,

Robert Moore

Environmental Inspector
City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: rsmoore@ocalafl.gov

