

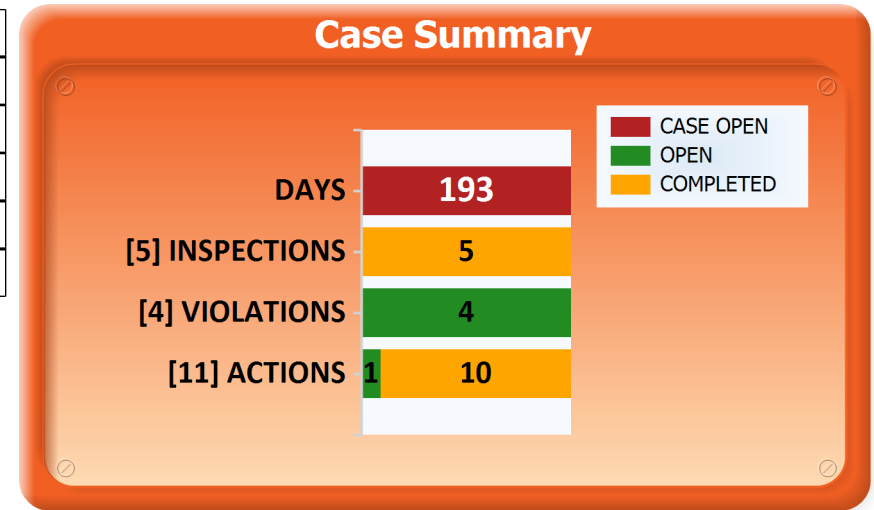


# Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0730**

|                                               |         |                            |                          |
|-----------------------------------------------|---------|----------------------------|--------------------------|
| Description: Permitted use/site plan required |         |                            | Status: NON COMP HEARING |
| Type: ZONING                                  |         | Subtype: USE NOT PERMITTED |                          |
| Opened: 7/18/2025                             | Closed: | Last Action: 1/28/2026     | Flw Up: 11/21/2025       |
| Site Address: 0 , FL 34475                    |         |                            |                          |
| Site APN: 22530-000-00                        |         | Officer: OSIAS FERREIRA    |                          |
| Details:                                      |         |                            |                          |



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

| NAME TYPE    | NAME                             | ADDRESS                                            | PHONE | FAX | EMAIL |
|--------------|----------------------------------|----------------------------------------------------|-------|-----|-------|
| OWNER        | ROCK HOSPITALITY PARTNERS 22 LLC | 19725 LONESOME PINE DR LAND O LAKES, FL 34638-2692 |       |     |       |
| RESPONDENT 1 | ROCK HOSPITALITY PARTNERS 22 LLC | 19725 LONESOME PINE DRIVE LAND O' LAKES, FL 34638  |       |     |       |
| RESPONDENT 2 | BAZILE, JERRIEL                  | 19725 LONESOME PINE DRIVE LAND O' LAKES, FL 34638  |       |     |       |

## FINANCIAL INFORMATION

| DESCRIPTION                | ACCOUNT                  | QTY | AMOUNT   | PAID     | PAID DATE | RECEIPT # | CHECK #    | METHOD      | PAID BY         | CLTD BY |
|----------------------------|--------------------------|-----|----------|----------|-----------|-----------|------------|-------------|-----------------|---------|
| CERTIFIED POSTAGE          | 001-359-000-000-06-35960 | 2   | \$17.72  | \$17.72  | 12/23/25  | CODE255   | 2188794723 | CREDIT CARD | BAZILE, JERRIEL | YJG     |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 5   | \$110.00 | \$110.00 | 12/23/25  | CODE255   | 2188794723 | CREDIT CARD | BAZILE, JERRIEL | YJG     |



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|---------------------------|--------------------------|-----|---------|----------|-----------|-----------|------------|-------------|-----------------|---------|
| INSPECTION FEE            | 001-359-000-000-06-35960 | 4   | \$50.00 | \$50.00  | 12/23/25  | CODE255   | 2188794723 | CREDIT CARD | BAZILE, JERRIEL | YJG     |
| RECORDING COSTS           | 001-359-000-000-06-35960 | 1   | \$18.75 | \$18.75  | 12/23/25  | CODE255   | 2188794723 | CREDIT CARD | BAZILE, JERRIEL | YJG     |
| Total Paid for CASE FEES: |                          |     |         | \$196.47 | \$196.47  |           |            |             |                 |         |
| TOTALS:                   |                          |     |         | \$196.47 | \$196.47  |           |            |             |                 |         |

## VIOLATIONS

| VIOLATION TYPE                                                                         | USER NAME             | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES                                                                                                                            |
|----------------------------------------------------------------------------------------|-----------------------|---------------|----------------|----------|---------|----------------------------------------------------------------------------------------------------------------------------------|
| SECTION 122-212<br>SITE PLAN<br>APPROVAL<br>REQUIRED                                   | JENNIPHER L<br>BULLER | 7/18/2025     |                |          |         | A site plan is required. Apply for and obtain a site plan.                                                                       |
| SECTION 122-622<br>PERMITTED USES<br>B-2                                               | JENNIPHER L<br>BULLER | 7/18/2025     |                |          |         | Unpermitted use of land. Obtain an exemption or stop the use of this parcel for storage of materials, trailers, and food vendors |
| SECTION 122-51<br>BUILDING PERMIT<br>REQUIRED                                          | OSIAS FERREIRA        | 7/31/2025     |                |          |         | Illegal fence erected without a building permit. Obtain a permit for the fence.                                                  |
| SECTION 82-3<br>BARBED WIRE<br>ELECTRIFIED<br>FENCES RAZOR<br>WIRE AND FENCES<br>WALLS | OSIAS FERREIRA        | 7/31/2025     |                |          |         | Illegal barbed wire on the fence. Remove all barbed wire attached to the fence.                                                  |

## INSPECTIONS

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



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|                    |     |            |            |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------|-----|------------|------------|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INITIAL            | OSF | 7/21/2025  | 7/21/2025  | NON COMPLIANT | <p>Permitted principal uses. and site plan required. Food truck/vendor location. There are 7 parcels in total (same property owner) related to the current use.</p> <p>Individual case are being open on these parcels for several issues, to include the requirement of a site plan and the permitted uses for the food vendors and storage. All of these parcels are owned by the same property owner. I have spoken to Jeremiah the property owner, and he is willing to cooperate and get all the permits needed for these properties. Photos attached follow up scheduled.</p> |
| FOLLOW UP          | OSF | 7/31/2025  | 7/31/2025  | NON COMPLIANT | <p>On 7/31/2025 I did a follow up for the violations and nothing has changed. The owner showed up at the property and asked what I was doing there, I explained that I was only doing a follow up as part of my daily job. He also stated that the city has it against him, and they were not helpful. If the property owner does not fix the violations the case will move into a hearing.</p>                                                                                                                                                                                     |
| FOLLOW UP          | OSF | 8/18/2025  | 8/18/2025  | NON COMPLIANT | <p>Case will be moving to a hearing, NOVPH will be mailed to the property owners and posted at the property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| HEARING INSPECTION | OSF | 9/22/2025  | 9/22/2025  | NON COMPLIANT | <p>On 9/22/2025 I did a follow up for the hearing and observed that no new permits have been submitted. AT this time, they cleaned up the property, but all the other violations have not been corrected. Case will move into the hearing.</p>                                                                                                                                                                                                                                                                                                                                      |
| COMPLIANCE         | OSF | 11/21/2025 | 11/21/2025 | NON COMPLIANT | <p><b>MASSEY INSPECTION</b></p> <p>On 11/21/2025 I did a Massy inspection and did not observe much progress. An affidavit of non-compliance will be filed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                      |

## CHRONOLOGY



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City of Ocala

Case Number

**CE25-0730**

| CHRONOLOGY TYPE | STAFF NAME     | ACTION DATE | COMPLETION DATE | NOTES                                                                                                                                                                                                                                                                    |
|-----------------|----------------|-------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTACT         | OSIAS FERREIRA | 7/21/2025   | 7/21/2025       | While on the property doing my inspection I spoke with Jeremiah at 352-895-8221 the owner of the lots on this property. He wanted to know more information on the violations and how to fix them, I talked to him about this and also refer him back to our departments. |
| PREPARE NOTICE  | SHANEKA GREENE | 8/19/2025   | 8/20/2025       | NOVPH for 9/24/2025 Special master                                                                                                                                                                                                                                       |
| ADMIN POSTING   | SHANEKA GREENE | 8/20/2025   | 8/20/2025       | NOVPH                                                                                                                                                                                                                                                                    |
| CERTIFIED MAIL  | SHANEKA GREENE | 8/20/2025   | 8/20/2025       | NOVPH MAILED<br>9489 0090 0027 6697 0037 26<br>ROCK HOSPITALITY PARTNERS 22 LLC BAZILE JERRIEL<br>(REGISTERED AGENT)<br>19725 LONESOME PINE DRIVE<br>LAND O' LAKES, FL. 34638                                                                                            |
| OFFICER POSTING | OSIAS FERREIRA | 8/21/2025   | 8/21/2025       | NOVPH READY FOR POSTING<br>Posted at the property and affidavit signed and turn in to admin.                                                                                                                                                                             |



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**CE25-0730**

|                      |                    |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|--------------------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 9/12/2025 | 9/19/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 82-3, 122-51, 122-212 and 122-622 and order to:</p> <p>1.) (a) Apply for and obtain site plan approval and applicable permitting for the previously installed fence by 4:00pm on Thursday, November 20th, 2025. Once a permit has been issued, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, subsection (c) shall apply; or (b) Remove the unpermitted fence by 04:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 07:00am on Friday November 21st, 2025, subsection (c) shall apply.</p> <p>(c) If the Respondent(s) fail to comply with subsections (a) and/or (b), there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. Additionally, the city may enter upon the property to take whatever steps are necessary to bring the violation into compliance, which includes removal and disposal of all unpermitted fencing.</p> <p>2.) Cease use of the property for storage of vehicles, trailers, conduct of any business, and any other activity constituting a violation of the City of Ocala ordinance section 122-622 by 4:00 pm on Thursday, November 20th, 2025. If the Respondent fails to comply by 7:00 am on Friday, November 21st, 2025, the City shall enter upon the property and remove all items constituting a continual violation of this section. Additionally, there shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$196.47 by November 20th, 2025.</p> |
|----------------------|--------------------|-----------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|                               |                 |           |           |                                                                                                                                                                      |
|-------------------------------|-----------------|-----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| HEARING SPECIAL<br>MAGISTRATE | YVETTE J GRILLO | 9/24/2025 | 9/26/2025 | NEW BUSINESS                                                                                                                                                         |
| ADMIN POSTING                 | YVETTE J GRILLO | 9/29/2025 | 9/29/2025 | FOF                                                                                                                                                                  |
| CERTIFIED MAIL                | YVETTE J GRILLO | 9/30/2025 | 9/30/2025 | FOF<br>91 7199 9991 7039 7680 7047<br>ROCK HOSPITALITY PARTNERS 22 LLC<br>BAZILE JERRIEL (REGISTERED AGENT)<br>19725 LONESOME PINE DRIVE<br>LAND O' LAKES, FL. 34638 |
| OFFICER POSTING               | OSIAS FERREIRA  | 9/30/2025 | 9/30/2025 | FOF READY TO POST<br>Posted at the property, affidavit on file and photos attached.                                                                                  |
| MASSEY                        | YVETTE J GRILLO | 1/28/2026 |           |                                                                                                                                                                      |