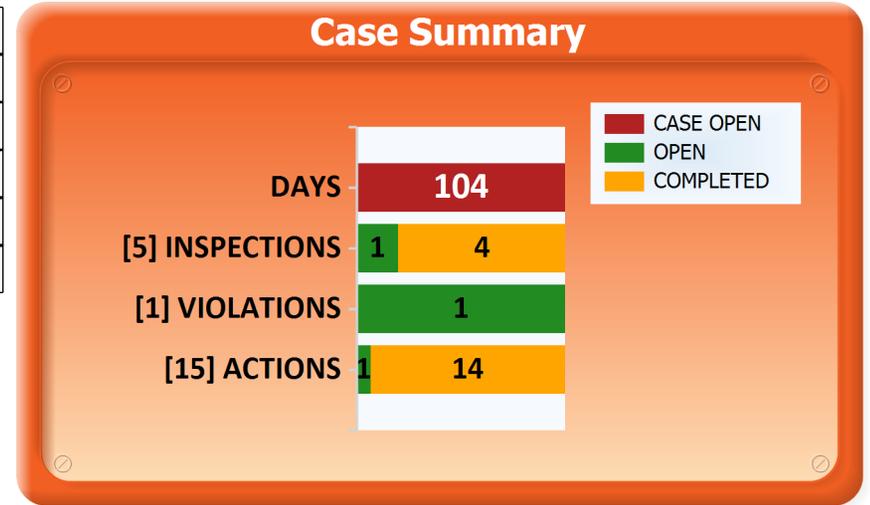


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

Description:		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 2/25/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/11/2025
Site Address: 250 SW 22ND PL OCALA, FL 34471			
Site APN: 30900-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/6/2025	5/6/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/14/2025	3/14/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7680 8891 COLESCO PARTNERS LLC 1100 BRICKELL BAY DR UNIT 83H MIAMI FL 33131 91 7199 9991 7039 7680 8907 A REGISTERED AGENT INC 8 THE GREEN STE A DOVER DE 19901

Case Details - No Attachments

City of Ocala

Case Number

CE25-0140

CERTIFIED MAIL	SHANEKA GREENE	5/6/2025	5/6/2025	<p>NOVPH MAILED (2) 91 7199 9991 7039 7682 2170 COLESCO PARTNERS LLC 110 BRICKELL BAY DR UNIT 83H MIAMI, FL. 33131</p> <p>91 7199 9991 7039 7682 2187A REGISTERED AGENT INC (REGISTERED AGENT) 8 THE GREEN, STE A DOVER, DE. 19901</p>
COMPLAINT RECEIVED	YVETTE J GRILLO	2/25/2025	2/25/2025	
CONTACT	SHANEKA GREENE	3/31/2025	3/31/2025	<p>DEPUTY DON HOWARD FROM OPD 352-598-5423 CALLED STATED THAT NEIGHBORS ARE COMPLAINING ABOUT THE TRASH AND JUNK IN THE BACK YARD</p>
CONTACT	YVETTE J GRILLO	3/28/2025	3/28/2025	<p>RECEIVED A PHONE CALL FROM A NEIGHBOR WANTING TO REPORT THE JUNK AND DEBRIS THAT IS BEING DROPPED OFF AT THIS RESIDENCE BY THE HOMELESS. ADVISED SHE HAS SEEN THEM BRING IN ITEMS IN SHOPPING CARTS AND DUMPING IT IN THE BACKYARD. SHARON MANGANO 2311 SW 3RD AVE 352-427-5469</p>

EMAIL	JEFFREY GUILBAULT	5/5/2025	5/5/2025	<p>Cc: Jennipher L. Buller <JBuller@ocalafl.gov>; Shaneka Greene <SGreene@ocalafl.gov>; Yvette Grillo <ygrillo@ocalafl.gov> Subject: CE25-0140 250 SW 22ND PL</p> <p>Good afternoon,</p> <p>This case needs to be removed from the docket and placed back to an active status pending new citation.</p> <p>Jeff, this property within the city's growth management maps has no zoning assigned; however, MCPA lists it as R3, a commercial zoning. Additionally, prior permit history for the board-up in 2017 supports this as a commercial property. Since you have been working this one already, you can keep it assigned to you, but you can likely cite the vacant commercial structure ordinance and it will cover everything you previously cited within that one ordinance.</p> <p>Re-cite and reschedule.</p> <p>Thanks,</p> <p>Dale Hollingsworth Chief Code Official City of Ocala</p> <hr/> <p>201 SE 3rd Street (2nd Floor) Ocala, FL 34471 Phone: 352-629-8460 office Fax: (352) 629-8308 Email: dhollingsworth@ocalafl.gov</p>
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	3/17/2025	3/17/2025	NOVPH READY FOR POSTING

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

OFFICER POSTING	JEFFREY GUILBAULT	3/17/2025	3/17/2025	Posted NOVPH on front door at 0900
OFFICER POSTING	JEFFREY GUILBAULT	5/7/2025	5/7/2025	NOVPH READY FOR POSTING NOVPH POSTED AT 0934.
PREPARE NOTICE	SHANEKA GREENE	2/26/2025	2/26/2025	CLTO PLEASE ATTACH STANDARD HOUSING CHECKLIST UNABLE TO LOCATE SUNBIZ FOR THE PROPERTY OWNER
PREPARE NOTICE	SHANEKA GREENE	3/14/2025	3/14/2025	novph
PREPARE NOTICE	SHANEKA GREENE	5/6/2025	5/6/2025	NOVPH JUNE HEARING
REGULAR MAIL	SHANEKA GREENE	2/26/2025	2/26/2025	CLTO MAILED (2)
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-146 and order to:</p> <ol style="list-style-type: none"> 1.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, July 3rd, 2025. This includes: <ol style="list-style-type: none"> (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official. (b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. (c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. (d) Have supporting members that are capable of bearing

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/4/2025	<p>both live and dead loads and foundation walls that are capable of supporting an appropriate load.</p> <p>(e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> <p>(f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> <p>(g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.</p> <p>(h) Have a plan for weatherization of the vacant property if necessary.</p> <p>(i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.</p> <p>If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, July 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$310.93 by July 3rd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	JOHN SALAMONE	2100 SW 4TH AVE OCALA, FL	(352)426-8992		

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLESCO PARTNERS LLC	1100 BRICKELL BAY DR UNIT 83H MIAMI, FL 33131-3596			
RESPONDENT 1	COLESCO PARTNERS LLC	1100 BRICKELL BAY DR UNIT 83H MIAMI, FL 33131			
RESPONDENT 2	A REGISTERED AGENT INC.	8 THE GREEN, STE A DOVER, DE 19901	(302)288-0670		

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$43.08	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$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						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.10	\$0.00						
Total Paid for CASE FEES:			\$310.93	\$0.00						
TOTALS:			\$310.93	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	3/13/2025	3/13/2025	NON COMPLIANT		There has been no changes at the property and there has been no attempt of contact from the the property owners. NOVPH sent to admin. SEE PHOTOS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

FOLLOW UP	JGB	6/3/2025	6/3/2025	NON COMPLIANT	Conducted a follow up today at 1300 and verified there are no changes to this property. see updated photos.
FOLLOW UP	JGB	4/23/2025	4/23/2025	NON COMPLIANT	At 1017 i verified there has been no changes to the structure and the tall grass and weeds and junk and debris are still present, Someone did cut some of the grass in the weeds in the front yard, but did not complete the job. see photos.
HEARING INSPECTION	JGB	6/11/2025			
INITIAL	JGB	2/26/2025	2/26/2025	NON COMPLIANT	<p>COMPL ADVISED OF HOMELESS ACTIVITY AND CAMPS ON THIS PROPERTY AND ADJACENT PROPERTY CONNECTED, LOTS OF JUNK AND DEBRIS SCATTERED</p> <p>At 1240 I conducted an initial inspection at the property and was unable to verify if anyone was occupying the structure. I knocked on the door and no one answered. I did verify there is a large amount of junk & debris in the backyard and the grass is not being cut. Please cut and clean the property. Additionally I noticed all of the windows are boarded up and the roof is sagging on the left side. Please remove boards from the windows and repair the damaged roof. Permits may be required for the roof repair. Also there are no house numbers affixed to the residence or on a mailbox. Please obtain and install house numbers to the residence. See Photos. CLTO sent to admin. RI in 14 days.</p>

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

SECTION 34-146 VACANT COMMERCIAL STRUCTURES	JEFFREY GUILBAULT	5/5/2025				Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure, and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	2/26/2025				Please cut and clean the property.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	2/26/2025				See standard housing checklist. Boarded up windows with wood. Please remove boards from the windows. Sagging roof. Please repair roof. Permit may be required for repairs.
SECTION 82-443 DISPLAY OF BUILDING NUMBERS	JEFFREY GUILBAULT	2/26/2025				Please affix house numbers to the exterior of the residence.

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

THE CITY OF OCALA

CASE NO: CE25-0140

Petitioner,

VS.

COLESCO PARTNERS LLC

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	9	\$198.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

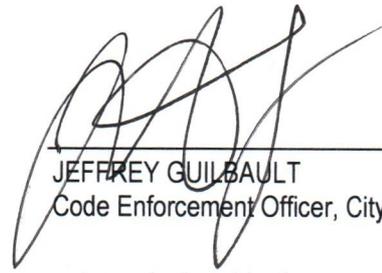
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.10	2	\$43.08	6	\$43.08

Total Costs: \$310.93

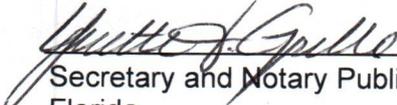
FURTHER. AFFIANT SAYETH NOT. Dated This:
6/2/2025

STATE OF FLORIDA
COUNTY OF MARION



JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Jun by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida



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



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

2025 Property Record Card
Real Estate

30900-000-00

[GOOGLE Street View](#)

Prime Key: 712841

[MAP IT+](#)

Current as of 2/26/2025

[Property Information](#)

COLESCO PARTNERS LLC
 1100 BRICKELL BAY DR UNIT 83H
 MIAMI FL 33131-3596

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 77

Acres: .69

Situs: Situs: 250 SW 22ND PL OCALA

[2024 Certified Value](#)

Land Just Value	\$40,125		
Buildings	\$33,280		
Miscellaneous	\$319		
Total Just Value	\$73,724		
Total Assessed Value	\$60,828	Impact	
Exemptions	\$0	Ex Codes:	(\$12,896)
Total Taxable	\$60,828		
School Taxable	\$73,724		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$40,125	\$33,280	\$319	\$73,724	\$60,828	\$0	\$60,828
2023	\$40,125	\$33,560	\$319	\$74,004	\$55,298	\$0	\$55,298
2022	\$24,075	\$29,437	\$319	\$53,831	\$50,271	\$0	\$50,271

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7187/0893	02/2020	08 CORRECTIVE	0	U	I	\$100
7146/0953	02/2020	07 WARRANTY	0	U	I	\$100
5635/0873	02/2012	07 WARRANTY	0	U	I	\$100
5291/1795	12/2009	41 CORP	4 V-APPRAISERS OPINION	U	I	\$21,000
4929/1141	11/2007	02 DEED NC	0	U	V	\$100

[Property Description](#)

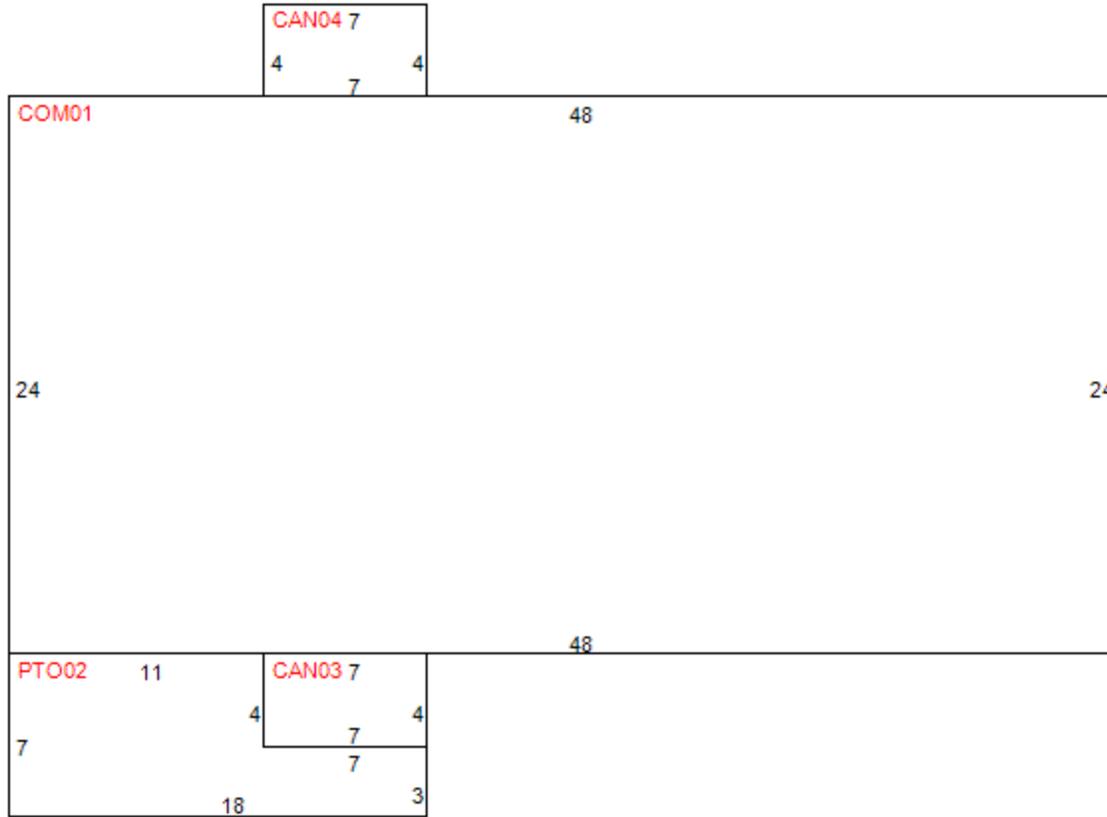
SEC 19 TWP 15 RGE 22
 N 200 FT OF W 150 FT OF LOT 27 SUB OF W 1/2 SANCHEZ
 GRANT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
7700		150.0	200.0	R3	150.00	FF						
Neighborhood 1030 - RES POCKET OFF PINE & 17TH Mkt: 8 70												

[Traverse](#)

Building 1 of 1
 COM01=R48U24L48D24.
 PTO02=D7R18U3L7U4L11.R11
 CAN03=R7D4L7U4.U24
 CAN04=U4R7D4L7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 9 - 40-99 YRS
Condition 0

Year Built 1975
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 300 - LOW **Obsolescence: Locational** 0%
Inspected on 1/12/2018 by 181 **Base Perimeter** 144

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1975	0	1,152	M86 COUNTY	100 %	N
2	8.0	1.00	1990	0		98 PTO PATIO	100 %	N
3	8.0	1.00	1975	0		28 CAN CANOPY-ATTACHD	100 %	N
4	8.0	1.00	1975	0		28 CAN CANOPY-ATTACHD	100 %	N

Section: 1

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

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	288.00	SF	20	1985	3	0.0	0.0

[Appraiser Notes](#)

OLD VOTING BOOTH
 VACANT AT TIME OF INSPECTION

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
BLD17-1927	11/29/2017	-	BOARD UP
BLD09-0849	6/11/2009	-	RES REPAIRS



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 05/11/2020 03:01:01 PM
 FILE #: 2020048704 OR BK 7187 PG 893
 REC FEES: \$10.00 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0 INT: \$0

Prepared by and return to:

EA FINANCIAL INVESTMENTS, LLC
 10890 SW 47TH AVENUE
 OCALA, FLORIDA 34476

Parcel Identification No:
 30900-000-00

[Space Above This Line For Recording Data]

Warranty Deed

This Indenture made this 17TH day of February, 2020, between EA Financial Investments, LLC, a Florida limited liability company, whose post office address is 10318 SW 82nd Terrace, Ocala, FL 34481 ("Grantor"), and Colesco Partners, LLC, whose post office address is: 8 The Green, Suite #5867, Dover, DE 19901. ("Grantee")*,

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, Florida to-wit ("Property"):

Parcel ID#: 30900-000-00
SEC 19 TWP 15 RGE 22
N 200 FT OF W 150 FT OF LOT 27 SUB 0F W 1/2 SANCHEZ
GRANT

Property Address: 250 SW 22nd Pl., Ocala, Fl

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property, and said Grantor does hereby fully warrant the title to said Property, and will defend the same against lawful claims of all persons whomsoever.

* "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:

EA Financial Investments, LLC, a Florida limited liability company

M. Bonet
 Witness Name: M. Bonet

By: [Signature]
 Name: Chad Doher
 Title: Managing Member

[Signature]
 Witness Name: Dana Doher

State of Florida
 County of MARION

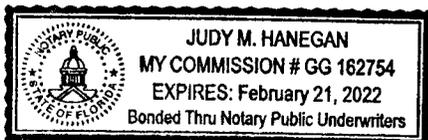
The foregoing instrument was acknowledged before me this 11 day of MAY 2020 by Chad Doher, as Managing Member of EA Financial Investments, LLC, a Florida limited liability company, on behalf of such company, who is personally known or has produced _____ as identification.

Notary Seal

[Signature]
 Notary Public

Printed Name: JUDY M. HANEGAN

My Commission Expires: 2-21-2022



Department of State: Division of Corporations

[Allowable Characters](#)

HOME

Entity Details

THIS IS NOT A STATEMENT OF GOOD STANDING

[File Number:](#) **7736852** [Incorporation Date /](#) **12/5/2019**
[Formation Date:](#) (mm/dd/yyyy)

[Entity Name:](#) **COLESCO PARTNERS LLC**

[Entity Kind:](#) **Limited Liability Company** [Entity Type:](#) **General**

[Residency:](#) **Domestic** State: **DELAWARE**

[REGISTERED AGENT INFORMATION](#)

Name: **A REGISTERED AGENT, INC.**

Address: **8 THE GREEN, STE A**

City: **DOVER** County: **Kent**

State: **DE** Postal Code: **19901**

Phone: **302-288-0670**

Additional Information is available for a fee. You can retrieve Status for a fee of \$10.00 or more detailed information including current franchise tax assessment, current filing history and more for a fee of \$20.00.

Would you like Status Status, Tax & History Information

For help on a particular field click on the Field Tag to take you to the help area.



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

05/06/2025

COLESCO PARTNERS LLC
110 BRICKELL BAY DR UNIT 83H
MIAMI, FL. 33131

A REGISTERED AGENT INC (REGISTERED AGENT)
8 THE GREEN, STE A
DOVER, DE. 19901

Respondent(s) _____ /

Location of Violation: 250 SW 22ND PL|30900-000-00

Case Number: CE25-0140

Officer Assigned: Jeff Guilbault

Required Compliance Date: 06/11/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure, and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE25-0140

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 05/07/2025 post the Notice of Violation & Public Hearing to the property, located at 250 SW 22ND PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

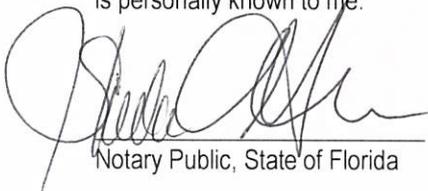
FURTHER, AFFIANT SAYETH NAUGHT.

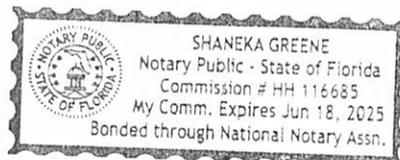
Dated: 05/07/2025


Code Enforcement Officer

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/07/2025 by Shaneka Greene Code Enforcement 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: CE25-0140

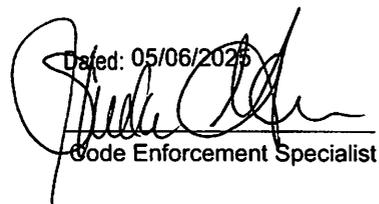
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 05/06/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

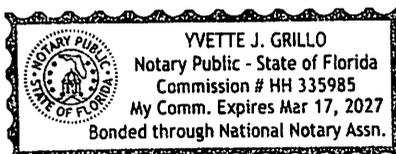
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/06/2025

Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/06/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





02/26/25

12:38PM

City of Ocala

Code Enforcement Division



02/26/25
12:37PM

City of Ocala
Code Enforcement Division



02/26/25
12:37PM

City of Ocala
Code Enforcement Division



02/26/25
12:37PM

City of Ocala
Code Enforcement Division



02/26/25
12:37PM

City of Ocala
Code Enforcement Division



02/26/25

12:39PM

City of Ocala

Code Enforcement Division



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

NOTICE OF VIOLATION AND PUBLIC HEARING

03/14/2025

COLESCO PARTNERS LLC
1100 BRICKELL BAY DR UNIT 83H
MIAMI, FL. 33131

A REGISTERED AGENT INC.
8 THE GREEN, STE A
DOVER, DE. 19901

Respondent(s) _____

Location of Violation: 250 SW 22ND PL,00900-000-00

Case Number: CE25-0140

Officer Assigned: Jeff Guilbault

Required Compliance Date: 05/06/2025

Public Hearing Date & Time: 05/08/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clean the property.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
See standard housing checklist. Boarded up windows with wood. Please remove boards from
the windows. Sagging roof. Please repair roof. Permit may be required for repairs.

SECTION 82-443 DISPLAY OF BUILDING NUMBERS
Please affix house numbers to the exterior of the residence.

Office Reports

City of Ocala
Code Enforcement Division
03/17/2025 08:59:56



250

The City of Ocala
MARION COUNTY, FLORIDA

NOTICE OF VIOLATION

DATE: 03/17/2025
TIME: 09:00:01

ADDRESS: 250

VIOLATION: [Illegible]

AMOUNT: [Illegible]

STATUS: [Illegible]

APPLICANT: [Illegible]

APPELLANT: [Illegible]

APPEAL DEADLINE: [Illegible]

CONTACT: [Illegible]

City of Ocala
Code Enforcement Division
03/17/2025 09:00:01



City of Ocala
Code Enforcement Division
03/13/25 01:14PM



City of Ocala
Code Enforcement Division
03/13/25 01:14PM



City of Ocala
Code Enforcement Division
04/23/2025 10:14:57



City of Ocala
Code Enforcement Division
04/23/2025 10:15:02



City of Ocala
Code Enforcement Division
04/23/2025 10:15:48



OCALA

CODE ENFORCEMENT
352-629-8309

UNLAWFUL TO REMOVE
THIS SIGN WITHOUT
APPROVAL FROM THE CITY
CODE ENFORCEMENT
DEPARTMENT



City of Ocala
Code Enforcement Division
05/07/2025 09:36:11



OCALA

**CODE
ENFORCEMENT
352-629-8309**

**UNLAWFUL TO REMOVE
THIS SIGN WITHOUT
APPROVAL FROM THE CITY
CODE ENFORCEMENT
DEPARTMENT**

 *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

05/06/2025

COLESCO PARTNERS LLC
110 BRICKELL BAY DR UNIT 83H
MIAMI, FL 33131

A REGISTERED AGENT INC (REGISTERED AGENT)
8 THE GREEN, STE A
DOVER, DE. 19901

Respondent(s) _____

Location of Violation: 260 SW 22ND PL|30900-000-00
Case Number: CE25-0140
Officer Assigned: Jeff Gultbaut
Required Compliance Date: 06/11/2025
Public Hearing Date & Time: 06/12/2025 17:30
Violation(s) and How to Abate:

SECTION 34-146 VACANT COMMERCIAL STRUCTURES
Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure, and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.

City of Ocala
Code Enforcement Division
05/07/2025 09:36:06



City of Ocala
Code Enforcement Division
06/03/2025 13:01:12



City of Ocala
Code Enforcement Division
06/03/2025 13:00:20



City of Ocala
Code Enforcement Division
06/03/2025 13:01:17



City of Ocala
Code Enforcement Division
06/03/2025 13:00:24