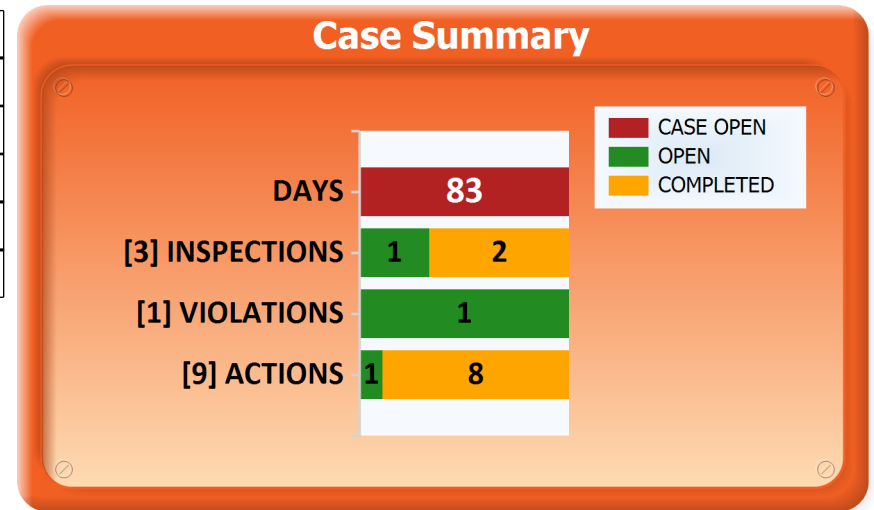


Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV26-0187

Description: LARGE TREE LIMBS/ TREE DEBRIS IN D.R.A.			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/15/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/7/2026
Site Address: 4905 E SILVER SPRINGS BLVD OCALA, FL 34470			
Site APN: 24245-001-04		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

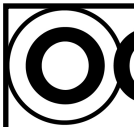
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	DMV FH SUBS LLC	1200 BRICKELL AVE STE 1480 MIAMI, FL 33131-4101			
RESPONDENT 1	DMV FH SUBS LLC	1200 BRICKELL AVE STE 1480 MIAMI, FL 33131-4101			
RESPONDENT 2	VADILLO, MANUEL J, ESQ.	1200 BRICKELL AVE STE 1480 MIAMI, FL 33131-4101			
RESPONDENT 3	FIREHOUSE SUBS	4905 E SLIVER SPRINGS BLVD. OCALA, FL 34470			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$36.90	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$118.93	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0187

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	4/15/2026				LARGE, FALLEN TREE LIMBS AND TREE DEBRIS IN DRAINAGE RETENTION AREA ON PROPERTY (FIREHOUSE SUBS) NEED TO BE REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.
---	--------------	-----------	--	--	--	--

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/15/2026	4/15/2026	COMPLETED		On 4-15-26, I observed downed limbs and tree debris inside of the drainage area on the property (Firehouse Subs). I made contact with the manager and advised her of the violations and requirements for compliance. I additionally furnished her with my business card with written instructions on what was required to clear the violation. I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for compliance and case closure. Photos were attached and follow-up was scheduled accordingly.
FOLLOW UP	RSM	5/18/2026	5/18/2026	COMPLETED	CLTO DATE	On 5-18-26, I checked the property relating to the previously sent courtesy letter. On this day, I noted the violation to remain. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were added and follow-up was scheduled accordingly.
HEARING INSPECTION	RSM	7/7/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
ENV26-0187

CONTACT	ROBERT MOORE	4/15/2026	4/15/2026	SPOKE WITH MANAGER (AMY 352-421-9546) ADVISED OF VIOLATION AND REQUIREMENTS FOR COMPLIANCE - STATED SHE WAS AWARE AND CALLS HAD BEEN MADE- LEFT BUSINESS CARD WITH INSTRUCTIONS FOR COMPLIANCE
PREPARE NOTICE	SHANEKA GREENE	4/16/2026	4/17/2026	CLTO COMP DATE 05/18/2026 DMV FH SUBS LLC VADILLO, MANUEL J, ESQ. (REGISTERED AGENT) 1200 BRICKELL AVE STE 1480 MIAMI FL 33131-4101 FIREHOUSE SUBS 4905 E SILVER SPRINGS BLVD. OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	4/17/2026	4/17/2026	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH MAILED 9489 0090 0027 6696 9951 07 DMV FH SUBS LLC VADILLO MANUEL L ESQ (REGISTERED AGENT) 1200 BRICKELL AVE STE 1480 MIAMI, FL. 33131-4101
PREPARE NOTICE	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH COMP DATE 06/18/2026 JULY HEARINGS
FIELD POSTING	ROBERT MOORE	5/22/2026	5/22/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY

STAFF RECOMMENDATION	JENNIPHER L BULLER	6/19/2026	6/29/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Clean the property grounds fully and properly removing any tree debris by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the property grounds, fully and properly removing any tree debris. 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 \$118.93 by August 13th, 2026. Non-compliance (Massey) hearing: 09/10/2026
HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		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

24245-001-04

[GOOGLE Street View](#)

Prime Key: 3668171

[MAP IT+](#)

Current as of 4/15/2026

[Property Information](#)

DMV FH SUBS LLC
1200 BRICKELL AVE STE 1480
MIAMI FL 33131-4101

[Taxes / Assessments:](#)

Map ID: 212

[Millage:](#) 1001 - OCALA

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

[PC:](#) 22

Acres: .69

Situs: 4905 E SILVER SPRINGS BLVD
OCALA

[2025 Certified Value](#)

Land Just Value	\$360,672
Buildings	\$293,558
Miscellaneous	\$11,186
Total Just Value	\$665,416
Total Assessed Value	\$665,416
Exemptions	\$0
Total Taxable	\$665,416

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$360,672	\$293,558	\$11,186	\$665,416	\$665,416	\$0	\$665,416
2024	\$360,672	\$261,699	\$11,216	\$633,587	\$633,587	\$0	\$633,587
2023	\$360,672	\$271,290	\$11,247	\$643,209	\$643,209	\$0	\$643,209

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8442/1522	10/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,100,000
6547/1769	03/2017	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$960,000
4973/0063	01/2008	09 EASEMNT	0	U	I	\$100
4973/0040	01/2008	09 EASEMNT	0	U	I	\$100
4973/0037	01/2008	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	V	\$440,000

[Property Description](#)

SEC 01 TWP 15 RGE 22
PLAT BOOK 011 PAGE 085
SHOPPES OF SILVER SPRINGS OUT PARCEL NO. 1
LOT 1
BEING MORE PARTICULARLY DESC AS FOLLOWS:

COM AT INTERSECTION OF W BDRY OF SEC 01 & NWLY ROW LINE OF SR 40
 TH N 53-46-20 E ALG ROW LINE 710.69 FT TO THE POB TH N 53-46-20 E
 176 FT TH N 36-13-40 W 172 FT TH S 53-46-20 W 175.03 FT TH
 S 35-54-10 E 172 FT TO THE POB

Parent Parcel: 24245-001-01

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	2200	.0	.0	SC	30,056.00	SF						
Neighborhood 9977												
Mkt: 2 70												

[Traverse](#)

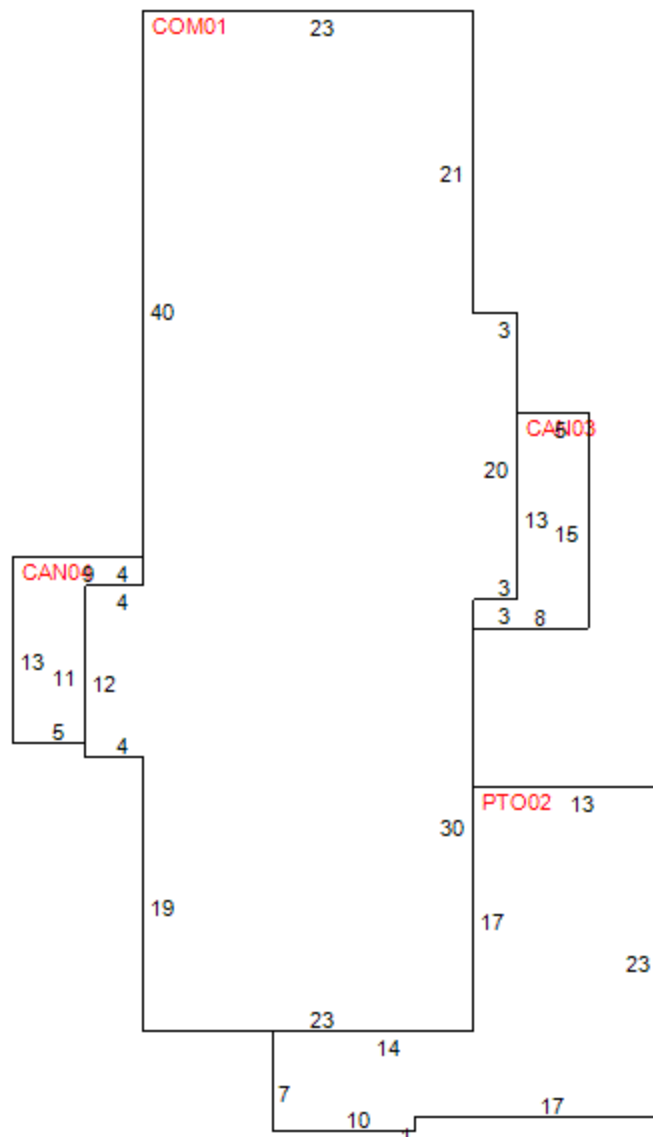
Building 1 of 1

COM01=U30R3U20L3U21L23D40L4D12R4D19R23.

PTO02=U17R13D23L17D1L10U7R14.U30

CAN03=R3U13R5D15L8U2.R3U20L3U21L23D40

CAN04=L4D11L5U13R9D2.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 7/24/2025 by 253

Year Built 2008
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 202

Exterior Wall 66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	14.0	1.00	2008	0	1,741	M22 FAST FOOD RESTAURANT	100 %	N	Y
2	1.0	1.00	2008	0	393	PTO PATIO	100 %	N	N
3	9.0	1.00	2008	0	81	CAN CANOPY-ATTACHD	100 %	N	N
4	9.0	1.00	2008	0	73	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 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
250 WALLS MASONRY	228.00	SF	50	2008	3	0.0	0.0
144 PAVING ASPHALT	9,940.00	SF	5	2008	3	0.0	0.0
159 PAV CONCRETE	650.00	SF	20	2008	3	0.0	0.0
159 PAV CONCRETE	2,148.00	SF	20	2008	5	0.0	0.0
117 FENCE IRON	46.00	LF	20	2008	3	0.0	0.0
116 FENCE VINYL	26.00	LF	99	2008	4	0.0	0.0

Appraiser Notes

FIREHOUSE SUBS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN25-0018	2/26/2025	-	FIREHOUSE SUBS SIGNS
ELE25-0046	1/13/2025	1/31/2025	FIREHOUSE SUB INT RENO ELE
HAR24-1585	1/2/2025	1/31/2025	FIREHOUSE SUBS WALKIN COOLER
PLM24-0855	12/20/2024	1/31/2025	FIREHOUSE SUBS SINK
BLD24-2475	12/5/2024	1/31/2025	FIREHOUSE SUB INT RENO
SGN10-0247	11/17/2010	11/19/2010	BANNER
SGN10-0240	11/4/2010	11/15/2010	FIREHOUSE SIGN
OC01192	9/30/2010	11/29/2010	INT RENOVATION
OC00858	5/1/2008	-	STONE VENEER
OC00226	4/1/2008	6/1/2008	STARBUCKS BUILD OUT
OC02319	3/1/2008	-	COM SHELL

Prepared by:

Manuel J. Vadillo, Esq.
Attorney at Law
Sanchez Vadillo LLP
3105 NW 107th Avenue, Suite 103
Doral, FL 33172
305-436-1410
File Number VC-23-00805

Return to:

Manuel J. Vadillo, Esq.
Attorney at Law
Sanchez Vadillo LLP
3105 NW 107th Avenue, Suite 103
Doral, FL 33172
305-436-1410

Parcel Identification Number: 24245-001-04

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of **October, 2024** between **Ocalasubs, LLC, LLC, a Florida limited liability company** whose post office address is **8911 Silverthorn Road, Largo, FL 33777**, the "Grantor", and **DMV FH Subs LLC, a Florida limited liability company** whose post office address is **1200 Brickell Avenue, Suite 1480, Miami, FL 33131** the "Grantee":

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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:

SEE EXHIBIT "A" ATTACHED HERETO

Physical Address: 4905 East Silver Springs Boulevard, Ocala, FL 34470

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

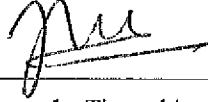
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2023**.

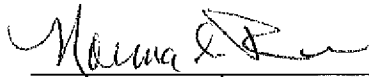
[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK. SIGNATURES TO FOLLOW.]

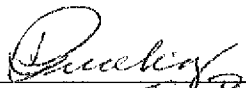
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

**Ocalasubs LLC,
a Florida limited liability company**

By: 
Panceendra Tirupathi, as Manager

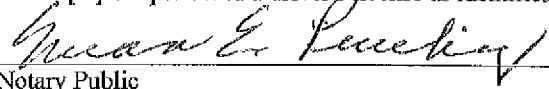

Witness Name: Norma Rivera
Witness Address: 1101 12th S.
Saint Petersburg FL
33705


Witness Name: S. Pinchong
Witness Address: 987 12th Ave S.
St. Petersburg FL 33705

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 4th day of October, 2024 by Panceendra Tirupathi, as Manager of Ocalasubs LLC, a Florida limited liability company, on behalf of the limited liability company, who ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]


Notary Public

Printed Name: Susan E. Pinchong

My Commission Expires: 02/16/2028

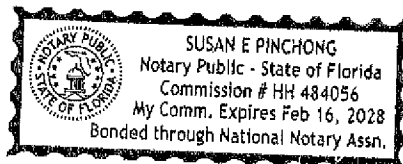


Exhibit "A"
Property Description

FEE SIMPLE:

Lot 1 of the SHOPPES OF SILVER SPRINGS OUT PARCEL NO. 1, according to the Plat thereof, as recorded in Plat Book 11, Page 85, of the Public Records of Marion County, Florida.

Also known as:

A PORTION OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID SECTION 1 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 710.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 176.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N36°13'40"W, 172.00 FEET; THENCE S53°46'20"W, 175.03 FEET; THENCE S35°54'10"E, 172.00 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 AND THE POINT OF BEGINNING.

EASEMENT:

Together with beneficial easement rights arising under the Amended and Restated Parking and Access Easement filed of record on April 5, 2006, in Official Records Book 4396, Page 18, as affected by that certain Ratification of Amended and Restated Parking and Access Easement Agreement recorded in Official Records Book 4973, Page 63, Public Records of Marion County, Florida.

Together with beneficial easement rights arising under the Easements for Reciprocal Access, Parking, Retention Pond and Tie-In to Sanitary Sewer filed of record on January 30, 2008, in Official Records Book 4973, Page 40, 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
DMV FH SUBS LLC

Filing Information

Document Number	L24000413614
FEI/EIN Number	APPLIED FOR
Date Filed	09/23/2024
State	FL
Status	ACTIVE

Principal Address

1200 BRICKELL AVE
SUITE 1480
MIAMI, FL 33131

Mailing Address

1200 BRICKELL AVE
SUITE 1480
MIAMI, FL 33131

Registered Agent Name & Address

VADILLO, MANUEL J, ESQ.
1200 BRICKELL AVE
SUITE 1480
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

MUGNAI, DANIELE
1200 BRICKELL AVE SUITE 1480
MIAMI, FL 33131

Title MGR

VADILLO, MANUEL J
1200 BRICKELL AVE SUITE 1480
MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2025	04/26/2025
Document Images	
04/26/2025 -- ANNUAL REPORT	View image in PDF format
09/23/2024 -- Florida Limited Liability	View image in PDF format



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

4/17/2026

CASE NO: ENV26-0187

DMV FH SUBS LLC
VADILLO MANUEL J ESQ (REGISTERED AGENT)
1200 BRICKELL AVE STE 1480
MIAMI, FL. 33131-4101

FIREHOUSE SUBS (BUSINESS)
4905 E SILVER SPRINGS BLVD
OCALA, FL. 34470

RE: 24245-001-04 | 4905 E SILVER SPRINGS BLVD OCALA, FL.

Dear Property Owner:

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

Compliance Requested on or before: 5/18/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
LARGE, FALLEN TREE LIMBS AND TREE DEBRIS IN DRAINAGE RETENTION AREA ON PROPERTY (FIREHOUSE SUBS)
NEED TO BE REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE. CONTACT INSPECTOR UPON COMPLETION TO
SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

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

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

ROBERT MOORE,
Code Environmental Inspector
352-274-3725 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

05/22/2026

DMV FH SUBS LLC
VADILLO MANUEL L ESQ (REGISTERED AGENT)
1200 BRICKELL AVE STE 1480
MIAMI, FL. 33131-4101

Respondent(s) _____ /

Location of Violation: 4905 E SILVER SPRINGS BLVD|24245-001-04

Case Number: ENV26-0187

Inspector Assigned: Robert Moore

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
LARGE, FALLEN TREE LIMBS AND TREE DEBRIS IN DRAINAGE RETENTION AREA ON
PROPERTY (FIREHOUSE SUBS) NEED TO BE REMOVED TO ACHIEVE COMPLIANCE
WITH CITY CODE. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE
RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

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: ENV26-0187

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 05/22/2026 post the Notice of Violation & Public Hearing to the property, located at 4905 E SILVER SPRINGS BLVD.
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.

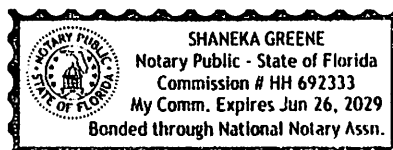
Dated: 05/22/2026

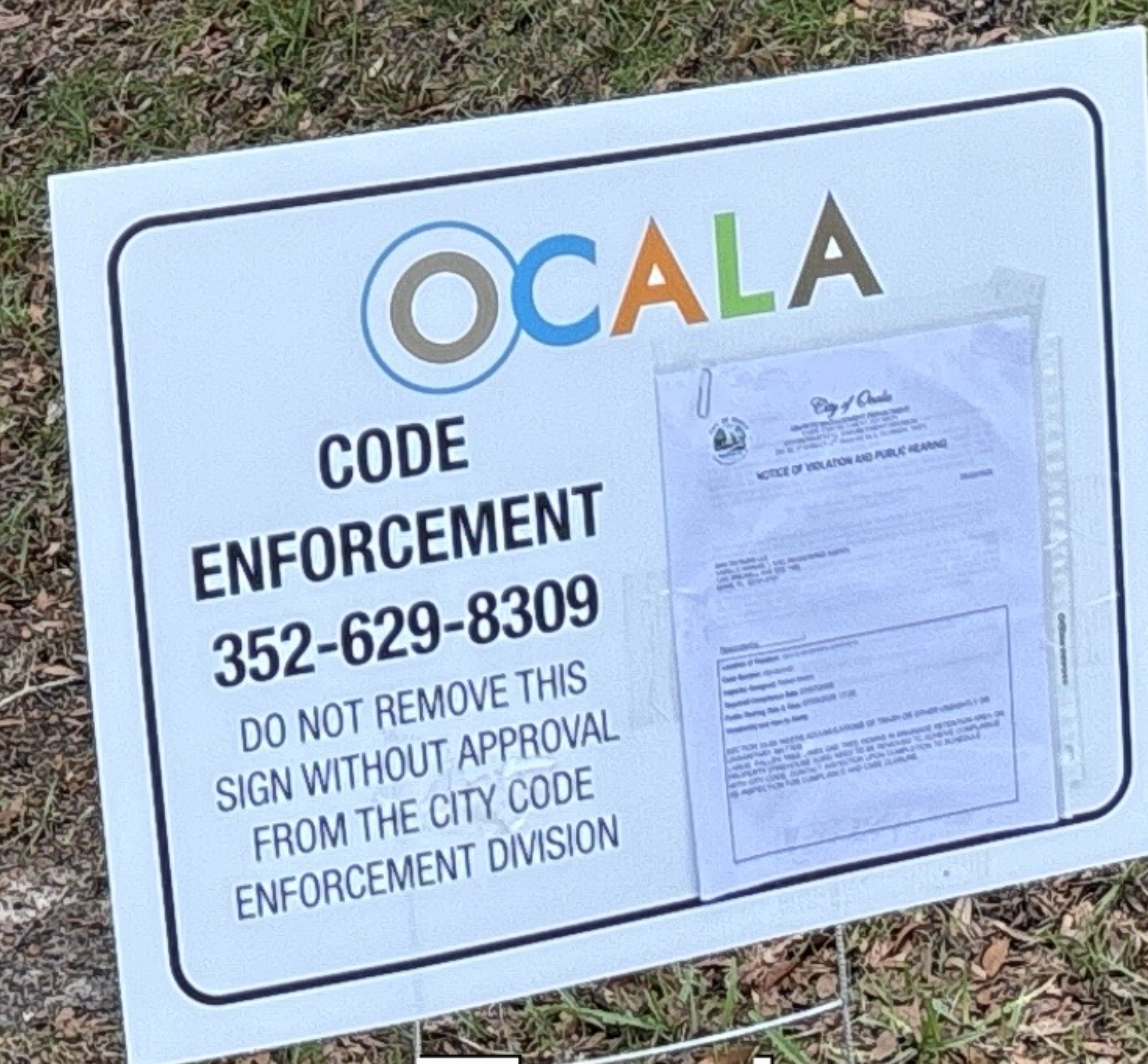
Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/22/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida

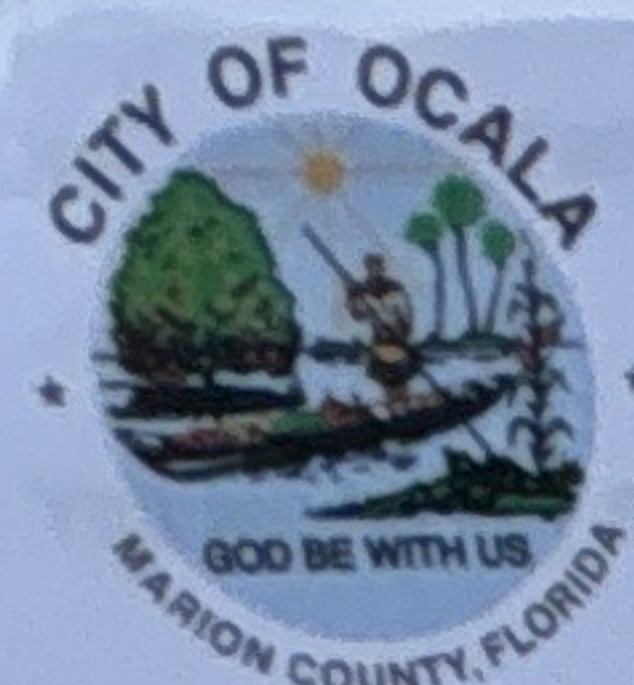




City of Ocala
Environmental Enforcement
May 22, 2026
01:25:43 PM



EMENT
9-8309
REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
EMENT 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

05/22/2026

DMV FH SUBS LLC
VADILLO MANUEL L ESQ (REGISTERED AGENT)
1200 BRICKELL AVE STE 1480
MIAMI, FL 33131-4101

Respondent(s) _____ /

Location of Violation: 4905 E SILVER SPRINGS BLVD 24245-001-04

Case Number: ENV26-0187

Inspector Assigned: Robert Moore

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
LARGE, FALLEN TREE LIMBS AND TREE DEBRIS IN DRAINAGE RETENTION AREA ON
PROPERTY (FIREHOUSE SUBS) NEED TO BE REMOVED TO ACHIEVE COMPLIANCE
WITH CITY CODE. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE
RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

City of Ocala
Environmental Enforcement
May 22, 2026
01:25:33 PM

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

CASE NO: ENV26-0187

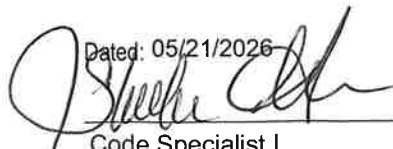
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/21/2026 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.

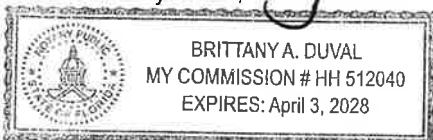
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/21/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/21/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
May 18, 2026
09:54:17 AM



City of Ocala
Environmental Enforcement
May 18, 2026
09:54:44 AM



City of Ocala
Environmental Enforcement
4/15/2026 11:17 AM



City of Ocala
Environmental Enforcement
4/15/2026 11:18 AM



City of Ocala
Environmental Enforcement
4/15/2026 11:18 AM



**TREE DEBRIS IN
DRAINAGE AREA**

E SILVER SPRINGS BLVD
ROAD AHEAD