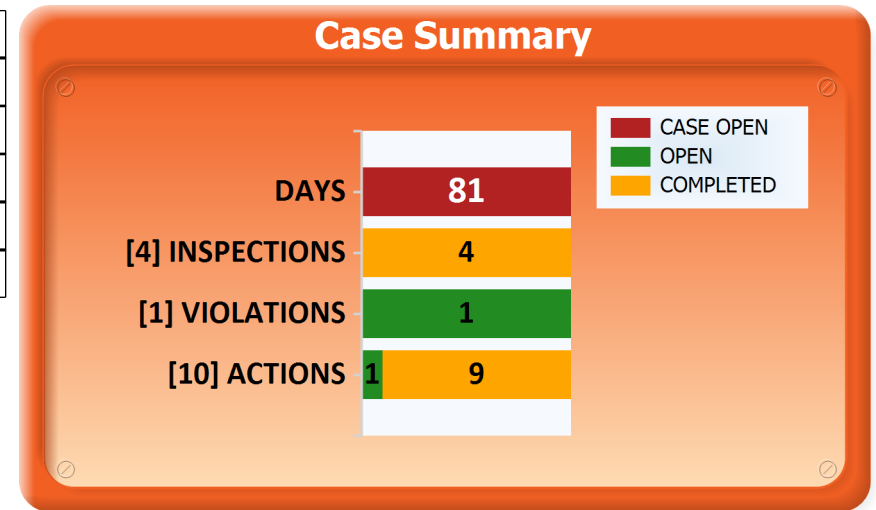


Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV26-0176

Description: EXCESS LITTER/DEBRIS / OVERGROWN PROPERTY			Status: NON COMP HEARING		
Type: ENVIRONMENTAL			Subtype: LITTER		
Opened: 4/10/2026	Closed:		Last Action: 7/9/2026		Flw Up: 6/12/2026
Site Address: 0 , FL 34475					
Site APN: 2260-108-010			Officer: ROBERT MOORE		
Details:					



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MARION COUNTY JCB HOLDINGS LLC	PO BOX 2407 BELLEVIEW, FL 34421-2407			
RESPONDENT 1	MARION COUNTY JCB HOLDINGS LLC	PO BOX 2407 BELLEVIEW, FL 34421-2407			
RESPONDENT 2	BROWN, JOE C	3110 SE 95TH ST OCALA, FL 34480			

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	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$141.09	\$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	4/10/2026			REPEAT VIOLATOR	PROEPRTY HAS LARGE AMOUNT OF TRASH AND DEBRIS STREWN ABOUT. PROPERTY IS ALSO OVERGROWN. CUT, CLEAN AND MAINTAIN PROPERTY TO ACHIEVE COMPLIANCE WITH CITY CODE.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/10/2026	4/10/2026	COMPLETED		On 4-10-26, I observed the property to be littered with trash and debris to include an empty oil drum and discarded tires. Additionally, the property was overgrown/unkempt. I noted that this property was classified as a repeat violator based on previous case(s): most recent 2024_10597. I attached supporting documentation relating to this classification to include the previous Administrative Final Order and Affidavit of non-compliance. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled.
FOLLOW UP	RSM	4/28/2026	4/28/2026	COMPLETED		On 4-28-26, I checked the status of the property in accordance with the previously mailed/posted Notice of Violation & Public Hearing On this day, I observed the violation to remain. Follow-up scheduled.
HEARING INSPECTION	RSM	5/12/2026	5/12/2026	COMPLETED		On 5-12-26, I observed the violation to remain. Photos attached - case to proceed to scheduled hearing.
COMPLIANCE	RSM	6/12/2026	6/12/2026	COMPLETED		On 6-12-26, I checked the property for compliance related to the issued order. On this day, I noted the violation to remain and the prosecution costs to remain unpaid. Photos were attached and I completed an affidavit of non-compliance which was submitted to Admin.
CHRONOLOGY						
CHRONOLOGY TYPE	STAFF NAME		ACTION DATE	COMPLETION DATE	NOTES	

PREPARE NOTICE	SHANEKA GREENE	4/13/2026	4/16/2026	N O V P H ***REPEAT VIOLATOR*** COMP DATE 04/28/2026
ADMIN POSTING	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH MAILED 9489 0090 0027 6697 0476 14 MARION COUNTY JCB HOLDINGS LLC PO BOX 2407 BELLEVIEW, FL. 34421-2407
FIELD POSTING	ROBERT MOORE	4/17/2026	4/17/2026	NOVPH READY FOR PSTING POSTED NOVPH TO PROPERTY



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0176

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/24/2026	5/6/2026	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 \$50 per day beginning the day the repeat violation of 34-95 was discovered to exist, being April 10th, 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 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, there shall be an additional fine of \$50 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 \$141.09 by June 11th, 2026. Non-compliance hearing: 07/09/2026
HEARING CODE BOARD	SHANEKA GREENE	5/14/2026	5/15/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	5/20/2026	5/20/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	5/20/2026	5/20/2026	FAO MAILED 9489 0090 0027 6696 9959 61 MARION COUNTY JCB HOLDINGS LLC PO BOX 2407 BELLEVUE FL 34421-2704

FIELD POSTING	ROBERT MOORE	5/21/2026	5/21/2026	FAO READY FOR POSTING POSTED FINAL ORDER
MASSEY	YVETTE J GRILLO	7/9/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV26-0176

vs.

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW, FL. 34421-2407
Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/21/2026 04:12:44 PM
FILE #: 2026065770 OR BK 8915 PGS 538-539
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 14th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **MARION COUNTY JCB HOLDINGS LLC**, owner(s) in charge of the property described as **2260-108-010 | 1700 BLK NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 10th, 2026, and May 12th, 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), **MARION COUNTY JCB HOLDINGS 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.

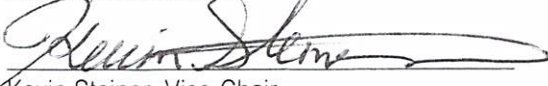
III. ORDER:

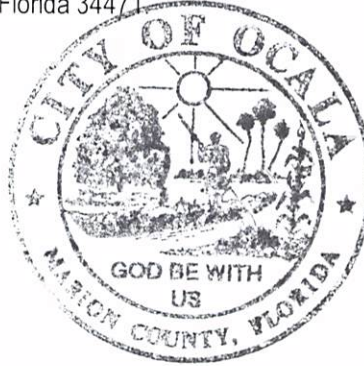
- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:
 - 1.) (a) Pay a fine of \$50 per day beginning the day the repeat violation of 34-95 was discovered to exist, being April 10th, 2026, and continuing every day thereafter until all violations 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 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, there shall be an additional fine of \$50 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 \$141.09 by June 11th, 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 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 20 day of May 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice-Chair
Municipal Code Enforcement Board

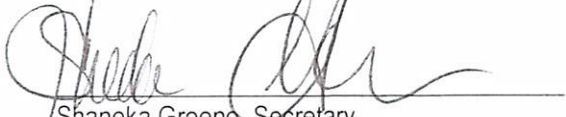


THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

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:
MARION COUNTY JCB HOLDINGS LLC PO BOX 2407 BELLEVIEW, FL. 34421-2407 this 20 day of May 2026.


Shaneka Greene, 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 JULY 9TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

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

CASE NO: ENV26-0176

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 05/21/2026 post the Final Administrative Order to the property, located at 1700 BLK NW 1ST ST|2260-108-010.
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.

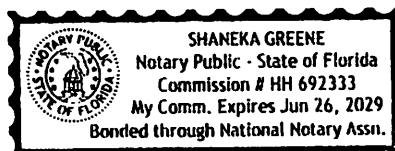
Dated: 05/21/2026

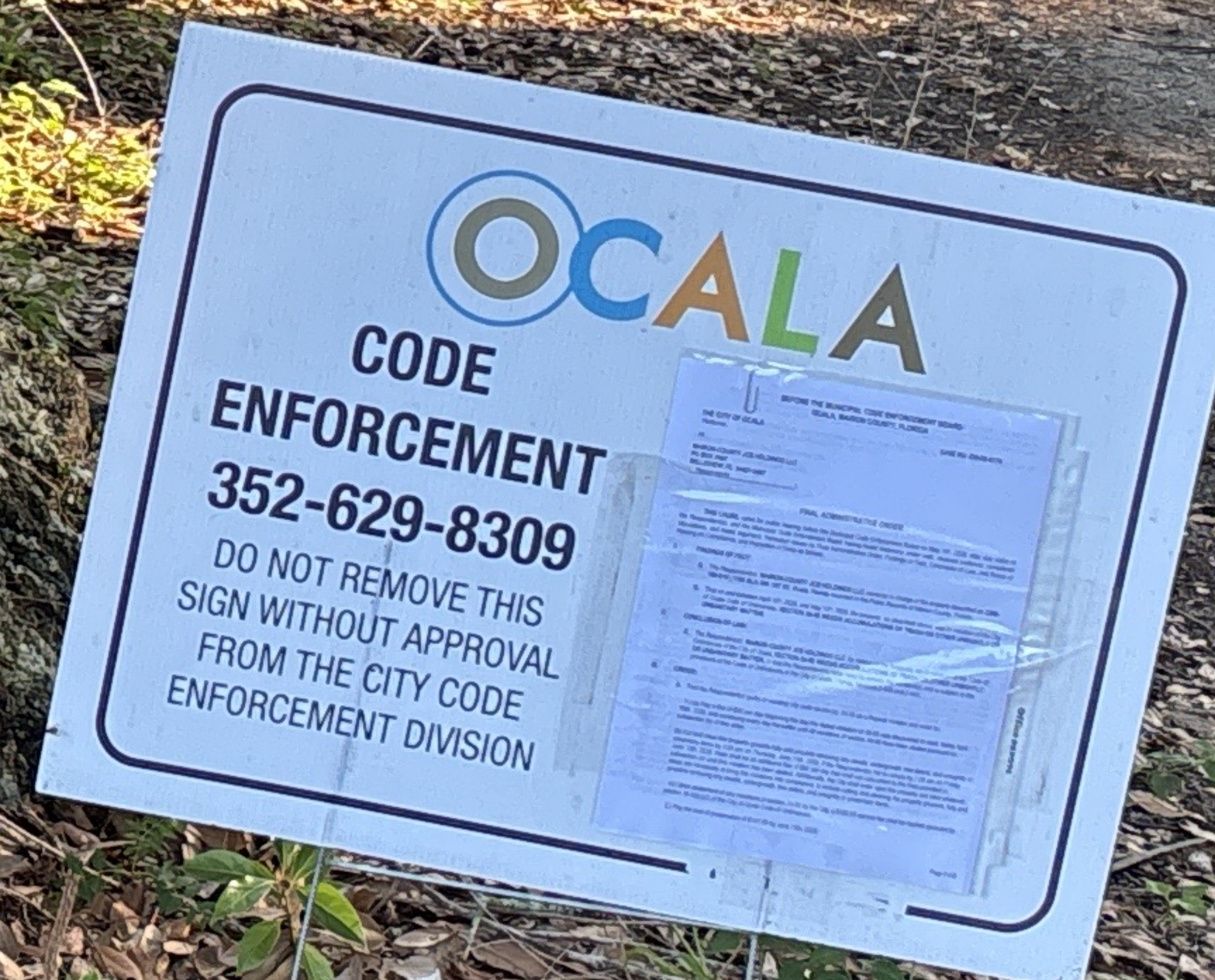
Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/21/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
May 21, 2026
08:18:11 AM



**CODE
ENFORCEMENT
-629-8309
NOT REMOVE THIS
WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

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

THE CITY OF OCALA
Petitioner, address of 110 S.E. Watula Avenue, Ocala, Florida 34471

CASE NO: ENV26-0176

vs.

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVUE, FL. 34421-2407
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 14th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **MARION COUNTY JCB HOLDINGS LLC**, owner(s) in charge of the property described as **2260-108-010 | 1700 BLK NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.

B. That on and between April 10th, 2026, and May 12th, 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), **MARION COUNTY JCB HOLDINGS 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 \$50 per day beginning the day the repeat violation of 34-95 was discovered to exist, being April 10th, 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 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, there shall be an additional fine of \$50 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 \$141.09 by June 11th, 2026.

Office DEPOT®

**City of Ocala
Environmental Enforcement
May 21, 2026
08:17:59 AM**

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

CASE NO: ENV26-0176

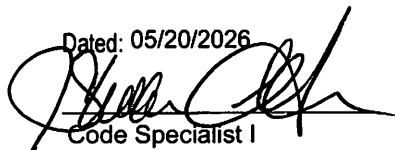
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

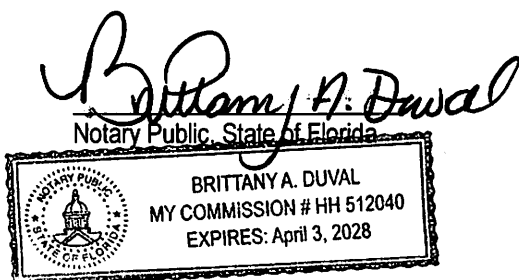
1. I did on 05/20/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/20/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/20/2026 by Brittany Duval, City of Ocala, who is personally known to me.



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: ENV26-0176

MARION COUNTY JCB HOLDINGS LLC
PO BOX 2407
BELLEVIEW, FL 34421-2407
Respondent. _____/

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:

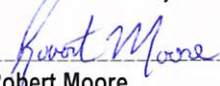
1. That on 05/14/2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That the Respondent was to have taken corrective action related to Section 34-95 on or before 06/11/2026.
3. That a re-inspection was performed on 06/12/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$141.09 have not been paid.

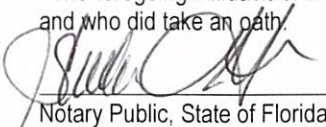
FURTHER, AFFIANT SAYETH NOT.

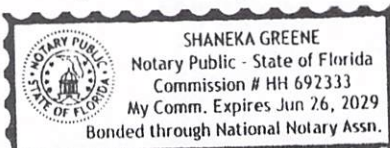
Dated this 12th day June 2026


Robert Moore
Environmental Inspector
City of Ocala

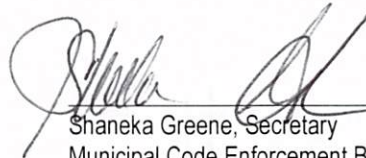
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 12th day June 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 12th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Environmental Enforcement
Jun 12, 2026
07:49:38 AM



City of Ocala
Environmental Enforcement
Jun 12, 2026
07:49:44 AM