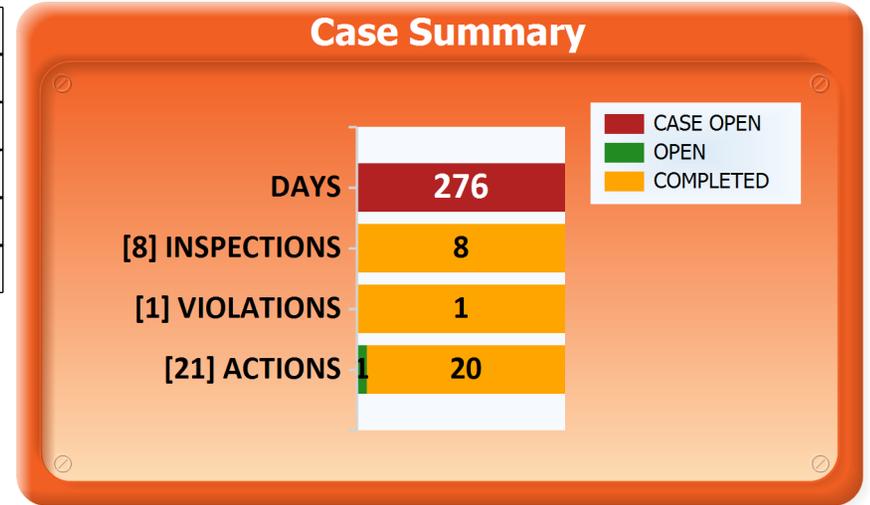


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

Description: Overgrown DRA		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 6/6/2025	Closed:	Last Action: 3/12/2026	Flw Up: 2/9/2026
Site Address: 3435 N PINE AVE OCALA, FL 34475			
Site APN: 25226-004-02		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OTHER	OCALA NORTH PROPERTY LLC	1 SE 3RD AVE MIAMI, FL 33131			
OWNER	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134			
REGISTERED AGENT	OCARIZ, HIRAM	1 SE 3RD AVE MIAMI, FL 33131			

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	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

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	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$306.67	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$472.50	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$472.50	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	94	\$4,700.00	\$0.00						
Total Paid for DAILY FINES:			\$4,700.00	\$0.00						
TOTALS:			\$5,579.17	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	HECTOR D REYES	6/6/2025				Overgrown DRA that needs to be cut, clean and maintained according to the site plan agreement, City's ordinance and storm water regulatory program.

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	9/3/2025	2/9/2026			Overgrown DRA that needs to be cut, clean and maintained. Please cut and clean all overgrowth in DRA.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	HDR	6/6/2025	6/6/2025	NON COMPLIANT		On 6/6/2025 I inspected the DRA at this property and observed it is overgrown and needs to be cut, clean and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. See photos attached and CLTO process request sent to admin and follow up inspection scheduled. Voice message left for registered agent.
CASE WORK	HDR	6/20/2025	6/20/2025	NON COMPLIANT	Check on violation progress	On 6/20/2025 I inspected the property and observed it remains noncompliance and unable to make contact with property owner. See photos attached and follow up inspection scheduled.
FOLLOW UP	JGB	7/28/2025	7/28/2025	NON COMPLIANT	CLTO compliance date	Reassigned from H. Reyes. Verified this morning at 1038 that the DRA has not been cut and cleaned. NOVPH sent to admin. SEE PHOTOS.
FOLLOW UP	JGB	8/28/2025	8/28/2025	NON COMPLIANT		I verified today at 1316 that the DRA is still overgrown and is littered with miscellaneous trash. No contact has been made with the property owners.
CASE WORK	JGB	9/5/2025	9/5/2025	COMPLETED		NOVPH POSTED ON PROPERTY AT 1030

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

HEARING INSPECTION	JGB	10/7/2025	10/7/2025	NON COMPLIANT	Today at 0955 i verified that the DRA is still overgrown. Please see photos.
COMPLIANCE	JGB	11/7/2025	11/7/2025	NON COMPLIANT	<p>massey inspection</p> <p>I verified today at 0919 that the slopes and bottom of the dra have been cut. However the overgrowth along and on the fence have not been cut. Also prosecution cost have not been paid. Please see photos. AFF of NON COMP created.</p> <p>ADDITIONALLY I HAVE HAD NO CONTACT WITH THE PROPERTY OWNERS OR ANYONE ASSOCIATED WITH THIS PROPERTY.</p>
COMPLIANCE	JLB	2/9/2026	2/9/2026	NON COMPLIANT	<p>CUT AND CLEAN</p> <p>I conducted a compliance inspection after the assigned city vendor cut and cleaned the property. I observed the property had been brought into compliance (involuntarily). Photos attached. Fines and fees remain unpaid. Affidavit of non-compliance completed.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	HECTOR D REYES	6/6/2025	6/6/2025	Voice message left for registered agent at 305-995-9600 from a phone number found from a previous case requesting a call back.

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

PREPARE NOTICE	SHANEKA GREENE	6/6/2025	6/6/2025	<p>CLTO with a compliance date of 7/7/2025.</p> <p>Respondent OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES FL 33134</p> <p>Sunbiz Address & Registered Agent OCALA NORTH PROPERTY LLC OCARIZ, HIRAM (REGISTERED AGENT) 1 SE 3RD AVE SUITE 1100 MIAMI, FL 33131</p>
REGULAR MAIL	SHANEKA GREENE	6/6/2025	6/6/2025	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	7/29/2025	7/29/2025	NOVPH NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/29/2025	7/29/2025	<p>NOVPH MAILED (2) 91 7199 9991 7039 7683 9949 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BVLD STE 650 CORAL GABLES, FL. 33134</p> <p>91 7199 9991 7039 7683 9956 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131</p>

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

CERTIFIED MAIL	SHANEKA GREENE	7/29/2025	7/29/2025	<p>NOVPH MAILED (2) 9489 0090 0027 6697 0034 67 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BVLD STE 650 CORAL GABLES, FL. 33134</p> <p>9489 0090 0027 6697 0034 74 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131</p>
PREPARE NOTICE	SHANEKA GREENE	7/29/2025	7/29/2025	NOVPH 9/11/2025
OFFICER POSTING	JEFFREY GUILBAULT	7/30/2025	7/30/2025	NOVPH READY FOR POSTING NOVPH posted at 1305
PREPARE NOTICE	SHANEKA GREENE	9/4/2025	9/4/2025	novph i requested this case be removed to change the ordinance used to 34-95
OFFICER POSTING	JEFFREY GUILBAULT	9/5/2025	9/5/2025	NOVPH READY FOR POSTING NOVPH POP

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, 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.) Pay the cost of prosecution of \$306.67 by November 6th, 2025.</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	<p>FOF</p> <p>91 7199 9991 7039 7682 5850 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD, STE 650 CORAL GABLES, FL 33134</p> <p>91 7199 9991 7039 7682 5867 OCALA NORTH PROPERTY LLC 1 SE 3RD AVE, STE 1100 MIAMI, FL 33131</p>
OFFICER POSTING	JEFFREY GUILBAULT	10/15/2025	10/15/2025	<p>FOF READY TO POST</p> <p>FOF POP</p>

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0128

MASSEY	YVETTE J GRILLO	11/13/2025	11/14/2025	
CLEAN-UP	SHANEKA GREENE	1/26/2026	1/26/2026	REQUEST SENT FOR CUT AND CLEAN TO PURE CUTS
ADMIN POSTING	SHANEKA GREENE	3/2/2026	3/2/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/2/2026	3/2/2026	<p>NOTICE NON-COMP HEARING MAILED 9489 0090 0027 6696 9841 01 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES FL 33134</p> <p>9489 0090 0027 6696 9841 18 OCALA NORTH PROPERTY LLC 1 SE 3RD AVE STE 1100 MIAMI FL 33131</p>
CONTACT	JENNIPHER L BULLER	3/3/2026	3/3/2026	Phone call from property manager Vanessa 904-252-3979
OFFICER POSTING	JENNIPHER L BULLER	3/3/2026	3/3/2026	<p>NOTICE NON-COMP HEARING READY FOR POSTING Posted upon the property.</p>
MASSEY	YVETTE J GRILLO	3/12/2026		MASSEY FOR LIEN

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

THE CITY OF OCALA

Petitioner,

vs.

CASE NO: ENV25-0128



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138759 OR BK 8738 PGS 1104-1105

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

**OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLES, FL 33134**

**OCALA NORTH PROPERTY LLC
1 SE 3RD AVE, STE 1100
MIAMI, FL 33131**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 2025, 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), **OCALA NORTH PROPERTY LLC**, owner(s) in charge of the property described as **3435 N. PINE AVE | 25226-004-02, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 6th, 2025, and October 7th, 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), **OCALA NORTH PROPERTY 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 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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, 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.) Pay the cost of prosecution of \$306.67 by November 6th, 2025.

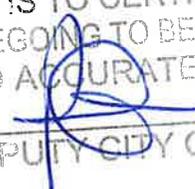
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

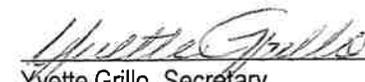

Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

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: **OCALA NORTH PROPERTY LLC, 999 PONCE DE LEON BLVD, STE 650, CORAL GABLES, FL 33134 AND OCALA NORTH PROPERTY LLC, 1 SE 3RD AVE, STE 1100, MIAMI, FL 33131**, this 9th day of October 2025.


Yvette Grillo, 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 NOVEMBER 13TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: ENV25-0128

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLES, FL 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVE, STE 1100
MIAMI, FL 33131

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on October 9th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, November 6th, 2025.**
3. The City has brought the property located in the city limits into compliance on; February 9th, 2026.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:
Abatement of violations as Ordered; **Section(s) 34-95**
5. Daily fines for 94 days of non-compliance with Section(s) 34-95 @ \$50/day + \$100 service fee total **\$4,800.**
6. Prosecution costs \$306.67 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

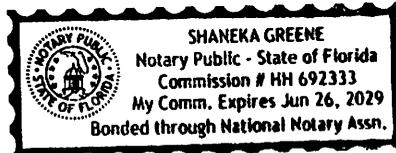
Dated this 9th day of February 2026

Jennifer Buller
Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 9th day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.

Shaneka Greene
Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 9th day of February 2026.

Shaneka Greene
Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida

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: 3/2/2026

Case No: ENV25-0128

To: OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVE STE 1100
MIAMI, FL. 33131

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 3435 N PINE AVE, Ocala, Florida, 25226-004-02 Legal Description SEC 06 TWP 15 RGE 22 PLAT BOOK 3 PAGE 123 OCALA NORTH PLAZA LOT 2 & EXC COM AT THE SE COR OF LOT 2 TH N 17-26-33 E 313.98 FT TH N 72-33-27 W 57.97 FT TO THE POB TH S 74-31-33 W 100 FT TH N 15-28-27 W 165 FT TH N 74-31-33 E 100 FT TH S 15-28-27 E 165 FT TO THE POB LESS & EXCEPT THE FOLLOWING: BEG AT NW COR OF LOT 2 TH S 89-34-00 E 543.93 FT TO NE COR OF LOT 2 TH S 15-21-27 E 9.02 FT TH N 89-40-29 W 543.63 FT TH N 15-25-49 W 10.09 FT TO POB, 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

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 3/12/2026 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 2nd day of March 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: ENV25-0128

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on ³ 03/04/2026 post the Notice of Non-Compliance Hearing to the property, located at 3435 S PINE AVE.
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.

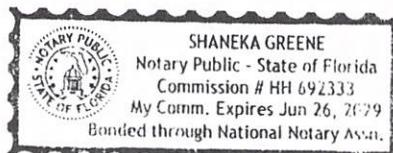
³
Dated: 03/04/2026

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/3/2026 9:33 AM



3435

City of Ocala
Code Enforcement Division
3/3/2026 9:38 AM



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: 3/2/2026

Case No: ENV25-0128

To: OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVE STE 1100
MIAMI, FL. 33131

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 3435 N PINE AVE, Ocala, Florida, 25226-004-02 Legal Description SEC 06 TWP 15 RGE 22 PLAT BOOK 3 PAGE 123 OCALA NORTH PLAZA LOT 2 & EXC COM AT THE SE COR OF LOT 2 TH N 17-26-33 E 313.98 FT TH N 72-33-27 W 57.97 FT TO THE POB TH S 74-31-33 W 100 FT TH N 15-28-27 W 165 FT TH N 74-31-33 E 100 FT TH S 15-28-27 E 165 FT TO THE POB LESS & EXCEPT THE FOLLOWING: BEG AT NW COR OF LOT 2 TH S 89-34-00 E 543.93 FT TO NE COR OF LOT 2 TH S 15-21-27 E 9.02 FT TH N 89-40-29 W 543.63 FT TH N 15-25-49 W 10.09 FT TO POB, 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

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 3/12/2026 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 heard. You may also 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 that voluntary compliance is satisfied, and the hearing has been cancelled.

City of Ocala
Code Enforcement Division
3/3/2026 9:37 AM

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

CASE NO: ENV25-0128

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

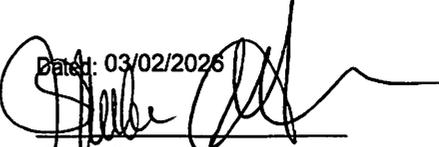
**STATE OF FLORIDA
COUNTY OF MARION**

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 03/02/2026 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.

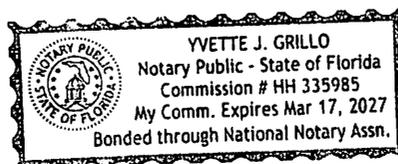
Date: 03/02/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/02/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
2/9/2026 2:55 PM



Jun 6, 2025 at 8:51:34 AM
United States
City of Ocala
Environmental Division

PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail
Ocala, FL 34480
(352) 678-8531 / service@pure-cuts.com
www.pure-cuts.com



To:
City of Ocala Code Enforcement Department
201 se 3rd St. 2nd floor
Ocala, FL 34471

Invoice # 9663
Invoice Date: 2/6/2026
Date of Completion: 2/6/2026
Total Amount Due \$ 472.50

Location: **3435 N PINE AVE**
Case Number **ENV25-0128**

Description	Acreage / Weight	Amount
LOT CLEARING	0.68 acre	\$ 425.00
DUMP	100 lb	\$ 47.50
TOTAL		\$ 472.50

Case # Env25-0128

Vendor # 78609

Contract # 250349

Acct # 103-016-711-524-52-46020

OK TO PAY

[Signature] 5706

5055474

MARION COUNTY BOCC

5601 SE 66th Street
Ocala, FL 34480
352-671-8465

Ticket: 5055474

Date: 2/6/2026

Time: 15:50:19 - 16:07:32

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 4/WOOD WASTE PILE

Gross: 6640 lb In Scale 1

Tare: 6540 lb Out Scale 2

Net: 100 lb

Tons: 0.05

Materials & Services

Origin: 1/COMMERCIAL

Material: 22/YARD WASTE-CHARGEABLE

Quantity: 0.05 Ton

Rate: \$48.00 Min

Amount: \$ 10.00

Total Taxes: \$ 0.00

Total Amount: \$ 10.00

Other: xxxx- - Approved: 000250924: :

Change: 0.00

Weighmaster: LS

Driver:

**No Horsin' Around with Marion
Step It Up * Pick It Up * Don't Litter**