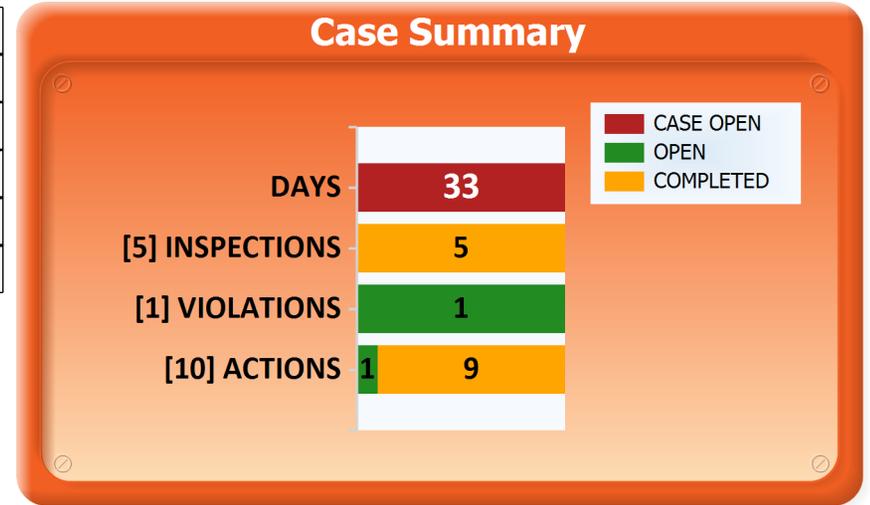


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

Description: LITTERED DUMPSTER AREAS AND PARKING LOT		Status: PAID ONLINE	
Type: ENVIRONMENTAL		Subtype: DUMPSTER COMPACTOR	
Opened: 2/19/2026	Closed:	Last Action: 3/25/2026	Flw Up: 3/23/2026
Site Address: 3131 SW COLLEGE RD OCALA, FL 34474			
Site APN: 2378-010-004		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 1	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 2	BOUGHANNAM, NIDAL	3206 NW 57TH TERRACE GAINESVILLE, FL 32606			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$53.16	3/23/26	E69087	232906790 3	CREDIT	NBG DEVELOPMENTS, MANAGMENTS & LEASING	ECON

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

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	\$132.00	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$62.50	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON

Total Paid for CASE FEES: \$266.41 \$266.41

TOTALS: \$266.41 \$266.41

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	2/19/2026			REPEAT VIOLATOR	PROPERTY (TO INCLUDE ALL REAR AREAS) IS LITTERED WITH TRASH AND DEBRIS. DRAINAGE AREAS, DUMPSTER AREAS AND LOT NEEDS TO BE FREE AND CLEAR OF ALL TRASH AND DEBRIS. PLEASE CLEAN AREAS TO ACHIEVE COMPLIANCE WITH CITY CODE AND CONTACT INSPECTOR UPON COMPLETION TO SCHEUDULE RE-INSPECTION FOR COMPLIANCE.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

INITIAL	RSM	2/19/2026	2/19/2026	NON COMPLIANT	On 2-19-26, I observed the property (specifically the rear) to be littered with trash and debris. The dumpsters areas had accumulated trash all over the pad, the parking lot had trash and debris strewn about and trash was also present in the drainage areas. I advised the owner of the violation to which he said he would address. Based on the recent and previous issues involving the same violation, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled accordingly.
CASE WORK	RSM	2/23/2026	2/23/2026	NON COMPLIANT	On 2-23-26, I received notification that Ocala Police had been at the property on an unrelated matter and had contacted Code Enforcement. Their concern was that the rear areas, as noted in the original dated report, were in poor condition with trash and debris strewn about the areas, with the dumpster pads being of particular concern. I spoke with Chief Code Official Hollingsworth and did advise him that I had recently opened a case and had scheduled it for a hearing. The notice of hearing was posted on this day.
CASE WORK	RSM	3/3/2026	3/3/2026	COMPLETED	On 3-3-26, I received a message via text from the property owner asking for photos of the violation. I had sent photos on 2/19/26 when the case was opened. I re-sent photos and advised that the case was scheduled for a hearing. Additionally, it was discovered that this was indeed a repeat violator which caused the scheduled hearing date to be changed. Admin was notified of the change with the Notice of Hearing to re-issued. Follow-up scheduled accordingly.
					On 3/5/26, I responded to the property after having received a text message with photos from the property owner the previous day requesting a check of the property. The text message sent,

<p>FOLLOW UP</p>	<p>RSM</p>	<p>3/5/2026</p>	<p>3/5/2026</p>	<p>COMPLETED</p>	<p>COMPLIANCE CHECK REQUESTED BY OWNER</p>	<p>consisted of 25 photos, explaining that the property was cleaned up again. On this day, upon inspection, it was apparent that efforts had been made, however the property remained in violation.</p> <p>In examining the totality of the circumstances, I noted that this was a repeat violator situation. I noted that in a recent and previous case, (ENV25-0263) the property was cited and heard at a Code Board Hearing on 12/11/25 wherein a guilty finding was imposed and a compliance date of January 1st, 2026 was ordered. That case was scheduled for a 2nd (Massey) hearing on January 8th. On that day, the property owner had managed to get the property into compliance and the case was closed and not heard at the Massey Hearing.</p> <p>Regarding this current case (ENV26-0072), it was opened on 2/19/26. The property was again in poor condition with trash and debris strewn about the rear areas of the property to include the parking lot and dumpster areas. I had also received a complaint from the Ocala PD who reported the area being in poor condition.</p> <p>Based on these circumstances, the reoccurring violation and lack of upkeep of the property, it was decided that the case would proceed to a hearing. This was based on the repeat violator status and the fact that this was the 2nd case opened in a period of months involving the same violation. The property owner was notified of these circumstances.</p> <p>The intention of this action was to have an Order to Maintain order issued which would hopefully aid in having the owner maintain the property, keeping it in compliance and avoid future enforcement action.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

HEARING INSPECTION	RSM	3/23/2026	3/23/2026	COMPLETED	On 3-23-26, I checked the property in regard to the scheduled hearing. On this day, the property was in an improved condition, however remained in violation (photos attached).
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	ROBERT MOORE	2/19/2026	2/19/2026	ADVISED PROPERTY OWNER (BOUGHANNAM, NIDAL-407-749-2790) OF VIOLATION AND REQUIREMENTS FOR ABATEMENT.
ADMIN POSTING	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9851 84 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627 9489 0090 0027 6696 9851 91 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606 MAILED UPDATED NOVPH 9489 0090 0027 6696 9842 62 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627 9489 0090 0027 6696 9842 79 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606
PREPARE NOTICE	SHANEKA GREENE	2/20/2026	2/20/2026	N O V P H COMP DATE 03/10/2026 THANK YOU

Case Details - No Attachments

City of Ocala

Case Number
ENV26-0072

OFFICER POSTING	ROBERT MOORE	2/23/2026	2/23/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	ROBERT MOORE	3/5/2026	3/5/2026	RECEIVED TEXT MESSAGE W/PHOTOS FROM OWNER ADVISING AREA WAS CLEANED AS HE REQUESTED AN INSPECTION FOR COMPLIANCE. FOUND TO REMAIN IN VIOLATION
OFFICER POSTING	ROBERT MOORE	3/6/2026	3/6/2026	UPDATED NOVPH READY FOR POSTING posted UPDATED NOTICE OF HEARING TO PROPERTY

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$266.41 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
CONTACT	ROBERT MOORE	3/23/2026	3/23/2026	<p>received text message from property owner inquiring as to the hearing date/time and if he should attend. He stated he had lost the notice of hearing. I provided him with the information.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2026 Property Record Card

2378-010-004

[GOOGLE Street View](#)

Prime Key: 593711

[MAP IT+](#)

Current as of 2/19/2026

[Property Information](#)

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

[PC:](#) 16

Acres: 6.94

COLLEGE PARK PLAZA LLC
 PO BOX 358627
 GAINESVILLE FL 32635-8627

[Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 3131 SW COLLEGE RD ALL
 UNITS OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$7,586,557	Ex Codes:
Total Assessed Value	\$7,586,557	
Exemptions	\$0	
Total Taxable	\$7,586,557	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$4,836,896	\$3,020,808	\$85,733	\$7,694,933	\$7,654,642	\$0	\$7,654,642
2024	\$4,383,437	\$2,889,605	\$85,733	\$6,947,631	\$6,947,631	\$0	\$6,947,631
2023	\$4,383,437	\$2,969,323	\$85,733	\$6,871,694	\$6,871,694	\$0	\$6,871,694

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6536/1181	02/2017	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$8,350,000
4579/0391	09/2006	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$8,700,000
2928/1339	03/2001	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$5,699,400
2837/1290	08/2000	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$4,972,000
2260/1206	06/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$3,725,000
1692/1467	10/1990	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$3,000,000
1625/0501	12/1989	31 CERT TL	0	U	I	\$100

[Property Description](#)

SEC 26 TWP 15 RGE 21
 PLAT BOOK H PAGE 041

COLLEGE PARK SECOND ADD
 BLK J LOT 4 EXC COM EASTERNMOST COR OF LOT 4 TH
 N 48-52-05 W 225 FT TH S 41-07-55 W 23 FT TH
 S 48-52-05 E 225 FT TH N 41-07-55 E 23 FT TO POB
 & LOT 5 BLK J

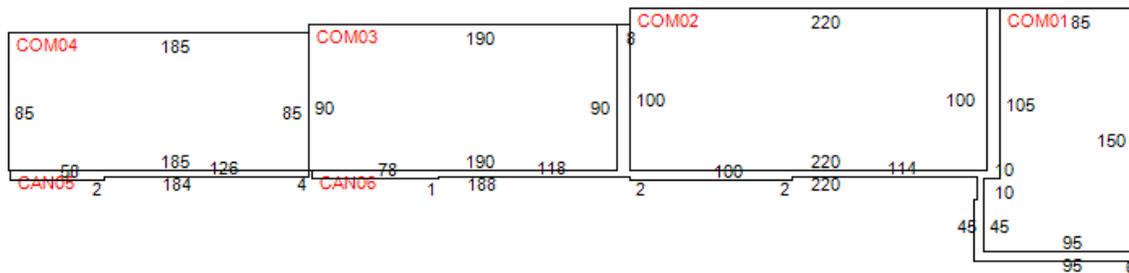
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1610	.0	.0	B2	302,306.00	SF							
Neighborhood 9932													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=L85D105L10D45R95U150.L93
 COM02=L220D100R220U100.L228D10
 COM03=L190D90R190U90.L190D5
 COM04=L185D85R185U85.L185D85R1
 CAN05=D6R58U2R126U4L184.R186
 CAN06=R188U90R8D90R220U100R8D105L10D45R95D6L101U38R2U14L114D2L100U2L118D1L78U5.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1985
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	6/27/2024 by 253	Base Perimeter 2230

Exterior Wall 24 CONC BLK-PAINT54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	12.0	1.00	1985	0	13,200	M16 COMMUNITY SHOP CTR	100 % N Y
2	12.0	1.00	1985	0	22,000	M16 COMMUNITY SHOP CTR	100 % N Y
3	12.0	1.00	1985	0	17,100	M16 COMMUNITY SHOP CTR	100 % N Y
4	12.0	1.00	1985	0	15,725	M16 COMMUNITY SHOP CTR	100 % N Y
5	10.0	1.00	1985	0		852 CAN CANOPY-ATTACHD	100 % N N
6	10.0	1.00	1985	0	4,358	CAN CANOPY-ATTACHD	100 % N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 3
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 1

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	122,461.00	SF	5	1985	3	0.0	0.0
159 PAV CONCRETE	3,988.00	SF	20	1985	3	0.0	0.0

Appraiser Notes

COLLEGE PARK PLAZA AS OF 11/7/2025

- 101- SHERWIN WILLIAMS PAINT.....1-2FX 1X
- 102- AARON RENTAL.....2-2FX
- 202- GREENBERG DENTAL.....3-2FX 24X
- 203- BEAUTY DEPOT OUTLET.....2-2FX 2X
- 204- BEAUTY DEPOT OUTLET.....1-2FX
- 205- BEAUTY DEPOT.....1-2FX
- 206- ROYAL ORCHID THAI CUISINE.....1-3FX 1-2FX 13X
- 207&208- LAVA SPORTS BAR.....2-2FX 6X
- 209- RENT A CENTER.....2-2FX 2X
- 301- KINGS CUTZ BARBER SALON.....1-2FX 2X
- 302- ADVANCE AMERICA.....1-3FX 1-2FX 3X
- 303- JAWS JUMBO BURGER.....2-4FX 9X (7X6 COL)
- 304- SUBWAY..... 1-3FX 1-2FX 5X
- 305- DOMINO`S.....2-2FX 7X
- 306- SUITE 306 CIGAR BAR.....1-5FX 1-2FX 3X
- 307 & 308- MARTINEZ MANGLARDI ATTORNEYS...2-2FX 2X
- 309- SAS SHOES.....1-2FX
- 401- RISING PHOENIX MARTIAL ARTS (2025).....2-2FX 8X (NII)
- 402- FLORIDA NO-FAULT /DIRECT GEN INS.....1-2FX
- 403- SMOCALA SMOKE & VAPE.....2-2FX
- 404- PREMIER NAILS & SPA.....2-2FX 6X
- 405- FOOT RELIEF.....1-2FX
- 405A- BODY PIERCINGD.....1-2FX 4X EST (2026)
- 406- POKE GO (2025).....2-2FX 10X

407- WING STOP.....2-2FX 10X
 408- MARIJUANA DOCTOR.....1-2FX 1X

ET ALS= DELAND TK PARTNERSHIP, ORMOND BEACH TK PARTNERSHIP,
 & ABSOLUTE DEVELOPMENT CORPORATION

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
HAR25-1002	10/17/2025	10/29/2025	LAVA SPORTS BAR MINI SPLIT
SGN25-0108	10/3/2025	10/6/2025	LAVA WINDOW FILM SGNS
ELE25-0722	9/16/2025	-	COLLEGE PARK 405A PANEL CO
ELE25-0762	8/28/2025	-	LAVA REPLACE 30 AMP
SITE24-0128	11/7/2024	-	NBG DEVELOPMENT POTHOLE REPAIR
TRE24-0126	10/21/2024	11/26/2024	REMOVAL OF DEAD PALM TREE
SGN24-0050	5/28/2024	5/30/2024	POKE GO WALL SIGN
ELE24-0227	5/28/2024	6/7/2024	CLEAR CHANNEL/ OFF-SITE SIGN/ELECTRIC
SGN22-0153	5/22/2024	6/17/2024	CLEAR CHANNEL / OFF-SITE SIGN
SITE23-0050	5/22/2024	7/10/2024	CLEAR CHANNEL / OFF-SITE SIGN
SGN23-0019	4/18/2023	-	ADVANCE AMERICA / WALL SIGN
BLD22-2872	12/12/2022	5/28/2024	LAVA SPORTS BAR/RENO
SGN22-0031	6/24/2022	-	WING STOP / SIGN
SITE21-0034	12/9/2021	12/27/2021	COLLEGE PARK / PKNG LOT REPAIR
BLD21-2171	11/15/2021	4/7/2022	WINGSTOP/ INT RENO
BLD21-1381	7/15/2021	11/24/2021	COLLEGE PARK / INTER RENO 406
BLD21-1335	6/2/2021	7/15/2021	CERTIFIED ASSOC/PARTITION WALLS
BLD20-2584	1/21/2021	4/20/2021	COLLEGE PARK / INT RENO
SGN20-0129	10/12/2020	-	RENT-A-CENTER / SIGN
SGN20-0080	7/10/2020	-	BEAUTY DEPOT/WALL SIGN
SGN19-0040	3/20/2019	-	WALL
SGN18-0095	8/29/2018	-	WALL
BLD18-0986	4/25/2018	-	REPAIR/RENOVATION/ #207/208 HITEK
SGN17-0040	4/6/2017	-	BOOST MOBILE/SIGN #A-405
SGN16-0140	3/8/2017	-	GREENBERG DENTAL WEST OCALA/WALL SIGN
BLD16-1360	10/11/2016	-	UNIT 202 INT RENO / GREENBERG DENTAL
BLD16-1142	9/28/2016	-	INT RENO UNIT 404
BLD16-0781	6/3/2016	6/20/2016	INT RENO UNIT 403
SGN15-0153	11/19/2015	-	ALLSTATE INSURANCE COMPANY/WALL SIGN
BLD15-1560	11/9/2015	-	MARTINEZ MANGLARDI INTERIOR RENO
BLD15-1112	8/3/2015	-	PIEDADS INTERIOR RENO
BLD15-1036	7/22/2015	-	PIEDADS INTERIOR RENO
BLD15-1037	7/16/2015	-	PIEDADS EARLY START
SGN15-0013	1/1/2015	2/17/2015	DOMINOS/WALL SIGN
SGN140044	3/3/2014	-	SHERWIN WILLIAMS SIGN
SGN13-0212	9/30/2013	-	DUNNELON WINE & SPIRITS / SIGN
BLD13-0096	2/14/2013	-	ASPHALT MODIFICATIONS
SGN13-0002	1/28/2013	-	SIGN GAMERS EDGE
SGN12-0192	8/10/2012	-	BANNER TREASUE ISLAND
SGN12-0193	8/10/2012	-	BANNER
SGN12-0144	5/29/2012	5/29/2012	TREASURE ISLAND / TEMPORARY 5/29/12 - 6/11/12
SGN12-0145	5/29/2012	5/29/2012	TREASURE ISLAND / TEMPORARY 6/12/12 - 6/26/12
SGN10-0099	5/27/2010	7/1/2010	SIGN #102
OC01493	10/9/2009	-	INT. RENO
OC00590	4/1/2008	-	RENOVATE 303
OC00241	2/1/2008	-	SEPARATE 302,303
OC00433	2/1/2006	4/1/2006	INT RENO #306
OCO2774	9/1/2005	-	FIRE SUPRESSION #303
OC00591	3/1/2005	-	PLANET WING HOUSE
OC00643	3/1/2004	5/1/2004	INT RENOVATION
OC00333	2/1/2004	-	REMOVE INT WALLS

OC01251	7/1/2003	8/1/2003	CMRA #206
OC01270	7/1/2003	7/1/2003	CMRA #404
OC01307	7/1/2003	-	DOMINO'S PIZZA
OC01706	11/1/2002	-	CMRA #403
OC01023	7/1/2002	8/1/2002	CMRA FASHION CENTS
OC00400	3/1/2002	3/1/2002	FIRE SPR #206
OC01849	11/1/2001	-	CMRA
OC01812	11/1/2001	-	CMRA
OC01390	9/1/2000	-	RE-ROOF
OC01082	7/1/2000	-	GATEWAY COMPUTER
OC01063	7/1/2000	-	FOUNDATION SHORE UP
OC01061	7/1/2000	-	INT DEMO
OC00662	5/1/2000	-	OFFICE WALL
OC01399	9/1/1999	-	CMRA
OC01110	6/1/1998	-	CMRA #302
OC01179	7/1/1997	-	CMRA
OC01464	10/1/1995	-	CMRA(ALTOGHTER BEAUTY)
OC01094	7/1/1995	-	CMRA
OC00613	4/1/1995	-	CMRA
OC00596	4/1/1995	-	CMRA
OC01038	6/1/1994	-	CMRA
OC00387	3/1/1994	-	CMRA
OC00522	4/1/1993	-	CMRA
OC01734	11/1/1992	-	BLDG 01= CMRA
OC01759	11/1/1992	-	BLDG 02= CMRA
OC01601	10/1/1992	-	BLDG 01= CMRA
OC01672	10/1/1992	-	BLDG 01= CMRA
OC01072	7/1/1992	-	BLDG01= COMM R A
OC00038	1/1/1992	-	BLDG01= COMM R A
OC01703	10/1/1991	-	BLDG01= COMM R A
OC01368	8/1/1991	-	BLDG01= COMM R A
OC01306	8/1/1991	-	BLDG01= COMM R A
OC00998	6/1/1991	-	BLDG01= COMM R A
OC01578	9/1/1990	-	RENOVATIONS
OC01561	9/1/1990	-	RENOVATIONS
OC02172	11/1/1989	-	INTERIOR RENOVATIONS
OC00425	3/1/1987	-	ADD
OC00450	3/1/1987	-	ADD
OC01792	11/1/1986	-	ADD
OC01483	9/1/1986	-	ADD
OC01582	9/1/1986	-	REMODEL
OC01361	8/1/1986	-	ADD
OC01224	7/1/1986	-	ADD
OC00795	5/1/1986	-	ADD
OC00398	3/1/1986	-	ADD
OC00426	3/1/1986	-	ADD BLDG 02
OC00492	3/1/1986	-	ADD
OC01303	9/1/1985	-	ADD
OC01214	8/1/1985	-	ADD
OC01132	8/1/1985	-	ADD
OC00615	5/1/1985	-	ADD
OC00183	2/1/1985	-	ADD
OC00189	2/1/1985	-	ADD
OC00188	2/1/1985	-	ADD
OC00198	2/1/1985	-	ADD
OC00199	2/1/1985	-	ADD
OC00193	2/1/1985	-	ADD
OC00192	2/1/1985	-	ADD
OC00190	2/1/1985	-	ADD
OC00191	2/1/1985	-	ADD
OC00194	2/1/1985	-	ADD

OC00196	2/1/1985	-	ADD
OC00200	2/1/1985	-	ADD
OC00197	2/1/1985	-	ADD
OC00187	2/1/1985	-	ADD
OC00184	2/1/1985	-	ADD
OC00186	2/1/1985	-	ADD
OC00185	2/1/1985	-	ADD
OC00195	2/1/1985	-	ADD
OC18455	10/1/1984	-	ADD
OC18452	10/1/1984	-	ADD
OC18454	10/1/1984	-	BLDG 01= SHOPPING CTR
OC18453	10/1/1984	-	BLDG 01= SHOPPING CTR

27.
58,450.00



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 02/24/2017 01:25:51 PM
FILE #: 2017017053 OR BK 6536 PGS 1181-1183
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$58450.00 MDS: \$0 INT: \$0

PREPARED BY:
Michelle Gonzalez
Akerman LLP
Three Brickell City Centre
98 Southeast Seventh Street, Suite 1100
Miami, Florida 33131



RECORD AND RETURN TO:
James Salter
Salter Feiber, P.A.
3940 NW 16th Blvd., Building B
Gainesville, FL 32625-7399

Property Appraiser's No.: Tax Folio No. _____

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED, made as of this 17th day of February, 2017, between **FWI 32 LLC**, a Delaware limited liability company (the "Grantor"), whose address is 197 Eighth Street, Suite 800, Boston, MA 02129, and **COLLEGE PARK PLAZA, LLC**, a Florida limited liability company (the "Grantee"), whose address is P.O. Box 358627, Gainesville, FL 32635.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, and by these presents does hereby grant, bargain, sell, and convey unto Grantee, its successors and assigns forever, that certain real property lying and being in the County of Marion, State of Florida, as more particularly described in Exhibit "A," attached hereto and made a part hereof (the "Property").

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, all conditions, restrictions, limitations and easements of record, and all zoning and other governmental regulations, without reimposing same.

To have and to hold the same in fee simple forever.

And Grantor does hereby fully warrant the title to the Property, subject as aforesaid, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

WITNESSES:

FWI 32 LLC, a Delaware limited liability company

By: 213 Associates, L.P., a Delaware limited partnership, its sole member

By: 213, Inc., a Delaware corporation, its sole general partner

Alysa M. Pesante
Print Name: Alysa M. Pesante
Donna Rinaudo
Print Name: DONNA RINAUDO

By: *Thomas J. Cannon, III*
Thomas J. Cannon, III, its President
and not Individually

STATE OF New York)
COUNTY OF New York)ss:

The foregoing instrument was acknowledged before me this 17 day of February, 2017 by Thomas J. Cannon, III, as President and not Individually of 213, Inc., a Delaware corporation, the sole general partner of 213 Associates L.P., a Delaware limited partnership, the sole member of FWI 32 LLC, a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or produced a valid driver's license as identification.

Domenica Rinaudo
Notary Public
Print name: _____
DOMENICA RINAUDO
Notary Public, State of New York
My commission expires: No. 01R16104357
Qualified in Kings County
Certificate Filed in Kings County
Commission Expires Jan. 20, 2020



Signature Page to Special Warranty Deed

EXHIBIT "A" TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

Lot 4, Block J, according to a revised portion of COLLEGE PARK SECOND ADDITION, as per plat thereof, recorded and filed in Plat Book H, Page 41 of the Public Records of Marion County, Florida less and except the following portion of said Lot 4:

Begin at the Easternmost corner of said Lot 4 and run North 48° 52' 05" West along the Northeastern boundary of said Lot 4, a distance of 225.00 feet; thence run South 41° 07' 55" West a distance of 23.00 feet; thence run South 48° 52' 05" East a distance of 225.00 feet; thence run North 41° 07' 55" East 23.00 feet to the point of beginning.

and

Lot 5, Block J, according to the recorded subdivision of COLLEGE PARK SECOND ADDITION, as per plat thereof recorded in Plat Book H, Pages 36 and 36A, 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
COLLEGE PARK PLAZA, LLC

Filing Information

Document Number	L16000214605
FEI/EIN Number	81-5121514
Date Filed	11/23/2016
Effective Date	01/01/2017
State	FL
Status	ACTIVE

Principal Address

3206 NW 57TH TERRACE
GAINESVILLE, FL 32635

Mailing Address

P.O.BOX 358627
GAINESVILLE, FL 32635

Registered Agent Name & Address

BOUGHANNAM, NIDAL
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

Authorized Person(s) Detail

Name & Address

Title MGR

BOUGHANNAM, NIDAL
P.O.BOX 358627
GAINESVILLE, FL 32635

Annual Reports

Report Year	Filed Date
2024	01/05/2024
2025	01/10/2025
2026	01/05/2026

Document Images

01/05/2026 -- ANNUAL REPORT	View image in PDF format
01/10/2025 -- ANNUAL REPORT	View image in PDF format
01/05/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/11/2019 -- ANNUAL REPORT	View image in PDF format
03/21/2018 -- ANNUAL REPORT	View image in PDF format
11/23/2016 -- Florida Limited Liability	View image in PDF format



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

REPEAT VIOLATOR

03/04/2026

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL. 32635-8627

COLLEGE PARK PLAZA LLC
BOUGHANNAM NIDAL (REGISTERED AGENT)
3206 NW 57TH TERRACE
GAINESVILLE, FL. 32606

Respondent(s) _____ /

Location of Violation: 3131 SW COLLEGE RD|2378-010-004

Case Number: ENV26-0072

Inspector Assigned: Robert Moore

Required Compliance Date: IMMEDIATELY

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
PROPERTY (TO INCLUDE ALL REAR AREAS) IS LITTERED WITH TRASH AND DEBRIS. DRAINAGE AREAS, DUMPSTER AREAS AND LOT NEEDS TO BE FREE AND CLEAR OF ALL TRASH AND DEBRIS. PLEASE CLEAN AREAS TO ACHIEVE COMPLIANCE WITH CITY CODE AND CONTACT INSPECTOR UPON COMPLETION TO SCHEUDULE RE-INSPECTION FOR COMPLIANCE.

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:

Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: ENV26-0072

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/05/2026 post the Notice of Violation & Public Hearing to the property, located at 3131 SW COLLEGE RD.
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.

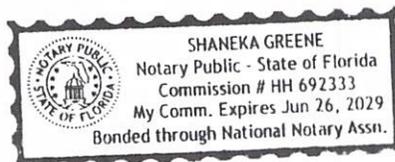
Dated: 03/05/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/05/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





**COLLEGE
PARK
PLAZA**

SMOOGALA
SMOKE & VAPE

**BODY
PIERCINGS** **SUBWAY**

SAS SHOES **WING-STOP**

**MARTINEZ
MANGLARDI**
Attorneys **MASSAGE**

OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY OF
OCALA ENFORCEMENT DIVISION

City of Ocala
Environmental Enforcement
3/6/2026 7:49 AM



OCCALA

CODE ENFORCEMENT 352-629-8309

DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION



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

REPEAT VIOLATOR

03/04/2026

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627

COLLEGE PARK PLAZA LLC
BOUGHANNAM NIDAL (REGISTERED AGENT)
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606

Respondent(s) _____

Location of Violation: 3131 SW COLLEGE RD|2378-010-004

Case Number: ENV26-0072

Inspector Assigned: Robert Moore

Required Compliance Date: IMMEDIATELY

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

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PROPERTY (TO INCLUDE ALL REAR AREAS) IS LITTERED WITH TRASH AND DEBRIS. DRAINAGE AREAS, DUMPSTER AREAS AND LOT NEEDS TO BE FREE AND CLEAR OF ALL TRASH AND DEBRIS. PLEASE CLEAN AREAS TO ACHIEVE COMPLIANCE WITH CITY CODE AND CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE.

Office DEPOT®

City of Ocala
Environmental Enforcement
3/6/2026 7:48 AM

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

CASE NO: ENV26-0072

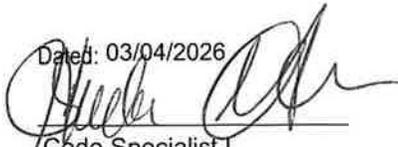
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 03/04/2026 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.

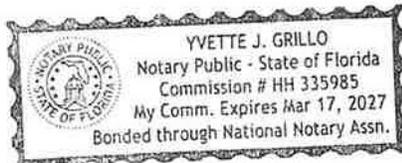
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/04/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/04/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV25-0263

vs.

**COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627**

**COLLEGE PARK PLAZA LLC
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606-6484**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **COLLEGE PARK PLAZA LLC, PO BOX 358627, GAINESVILLE, FL 32635-8627, AND COLLEGE PARK PLAZA LLC, 3206 NW 57TH TERRACE, GAINESVILLE, FL 32606-6484**, owner(s) in charge of the property described as: **3131 SW COLLEGE RD / 2378-010-004, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between October 20th, 2025, and December 10th, 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**.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **COLLEGE PARK PLAZA LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 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.
 - (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.) Pay the cost of prosecution of \$250.17 by January 1st, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida 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 11th day of December 2025.

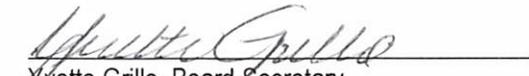
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

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: **COLLEGE PARK PLAZA LLC, PO BOX 358627, GAINESVILLE, FL 32635-8627, AND COLLEGE PARK PLAZA LLC, 3206 NW 57TH TERRACE, GAINESVILLE, FL 32606-6484**, this 11th day of December 2025.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON **JANUARY 8TH, 2026, AT 5:30 PM**, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD 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 INTIAL 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.

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV25-0263

COLLEGE PARK PLAZA LLC
PO BOX 358627
GAINESVILLE, FL 32635-8627

COLLEGE PARK PLAZA LLC
3206 NW 57TH TERRACE
GAINESVILLE, FL 32606-6484

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

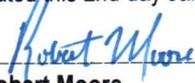
1. That on 12/11/2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 01/01/2026.
3. That a re-inspection was performed on 01/02/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

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

5. The prosecution costs of \$250.17 have been paid in full.

FURTHER, AFFIANT SAYETH NOT.

Dated this 2nd day January 2026



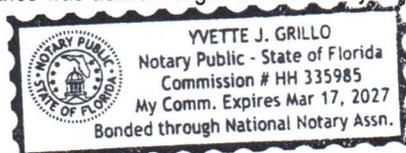
Robert Moore
Environmental Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 2nd day January 2026, who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 2nd day of January 2026.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



CITY OF OCALA
PUBLIC WORKS
SOLID WASTE

City of Ocala
Environmental Enforcement
3/23/2026 7:47 AM



City of Ocala
Environmental Enforcement
3/23/2026 7:47 AM



City of Ocala
Environmental Enforcement
3/23/2026 7:49 AM



City of Ocala
Environmental Enforcement
3/23/2026 7:49 AM



City of Ocala
Environmental Enforcement
3/23/2026 7:50 AM



City of Ocala
Environmental Enforcement
2/19/2026 8:08 AM



City of Ocala
Environmental Enforcement
2/19/2026 8:09 AM



City of Ocala
Environmental Enforcement
2/19/2026 8:10 AM



City of Ocala
Environmental Enforcement
2/19/2026 8:10 AM



CAUTION
NO HAZARDOUS
WASTES ACCEPTED

CAUTION CAUTION

TRASH ONLY
BASURA SOLAMENTE

City of Ocala
Environmental Enforcement
2/19/2026 8:10 AM