



Case Details - No Attachments

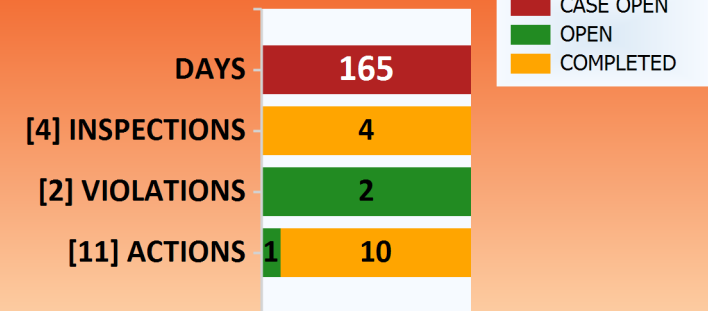
City of Ocala

Case Number

CE25-0902

Description: Overgrowth and Permit for boarding-up a vacant commercial			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/15/2025	Closed:	Last Action: 1/28/2026	Flw Up: 12/26/2025
Site Address: 250 SW 22ND PL OCALA, FL 34471			
Site APN: 30900-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLESCO PARTNERS LLC	1100 BRICKELL BAY DR UNIT 83H MIAMI, FL 33131-3596			
RESPONDENT 1	COLESCO PARTNERS LLC	1100 BRICKELL BAY DR UNIT 83H MIAMI, FL 33131-3596			
RESPONDENT 2	A REGISTERED AGENT INC.	8 THE GREEN, STE A DOVER, DE 19901	(302)288-0670		

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						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$287.92	\$0.00						
TOTALS:			\$287.92	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 34-147 PERMIT FOR BOARDING-UP A VACANT COMMERCIAL STRUCTURE	OSIAS FERREIRA	8/18/2025						Permit required for boarding-up a vacant commercial structure. Obtain a permit for the boarding up of the property.		
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	8/18/2025						Property is overgrowth. Cut, clean and maintain the property free pf overgrowth and tree debris.		
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS			NOTES		

INITIAL	OSF	8/18/2025	8/18/2025	NON COMPLIANT		<p>Overgrowth (34-95) and commercial building board up without a permit (34-147) observed at property. Property already cited for 34-146 (see CE25-0140).</p> <p>On 8/18/2025 I received this compliant for overgrowth and boarded up windows and doors without an active permit or renewed. Upon inspection I could observed excessive overgrowth upon the property and the windows and doors are still boarded up without a permit. I will send a CLTO to the property owners for 3weeks.</p>
FOLLOW UP	OSF	9/8/2025	9/8/2025	NON COMPLIANT	CLTO compliance	<p>On 9/8/2025 I did a follow up for the overgrowth and the permit needed for the boarded up windows and doors. At this time the overgrowth has not been removed and the permit has not been applied for. Case will move to a hearing.</p>
HEARING INSPECTION	OSF	10/27/2025	10/27/2025	NON COMPLIANT		<p>On 10/27/2025 I did a follow up for the hearing, at this time nothing has been done. No new permits and the overgrowth has not being mitigated. Case will move forward with the hearing.</p>
COMPLIANCE	OSF	12/26/2025	12/26/2025	NON COMPLIANT		<p>MASSEY INSPECTION</p> <p>On 12/26/2025 I did a compliance inspection and observed that nothing has been done, non of the violations have been corrected nor the fees paid. Affidavit of non-compliance is on file.</p>

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	8/19/2025	8/19/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	8/19/2025	8/19/2025	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	9/9/2025	9/9/2025	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	9/9/2025	9/9/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0041 29 COLESCO PARTNERS LLC 1100 BRICKELL BAY DR UNIT 83H MIAMI, FL. 33131-3596 9489 0090 0027 6697 0041 36 COLESCO PARTNERS LLC A REGISTERED AGENT INC (REGISTERED AGENT) 8 THE GREEN STE A DOVER, DE. 19901
PREPARE NOTICE	SHANEKA GREENE	9/9/2025	9/9/2025	NOVPH SM
OFFICER POSTING	OSIAS FERREIRA	9/10/2025	9/10/2025	NOVPH READY FOR POSTING NOVPH posted at the property, affidavit on file.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0902

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/22/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 34-147 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 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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.) Apply for and obtain the required permit for boarding-up a vacant commercial structure by 4:00pm on Thursday, December 25th, 2025. Once the permit is obtained the inspection for closure of the permit shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$287.92 by November 20th, 2025.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025	10/30/2025	NEW BUSINESS

CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	<div>FOF</div> <div>91 7199 9991 7039 7936 9498</div> <div>COLESCO PARTNERS LLC</div> <div>1100 BRICKELL BAY DR UNIT 83H</div> <div>MIAMI, FL. 33131-3596</div> <div>91 7199 9991 7039 7936 9429</div> <div>COLESCO PARTNERS LLC</div> <div>A REGISTERED AGENT INC (REGISTERED AGENT)</div> <div>8 THE GREEN STE A</div> <div>DOVER, DE. 19901</div>
OFFICER POSTING	OSIAS FERREIRA	11/3/2025	11/3/2025	<div>FOF</div> <div>Posted at the property.</div>
MASSEY	YVETTE J GRILLO	1/28/2026		

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

vs.

COLESCO PARTNERS LLC
1100 BRICKELL BAY DR, UNIT 83H
MIAMI, FL 33131-3596

Respondents /

CASE NO: CE25-0902



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 11/06/2025 03:12:49 PM

FILE #: 2025148474 OR BK 8755 PGS 958-960

REC FEES: \$27.00 INDEX FEES: \$0.00

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **COLESCO PARTNERS LLC**, owner(s) in charge of the property described as **30900-000-00 / 250 SW 22ND PL, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 18th, 2025, and October 27th, 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, SECTION 34-147 PERMIT FOR BOARDING-UP A VACANT COMMERCIAL STRUCTURE.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **COLESCO PARTNERS 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, SECTION 34-147 PERMIT FOR BOARDING-UP A VACANT COMMERCIAL STRUCTURE**, 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 34-147 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 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 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.

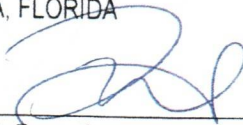
(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Apply for and obtain the required permit for boarding-up a vacant commercial structure by 4:00pm on Thursday, December 25th, 2025. Once the permit is obtained the inspection for closure of the permit shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.

- 3.) Pay the cost of prosecution of \$287.92 by November 20th, 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 31ST day of October 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: COLESCO PARTNERS LLC, 1100 BRICKELL BAY DR, UNIT 83H, MIAMI, FL 33131-3596 AND COLESCO PARTNERS LLC, A REGISTERED AGENT INC, 8 THE GREEN, STE A, DOVER, DE 19901, this 31 day of October 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate



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


DEPUTY CITY CLERK

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 SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 28TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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 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: CE25-0902

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 11/03/2025 post the Final Administrative Order to the property, located at 250 SW 22ND PL, OCALA.

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: 11/03/2025

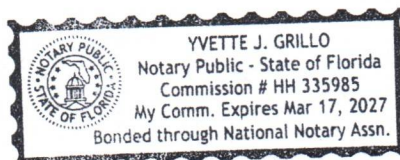
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
11/3/2025 9:39 AM



BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0902

vs.

COLESCO PARTNERS LLC
1100 BRICKELL BAY DR, UNIT 83H
MIAMI, FL 33131-3596
Respondents

FINAL ADMINISTRATIVE ORDER

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City of Ocala
Code Enforcement Division
11/3/2025 9:39 AM

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

CASE NO: CE25-0902

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/31/2025 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.

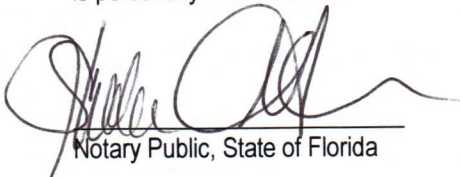
FURTHER, AFFIANT SAYETH NAUGHT.

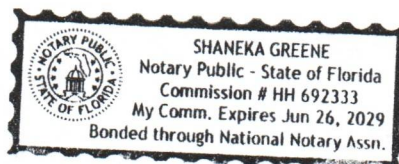
Dated: 10/31/2025


Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0902

**COLESCO PARTNERS LLC
1100 BRICKELL BAY DR UNIT 83H
MIAMI, FL 33131-3596**

**A REGISTERED AGENT INC.
8 THE GREEN, STE A
DOVER, DE 19901**

Respondent _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on **10/29/2025**, the Municipal Code Enforcement Special Magistrate 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; **12/25/2025**.
3. That the Respondent has not brought the property located in the city limits of Ocala, into compliance on; **12/26/2025**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Especial Magistrate have not been taken:

Abatement of violations as Ordered; SECTION 34-147, 34-95

5. The prosecution costs of **\$287.92** remain unpaid. Any additional costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

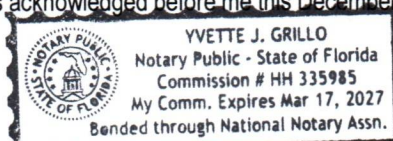
Dated this December 26, 2025.

Osias Ferreira
Code Inspector
City of Ocala

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-Compliance was acknowledged before me this December 26, 2025, by Osias Ferreira who is personally known to me, and who did take an oath.

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 respondent, on December 26, 2025.

Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
12/26/2025 9:28 AM