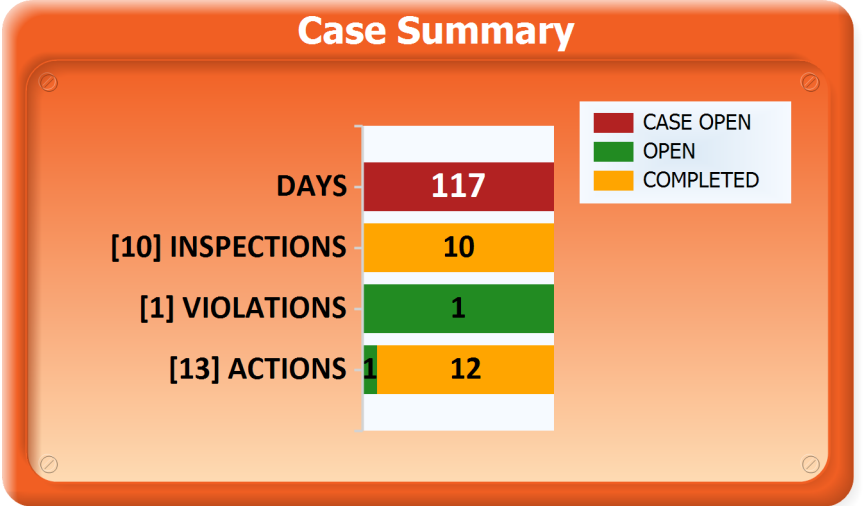


|  |         |                             |                 |                   |
|--|---------|-----------------------------|-----------------|-------------------|
| Description: LITTER & OVERGROWTH             |         |                             | Status: HEARING |                   |
| Type: ENVIRONMENTAL                          |         | Subtype: LITTER             |                 |                   |
| Opened: 4/3/2025                             | Closed: | Last Action: 7/30/2025      |                 | Flw Up: 7/28/2025 |
| Site Address: 415 SE 32ND ST OCALA, FL 34471 |         |                             |                 |                   |
| Site APN: 30367-002-00                       |         | Officer: JENNIPHER L BULLER |                 |                   |
| Details:                                     |         |                             |                 |                   |



ADDITIONAL SITES

LINKED CASES

| CHRONOLOGY      |                |             |                 |  |
|-----------------|----------------|-------------|-----------------|--|
| CHRONOLOGY TYPE | STAFF NAME     | ACTION DATE | COMPLETION DATE | NOTES  |
| ADMIN POSTING   | SHANEKA GREENE | 7/8/2025    | 7/8/2025        | NOVPH  |
| CERTIFIED MAIL  | SHANEKA GREENE | 7/8/2025    | 7/8/2025        | NOVPH MAILED (2)<br>91 7199 9991 7039 7682 8271<br>TOP NOTCH CORNERS LLC<br>PO BOX 3718<br>OCALA, FL. 34478-3718<br><br>91 7199 9991 7039 7682 8288<br>TOP NOTCH CORNERS LLC<br>ALRBRIGHT ROBERT C (REGISTERED AGENT)<br>702 SE 14TH AVE<br>OCALA, FL. 34471 |





# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0082**

|                               |                    |           |           |  |
|-------------------------------|--------------------|-----------|-----------|--|
| CONTACT                       | JENNIPHER L BULLER | 7/15/2025 | 7/15/2025 | Phone call to property owner, Robert Clay Albright-352-804-7777. Has not had any luck with getting any other parties involved with maintenance.  |
| CONTACT                       | JENNIPHER L BULLER | 7/24/2025 | 7/24/2025 | Phone call received from the property owner, Clay Albright 352-804-7777. He said they have cleaned up as much as possible, but easement the City has needs to be cut.  |
| CONTACT                       | JENNIPHER L BULLER | 7/28/2025 | 7/28/2025 | Text messages with photos to property owner. See attached.   |
| CONTACT                       | ROBERT MOORE       | 5/1/2025  | 5/1/2025  | spoke with (Robert Clay Albright-352-804-7777) - granted an extension based on planned efforts to clean up the area  |
| CONTACT                       | ROBERT MOORE       | 5/15/2025 | 5/15/2025 | spoke with (Robert Clay Albright-352-804-7777)- he said he was arranging additional service to the area  |
| HEARING SPECIAL<br>MAGISTRATE | YVETTE J GRILLO    | 7/30/2025 |           | NEW BUSINESS   |
| OFFICER POSTING               | JENNIPHER L BULLER | 7/9/2025  | 7/9/2025  | NOVPH READY FOR POSTING<br>Notice of Violation and Public Hearing posted upon the property.  |
| PREPARE NOTICE                | SHANEKA GREENE     | 7/8/2025  | 7/8/2025  | NOVPH<br><br>Compliance date: 07/28/2025<br><br>Hearing date: 07/30/2025<br><br>Respondents listed<br><br>Violation 34-95:<br>Overgrowth and unsightly matter upon property. Cut and clean entire property removing all overgrowth, trash, and junk from the property. |
| PREPARE NOTICE                | SHANEKA GREENE     | 4/4/2025  | 4/4/2025  | CLTO - COMP DATE 5/1/25  |
| REGULAR MAIL                  | SHANEKA GREENE     | 4/4/2025  | 4/4/2025  | CLTO MAILED (2)  |



|                      |                    |           |           |   |
|----------------------|--------------------|-----------|-----------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 7/18/2025 | 7/21/2025 | <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, August 21st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 22nd, 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 \$280.57 by August 21st, 2025.</p> |
|----------------------|--------------------|-----------|-----------|---|

| CONTACTS     |                       |                                    |       |     |       |
|--------------|-----------------------|------------------------------------|-------|-----|-------|
| NAME TYPE    | NAME                  | ADDRESS                            | PHONE | FAX | EMAIL |
| OWNER        | TOP NOTCH CORNERS LLC | PO BOX 3718 OCALA, FL 34478-3718   |       |     |       |
| RESPONDENT 1 | TOP NOTCH CORNERS LLC | PO BOX 3718 OCALA, FL 34478-3718   |       |     |       |
| RESPONDENT 2 | ALBRIGHT, ROBERT C    | 702 SE 14TH AVENUE OCALA, FL 34471 |       |     |       |

| 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   | \$28.72 | \$0.00 |           |           |         |        |         |         |



| DESCRIPTION                | ACCOUNT                  | QTY            | AMOUNT         | PAID          | PAID DATE | RECEIPT # | CHECK #   | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|----------------|----------------|---------------|-----------|-----------|---|--------|---------|---------|
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 6              | \$132.00       | \$0.00        |           |           |   |        |         |         |
| INSPECTION FEE             | 001-359-000-000-06-35960 | 8              | \$100.00       | \$0.00        |           |           |   |        |         |         |
| RECORDING COSTS            | 001-359-000-000-06-35960 | 1              | \$18.75        | \$0.00        |           |           |   |        |         |         |
| REGULAR POSTAGE            | 001-359-000-000-06-35960 | 2              | \$1.10         | \$0.00        |           |           |   |        |         |         |
| Total Paid for CASE FEES:  |                          |                | \$280.57       | \$0.00        |           |           |   |        |         |         |
| TOTALS:                    |                          |                | \$280.57       | \$0.00        |           |           |   |        |         |         |
| INSPECTIONS                |                          |                |                |               |           |           |   |        |         |         |
| INSPECTION TYPE            | INSPECTOR                | SCHEDULED DATE | COMPLETED DATE | RESULT        | REMARKS   |           | NOTES   |        |         |         |
| CASE WORK                  | RSM                      | 5/15/2025      | 5/15/2025      | NON COMPLIANT |           |           | On 5-15-25, I received a call from Mr. Albright. he said that he had reached out to the involved personnel and was having them return to the property to properly service/clean the area since it had been mowed over, leaving minced trash/debris as a result. He said that this would be completed within the next week or so. Follow-up was scheduled to check compliance. |        |         |         |
| FOLLOW UP                  | RSM                      | 5/30/2025      | 5/30/2025      | NON COMPLIANT |           |           | On 5-30-25, I observed that the area of concern remained in violation. I subsequently spoke with the property owner who advised he was making arrangements to rectify the issue. He advised that he would contact me with updates. Follow-up scheduled  |        |         |         |





# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0082**

|           |     |           |           |               |                        |   |
|-----------|-----|-----------|-----------|---------------|------------------------|---|
| FOLLOW UP | RSM | 4/17/2025 | 4/17/2025 | NON COMPLIANT | MID POINT STATUS CHECK | On 4-17-25, I conducted a status check on the property. I observed the violation to remain with no actions taken in regards to cut/clean efforts. Photos taken/uploaded to case and follow-up scheduled.  |
| FOLLOW UP | RSM | 5/1/2025  | 5/1/2025  | NON COMPLIANT | CLTO DATE              | On 5-1-25, I spoke via phone with the property owner (Robert Clay Albright). He had called to explain that plans were in the works to have the area serviced. Based on circumstances in that he thought that Racetrac was responsible for the section of property, the process was delayed. I granted an extension of time and scheduled follow-up.   |
| FOLLOW UP | RSM | 5/7/2025  | 5/7/2025  | NON COMPLIANT |                        | On 5-7-25, I observed that the area had been mowed. However, all of the debris and trash had not been picked up prior to the mowing. As a result, minced and scattered trash was strewn about the area. I called and spoke with Mr. Albright and explained what had happened. He said he would visit the property and make additional efforts to bring the property into compliance. Photos taken/uploaded to the report and follow-up scheduled. |
| FOLLOW UP | SKN | 7/24/2025 | 7/24/2025 | NON COMPLIANT |                        | Updated photos attached. Overgrowth and some trash remained.  |





# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0082**

|           |     |           |           |               |  |
|-----------|-----|-----------|-----------|---------------|--|
| FOLLOW UP | RSM | 6/16/2025 | 6/16/2025 | NON COMPLIANT | <p>On 6-16-25, I noted the property remained in violation. I spoke via phone with Mr. Albright who was seeking advice on how to find a permanent solution to the problem. He said that on this day, he was to attend a conference with Racetrac personnel and owners of the tower area to discuss the issue. He inquired as to replacing the grassy hill area with crushed stone to which I reminded him that this action could result in the modification of the current site plan which could be lengthy process. I advised him to coordinate with Racetrac property maintenance to see if they could add this area to their assigned work area. He said he would contact me to keep me appraised of progress and a plan of permanent resolution. Follow-up scheduled.</p> |
| FOLLOW UP | JLB | 7/3/2025  | 7/3/2025  | NON COMPLIANT | <p>I conducted a follow up inspection due to Environmental Officer Moore's absence. I observed the property remained non-compliant concerning extreme overgrowth and noticeable trash. Photos attached. This is a 1.03 acre property with an access/driveway to a business RaceTrac) and concrete pad and other improvements (developed) such as tank and pumps shown on the Marion County Property Appraiser's information card. This entire parcel should be regularly maintained for overgrowth and unsightly matter since it is "developed."</p> <p>Request for Notice of violation and Public Hearing to be prepared for next available hearing date. Follow up scheduled.</p>  |



|                    |     |           |           |               |  |  |
|--------------------|-----|-----------|-----------|---------------|--|--|
| HEARING INSPECTION | JLB | 7/28/2025 | 7/28/2025 | NON COMPLIANT |  | I conducted a follow up inspection prior to the scheduled hearing on 07/30/2025. I observed the property had been partially cut, but not completely. Trash remained scattered upon the property as well. Photos attached. Case as been open/ongoing since 04/03/2025 and remains non-compliant despite contact with the property owner. Proceed to to hearing as scheduled to obtain an order to bring the property into compliance. |
| INITIAL            | RSM | 4/3/2025  | 4/3/2025  | NON COMPLIANT |  | On 4-3-25, I observed the property (entrance to Racetrac off of SE 32nd St) to have unsightly litter along both sides of the way. Additionally, the area was overgrown and unkempt. Photos were taken/uploaded to the case and a request was submitted to Admin. to generate & mail, a courtesy letter. Follow-up was scheduled accordingly.   |

| 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 | 4/3/2025      |                |          |         | ENTRY/EXIT TO RACETRAC HAS UNSIGHTLY, SCATTERED LITTER ON BOTH SIDES OF THE WAY. AREA IS ALSO OVERFROWN AND UNKEMPT. LITTER NEEDS TO BE PICKED UP AND AREA NEEDS TO BE CUT & CLEANED<br><br>Overgrowth and unsightly matter upon property. Cut and clean entire property removing all overgrowth, trash, and junk from the property. |



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

THE CITY OF OCALA

CASE NO: ENV25-0082

Petitioner,

VS.

TOP NOTCH CORNERS LLC  
C/O ALBRIGHT, ROBERT C.

Respondents \_\_\_\_\_ /

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

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Enforcement Officer 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 | 8              | \$100.00 |

**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: | \$1.10 | 2            | \$28.72 | 4              | \$28.72 |

**Total Costs:    \$280.57**

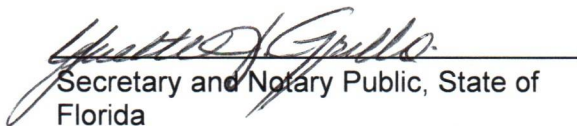


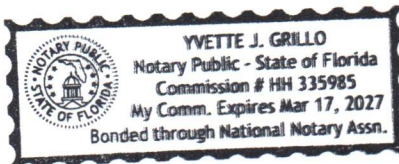
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
7/15/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
JENNIPHER L BULLER  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by  
JENNIPHER L BULLER 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 Property Record Card Real Estate

30367-002-00

Prime Key: 2714689

[MAP IT+](#)

Current as of 4/3/2025

### [Property Information](#)

TOP NOTCH CORNERS LLC  
PO BOX 3718  
OCALA FL 34478-3718

### [Taxes / Assessments:](#)

Map ID: 180

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 10

Acres: 1.03

### [2024 Certified Value](#)

|                      |          |
|----------------------|----------|
| Land Just Value      | \$33,650 |
| Buildings            | \$0      |
| Miscellaneous        | \$39,921 |
| Total Just Value     | \$73,571 |
| Total Assessed Value | \$73,571 |
| Exemptions           | \$0      |
| Total Taxable        | \$73,571 |

[Ex Codes:](#)

### [History of Assessed Values](#)

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|----------|--------------|------------|-------------|
| 2024 | \$33,650  | \$0      | \$39,921   | \$73,571 | \$73,571     | \$0        | \$73,571    |
| 2023 | \$33,650  | \$0      | \$42,765   | \$76,415 | \$76,415     | \$0        | \$76,415    |
| 2022 | \$33,650  | \$0      | \$45,608   | \$79,258 | \$79,258     | \$0        | \$79,258    |

### [Property Transfer History](#)

| Book/Page                 | Date    | Instrument          | Code                   | Q/U | V/I | Price     |
|---------------------------|---------|---------------------|------------------------|-----|-----|-----------|
| <a href="#">UNRE/INST</a> | 07/2015 | 96 ANNEX            | 0                      | U   | V   | \$100     |
| <a href="#">5634/0031</a> | 02/2012 | 09 EASEMNT          | 0                      | U   | V   | \$100     |
| <a href="#">5566/1427</a> | 09/2011 | 09 EASEMNT          | 0                      | U   | V   | \$100     |
| <a href="#">5566/1424</a> | 09/2011 | 09 EASEMNT          | 0                      | U   | V   | \$100     |
| <a href="#">5529/0707</a> | 04/2011 | 94 ROAD AB          | 0                      | U   | V   | \$100     |
| <a href="#">5449/1507</a> | 10/2010 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT       | U   | V   | \$100     |
| <a href="#">4355/0051</a> | 06/2005 | 43 R-O-W            | 0                      | U   | V   | \$100     |
| <a href="#">1897/0343</a> | 01/1993 | 07 WARRANTY         | 2 V-SALES VERIFICATION | Q   | V   | \$140,000 |

### [Property Description](#)

SEC 29 TWP 15 RGE 22  
PLAT BOOK A PAGE 022  
GILLIAMS SUB



BEGIN AT THE SE COR OF LOT 33 TH S 88-03-02 W 111.85 FT TH S 01-17-56 E 101.81 FT TH N 89-07-59 E 52.01 TO THE POC OF A CURVE CONCAVE NWLY HAVING A RADIUS OF 840 FT A CENTRAL ANGLE OF 20-43-07 A CHORD BEARING & DISTANCE OF N 78-46-28 E 302.10 FT TH ELY 303.75 FT TH N 34-41-30 W 160.68 FT TH S 88-21-10 W 150 FT TH S 01-48-08 W 81.85 FT TO THE POB

**Parent Parcel:** 30367-000-00

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

| Use   | CUse | Front | Depth | Zoning | Units     | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|---|------|-------|-------|--------|-----------|------|------|-----|-----|-----|-------|-------|------------|
| GCSF  | 1000 | .0    | .0    | B4     | 44,867.00 | SF   |      |     |     |     |       |       |            |
| Neighborhood 9944 - COMM US 441-SW 22 PL/SE 52 ST |      |       |       |        |           |      |      |     |     |     |       |       |            |
| Mkt: 2 70   |      |       |       |        |           |      |      |     |     |     |       |       |            |

[Miscellaneous Improvements](#)

| Type               | Nbr       | Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|-----------|-------|------|------|---------|-------|--------|-------|
| 159 PAV CONCRETE   | 19,775.00 | SF    | 20   | 2018 | 5       | 0.0   | 0.0    |       |
| 159 PAV CONCRETE   | 200.00    | SF    | 20   | 2019 | 3       | 0.0   | 0.0    |       |
| 105 FENCE CHAIN LK | 280.00    | LF    | 20   | 2019 | 5       | 0.0   | 0.0    |       |

[Appraiser Notes](#)

RACETRAC ENTRANCE

-

ATLANTIC TELECOM TOWER

CROSS ACCESS EASEMENT FOR RACETRAC PETROLEUM COVERS SOUTH 1/2 OF PARCEL RECORDED IN OR 6528/0081.

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

| Permit Number | Date Issued | Date Completed | Description                  |
|---------------|-------------|----------------|------------------------------|
| BLD22-1117    | 3/28/2023   | -              | AT & T / TOWER MODIFICATIONS |
| BLD21-1337    | 6/30/2021   | -              | DISH / ANTENNAS              |
| BLD19-0848    | 7/2/2019    | -              | TOWER                        |
| BLD18-2380    | 6/18/2019   | 9/17/2019      | TOWER                        |
| SITE19-0011   | 5/24/2019   | -              | NEW COMMERCIAL               |
| BLD19-0616    | 5/20/2019   | -              | FIREWORKS TENT               |
| BLD18-2392    | 12/26/2018  | 12/27/2018     | TEMP LU N STRUCT             |
| BLD18-1224    | 6/5/2018    | -              | TEMP LU N STRUCT             |
| SITE17-0026   | 9/29/2017   | -              | NEW COMMERCIAL               |
| BLD16-1517    | 9/29/2017   | -              | NEW COMMERCIAL               |
| BLD16-1526    | 9/29/2017   | -              | NEW COMMERCIAL               |
| BLD16-1527    | 9/29/2017   | -              | SVC ST PUMPS & TANKS         |
| SGN17-0015    | 3/21/2017   | -              | RACE TRAC/SIGNS              |



\$ 27.00  
D.S. \$ 170

This instrument prepared by  
and should be returned to:  
Tim Haines  
Gray, Ackerman & Haines  
125 N.E. 1st Avenue - Suite 1  
Ocala, Florida 34470



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 12/07/2010 03:03:06 PM

FILE #: 2010111522 OR BK 05449 PGS 1507-1509

RECORDING FEES 27.00

DEED DOC TAX 0.70

PARCEL ID: 30367-002-00

UK

THIS SPECIAL WARRANTY DEED IS EXECUTED BY GRANTOR, A DISSOLVED CORPORATION, FOR PURPOSES OF WINDING UP ITS BUSINESS.

### SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 20 day of October, 2010, between **LA CANTABRIA, INC., A FLORIDA CORPORATION** whose post office address is 6465 SW 21<sup>st</sup> Court Road, Ocala, FL 34474, hereinafter called 'Grantor', to **TOP NOTCH CORNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 233 SW 3<sup>rd</sup> Street, Ocala, FL 34474, hereinafter called "Grantee"

#### WITNESSETH:

GRANTOR, in consideration of Ten Dollars (\$10.00) paid by Grantee, the sufficiency of which is hereby acknowledged, does hereby grant, convey, and transfer to Grantee, the real property located in MARION County, Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

#### SUBJECT TO:

1. Taxes for the year 2010 and all subsequent years.
2. Easements, restrictions and limitations of record.

TOGETHER with all the estate and rights of Grantor in such property.

GRANTOR covenants that Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the year and date first above stated.

Signed and sealed in our  
presence as witnesses:

Print Name: RUTH ADAMS

Print Name: SUE GREENE

**LA CANTABRIA, INC., A FLORIDA CORPORATION**

By: Marcus J. Di Lorenzo

MARCUS J. DILORENZO

Its: President

Y:\tdh\agts\Albright (La Cantabria)\deed.wpd


Page 1 of 2



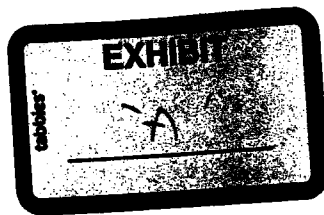
**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing Special Warranty Deed was acknowledged before me this 20 day of Oct, 2010, by MARCUS J. DILORENZO, the President of La Cantabria, Inc., a Florida corporation, who is personally known to me.



  
Notary Public, State of Florida  
Print Notary Name SUE GREENE  
My commission expires 11-23-2012  
Commission number DD840636





BEGIN AT THE NORTHEAST CORNER OF LOT 32, OF GILLIAMS SUBDIVISION OF A PORTION OF THE SANCHEZ GRANT, TOWNSHIP 15 SOUTH, RANGE 22 EAST, AS RECORDED IN PLAT BOOK A, AT PAGE 22, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE WEST BOUNDARY OF LOT 12 OF SAID GILLIAMS SUBDIVISION; THENCE NORTH  $01^{\circ}31'56''$  WEST ALONG SAID WEST BOUNDARY OF LOT 12 A DISTANCE OF 81.83 FEET TO THE SOUTHWEST CORNER OF A PARCEL DEEDED TO THE CITY OF OCALA, AS RECORDED IN OFFICIAL RECORDS BOOK 131, AT PAGE 110, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH  $88^{\circ}28'04''$  EAST, AT RIGHT ANGLE TO SAID WEST BOUNDARY AND ALONG THE SOUTH LINE OF THE SAID PARCEL DEEDED TO THE CITY OF OCALA, 150.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH  $01^{\circ}31'56''$  WEST PARALLEL TO AFORESAID WEST BOUNDARY OF LOT 12, GILLIAMS SUBDIVISION AND ALONG THE EAST LINE OF SAID PARCEL DEEDED TO CITY OF OCALA A DISTANCE OF 91.81 FEET TO A POINT OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF OLD SOUTH DIXIE HIGHWAY (S.W. 1ST AVENUE); THENCE SOUTH  $55^{\circ}48'41''$  EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 554.75 FEET TO THE NORTHWESTERLY CORNER OF A TRACT DEEDED TO JACQUELINE M. DINGMAN AS RECORDED IN OFFICIAL RECORDS BOOK 1289, AT PAGE 0066, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH  $34^{\circ}15'23''$  WEST ALONG THE NORTHWESTERLY LINE OF SAID TRACT DEEDED TO JACQUELINE M. DINGMAN 811.01 FEET TO A POINT LYING 60 FEET NORTH (MEASURED PERPENDICULARLY) TO THE NORTH BOUNDARY OF COUNTRY GARDENS SUBDIVISION AS RECORDED IN PLAT BOOK G, AT PAGE 184, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH  $88^{\circ}58'40''$  WEST ALONG A LINE 60 FEET NORTH OF AND PARALLEL TO SAID NORTH BOUNDARY OF COUNTRY GARDENS SUBDIVISION 234.40 FEET; THENCE NORTH  $01^{\circ}41'21''$  WEST 805.19 FEET TO A POINT ON THE NORTH BOUNDARY OF AFORESAID LOT 32, OF GILLIAMS SUBDIVISION; THENCE NORTH  $88^{\circ}02'05''$  EAST ALONG SAID NORTH BOUNDARY 111.19 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT RIGHT OF WAY TAKING PARCEL AND WATER PROTECTION PARCEL OF SW 31ST STREET - PARCEL 104.





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## Detail by Entity Name

Florida Limited Liability Company  
TOP NOTCH CORNERS, LLC

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | L04000054748 |
| <b>FEI/EIN Number</b>  | 20-1408787   |
| <b>Date Filed</b>      | 07/23/2004   |
| <b>Effective Date</b>  | 07/23/2004   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

702 SE 14th Avenue  
OCALA, FL 34471

Changed: 03/14/2022

### Mailing Address

P.O. BOX 3718  
OCALA, FL 34478

Changed: 02/23/2010

### Registered Agent Name & Address

ALBRIGHT, ROBERT C  
702 SE 14th Avenue  
OCALA, FL 34471

Address Changed: 03/14/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

ALBRIGHT, ROBERT C  
702 SE 14th Avenue  
OCALA, FL 34471

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
|--------------------|-------------------|



|      |            |
|------|------------|
| 2022 | 03/14/2022 |
| 2023 | 03/06/2023 |
| 2024 | 02/26/2024 |

**Document Images**

|   |                          |
|---|--------------------------|
| <a href="#">02/26/2024 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">03/06/2023 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">03/14/2022 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">02/22/2021 -- ANNUAL REPORT</a>             | View image in PDF format |
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| <a href="#">02/17/2005 -- ANNUAL REPORT</a>             | View image in PDF format |
| <a href="#">07/23/2004 -- Florida Limited Liability</a> | View image in PDF format |



This map site will be shut down on July 31, 2025 at 5:00 pm. Please click here to use our new GIS Online Mapping system.  
(<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)



**Jimmy H. Cowan, Jr., CFA**  
**Marion County Property Appraiser - Map It+**

NO LONGER SUPPORTED - PLEASE USE  
OUR NEW MAPPING SYSTEM LINK AT THE  
TOP OF THE PAGE



[Click here for Legal Disclaimer](#)





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

## NOTICE OF VIOLATION AND PUBLIC HEARING

07/09/2025

TOP NOTCH CORNERS LLC  
PO BOX 3718  
OCALA, FL. 34478-3718

TOP NOTCH CORNERS LLC  
ALRBRIGHT ROBERT C (REGISTERED AGENT)  
702 SE 14TH AVE  
OCALA, FL. 34471

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 415 SE 32ND ST|30367-002-00

**Case Number:** ENV25-0082

**Officer Assigned:** Jennipher Buller

**Required Compliance Date:** 07/28/2025

**Public Hearing Date & Time:** 07/30/2025 10:30

**Violation(s) and How to Abate:**

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

Overgrowth and unsightly matter upon property. Cut and clean entire property removing all  
overgrowth, trash, and junk from the property.



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 enforcement officer 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 – 2<sup>nd</sup> 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:

Jennipher Buller      Supervisor  
jbuller@ocalafl.gov  
352-425-3451



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

CASE NO: ENV25-0082

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

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority personally appeared, Jennipher 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 07/09/2025 post the Notice of Violation & Public Hearing to the property, located at 415 SE 32ND ST.
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: 07/09/2025

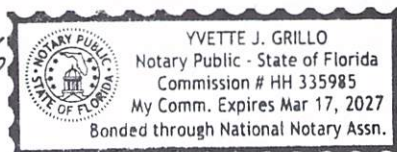
Jennipher Buller  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 07/09/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo  
Notary Public, State of Florida





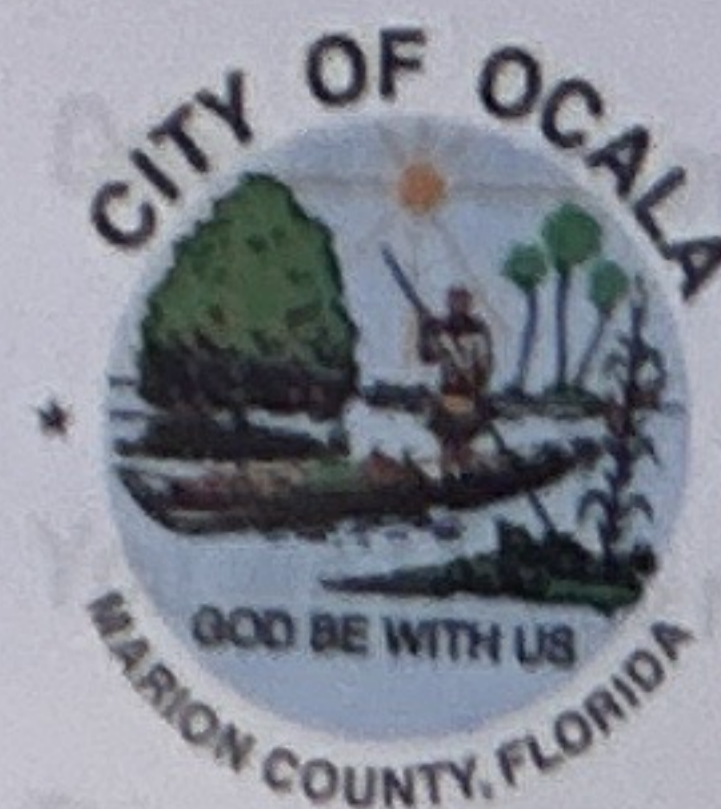


EMENT

9-8309

MOVE THIS  
UT APPROVAL  
CITY CODE  
ENT DIVISION

Office DEBOLA



*City of Ocala*

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

TOP NOTCH CORNERS LLC  
PO BOX 3718  
OCALA, FL. 34478-3718

City of Ocala - City Hall - 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471

07/09/2025

TOP NOTCH CORNERS LLC  
ALRBRIGHT ROBERT C (REGISTERED AGENT)  
702 SE 14TH AVE  
OCALA, FL. 34471

Respondent(s) \_\_\_\_\_

Location of Violation: 415 SE 32ND ST|30367-002-00

Case Number: ENV25-0082

Officer Assigned: Jennipher Buller

Required Compliance Date: 07/28/2025

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Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
Overgrowth and unsightly matter upon property. Cut and clean entire property removing all  
overgrowth, trash, and junk from the property.

352-425-3451

City of Ocala  
Code Enforcement Division  
7/9/2025 2:03 PM





OCALA  
CODE ENFORCEMENT  
352-455-5000

City of Ocala  
Code Enforcement Division  
7/9/2025 2:03 PM



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

**CASE NO: ENV25-0082**

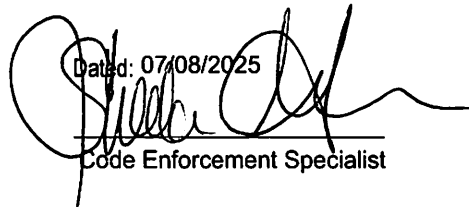
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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 07/08/2025 post the Notice of Violation & Public 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.

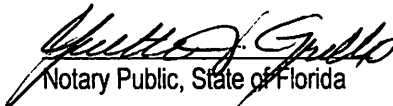
**FURTHER, AFFIANT SAYETH NAUGHT.**

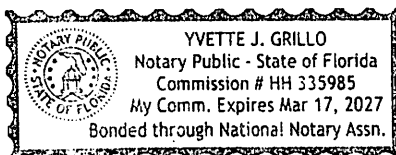
Dated: 07/08/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/08/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
7/28/2025 8:12 AM





City of Ocala  
Code Enforcement Division  
7/28/2025 8:13 AM





City of Ocala  
Code Enforcement Division  
7/28/2025 8:13 AM





City of Ocala  
Code Enforcement Division  
7/28/2025 8:13 AM





Apr 3, 2025 at 1:26:34 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:26:47 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:27:42 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:25:40 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:26:02 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:26:10 PM  
City of Ocala  
Environmental Enforcement





Apr 3, 2025 at 1:26:15 PM  
City of Ocala  
Environmental Enforcement