



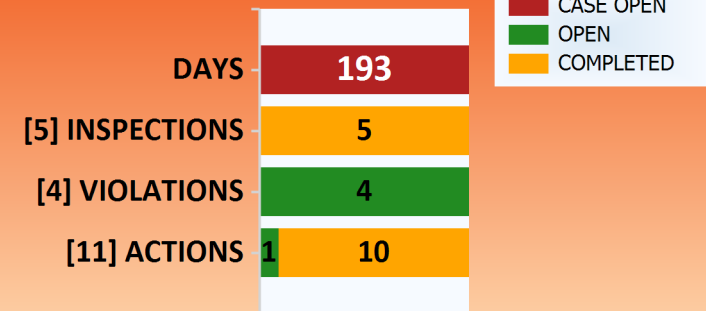
Case Details - No Attachments

City of Ocala

Case Number
CE25-0732

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 34471			
Site APN: 22531-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



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	CODE259	2188794723	CREDIT CARD	BAZILE, JERRIEL	YJG
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$110.00	12/23/25	CODE259	2188794723	CREDIT CARD	BAZILE, JERRIEL	YJG



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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$50.00	12/23/25	CODE259	2188794723	CREDIT CARD	BAZILE, JERRIEL	YJG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	12/23/25	CODE259	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 SITE PLAN APPROVAL REQUIRED	JENNIPHER L BULLER	7/18/2025				A site plan is required. Apply for and obtain a site plan.
SECTION 122-622 PERMITTED USES B-2	JENNIPHER L 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 BUILDING PERMIT REQUIRED	OSIAS FERREIRA	7/31/2025				Illegal fence erected without a building permit. Obtain a permit for the fence.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES 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	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. 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.
FOLLOW UP	OSF	7/31/2025	7/31/2025	NON COMPLIANT	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.
FOLLOW UP	OSF	8/18/2025	8/18/2025	NON COMPLIANT	Case will be moving to a hearing, NOVPH will be mailed to the property owners and posted at the property.
HEARING INSPECTION	OSF	9/22/2025	9/22/2025	NON COMPLIANT	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.
COMPLIANCE	OSF	11/21/2025	11/21/2025	NON COMPLIANT	MASSEY INSPECTION On 11/21/2025 I did a Massy inspection and did not observe much progress. An affidavit of non-compliance will be filed.

CHRONOLOGY



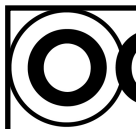
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CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	OSIAS FERREIRA	7/21/2025	7/21/2025	While on the property doing my inspection I spoke with Jeremiah at 352-895-8221 the owner of the lots on this property. He wanted to know more information 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 9489 0090 0027 6697 0037 40 ROCK HOSPITALITY PARTNERS 22 LLC BAZILE JERRIEL (REGISTERED AGENT) 19725 LONESOME PINE DRIVE LAND O' LAKES, FL. 34638
OFFICER POSTING	OSIAS FERREIRA	8/21/2025	8/21/2025	NOVPH READY FOR POSTING Posted at the property and affidavit signed and turn in to admin.



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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/19/2025	Find the Respondent(s) guilty of violating city code section(s): 82-3, 122-51, 122-212 and 122-622 and order to: 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. (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. 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. 3.) Pay the cost of prosecution of \$196.47 by November 20th, 2025.
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HEARING SPECIAL 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 91 7199 9991 7039 7680 7016 ROCK HOSPITALITY PARTNERS 22 LLC BAZILE JERRIEL (REGISTERED AGENT) 19725 LONESOME PINE DRIVE LAND O' LAKES, FL. 34638
OFFICER POSTING	OSIAS FERREIRA	9/30/2025	9/30/2025	FOF READY TO POST Posted at the property, affidavit on file and photos attached.
MASSEY	YVETTE J GRILLO	1/28/2026		