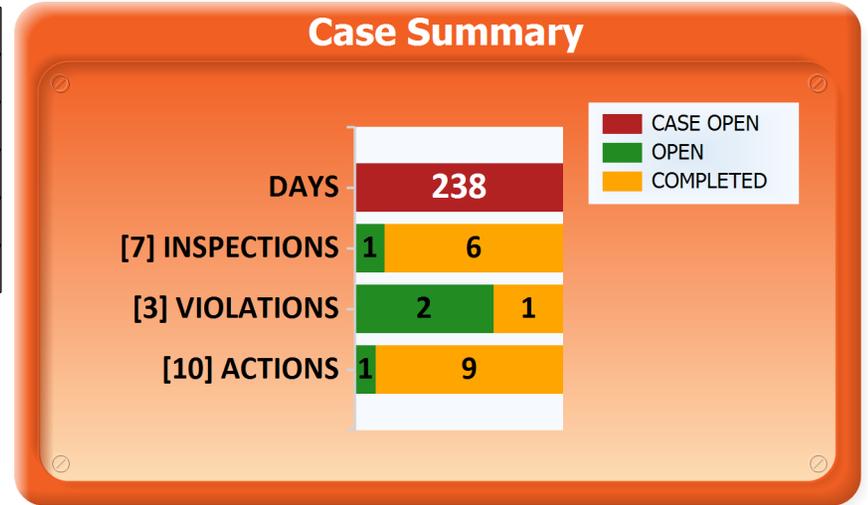


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

Description: BTR and sign w/o permits and permitted uses.		Status: HEARING	
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 7/15/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/9/2026
Site Address: 5801 W HWY 40 UNIT 2 OCALA, FL 34482			
Site APN: 2303-012-088		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	Angela Montgomery	7865 W Hwy 40 Ocala, fl 34482	(352)816-6312		
OWNER	HANUMANT FIVE LLC	12210 SW ARCHER RD ARCHER, FL 32618-5926			
RESPONDENT 1	HANUMANT FIVE LLC	12210 SW ARCHER RD ARCHER, FL 32618-5926			
RESPONDENT 2	DEES SMOKE AND NOVELTY	51801 W HIGHWAY 40 UNIT #2 OCALA, FL 34482			
RESPONDENT 3	PATEL, HIMANSHUKUMAR	16449 SW ARCHER ROAD ARCHER, FL 32618			

FINANCIAL INFORMATION

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

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	\$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	7	\$87.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$293.63	\$0.00						
TOTALS:			\$293.63	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 62-62 TAX CERTIFICATE REQUIRED	OSIAS FERREIRA	7/15/2025				Obtain a BTR (Business Tax Certificate)
SECTION 110-52 SIGN WORK TO BE DONE BY LICENSED CONTRACTOR AND EXCEPTIONS	OSIAS FERREIRA	7/15/2025	12/8/2025		COMPLIED	Obtain a permit for the business sign on the wall.
SECTION 122-583 PERMITTED USES B-1	OSIAS FERREIRA	7/15/2025				Unpermitted uses for B-1, the sale of adult content and entertainment is not permitted. Also the sale of E-Cigarettes are not permitted under this section and zoning of this property. Contact the zoning department.

INSPECTIONS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	OSF	8/15/2025	8/15/2025	NON COMPLIANT		On 8/15/2025 I did a follow up and observed that they have submit an application for the BTR25-0502 that it was denied, they have submitted an SE25-0004 Special Exception. Also I spoke with the property owner and he told me he is personally looking for a GC that will be submitting the signs permits.
INITIAL	OSF	8/15/2025	8/15/2025	NON COMPLIANT		On 7/14/2025 I received a complaint for this store selling adult content and adult entertainment toys. Also operating their business without a BTR. Upon more investigation it was determined that this property is zoned B-1 and the sell of these items are not allowed within this zoning, including E-Cigarettes, not allowed. At the time of my visit to the property the owner of the business was not there and I spoke with a worker Kyle. He then put me in contact with the owner Abby who called me from 352-474-9517 and we spoke a little bit about his BTR and the need to obtain one. At this time of the conversation I did not have all the facts of the permitted uses, I will send a CLTO to them to inform them of the violations, and I will follow up with a phone call to his personal number.
FOLLOW UP	OSF	9/18/2025	9/18/2025	NON COMPLIANT		On 9/18/2025 I did a follow up and I met with the property owner/manager Abby. We discussed all the violations at the property and individual units. He told me he is in the process of going to a hearing for the exemption and the approval for them to be able to have this done. He also told me the signs are going to be removed and replace with new ones and permits will be applied for.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

FOLLOW UP	OSF	10/30/2025	10/30/2025	NON COMPLIANT	On 10/30/2025 I did a follow up for the case and the SE25-0004 Special Exemption is not finalized yet, and the new signs and permits are not in yet. The last conversation I had with the owner I made it clear that they need permits for the new signs that would be installed in the future. I will continue to monitor the case to ensure they get the correct paperwork, the BTR25-0502 was denied pending on the Exemption.
FOLLOW UP	OSF	12/8/2025	12/8/2025	NON COMPLIANT	On 12/8/2025 I did a follow up for the case and called the owner at 352-474-9517. At this time he did not answer so I left a message. They have a special exemption on file but it has not been approved yet. Also the sign was removed, the last conversation I had with the owner he told me a new sign was going to be up with permits approved. I will reach out to zoning to investigate about the exemption.
FOLLOW UP	OSF	1/20/2026	1/20/2026	NON COMPLIANT	On 1/20/2026 I did a follow up and they have not done anything else to come into compliance. They submitted for the special exemption but they have not follow up and submitted anything else, emailed attached from my conversation with the zoning department. They need to get this exemption approved. The case will move into the hearing.
HEARING INSPECTION	OSF	3/9/2026			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	7/16/2025	7/16/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	7/16/2025	7/16/2025	CLTO MAILED (3)
PREPARE NOTICE	SHANEKA GREENE	1/21/2026	1/22/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

ADMIN POSTING	SHANEKA GREENE	1/22/2026	1/22/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/22/2026	1/22/2026	<p>NOVPH MAILED (3) 9489 0090 0027 6697 0492 67 HANUMANT FIVE LLC 12210 SW ARCHER RD ARCHER, FL.32618-5926</p> <p>9489 0090 0027 6697 0492 74 HANUMANT FIVE LLC 5801 WEST HIGHWAY 40 OCALA, FL. 34482</p> <p>9489 0090 0027 6697 0492 81 HANUMANT FIVE LLC PATEL HIMANSHUKUMAR (REGISTERED AGENT) 16449 SW ARCHER ROAD ARCHER, FL. 32618</p>
OFFICER POSTING	OSIAS FERREIRA	1/23/2026	1/23/2026	<p>NOVPH READY FOR POSTING Posted at the property.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 62-62 and 122-583 and order to:</p> <p>1,) Do not engage in, or manage any business, occupation, or profession in violation of the city’s code; or obtain a business tax certificate in accordance with the city’s code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.</p> <p>2,) Discontinue the sale of adult content, entertainment, and e-cigarettes in relation to the permitted principal uses for the B-1 zoning district, by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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>3.) Pay the cost of prosecution of \$293.63 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
CONTACT	JENNIPHER L BULLER	3/3/2026	3/3/2026	<p>I attempted to call- Himanshu Patel 917-365-0465 after an email he had sent to Planning & Zoning. Voicemail box not set up. He returned my call a few minutes later. I explained that since the case has been open since August we would need to proceed as scheduled. He understood and asked about what he would be permitted to do at the location. I referred him to Planning & Zoning.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0696

CONTACT	OSIAS FERREIRA	3/4/2026	3/4/2026	Abby call me from 352-474-9517 saying that he has obtained an engineering firm and they will be applying for a rezoning on the proeprty and a especial exemptions. He also wanted to see if the progress he has shown and the communications will be enough to remove him from the upcoming agenda. I explained that it will not and he can always asked for more time while we are in the hearing but no new permits has been submitted for this case and a lot of time has passed. He said that he will be showing up at the hearing.
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-0696

Petitioner,

VS.

HANUMANT FIVE LLC

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Inspector 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	7	\$87.50

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	Total:
Postage:	\$2.22	3	\$53.16	6	\$55.38

7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

Total Costs: \$293.63

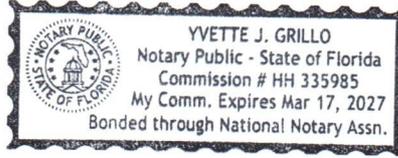
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

STATE OF FLORIDA
COUNTY OF MARION


OSIAS FERREIRA
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 27 Feb
by OSIAS FERREIRA 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

2026 Property Record Card

2303-012-088

[GOOGLE Street View](#)

Prime Key: 568384

[MAP IT+](#)

Current as of 1/22/2026

[Property Information](#)

HANUMANT FIVE LLC
12210 SW ARCHER RD
ARCHER FL 32618-5926

[Taxes / Assessments:](#)

Map ID: 146

[Millage:](#) 1005 - OCALA

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

[PC:](#) 16

Acres: .96

[More Situs](#)

Situs: 5801 W HWY 40 ALL UNITS
OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$796,679
Total Assessed Value	\$796,679
Exemptions	\$0
Total Taxable	\$796,679

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$125,454	\$381,001	\$14,904	\$796,679	\$796,679	\$0	\$796,679
2024	\$125,454	\$349,274	\$14,904	\$740,015	\$740,015	\$0	\$740,015
2023	\$125,454	\$358,167	\$14,904	\$327,308	\$327,308	\$0	\$327,308

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8148/0164	09/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$800,000
UNRE/INST	09/2010	96 ANNEX	0	U	I	\$100
5344/1119	02/2010	09 EASEMNT	0	U	I	\$100
5379/1806	07/2009	09 EASEMNT	0	U	I	\$100
5127/0194	12/2008	05 QUIT CLAIM	0	U	I	\$100
5091/0997	09/2008	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,000
5080/1296	08/2008	05 QUIT CLAIM	0	U	V	\$100
5080/1294	08/2008	05 QUIT CLAIM	0	U	V	\$100
1674/0561	07/1990	07 WARRANTY	9 UNVERIFIED	U	I	\$100
1637/1324	02/1990	07 WARRANTY	5 V-OTHER MLSAGENT	Q	I	\$39,900
1520/0235	08/1988	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$39,800
1481/0753	01/1988	05 QUIT CLAIM	4 V-APPRAISERS OPINION	Q	I	\$28,500

1437/0414

06/1987

07 WARRANTY

0

U I

\$100

Property Description

SEC 16 TWP 15 RGE 21
PLAT BOOK G PAGE 038
OCALA RIDGE UNIT 3
BLK L LOTS 49.50.51.52.53.54.88.89.90.91.92.93.94.95.96.97

Land Data - Warning: Verify Zoning

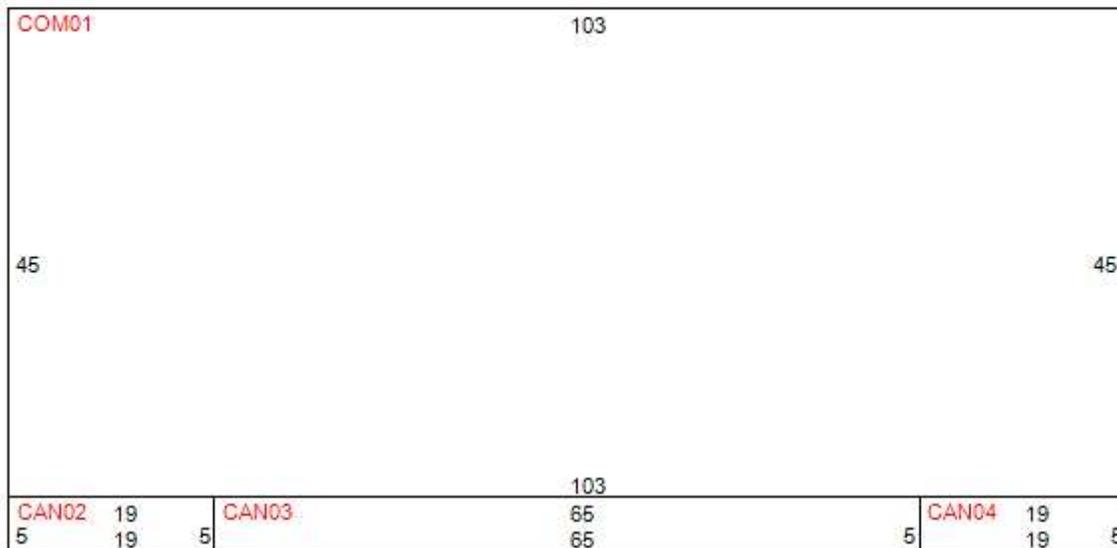
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1610	.0	.0	B2	20,909.00	SF						
GCSF	1000	.0	.0	B2	20,909.00	SF						

Neighborhood 9972
Mkt: 2 70

Traverse

Building 1 of 1

COM01=U45R103D45L103.
CAN02=D5R19U5L19.R19
CAN03=D5R65U5L65.R65



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2010
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	5/23/2024 by 253	Base Perimeter 296

Exterior Wall 32 CONC BLK-STUCO18 PREFINISHED MTL34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	18.0	1.00	2010	0	4,635	M16 COMMUNITY SHOP CTR	100 %	N Y
2	12.0	1.00	2010	0	95	CAN CANOPY-ATTACHD	100 %	N N
3	10.0	1.00	2010	0	325	CAN CANOPY-ATTACHD	100 %	N N
4	12.0	1.00	2010	0	95	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 10

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00	UT	99	2010	2	0.0	0.0
190 SEPTIC 1-5 BTH	1.00	UT	99	1978	2	0.0	0.0
159 PAV CONCRETE	12,962.00	SF	20	2010	3	0.0	0.0
105 FENCE CHAIN LK	410.00	LF	20	2010	1	0.0	0.0
159 PAV CONCRETE	100.00	SF	20	2010	5	0.0	0.0

Appraiser Notes

SUITE #1=SALON THE GLOW HAIR (2026) 1-2X 1X
#2=DEES SMOKE & NOVELTY (2026) 1-3X 2X
#3=THE GOLD BARBER SHOP 1-2X 2X
#4=PUPUSAS ANDRADE RESTAURANT 1-3X 5X

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN24-0102	8/5/2024	-	PUPUSERIA WALL SGN
BLD23-3006	2/20/2024	3/26/2024	HANUMANT FIVE/DIVIDING WALL
BLD17-1794	2/1/2018	-	CHURCH BUILD OUT UNIT 1-2
BLD12-1534	12/12/2012	-	BARBERSHOP/BUILD OUT-RENEW PERMIT
M061009	6/1/2010	9/24/2010	KRAZY KONES SIGN
M030888	3/1/2010	6/15/2010	UNIT3 INTERIOR BUILD OUT
M030890	3/1/2010	4/9/2010	DEMO HOUSE
M010338	1/1/2010	6/11/2010	BUILDING SHELL

Rec. 18.50
Doc. 5600

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw Rauba & Mutarelli, PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 15th day of September, 2023, between **R & S DEVELOPMENT ENT. LLC, a Florida limited liability company**, whose address is 8151 SW 103rd Place, Ocala, Florida 34481, Grantor, and **HANUMANT FIVE LLC, a Florida limited liability company**, whose address is 12210 SW Archer Road, Archer, Florida 32618, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

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, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

Lots 49, 50, 51, 52, 53, 54, 88, 89, 90, 91, 92, 93, 92, 95, 96 and 97, Block L, Ocala Ridge Unit 3, according to the plat thereof, as recorded in Plat Book G, Page 38, of the Public Records of Marion County, Florida.

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Number: 2303-012-088

SUBJECT TO:

1. Ad valorem taxes for 2023 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenanments, 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 Grantee that 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, and hereby 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 and assessments accruing subsequent to December 31, 2022 or subject matters shown in the title commitment.

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:

GRANTOR:

R & S-DEVELOPMENT ENT. LLC, a
Florida limited liability company

BY [Signature]
DONALD ROMERO, as Manager

[Signature]
Witness
Shelby Smart
Print Name

[Signature]
Witness
Kimberly A Tabor
(Print Name)

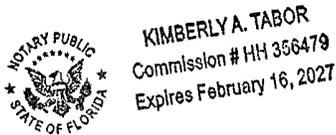
STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 15 day of September, 2023 by Donald Romero, Manager of R & S Development Ent. LLC, a Florida limited liability company, who is known to me (YES NO) to be the person described in and who executed the foregoing instrument, OR who has produced [Signature] as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of September, 2023.

[Signature]
(Print Name)

Notary Public, State of Florida
My Commission Expires:





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
HANUMANT FIVE LLC

Filing Information

Document Number L23000265456
FEI/EIN Number 93-1717033
Date Filed 05/31/2023
State FL
Status ACTIVE

Principal Address

5801 WEST HIGHWAY 40
OCALA, FL 34482

Mailing Address

16449 SW ARCHER ROAD
ARCHER, FL 32618

Changed: 04/28/2025

Registered Agent Name & Address

PATEL, HIMANSHUKUMAR
16449 SW ARCHER ROAD
ARCHER, FL 32618

Address Changed: 04/28/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

PATEL, HIMANSHUKUMAR
16449 SW ARCHER ROAD
ARCHER, FL 32618

Annual Reports

Report Year	Filed Date
2024	03/11/2024
2025	04/28/2025

Document Images

[04/28/2025 -- ANNUAL REPORT](#)

View image in PDF format

[03/11/2024 -- ANNUAL REPORT](#)

View image in PDF format

[05/31/2023 -- Florida Limited Liability](#)

View image in PDF format



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

7/16/2025

CASE NO: CE25-0696

HANUMANT FIVE LLC
12210 SW ARCHER RD
ARCHER, FL. 32618-5926

HANUMANT FIVE LLC
5801 WEST HIGHWAY 40
OCALA, FL. 34482

HANUMANT FIVE LLC
PATEL HIMANSHUKUMAR (REGISTERED AGENT)
16449 SW ARCHER ROAD
ARCHER, FL. 32618

RE: 2303-012-088 | 5801 W HWY 40 UNIT 2 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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 08/15/2025

Violations:

SECTION 62-62 TAX CERTIFICATE REQUIRED

Obtain a BTR (Business Tax Certificate)

SECTION 110-52 SIGN WORK TO BE DONE BY LICENSED CONTRACTOR AND EXCEPTIONS

Obtain a permit for the business sign on the wall.

SECTION 122-583 PERMITTED USES B-1

Unpermitted uses for B-1, the sale of adult content and entertainment is not permitted. Also the sale of E-Cigarettes are not permitted under this section and zoning of this property. Contact the zoning department.

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.

OSIAS FERREIRA,
Code Enforcement Officer
352-789-5305 oferreira@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

HANUMANT FIVE LLC
12210 SW ARCHER RD
ARCHER, FL.32618-5926

01/23/2026

HANUMANT FIVE LLC
5801 WEST HIGHWAY 40
OCALA, FL. 34482

HANUMANT FIVE LLC
PATEL HIMANSHUKUMAR (REGISTERED AGENT)
16449 SW ARCHER ROAD
ARCHER, FL. 32618

Respondent(s) _____ /

Location of Violation: 5801 W HWY 40 UNIT 2|2303-012-088

Case Number: CE25-0696

Inspector Assigned: Osias Ferreira

Required Compliance Date: 03/09/2026

Public Hearing Date & Time: 03/12/2026 17:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
Obtain a BTR (Business Tax Certificate)

SECTION 122-583 PERMITTED USES B-1

Unpermitted uses for B-1, the sale of adult content and entertainment is not permitted. Also the sale of E-Cigarettes are not permitted under this section and zoning of this property. Contact the zoning department.

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:

Osias Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE25-0696

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/23/2026 post the Notice of Violation & Public Hearing to the property, located at 5801 W HWY 40 UNIT 2.

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.

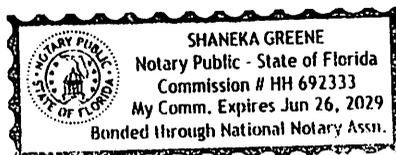
Dated: 01/23/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/23/2026 by Shaneka Greene 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

NOTICE OF VIOLATION AND PUBLIC HEARING

HANUMANT FIVE LLC
12210 SW ARCHER RD
ARCHER, FL.32618-5926

01/23/2026

HANUMANT FIVE LLC
5801 WEST HIGHWAY 40
OCALA, FL. 34482

HANUMANT FIVE LLC
PATEL HIMANSHUKUMAR (REGISTERED AGENT)
16449 SW ARCHER ROAD
ARCHER, FL. 32618

Respondent(s) _____ /

Location of Violation: 5801 W HWY 40 UNIT 2|2303-012-088

Case Number: CE25-0696

Inspector Assigned: Osias Ferreira

Required Compliance Date: 03/09/2026

Public Hearing Date & Time: 03/12/2026 17:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
Obtain a BTR (Business Tax Certificate)

SECTION 122-583 PERMITTED USES B-1
Unpermitted uses for B-1, the sale of adult content and entertainment is not permitted. Also the sale of E-Cigarettes are not permitted under this section and zoning of this property. Contact the zoning department.

City of Ocala
Code Enforcement Division
1/23/2026 4:09 PM

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

CASE NO: CE25-0696

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

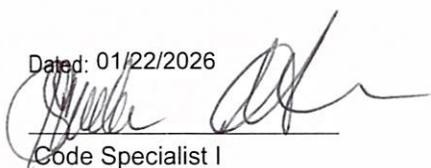
STATE OF FLORIDA
COUNTY OF MARION

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 01/22/2026 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: 01/22/2026

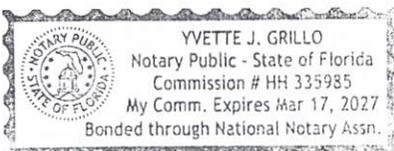

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/22/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

1109PH-0696

HANUMANT FIVE LLC
5801 WEST HIGHWAY 40
OCALA, FL. 34482

UNITED STATES
POSTAL SERVICE

CERTIFIED MAIL



9489 0090 0027 6697 0492 74

JACKSONVILLE RPDC 320
24 JAN 2026 AM 1 L

Label 890FPB, Oct 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE TM **PITNEY BOWES**



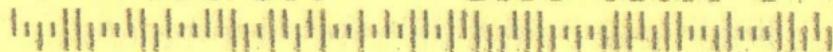
ZIP 34471 \$ **008.86⁰**
02 7W
0008039548 JAN 23 2026

1A

NIXIE 326 CE 1 7201/29/26

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 34471217299 *1639-02053-24-10



1109PH-0696

FW: Request for Dispute - CE25 - 0696

From Shaneka Greene <SGreene@ocalafl.gov>
Date Tue 3/3/2026 12:36 PM
To Osias Ferreira <oferreira@ocalafl.gov>
Cc Jennipher L. Buller <JBuller@ocalafl.gov>

Hello see below regarding CE25-0696

From: Janiece Lucky <jlucky@ocalafl.gov>
Sent: Tuesday, March 3, 2026 11:41 AM
To: Yvette Grillo <ygrillo@ocalafl.gov>; Shaneka Greene <SGreene@ocalafl.gov>
Subject: FW: Request for Dispute - CE25 - 0696

Good morning Beautiful Ladies,

I don't think this is for me but let me know if there is something I need to do regarding this matter.

JaNiece N. Lucky

*Associate Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8344*



From: Himanshu Patel <hrrpatel18@gmail.com>
Sent: Monday, March 2, 2026 10:02 PM
To: Janiece Lucky <jlucky@ocalafl.gov>; Sergio Reyes <sreyes@edafl.com>; Stephanie Sutton <ssutton@edafl.com>; Ankit Goswami <ANKITGOSWAMI553@yahoo.com>; Pankaj Patel <pankajrpatel23@gmail.com>; Hardik Patel <hdp667@gmail.com>
Subject: Request for Dispute - CE25 - 0696

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mrs. Janiece Lucky,

I hope you are doing well.

I am writing regarding Violation **Case #CE25-0696** for the property located at **5801 W Highway 40, Ocala, FL 34482**. We take this matter seriously and would like to resolve the issues as quickly as possible. Thank you for giving us the opportunity to address and correct the concerns related to the zoning exception.

As noted in the notice, there are two issues we are currently addressing:

1. Sign Permit – One of our tenants has already hired a licensed sign company and has submitted an application for the required sign permit.

2. Second Violation – We have retained EDA Engineering Consultants to assist us in resolving this matter. I have included them in this email so they may coordinate directly if needed and provide any technical information required to move this forward.

The public hearing is currently scheduled for March 12, 2026. Unfortunately, this does not provide sufficient time for our engineering consultant to properly review the matter and prepare. Therefore, we respectfully request an extension of the public hearing date.

Please let us know what steps we need to take in order to formally request and obtain this extension.

Thank you again for your time and consideration. We look forward to working together to resolve this issue promptly.

Sincerely,

Himanshu Patel
917-365-0465

Re: 5801 W HWY 40 UNIT 2 // 2303-012-088 // SE25-0004

From Osias Ferreira <oferreira@ocalafl.gov>
Date Mon 12/8/2025 3:10 PM
To Endira Madraveren <emadraveren@ocalafl.gov>
Cc Janiece Lucky <jlucky@ocalafl.gov>

Hi yes hey need this to stay open, the phone number of the property owner is 352-474-9517 Abby. Thank you, I just spoke to him and told him to reach out to zoning.

Sincerely,

Osias Ferreira

Code Enforcement Inspector

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: Oferreira@Ocalafl.gov



From: Endira Madraveren <emadraveren@ocalafl.gov>
Sent: Monday, December 8, 2025 3:07 PM
To: Osias Ferreira <oferreira@ocalafl.gov>
Cc: Janiece Lucky <jlucky@ocalafl.gov>
Subject: RE: 5801 W HWY 40 UNIT 2 // 2303-012-088 // SE25-0004

Hi there,

It looks like they submitted information to begin the application through central square, however, there is additional information needed to consider this a complete application. If you look at the custom screens tab in Central Square you can see the additional required information. Have you been in contact with them?

If they are pursuing the special exception still, JaNiece can reach out when she's back in the office tomorrow to ask them for the additional information.

Thanks,

Endira Madraveren, AICP
Chief Planning Official
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8440
Cell: 352-502-5927 | emadraveren@ocalafl.gov



From: Osias Ferreira <oferreira@ocalafl.gov>
Sent: Monday, December 8, 2025 2:53 PM
To: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: 5801 W HWY 40 UNIT 2 // 2303-012-088 // SE25-0004

Good afternoon,

Hi, could you give me an update on this SE25-0004 for this property, I have nothing on my end.
Thank you.

Sincerely,

Osias Ferreira
Code Enforcement Inspector
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: Oferreira@Ocalafl.gov





07/14/2025 13:15:37
City of Ocala
Code Enforcement Division



MIMOSA
Dream
OMEGA
Wonderland
Rockstar
Halo
VENEZIA
SIREN
STELLA

AMOUR
GENEVA
LOVER
LOVER
OLYMPIA
OLYMPIA
PLEASER
PLEASER

★ NEW ARRIVAL ★

PATINA
BUTTERFLY XO
CHÉRI
IBIZA
EROS
CRAVE

BABY
POWER RING
SPARKLE
SPARKLE
BOOZY Call
BOOZY Call
BOOZY Call
ANAL NUMBING CREAM
PROBLO

JENNA
GIRLS OF PLEASURE
GIRLS OF PLEASURE

07/14/2025 13:15:52

City of Ocala

Code Enforcement Division



SMOKE AND
TV

2

SMOKE SHOP

Dee's
SMOKE AND TV

Monday	9-9
Tuesday	9-9
Wednesday	9-9
Thursday	9-9
Friday	9-9
Saturday	9-9
Sunday	10-8

LEAF



KRATOM

Leaf

07/14/2025 13:31:18

City of Ocala
Code Enforcement Division