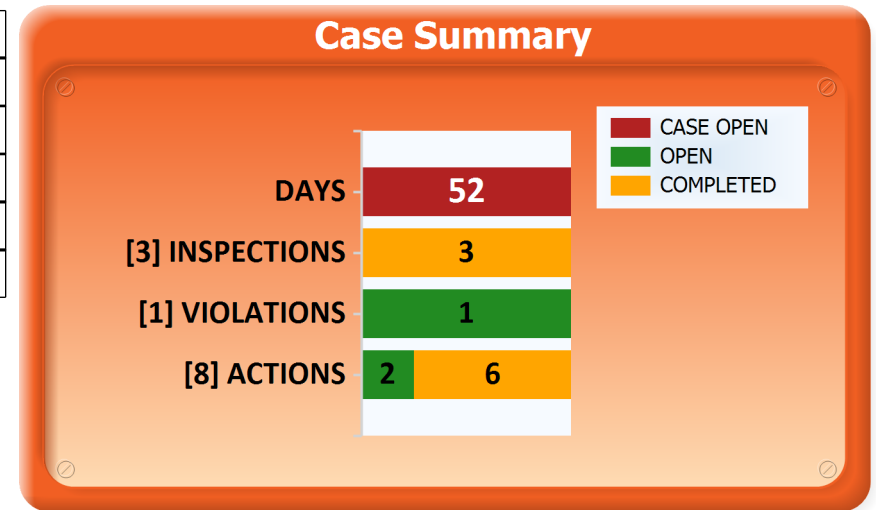


Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV25-0293

Description: DRA MAINTIANCE & JUNK AND DEBRIS			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 11/17/2025	Closed:	Last Action: 1/8/2026	Flw Up: 1/5/2026
Site Address: 3501 N PINE AVE OCALA, FL 34475			
Site APN: 15392-002-01		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

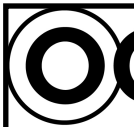
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ASL HOLDINGS LLC	1 CVS DR, MC 2320 WOONSOCKET, RI 02895			
REGISTERED AGENT	JOSEPH, GABRIELLE A	3700 COMMERCE BLVD., SUITE 216 KISSIMMEE, FL 34741			
RESPONDENT 1	ASL HOLDINGS LLC	C/O CVS COCKEYSVILLE, MD 21030-7610			

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	6	\$132.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
ENV25-0293

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	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						

Total Paid for CASE FEES: \$225.17 \$0.00

TOTALS: \$225.17 \$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	JEFFREY GUILBAULT	11/17/2025				Please remove all junk and debris from the property, including miscellaneous trash scattered throughout the site. In addition, please cut and clear all overgrowth within the drainage retention area and on the property . This includes tall grass, weeds, invasive species, vines, and any other vegetation contributing to overgrowth.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	1/5/2026	1/5/2026	NON COMPLIANT		There have been no changes to this property, all violations are still present as of 1421 on 1.5.26.
FOLLOW UP	JGB	12/2/2025	12/2/2025	NON COMPLIANT		Today at 0936 I verified there has been no attempt at compliance. I have not had contact with anyone associated with this property. Please see photos from todays inspection. NOVPH sent to admin.

INITIAL	JGB	11/17/2025	11/17/2025	NON COMPLIANT	<p>While patrolling the area at 0850 I noticed there was trash scattered throughout the entire property. Once I arrived to the back of the property i noticed there is a large amount of trash around and in the dumpster corals but not in the dumpsters. Also the DRA, the dra has some invasive plants taking over in the dra. Please cut and clean the property, removing all junk and debris from the property and cutting all overgrowth in the DRA. Please see Photos. RI in 14 days.</p>
---------	-----	------------	------------	---------------	--

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	12/5/2025	12/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	12/4/2025	12/4/2025	<p>NOVPH MAILED (2)</p> <p>9489 0090 0027 6697 0118 44</p> <p>ASL HOLDING LLC</p> <p>C/O CVS</p> <p>PO BOX 1610</p> <p>CROCKEYSVILLE, MD 21030-7610</p> <p>9489 0090 0027 6697 0118 51</p> <p>ASL SERVICES HOLDINGS LLC</p> <p>JOSEPH GABRIELLA A (RA)</p> <p>3700 COMMERCE BLVD SUITE 216</p> <p>KISSIMMEE FL 34741</p>
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	12/4/2025	12/4/2025	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POP AT 0849 SEE PHOTOS</p>
PREPARE NOTICE	SHANEKA GREENE	11/18/2025	11/18/2025	clto
PREPARE NOTICE	SHANEKA GREENE	12/3/2025	12/3/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	11/18/2025	11/18/2025	CLTO MAILED (2)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	<div>Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:</div> <div>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, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, 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.</div> <div>(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.</div> <div>2.) Pay the cost of prosecution of \$225.17 by February 5th, 2026.</div>
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: ENV25-0293

Petitioner,

VS.

**ASL HOLDINGS LLC
ASL SERVICES HOLDINGS LLC**

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			


6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$35.44	4	\$35.44

Total Costs: \$225.17

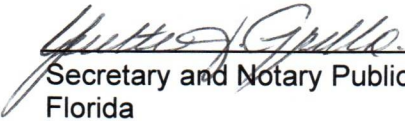
FURTHER. AFFIANT SAYETH NOT. Dated This:
12/22/2025

**STATE OF FLORIDA
COUNTY OF MARION**

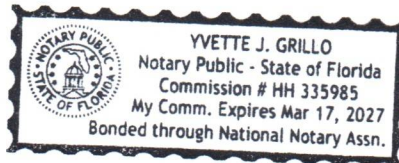


JEFFREY GUILBAULT
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 22 Dec
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Certified Assessment Roll

15392-002-01

[GOOGLE Street View](#)

Prime Key: 3304942

[MAP IT+](#)

[Property Information](#)

ASL HOLDINGS LLC
C/O CVS
PO BOX 1610
COCKEYSVILLE MD 21030-7610

[Taxes / Assessments:](#) \$42,220.98

Map ID: 177

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 11

Acres: 2.10

Situs: 3501 N PINE AVE OCALA

[Current Value](#)

Land Just Value	\$731,808		
Buildings	\$1,477,655		
Miscellaneous	\$31,509		
Total Just Value	\$2,240,972		
Total Assessed Value	\$2,233,339	Impact	
Exemptions	\$0	Ex Codes:	(\$7,633)
Total Taxable	\$2,233,339		
School Taxable	\$2,240,972		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$731,808	\$1,477,655	\$31,509	\$2,240,972	\$2,233,339	\$0	\$2,233,339
2024	\$731,808	\$1,266,991	\$31,509	\$2,030,308	\$2,030,308	\$0	\$2,030,308
2023	\$731,808	\$1,311,433	\$31,509	\$2,074,750	\$2,074,750	\$0	\$2,074,750

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6533/1820	02/2017	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$3,375,000
6240/1346	07/2015	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$3,600,000
6240/1131	07/2015	77 AFFIDAVIT	0	U	I	\$100
3792/1189	07/2004	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$2,860,000
3755/1702	06/2004	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$2,605,700
3503/0248	07/2003	43 R-O-W	0	U	V	\$100
3445/1438	06/2003	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	V	\$800,000

[Property Description](#)

SEC 31 TWP 14 RGE 22
COM SW COR TH S 89-40-27 E 1654.06 FT TH N 00-19-33 E 25 FT
TO PT ON NLY ROW NW 35TH ST FOR POB TH TH N 15-28-27 W

240.06 FT TH N 74-30-47 E 62.42 FT TH S 89-40-29 E 340.26
 FT TH S 00-19-00 W 176 FT TH S 89-40-29 E 105 FT TH S 00-
 19-
 00 W 72 FT TO NLY ROW NW 35TH ST TH N 89-40-29 W 440 FT TO
 POB & EXC S 17 FT THERE OF

Parent Parcel: 15392-002-00

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1115	.0	.0	B4	91,476.00	SF	8.0000	1.00	1.00	1.00	731,808	731,808
Neighborhood 9940											Total Land - Class	\$731,808
Mkt: 2 70											Total Land - Just	\$731,808

[Traverse](#)

Building 1 of 1

COM01=R113U125L113D125.

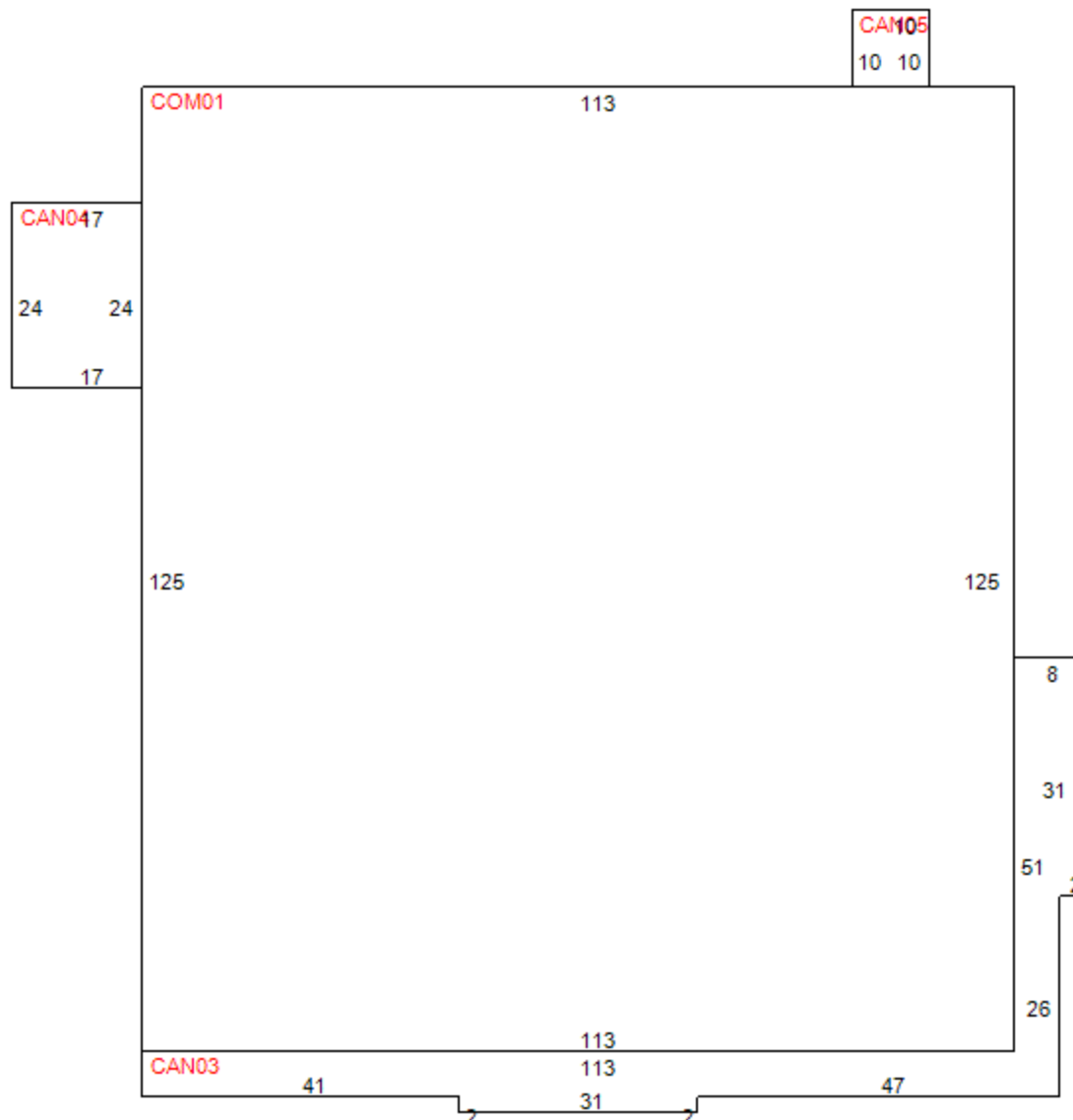
MZS02=432.

CAN03=R113U51R8D31L2D26L47D2L31U2L41U6.U86

CAN04=L17U24R17D24.U39R92

CAN05=U10R10D10L10.

432



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 3 - 10-14 YRS
Condition 2
Quality Grade 700 - GOOD
Inspected on 3/4/2025 by 117

Year Built 2003
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 476

Exterior Wall 32 CONC BLK-STUCO54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	21.0	1.00	2003	0	14,125	D11 DRUG STORE	100 %	Y Y
2	12.0	1.00	2003	0	432	MZS MEZZANINE STOR	100 %	Y Y
3	12.0	1.00	2003	0	1,144	CAN CANOPY-ATTACHD	100 %	N N
4	10.5	1.00	2003	0	408	CAN CANOPY-ATTACHD	100 %	N N
5	14.0	1.00	2003	0	100	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 2 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 8

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	2003	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2003	2	0.0	0.0	
144 PAVING ASPHALT	35,080.00	SF	5	2003	3	0.0	0.0	
159 PAV CONCRETE	5,460.00	SF	20	2003	5	0.0	0.0	
159 PAV CONCRETE	1,850.00	SF	20	2003	3	0.0	0.0	
105 FENCE CHAIN LK	70.00	LF	20	2003	3	0.0	0.0	
Total Value - \$31,509								

Appraiser Notes

CVS PHARMACY

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
B001167	8/1/2003	8/1/2003	COMM BLDG
B001380	8/1/2003	8/1/2003	COMM BLDG

Cost Summary

Buildings R.C.N.	\$1,894,429	3/5/2025				
Total Depreciation	(\$416,774)					
Bldg - Just Value	\$1,477,655		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$31,509	3/11/2011	1	\$1,894,429	(\$416,774)	\$1,477,655
Land - Just Value	\$731,808	12/11/2019				
Total Just Value	\$2,240,972	.				



DATE: 02/20/2017 09:48:20 AM

FILE #: 2017015362 OR BK 6533 PGS 1820-1823

REC FEES: \$35.50 INDEX FEES: \$0.00

DDS: \$23625.00 MDS: \$0 INT: \$0

THIS INSTRUMENT PREPARED BY:

Douglas C. Peter, Esq.
Liechty, McGinnis, Berryman & Bowen LLP
11910 Greenville Ave., Suite 400
Dallas, TX 75243

RECORD AND RETURN TO:

Fox Rothschild LLP
222 Lakeview Avenue, Suite 700
West Palm Beach, FL 33401
Attn: Donald P. Dufresne, Esq.

MAIL TAX STATEMENTS TO:

CVS Health Corporation
One CVS Drive
Woonsocket, Rhode Island 02895
Attention: Property Administration Dept., Store No. 3278

Account No. R15392-002-01

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 15th day of February, 2017, by ALEXANDER FUND III, LLC, a Texas limited liability company, whose mailing address is 2521 Fairmount Street, Dallas, TX 75201, hereinafter called the Grantor, to 269 ASL HOLDINGS, LLC, a Delaware limited liability company, whose mailing address is 213-19 99th Avenue, Queens, New York 11429, hereinafter called the Grantee (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations):

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Marion County, Florida, described on **Exhibit A** attached hereto, incorporated herein, and made a part hereof for all purposes.

TOGETHER, with all buildings, improvements, structures and fixtures located thereon and all the easements, rights, interests, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining (all of the above-described properties being hereinafter collectively referred to as the "Property").

SUBJECT TO those matters set forth on **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns in fee simple forever.

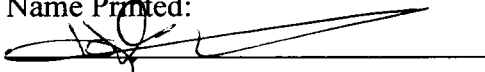
AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons lawfully claiming by, through and under Grantor but against none other.

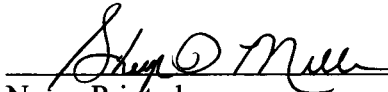
IN WITNESS WHEREOF, the said Grantor has set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Housam Fawal

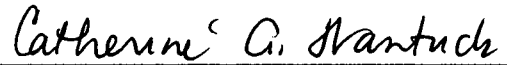
Name Printed:




Name Printed:
Sheryl D. Miller

GRANTOR:

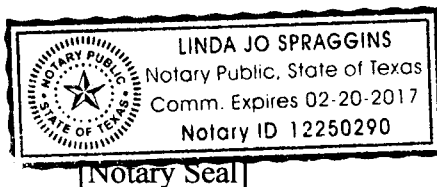
ALEXANDER FUND III, LLC,
a Texas limited liability company

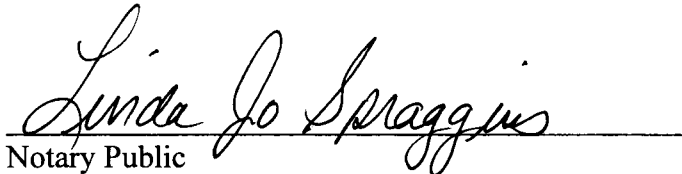
By: 
Catherine A. Wantuck, Vice President

STATE OF TEXAS §
 § ss.
COUNTY OF DALLAS §

I, Linda Jo Spraggins, a notary public in and for said county in said state, hereby certify that Catherine A. Wantuck, whose name as the Vice President of Alexander Fund III, LLC, a Texas limited liability company, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of such instrument, she, as such Vice President and with full authority, executed the same voluntarily for and as the act of said entity.

Given under my hand and official seal this 10 day of February, 2017.




Notary Public

Notary I.D. No. 12250290

My commission expires: 2-20-2017

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land lying in Section 31, Township 14 South, Range 22 East; Marion County, Florida, said parcel being more particularly described as follows:

Commence at the Southwest corner of Section 31, Township 14 South, Range 22 East, Marion County, Florida; thence along the South boundary of Section 31, South 89°40'27" East, 1654.06 feet; thence departing said South boundary, North 00°19'33" East, 25.00 feet to a point on the Northerly right of way line of Northwest 35th Street, said point being the Point of Beginning of the herein described parcel; thence departing said Northerly right of way line and along the Easterly right of way of US 441, North 15°28'27" West, 240.06 feet; thence departing said Easterly right of way line, North 74°30'47" East, 62.42 feet; thence South 89°40'29" East, 340.26 feet; thence South 00°19'00" West, 176.00 feet; thence South 89°40'29" East, 105.00 feet; thence South 00°19'00" West, 72.00 feet to a point on the aforesaid Northerly right of way line of Northwest 35th Street; thence along said Northerly right of way line, North 89°40'29" West, 440.00 feet to the point of beginning.

LESS AND EXCEPT the South 17 feet of said parcel conveyed to the City of Ocala for additional right of way of NW 35th Street by Quit Claim Deed for Right of Way recorded in Official Records Book 3503, page 248, Public Records of Marion County, Florida.

EXHIBIT B
PERMITTED EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.
2. Easement and Restrictive Covenant Agreement between Sembler/Treasure Florida Joint Venture, a Florida general partnership and Delcala Holdings, Inc., a Florida corporation, recorded June 23, 2003 in O.R. Book 3445, Page 1441, Public Records of Marion County, Florida.
3. Developer's Agreement recorded July 11, 2003 in O.R. Book 3463, Page 451, Public Records of Marion County, Florida.
4. Grant of Sidewalk Easement in favor of the City of Ocala, recorded July 11, 2003 in O.R. Book 3463, Page 505, Public Records of Marion County, Florida.
5. Easement in favor of the City of Ocala, recorded September 25, 2003 in O.R. Book 3532, Page 1159, Public Records of Marion County, Florida.
6. The right of the Tenant pursuant to that certain Lease dated September 19, 2005 from SCP 2005C-C20-008 LLC to CVS EGL Pine Ocala FL, L.L.C., referred to in that certain Memorandum of Lease recorded October 7, 2005, under O.R. Book 4201, Page 1093, Public Records of Marion County, Florida.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
ASL SERVICES HOLDINGS, LLC

Filing Information

Document Number	L08000075790
FEI/EIN Number	26-3137715
Date Filed	08/07/2008
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

3700 COMMERCE BLVD., SUITE 216
KISSIMMEE, FL 34741

Mailing Address

3700 COMMERCE BLVD., SUITE 216
KISSIMMEE, FL 34741

Registered Agent Name & Address

JOSEPH, GABRIELLE A
3700 COMMERCE BLVD., SUITE 216
KISSIMMEE, FL 34741

Authorized Person(s) Detail

Name & Address

Title PRESIDENT

ROTH, ANGELA M
3700 COMMERCE BLVD., SUITE 216
KISSIMMEE, FL 34741

Title Secretary

JOSEPH, GABRIELLE
3700 COMMERCE BLVD., SUITE 216
KISSIMMEE, FL 34741

Annual Reports

Report Year	Filed Date
2022	03/16/2022
2023	01/20/2023
2024	01/29/2024

Document Images

01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/20/2023 -- ANNUAL REPORT	View image in PDF format
03/16/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
06/10/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/20/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/20/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2012 -- ANNUAL REPORT	View image in PDF format
08/02/2011 -- LC Name Change	View image in PDF format
04/19/2011 -- ANNUAL REPORT	View image in PDF format
02/19/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
08/07/2008 -- Florida Limited Liability	View image in PDF format



GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

11/18/2025

CASE NO: ENV25-0293

ASL HOLDINGS LLC
C/O CVS
PO BOX 1610
COCKEYSVILLE, MD. 21030-7610

ASL SERVICES HOLDING LLC
JOSEPH GABRIELLE A (REGISTERED AGENT)
3700 COMMERCE BLVD SUITE 216
KISSIMMEE, FL. 34741

RE: 15392-002-01 | 3501 N PINE AVE OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 12/02/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Please remove all junk and debris from the property, including miscellaneous trash scattered throughout the site. In addition, please cut and clear all overgrowth within the drainage retention area and on the property. This includes tall grass, weeds, invasive species, vines, and any other vegetation contributing to overgrowth.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

12/04/2025

ASL HOLDING LLC
C/O CVS
PO BOX 1610
COCKEYSVILLE, MD. 21030-7610

ASL SERVICES HOLDINGS LLC
JOSEPH GABRIELLE A (REGISTERED AGENT)
3700 COMMERCE BLVD SUITE 216
KISSIMMEE, FL. 34741

Respondent(s) _____ /

Location of Violation: 3501 N PINE AVE|15392-002-01

Case Number: ENV25-0293

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 01/05/2026

Public Hearing Date & Time: 01/08/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Please remove all junk and debris from the property, including miscellaneous trash scattered throughout the site. In addition, please cut and clear all overgrowth within the drainage retention area and on the property. This includes tall grass, weeds, invasive species, vines, and any other vegetation contributing to overgrowth.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate 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.

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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV25-0293

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 12/04/2025 post the Notice of Violation & Public Hearing to the property, located at 3501 N 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.

Dated: 12/04/2025



Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/04/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida



y
etails.

CLOSING_FS_SidewalkSign_7.23.RMK

DROP
SAFE
IN
USE

AUTOMATIC DOOR
record

City of Ocala
NOTICE OF VIOLATION AND PUBLIC HEARING

Our store
has closed,
but we're still
nearby
Find us at
1720 W. HWY 326
(352) 351-5888

WATTERSON
(877) 990-8336
AUTOMATIC DOOR
record

Our store
has closed,
but we're still
nearby
Find us at
1720 W. HWY 326
(352) 351-5888

City of Ocala
Environmental Enforcement
12/04/2025 08:47:14



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Wetule Avenue Ocala, FL 34471

12/04/2025

ASL HOLDING LLC
C/O CVS
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Respondent(s) _____ /

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City of Ocala
Environmental Enforcement
12/04/2025 08:47:07

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

CASE NO: ENV25-0293

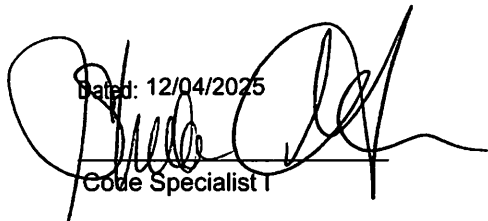
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

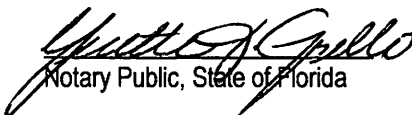
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2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

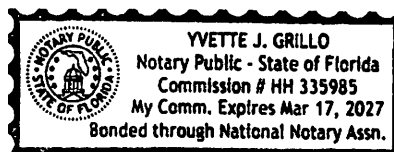
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 12/04/2025
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/04/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
01/05/2026 14:20:07



City of Ocala
Environmental Enforcement
01/05/2026 14:19:50



City of Ocala
Environmental Enforcement
01/05/2026 14:19:44



City of Ocala
Environmental Enforcement
01/05/2026 14:20:12



City of Ocala
Environmental Enforcement
12/02/2025 09:34:03



City of Ocala
Environmental Enforcement
12/02/2025 09:33:33



City of Ocala
Environmental Enforcement
12/02/2025 09:35:14



City of Ocala
Environmental Enforcement
12/02/2025 09:34:07



City of Ocala
Environmental Enforcement
12/02/2025 09:33:26



CAUTION
NO HAZARDOUS
WASTES ACCEPTED
CAUTION **CAUTION**
**DO NOT
PARK**

CLO
**CITY OF
PUBLIC
SOLID**

City of Ocala
Environmental Enforcement
12/02/2025 09:34:19



City of Ocala
Environmental Enforcement
12/02/2025 09:34:24



City of Ocala
Environmental Enforcement
11/17/2025 08:51:06



City of Ocala
Environmental Enforcement
11/17/2025 08:49:10



City of Ocala
Environmental Enforcement
11/17/2025 08:51:35



City of Ocala
Environmental Enforcement
11/17/2025 08:51:48