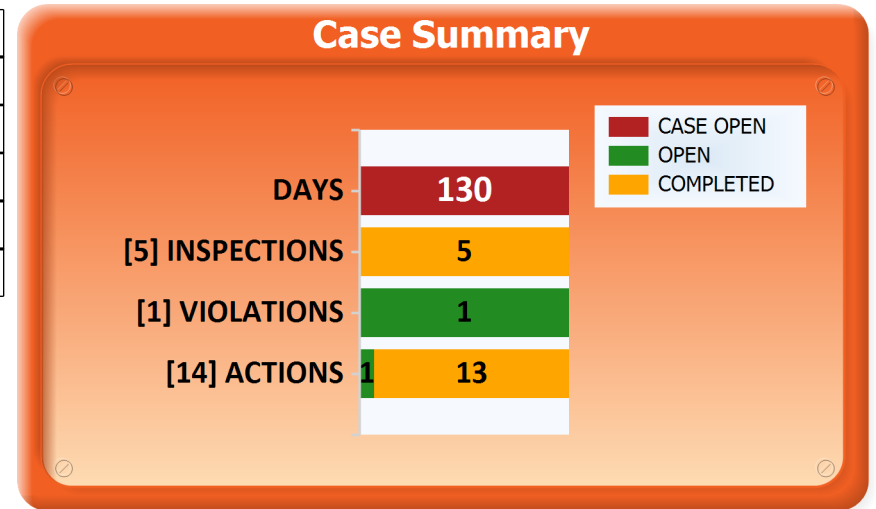


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1310

Description:		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 12/29/2025	Closed:	Last Action: 5/14/2026	Flw Up: 5/1/2026
Site Address: 2135 NW 1ST AVE UNIT 31 OCALA, FL 34475			
Site APN: 25116-004-00		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	TALASHA KING	2135 NW 1ST AVE OCALA, FL	(352)346-2139		
OWNER	GREEN OCALA PLACE LLC	13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036			
REGISTERED AGENT	RODRIGUEZ,MELO, FRANCISCO	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
RESPONDENT 1	GREEN OCALA PLACE LLC	C/O RAY BORR / Rodriguez Melo, Francisco (REGISTERED AGENT) NORTH MIAMI, FL 33181-2036			
RESPONDENT 2	RODRIGUEZ MELO, FRANCISCO	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
RESPONDENT 3	BRICK NINE, LLLP	13499 BISCAYNE BLVD M8 NORTH MIAMI, FL 33181			
TENANT	TALASHA KING	2135 NW 1ST AVE OCALA, FL	(352)346-2139		

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1310

FINANCIAL INFORMATION

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	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$218.47	\$0.00						
TOTALS:			\$218.47	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	12/30/2025				Please repair any outlets throughout the unit (the outlet should supply electric and should not wiggle or move when plugging a device in or removing a device from out of the outlet). Repair any holes of the interior wall to the residence. Fill in any gaps or holes of framing to door. Ensure that windows can be easily opened and closed.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						On 12/30/2025, I have responded out to the property in reference to a citizen's complaint received about a power strip that is powering her refrigerator and her stove. I have met the tenant, and she has informed me that earlier that day, the management team removed the power strip. She

INITIAL	SMS	12/30/2025	12/30/2025	NON COMPLIANT	<p>has explained to me that she has been having issues in her apartment when it comes to the electricity. There has been times where she has lost her food in the refrigerator after the electric trips. She is afraid to cook with the gas stovetop due to prior issues with the outlet (such as sparks). She also mentioned that she has seen her hallway lights flickering, her internet randomly turning off (with cut of electricity), and how sometimes the A/C will turn other items on or off in the household. At the time of inspection, I did not observe any of the stated issues (or signs of a present issue like a burning smell, burnt outlet, etc). A few outlets were tested. I did notice that sometimes, the outlet will wiggle and move when removing a plug from out of the outlet. In addition to this, it appears that a cosmetic portion of the door was lifting. Along with this, there were some minor holes (cosmetic) to the interior wall of the unit. She has also stated that there were issues with the windows (they become stuck). I have informed her that if these issues arise (such as the flickering lights) to record the incidents. I have then spoken to the management on-site, and informed them of my findings. The manager has informed me that they will look into these issues. They have produced an in-voice from a licensed electrician that inspected her unit (they did not charge them for any services other than the service call for they did not find anything at that time). They have informed me that one of the tenant's children (which the tenant also admitted), that they stuck a plug in into the wall, and that prior had caused an issue (there was a keychain attached to the plug in that had a piece of metal). They sent an electrician out there, and they did not find anything on that date. They will address the outlets that move when removing a plug along with the wall and frame of</p>
---------	-----	------------	------------	---------------	---

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-1310

						door. I also mention that the tenant informed me of the windows, to which the management team has informed me that they had a few service requests about the windows the past few months (and may be possible that someone is pushing against the windows to make them stuck). They also will be addressing this. View attachments. Set inspection to monitor progress.
FOLLOW UP	SKN	2/3/2026	2/3/2026	NON COMPLIANT		FOLLOW-UP WITH ON-SITE MANAGER (IN OFFICE NEAR MAILBOX) FOR UPDATE ABOUT UNIT. I spoke to the tenant, and she stated the electrical was fixed by an electrician, but the other issues remain. I followed up and tried to locate the on-site manager. The tenant stated she was away on a family emergency. I will follow up in a week to see if she has returned. Follow up scheduled.
FOLLOW UP	SKN	2/20/2026	2/20/2026	NON COMPLIANT		I followed up and found the apartment in the same condition as the initial inspection. The tenant stated an electrician came by and repaired the panel, although there are still sparks that come out of outlets from time to time. An NOVPH will be sent.
HEARING INSPECTION	SKN	3/23/2026	3/23/2026	COMPLETED		I completed my hearing inspection and spoke to the tenant. The violations remain with windows sticking and wont open and electrical problems including outlets that spark when appliances get plugged.
COMPLIANCE	SKN	5/1/2026	5/1/2026	COMPLETED		MASSEY INSPECTION I spoke to the tenant and she stated the owner has not responded or done any of the repairs.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
-----------------	------------	-------------	-----------------	-------

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1310

COMPLAINT RECEIVED	YVETTE J GRILLO	12/29/2025	12/29/2025	COMPL ADVISED OF ELECTRICAL ISSUES IN HER APT WITH THE OUTLETS AND HER FRIDGE AND STOVE ARE CONNECTED TO A SURGE PROTECTOR STRIP INSTEAD OF INTO THE WALL. SHE HAS COMPLAINED TO LANDLORD ABOUT SURGE PROTECTOR TRIPPING AND HER FOOD IN FRIDGE SPOILING AND SHE HAS TO REPLACE IT.
ADMIN POSTING	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6696 9852 38 GREEN OCALA PLACE LLC C/O RAY BORR RODRIGUEZ MELO FRANCISCO (REGISTERED AGENT) 13499 BISCAYNE BLVD STE M8 NORTH MIAMI, FL. 33181-2036
PREPARE NOTICE	SHANEKA GREENE	2/23/2026	2/23/2026	NOVPH GREEN OCALA PLACE LLC 13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036 REEN OCALA PLACE LLC C/O RAY BORR / Rodriguez Melo, Francisco (REGISTERED AGENT) 13499 BISCAYNE BLVD STE M 8 NORTH MIAMI, FL 33181-2036
OFFICER POSTING	STEPHEN KNIGHT	2/24/2026	2/24/2026	NOVPH READY FOR POSTING The NOVPH was posted on the wall by the door.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for minimum electrical requirements, windows, interior floors, walls, and ceilings by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.</p> <p>2.) Pay the cost of prosecution of \$218.47 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
CONTACT	STEPHEN KNIGHT	3/23/2026	3/23/2026	I left a VM for the tenant, regarding the issues in her unit.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	3/30/2026	3/30/2026	FOF FOF has been posted.

Case Details - No Attachments

City of Ocala

Case Number
CE25-1310

CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	FOF 91 7199 9991 7039 7931 6096 GREEN OCALA PLACE LLC C/O RAY BORR 13499 BISCAYNE BLVD STE M8 NORTH MIAMI, FL. 33181-2036
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0312 24 GREEN OCALA PLACE LLC C/O RAY BORR 13499 BISCAYNE BLVD STE M 8 NORTH MIAMI FL 33181-2036
FIELD POSTING	STEPHEN KNIGHT	4/30/2026	4/30/2026	NON COMP HEARING NOTICE READY FOR POSTING The NON COMP has been posted by the front door.
MASSEY	YVETTE J GRILLO	5/14/2026		

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: CE25-1310

**To: GREEN OCALA PLACE LLC
C/O RAY BORR
13499 BISCAYNE BLVD STE M 8
NORTH MIAMI FL 33181-2036**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **2135 NW 1ST AVE UNIT 31**, Ocala, Florida, **25116-004-00** Legal Description **SEC 05 TWP 15 RGE 22 COM AT THE NE COR OF SW 1/4 OF SW 1/4 TH N 89-26-48 W 663.35 FT TH S 01-03-35 W 592 FT TH N 89-26-48 W 750 FT FOR THE POB TH S 01-03-35 W 300 FT TH S 89-26-48 E 750 FT TH N 01-03-35 E 300 FT TH N 89-26-48 W 750 FT TO THE POB** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **5/14/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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

Signed this 27th day of April 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board



City of Ocala
Code Enforcement Division
4/30/2026 9:47 AM



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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: CE25-1310

To: **GREEN OCALA PLACE LLC
C/O RAY BORR
13499 BISCAYNE BLVD STE M 8
NORTH MIAMI FL 33181-2036**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that the property described as, **2135 NW 1ST AVE UNIT 31, Ocala, Florida, 25116-004-00** Legal Description **SEC 05 TWP 15 RGE 22 COM AT THE NE COR OF SW 1/4 OF SW 1/4 TH N 89-26-48 W 663.35 FT TH S 01-03-35 W 592 FT TH N 89-26-48 W 750 FT FOR THE POB TH S 01-03-35 W 300 FT TH S 89-26-48 E 750 FT TH N 01-03-35 E 300 FT TH N 89-26-48 W 750 FT TO THE POB** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **5/14/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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

City of Ocala
Code Enforcement Division
4/30/2026 9:47 AM

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

CASE NO: CE25-1310

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/29/2026 post the Notice of Non-Compliance Hearing to the property, located at 2135 NW 1ST AVE UNIT 31.
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.

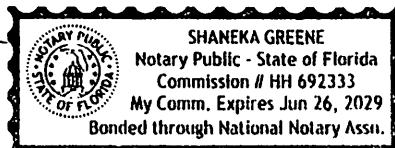
Dated: 04/29/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/29/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


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

CASE NO: CE25-1310

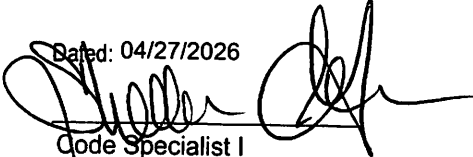
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

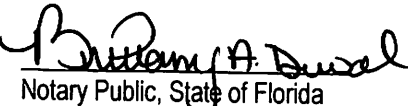
1. I did on 04/27/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

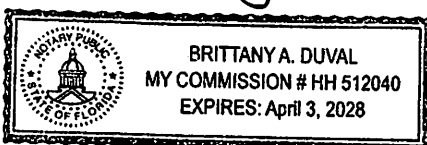
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1310

GREEN OCALA PLACE LLC
C/O RAY BORR
13499 BISCAYNE BLVD STE M 8
NORTH MIAMI FL 33181-2036
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

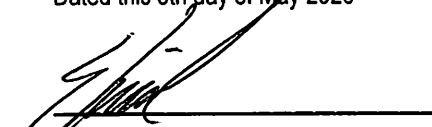
BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on March 25th 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, April 30th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 82-151.
4. Prosecution costs of \$218.47 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

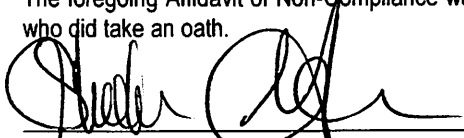
Dated this 5th day of May 2026



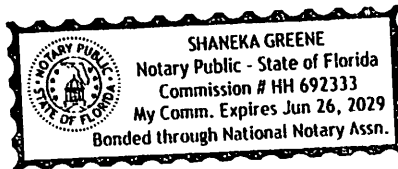
Stephen Knight
Code Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

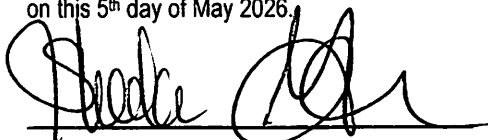
The foregoing Affidavit of Non-Compliance was acknowledged before me this 5th day of May 2026 by Stephen Knight who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 5th day of May 2026.



Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida


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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-1310

vs.

GREEN OCALA PLACE LLC
C/O RAY BORR
13499 BISCAYNE BLVD, STE M8
NORTH MIAMI, FL 33181-2036
Respondents /


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/02/2026 02:59:41 PM
FILE #: 2026041529 OR BK 8870 PGS 966-967
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **GREEN OCALA PLACE LLC, C/O RAY BORR**, owner(s) in charge of the property described as **25116-004-00 / 2135 NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between December 30th, 2025, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **GREEN OCALA PLACE LLC, C/O RAY BORR**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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.

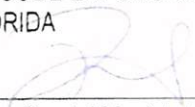
III. ORDER:

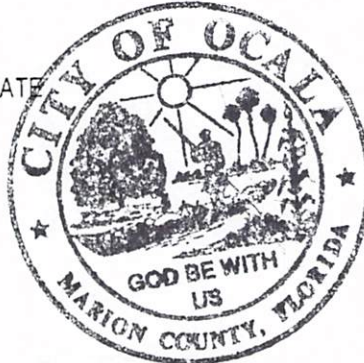
- A. Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:
 - 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for minimum electrical requirements, windows, interior floors, walls, and ceilings by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;
 - (b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, subsection (c) shall apply.
 - (c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.
- 2.) Pay the cost of prosecution of \$218.47 by April 30th, 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 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
 OCALA, FLORIDA


 Ryan C. Fong, Special Magistrate
 Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY
 FOREGOING TO BE A TRUE
 AND ACCURATE COPY
 DEPUTY CITY CLERK

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: GREEN OCALA PLACE LLC, C/O RAY BORR, & RODRIGUEZ MELO, FRANCISCO, 13499 BISCAYNE BLVD, STE M8, NORTH MIAMI, FL 33181-2036, this 27 day of March 2026.


 Yvette Grillo, Secretary
 Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON MAY 27TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.

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

CASE NO: CE25-1310

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Final Administrative Order to the property, located at 2135 NW 1ST AVE, OCALA.
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.

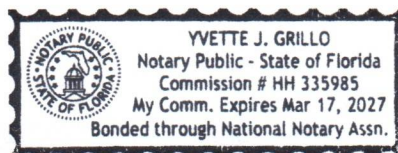
Dated: 03/30/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


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

CASE NO: CE25-1310

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/27/2026 post the Final Administrative Order 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.

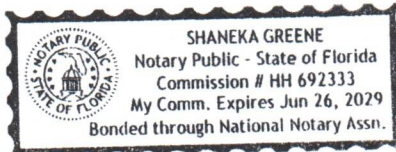
Dated: 03/27/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/23/2026 3:37 PM



City of Ocala
Code Enforcement Division
3/23/2026 3:37 PM