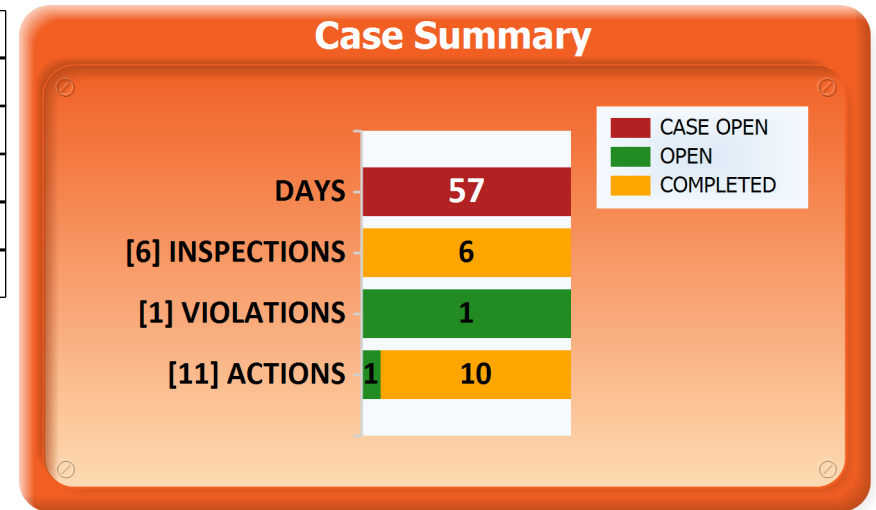


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0204

Description: DIRTY / UNMAINTAINED GREASE CONTAINER			Status: HEARING
Type: ENVIRONMENTAL		Subtype: GREASE TRAPS	
Opened: 8/13/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/7/2025
Site Address: 1420 NW 10TH ST OCALA, FL 34475			
Site APN: 25607-000-00		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/11/2025	9/11/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/11/2025	9/11/2025	NOVPH MAILED 9489 0090 0027 6697 0042 11 AL QANNAS MOHAMMAD 6420 SW 51ST CT OCALA, FL. 34474-5767
CONTACT	ROBERT MOORE	8/13/2025	8/13/2025	BUSINESS CARD LEFT AT BUSINESS WITH INSTRUCTIONS
CONTACT	ROBERT MOORE	9/12/2025	9/12/2025	SPOKE WITH EMPLOYEE WHILE POSTING PROPERTY - ADVISED OF ISSUES - REPLIED THAT HE UNDERSTOOD
EMAIL	ROBERT MOORE	8/13/2025	8/13/2025	EMAIL SENT TO BUSINESS ADVISING OF ISSUES AND REQUIREMENTS FOR ABATEMENT
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	ROBERT MOORE	9/12/2025	9/12/2025	NOVPH READY FOR POSTING

OFFICER POSTING	ROBERT MOORE	9/12/2025	9/12/2025	POSTED NOVPH
PREPARE NOTICE	SHANEKA GREENE	8/14/2025	8/14/2025	CLTO - COMP DATE 09/10/2025 THANK YOU PLEASE AND
PREPARE NOTICE	SHANEKA GREENE	9/11/2025	9/11/2025	NOVPH COMP DATE 10/02/2025 THANK YOU PLEASE AND
REGULAR MAIL	SHANEKA GREENE	8/14/2025	8/14/2025	CLTO MAILED (2)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	Find the Respondent(s) guilty of violating city code section(s): 34-98 and order to: 1.) (a) Clean the grease container and area around container fully and properly removing any animal or vegetable greases, oils or other offensive substances by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. 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 34-98 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 \$244.95 by November 6th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	AL QANNAS MOHAMMAD	6420 SW 51ST CT OCALA, FL 34474-5767			
RESPONDENT 1	AL QANNAS MOHAMMAD	6420 SW 51ST CT OCALA, FL 34474-5767			
RESPONDENT 2	MANHATTAN GYROS & SUBS	1420 NW 10TH ST OCALA, FL 34475			MANHATTANGYROS@GMAIL.COM

FINANCIAL INFORMATION

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0204

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						

Total Paid for CASE FEES: \$244.95 \$0.00

TOTALS: \$244.95 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	RSM	9/12/2025	9/12/2025	NON COMPLIANT		On 9-12-25, I posted the Notice of Violation & Public Hearing to the property. I completed/signed an affidavit of posting. Photos added and follow-up scheduled in accordance with the scheduled hearing.
FOLLOW UP	RSM	8/27/2025	8/27/2025	NON COMPLIANT	MID POINT STATUS CHECK	On 8-27-25, I conducted a status check on the property and noted the violation remained. Photos attached and follow-up scheduled.
FOLLOW UP	RSM	9/10/2025	9/10/2025	NON COMPLIANT	CLTO DATE	On 9-10-25, I checked and noted the the violation remained with no apparent efforts put forth. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were uploaded to the case and follow-up was scheduled accordingly.

FOLLOW UP	RSM	10/2/2025	10/2/2025	NON COMPLIANT	NOVPH COMPLIANCE DATE	On 10-2-25, I checked and noted the the violation remained with no apparent efforts put forth. Proceed to hearing . Photos were uploaded to the case and follow-up was scheduled accordingly.
HEARING INSPECTION	RSM	10/7/2025	10/7/2025	NON COMPLIANT		On 10-7-25, I checked the status of the issue and noted the grease container remained dirty and unmaintained. Photos attached and case to proceed to scheduled hearing for non-compliance.
INITIAL	RSM	8/13/2025	8/13/2025	NON COMPLIANT		On 8-13-254, I observed the grease container on the property (Manhattan Gyros & Subs) to be filthy. There was coagulated grease and food matter on its exterior with insects around. The business was closed at the time and I left business card noting the issue and requirements for abatement at the door to the restaurant. I additionally sent an email to the business advising of same. I submitted a request to Admin. to generate/mail a courtesy letter. Photos were taken/added to the report and follow-up was scheduled accordingly.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-98 MISCELLANEOUS NUISANCES	ROBERT MOORE	8/13/2025				DITY, NEGLECTED & UNMAINTAINED GREASE CONTAINER NEEDS TO BE CLEANED AND BE FREE AND CLEAR OF ALL EXTERIOR GREASE AND FOOD MATTER. NOTIFY OFFICER UPON COMPLETION TO AVOID FURTHER ENFORCMENT ACTION

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

THE CITY OF OCALA

CASE NO: ENV25-0204

Petitioner,

VS.

AL QANNAS, MOHAMMAD

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, ROBERT MOORE, 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	6	\$75.00

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:			

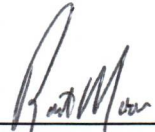
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$17.72	2	\$17.72

Total Costs: \$244.95

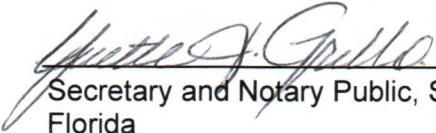
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

**STATE OF FLORIDA
COUNTY OF MARION**

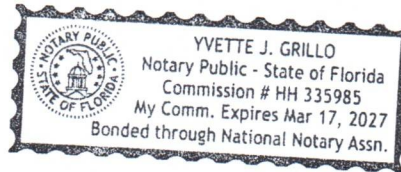


ROBERT MOORE
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by ROBERT MOORE 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

25607-000-00

[GOOGLE Street View](#)

Prime Key: 618918

[MAP IT+](#)

Current as of 8/13/2025

[Property Information](#)

AL QANNAS MOHAMMAD
6420 SW 51ST CT
OCALA FL 34474-5767

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 22

Acres: .29

Situs: 1420 NW 10TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$25,264
Buildings	\$89,633
Miscellaneous	\$6,378
Total Just Value	\$121,275
Total Assessed Value	\$121,275
Exemptions	\$0
Total Taxable	\$121,275

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$25,264	\$89,633	\$6,378	\$121,275	\$121,275	\$0	\$121,275
2023	\$25,264	\$94,999	\$6,378	\$126,641	\$126,641	\$0	\$126,641
2022	\$25,264	\$83,427	\$9,511	\$118,202	\$118,202	\$0	\$118,202

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4029/0343	05/2005	07 WARRANTY	8 ALLOCATED	U	I	\$160,000
1850/0125	07/1992	05 QUIT CLAIM	0	U	I	\$100
1336/1940	03/1986	07 WARRANTY	0	U	I	\$99,700
1146/0739	02/1983	07 WARRANTY	0	U	I	\$47,500
1068/1690	06/1981	07 WARRANTY	0	Q	I	\$37,000
0423/0413	06/1970	02 DEED NC	0	Q	I	\$55,000

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK D PAGE 083
WESTWOOD PARK 2ND ADD
A PORTION OF LOTS 1.2 BLK B DESC AS:
BEG AT A PT N 4.10 FT FROM SW COR OF LOT 2 TH

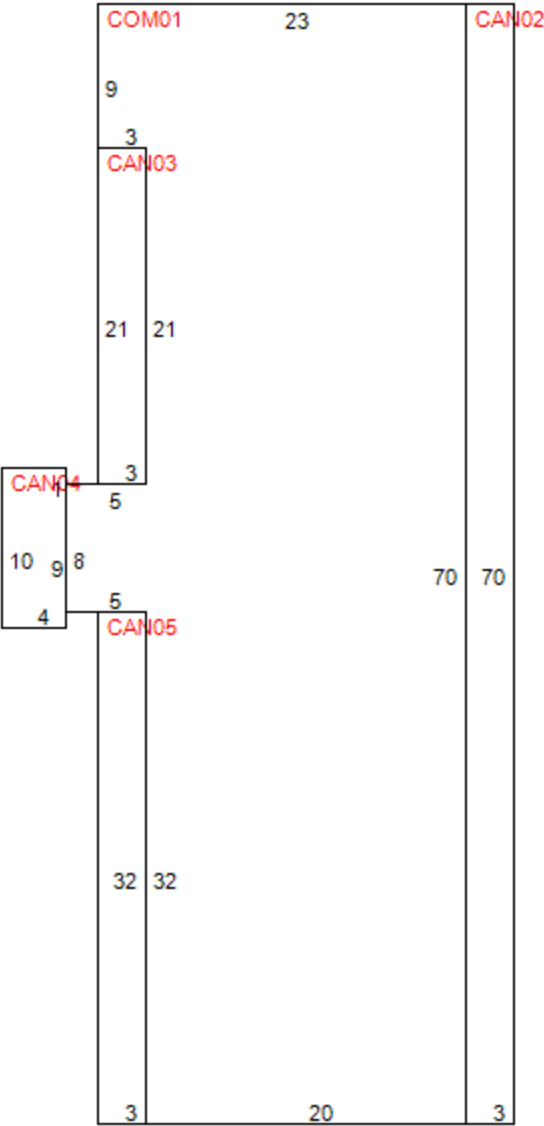
N ALONG W LINE OF LOT 2 99.50 FT TH N 89-47-48 E
127.57 FT TH S 00-26-37 E 99.86 FT TH S 89-55-16 W
128.34 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	2200	127.0	100.0	B4	12,632.00	SF						
Neighborhood 9968												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1
COM01=L23D9R3D21L5D8R5D32R20U70.
CAN02=R3D70L3U70.L23D9
CAN03=D21R3U21L3.D21L2
CAN04=U1L4D10R4U9.R5D8
CAN05=D32L3U32R3.



[Building Characteristics](#)

Structure 2 - STUD FRAME WOODMTL
Effective Age 6 - 25-29 YRS
Condition 3
Quality Grade 400 - FAIR
Inspected on 9/10/2020 by 117

Year Built 1982
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 196

Exterior Wall 34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1982	0	1,467	F22 FAST FOOD RESTAURANT	100 %	N	Y
2	8.0	1.00	1982	0	210	CAN CANOPY-ATTACHD	100 %	N	N
3	8.0	1.00	1982	0	63	CAN CANOPY-ATTACHD	100 %	N	N
4	10.0	1.00	1982	0	40	CAN CANOPY-ATTACHD	100 %	N	N
5	8.0	1.00	1982	0	96	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Apartment:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 2
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 7

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	9,438.00	SF	5	2020	3	0.0	0.0
159 PAV CONCRETE	100.00	SF	20	1982	5	0.0	0.0

Appraiser Notes

MANHATTAN GYRO'S & SUBS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD18-2436	11/19/2018	-	EXTERIOR STUCCO/PAINT/NEW WINDOWS
BLD18-2452	11/16/2018	-	EXTERIOR RENO/WINDOWS
OCO1538	6/1/2005	-	REPAIR GLASS
OC01229	8/1/1997	-	RE-ROOF
OC00766	5/1/1997	-	CMRA
OC00156	1/1/1997	-	CMRA
OC01003	6/1/1986	-	ADD
MC14610	7/1/1982	-	BLDG 01 = REMODELED

18.50
1120.00

THIS INSTRUMENT WAS PREPARED BY:

JOHN C. TRENTIELMAN, Attorney

207 N. Magnolia Avenue

Ocala, Florida 34475-6625

PARCEL NUMBER: 25607-000-00
& 25607-001-00



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 05/10/2005 01:35:48 PM

FILE #: 2005076996 OR BK 04029 PGS 0343-0344

RECORDING FEES 18.50

DEED DOC TAX 1,120.00



WARRANTY DEED

THIS INDENTURE, made the 9 day of MAY, 2005, between **THOMAS C. HOUCK, a/k/a T.C. Houck**, hereinafter called the grantor*, and **MOHAMMAD AL-QANNAS**,

whose mailing address is: P.O. Box 391404, Tampa, FL 33682

hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lots 1 & 2, Block B, West Wood Park, as per plat thereof recorded in Plat Book D, page 83, public records of Marion County, Florida. Except right of way for US Highway 27, (NW 10th Street).

The above described property being neither the homestead of nor contiguous to the homestead of the grantor herein.

And said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2005. **Grantor and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

J C T
John C. Trentelman
witness #1
Victoria N. McCue
Victoria N. McCue
witness #2

Thomas C. Houck (Seal)
THOMAS C. HOUCK
34505 Hammond Ln.
Eustis, FL 32736

STATE OF FLORIDA

COUNTY OF MARION

The foregoing instrument was acknowledged before me this 9 day of MAY, 2005, by Thomas C. Houck, a/k/a T.C. Houck, who furnished FLDL as ID, who did not take an oath.



JOHN C. TRENTELMAN
MY COMMISSION # DD 199443
EXPIRES: July 31, 2007
Bonded Thru Budget Notary Services

J C
Notary Public, State of Florida
MY COMMISSION EXPIRES: 7-31-07



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

8/14/2025

CASE NO: ENV25-0204

AL QANNAS MOHAMMAD
6420 SW 51ST CT
OCALA, FL. 34474-5767

MANHATTAN GYROS & SUBS (BUSINESS)
1420 NW 10TH ST
OCALA, FL. 34475

RE: 25607-000-00 | 1420 SW 10TH ST

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 9/10/2025

Violations:

SECTION 34-98 MISCELLANEOUS NUISANCES

DITY, NEGLECTED & UNMAINTAINED GREASE CONTAINER NEEDS TO BE CLEANED AND BE FREE AND CLEAR OF ALL EXTERIOR GREASE AND FOOD MATTER. NOTIFY OFFICER UPON COMPLETION TO AVOID FURTHER ENFORCMENT ACTION

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 officer 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.

ROBERT MOORE,
Code Enforcement Environmental Officer
352-274-3725 rsmoore@ocalafl.gov

Robert S. Moore

From: Robert S. Moore
Sent: Wednesday, August 13, 2025 11:28 AM
To: 'MANHATTANGYROS@GMAIL.COM'
Subject: ENV25-0204 1420 NW 10TH ST
Attachments: 8-13-25 009.JPG; 8-13-25 010.JPG

To whom it may concern,

The grease container on the property (Manhattan Gyros & Subs) is filthy with coagulated grease and food matter on its exterior. This has been a reoccurring incident and further repeated violations may lead to further enforcement action to include a Public Hearing and fines that may be incurred. Please clean & maintain the container and contact me when it has been completed.

Sincerely,

Robert Moore

Environmental Enforcement Officer

City of Ocala

Code Enforcement Division

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8309 office

Fax: (352) 629-8308

Email: rsmoore@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

09/12/2025

AL QANNAS MOHAMMAD
6420 SW 51ST CT
OCALA, FL. 34474-5767

Respondent(s) _____ /

Location of Violation: 1420 SW 10TH ST|25607-000-00

Case Number: ENV25-0204

Officer Assigned: Robert Moore

Required Compliance Date: 10/02/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 34-98 MISCELLANEOUS NUISANCES
DITY, NEGLECTED & UNMAINTAINED GREASE CONTAINER NEEDS TO BE CLEANED
AND BE FREE AND CLEAR OF ALL EXTERIOR GREASE AND FOOD MATTER. NOTIFY
OFFICER UPON COMPLETION TO AVOID FURTHER ENFORCMENT ACTION

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 – 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 Enforcement Officer
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: ENV25-0204

**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 09/12/2025 post the Notice of Violation & Public Hearing to the property, located at 1420 NW 10TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

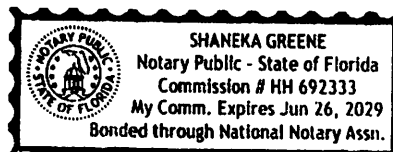
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 09/12/2025
Robert Moore
Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/12/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





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 (City Chambers)
110 SE Wolke Avenue Ocala, FL 34471

09/12/2025

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a repeat violation, and to levy a lien on the real and personal property of the respondent. If the respondent fails to comply with the order of the Board/Special Magistrate, the City of Ocala will initiate legal action to enforce the order. The respondent is notified that if the respondent fails to comply with the order of the Board/Special Magistrate, the City of Ocala will initiate legal action to enforce the order. The respondent is notified that if the respondent fails to comply with the order of the Board/Special Magistrate, the City of Ocala will initiate legal action to enforce the order.

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 the 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.

Respondent(s) _____

Location of Violation: 1420 SW 10TH ST|25607-000-00

Case Number: ENV25-0204

Officer Assigned: Robert Moore

Required Compliance Date: 10/02/2025

Public Hearing Date & Time: 10/09/2025 17:30

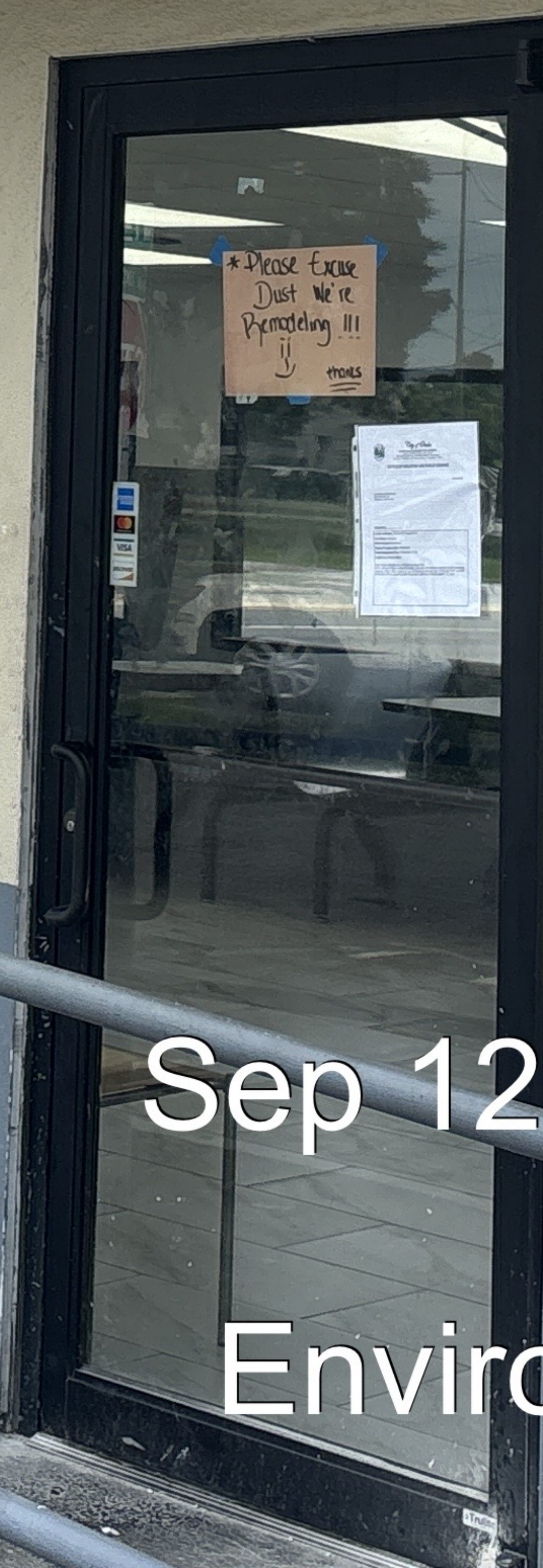
Violation(s) and How to Abate:

SECTION 34-98 MISCELLANEOUS NUISANCES
DIRTY, NEGLECTED & UNMAINTAINED GREASE CONTAINER NEEDS TO BE CLEANED
AND BE FREE AND CLEAR OF ALL EXTERIOR GREASE AND FOOD MATTER. NOTIFY
OFFICER UPON COMPLETION TO AVOID FURTHER ENFORCEMENT ACTION

Sep 12, 2025 at 10:16:34 AM
City of Ocala
Environmental Enforcement



MANHATTAN GYROS & SUBS
352-732-7332



Sep 12, 2025 at 10:16:43 AM
City of Ocala
Environmental Enforcement

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

CASE NO: ENV25-0204

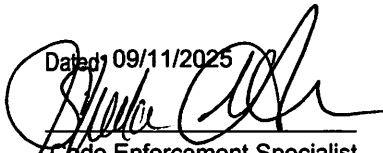
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 09/11/2025 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.

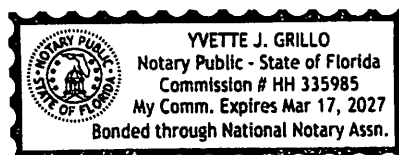
Dated: 09/11/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/11/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Oct 7, 2025 at 8:13:22 AM
City of Ocala
Environmental Enforcement



Oct 7, 2025 at 8:13:25 AM
City of Ocala
Environmental Enforcement



Oct 7, 2025 at 8:13:37 AM
City of Ocala
Environmental Enforcement



Oct 7, 2025 at 8:13:40 AM
City of Ocala
Environmental Enforcement



Oct 2, 2025 at 8:16:25 AM
City of Ocala
Environmental Enforcement



Oct 2, 2025 at 8:16:35 AM
City of Ocala
Environmental Enforcement



24-hour National Toll Free Number
(855) DAR-PRO1
DAR PRO
www.darpro.com

Oct 2, 2025 at 8:16:46 AM
City of Ocala
Environmental Enforcement



Oct 2, 2025 at 8:17:01 AM
City of Ocala
Environmental Enforcement



Oct 2, 2025 at 8:17:13 AM
City of Ocala
Environmental Enforcement



Oct 2, 2025 at 8:17:22 AM
City of Ocala
Environmental Enforcement



Aug 13, 2025 at 8:39:02 AM
City of Ocala
Environmental Enforcement



Aug 13, 2025 at 8:39:15 AM
City of Ocala
Environmental Enforcement



Aug 13, 2025 at 8:40:21 AM
City of Ocala
Environmental Enforcement



MANHATTAN GYROS & SUBS
352-732-7332

Aug 13, 2025 at 8:40:34 AM
City of Ocala
Environmental Enforcement



GREASE CONTAINER
FILTHY
CLEAN EXTERIOR
AND CALL
UPON COMPLETION

Aug 13, 2025 at 8:41:59 AM
City of Ocala
Environmental Enforcement



Aug 13, 2025 at 8:42:42 AM
City of Ocala
Environmental Enforcement