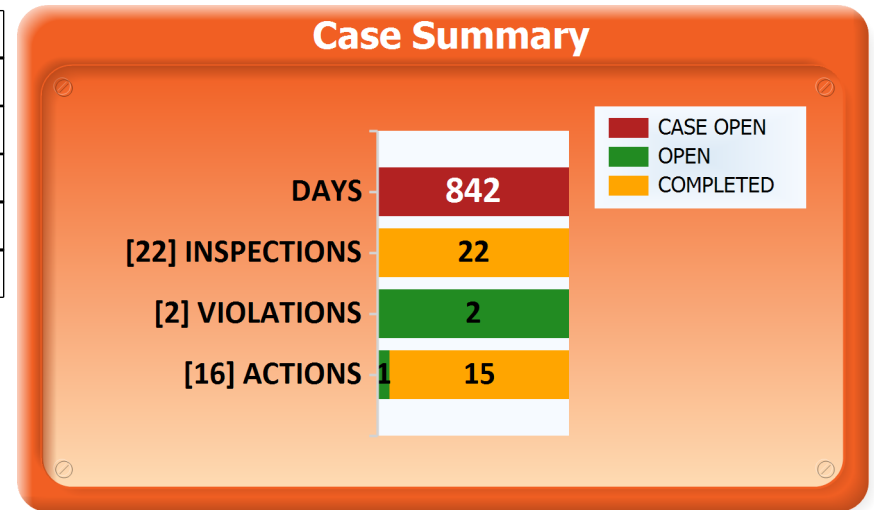


Ocala Case Details - No Attachments

City of Ocala

Case Number
2023_10164

Description: CONCRETE PAD IN PARKING LOT WITHOUT PERMIT			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 9/19/2023	Closed:	Last Action: 1/8/2026	Flw Up: 1/6/2026
Site Address: 215 S PINE AVE OCALA, FL 347471738			
Site APN: 2853-013-003		Officer: JEFFREY GUILBAULT	
Details: NEW CLTO MAILED OUT			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SHAMROCK COVE INN LLC GALLUCC	7862 W IRLO BRONSON HWY STE 20 KISSIMMEE, FL 34747-1738			

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	\$53.16	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	16	\$200.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$425.91	\$0.00						
TOTALS:			\$425.91	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
BUILDING PERMIT REQUIRED		9/19/2023			Three mini split air units, and a gazebo installed without the required permits. Contact the City pe	No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661)
SITE PLAN APPROVAL REQUIRED		3/18/2024			A site plan permit is required for the removal of landscape where the gazebo and concrete pad was in	Until such time a site plan has been submitted to the building official and approved according to the procedures contained in section 122-214, it shall be unlawful for any person to conduct any of the following activities on a parcel: (1) Construction of a new building or structure, or expansion of an existing building or structure. (2) Alteration, change or modification of any parcel. (3) Site work, including changing of grade. A required site plan must satisfy all the city requirements. (Code 1985, Â§ 7-1037; Ord. No. 2275, Â§ 77, 5-5-92; Ord. No. 2531, Â§ 1, 7-11-95)

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_10164

CASE WORK	HECTOR DELVALLE REYES	10/11/2023	10/11/2023	NON COMPLIANT	On 10/11/2023 I spoke to the property manager Mr. Sam at 352-421-5673 and he asked for a two-week extension because the contractor is working on the plans and should have them by next week. Extension granted until 10/25.
CASE WORK	HECTOR DELVALLE REYES	10/25/2023	10/25/2023	NON COMPLIANT	Check on permit progress. On 10/25/2023 I checked TRAKIT and no permit applied for the concrete pad. I called the property owner Mr. Sam at 352-421-5673 and he stated they are waiting for the contractor to complete the requested information to apply.
CASE WORK	HECTOR DELVALLE REYES	4/15/2024	4/15/2024	NON COMPLIANT	On 4/12/2024 while on vacation I received a voice message from the property owner Mr. Frank 407-930-9799 advising they are in communication with Endira at the zoning department for the application of the permits and it is moving along and come corrections are needed. He asked for an extension, and it was granted. See email from zoning attached.
CASE WORK	HECTOR DELVALLE REYES	6/28/2024	6/28/2024	NON COMPLIANT	On 6/5/2024 We met via TEAMS with the property owner, engineer, zoning, planning and the permit department and went over a new site plans the owner is proposing and they will be submitting a new site plan. On 6/28/2024 I spoke to the property owner Mr. Frank at 407-930-9799 and he stated the engineering reports and architect report should be completed soon. I called Endira Madraveren the Chief planning and Zoning official, and she stated they spoke to the owner and engineer last week and to give them time to submit the site plan for review. Follow up inspection scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_10164

CASE WORK	HECTOR DELVALLE REYES	8/15/2024	8/15/2024	NON COMPLIANT		On 8/15/2024 I received a call from the property owner Mr. Frank at 407-930-9799 advising he just received the site plan from the engineer, and he sign off on it and will be submitting the application by the end of this week. I also received a reply to an email from the planning department manager Endira advising she had contact with the property owner and an application should be in by the end of this week. See email attached.
FOLLOW UP	HDR	6/23/2025	6/23/2025	NON COMPLIANT	Check on permits and violations progress	On 6/23/2025 I inspected the property, and it remains noncompliance but permit SITE24-0108 was approved and issued with an expiration date of 12/9/2025. See photos attached and follow up inspection scheduled.
FOLLOW UP	JGB	12/16/2025	12/16/2025	NON COMPLIANT		SITE permit expired. Permit was for demo of unpermitted slab and return site to previous condition. Proceed with prosecution if work still not completed and permit is expired. I verified hat the site permit is still expired. Per Dale I will have office staff create a NOVPH and proceed with a hearing.
FOLLOW UP	HDR	11/27/2024	11/27/2024	NON COMPLIANT		On 11/27/2024 I inspected the property and verified in Central Square permit app that site plan permit SITE24-0108 was approved on 11/15/2024. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	1/27/2025	1/27/2025	NON COMPLIANT		Check on permits progress and violations. On 1/27/2029 I inspected the property and observed it remains noncompliance and permit SITE24-0108, HAR24-1488 and BLD24-0172 remain in review/waiting for payment status. See photos attached and follow up inspection scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2023_10164

FOLLOW UP	HDR	2/26/2025	2/26/2025	NON COMPLIANT	Check on permits progress	HECTOR D REYES FOLLOW UP On 2/26/2025 I inspected the property and observed it remains noncompliance and permit SITE24-0108 and BLD24-0172 remain in review/waiting for payment status. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	4/29/2025	4/29/2025	NON COMPLIANT	Check on permits progress	On 4/29/2025 I inspected the property and observed it remains noncompliance and permits HAR24-1488 for the mini split units remains active until 5/31/2025, SITE24-0108 in awaiting final pay status and BLD24-0172 also in review status as of this morning. I spoke to Amber Delonge with the permit department, and she explained that the site plan permit was paid on 3/21/2025 but they are still waiting for a contractor info and insurance to approve and issue the permit and BLD24-0172 needs to be voided, and a new permit applied for the new site plan. I called the property owner Mr. Frand 407-930-9799 and advised him of the permits status and gave him the permit department phone number to have the corrections and all required information submitted. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	3/28/2025	3/28/2025	NON COMPLIANT	Check on permits progress	On 3/28/2025 I inspected the property and observed it remain noncompliance and site plan permit still in review status and waiting for payment. I met with the property owner Mr. Frank, and he called the permit department and the contractor to have the permit paid and get a status on the corrections needed. See photos attached and follow up inspection scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_10164

FOLLOW UP	HDR	6/2/2025	6/2/2025	NON COMPLIANT	Check on permits progress	On 6/2/2025 I received a call from the property owner advising he sent an email to Mary Vazquez the permit department Manager, Samantah Pintos and I on 5/27/2025 and have not hear back for anyone. I checked the junk emails and found his email and I went to CSC and met with Mary, and she replied back to the property owner. See email attached and case rescheduled.
FOLLOW-UP	HDR	10/22/2024	10/22/2024	NON COMPLIANT		Check on permit progress. On 10/22/2024 I verified in central square permit app that SITE24-0108 permit remains in review status but per Endira Madraveren senior zoning specialist they received the correction and are being review at this time. Follow up inspections scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	11/8/2023	11/8/2023	NON COMPLIANT		On 11/8/2023 I made contact with the property owner Sam, and they applied for the permit, but the contractor info was not added to the case, and it was put in incomplete status. The contractor will be dropping off the requested info by the end of the week. Extension granted until 12/22/2023.
FOLLOW-UP	HECTOR DELVALLE REYES	12/22/2023	12/22/2023	NON COMPLIANT		Check on permit progress. On 12/22/2023 I made contact with Marcus at the Inn front desk and he stated the owner is waiting for a soil sample and other required information to complete the permit. Last 30 days extension granted and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	2/27/2024	2/27/2024	NON COMPLIANT		On 2/27/2024 I inspected the property and verified in TRAKIT the permit BLD24-0172 was applied for on 2/5/2024 and is in review status as some corrections are needed to the plans. Follow up inspection scheduled.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2023_10164

FOLLOW-UP	HECTOR DELVALLE REYES	3/18/2024	3/18/2024	NON COMPLIANT	<p>Check on permit progress. On 3/15/2024 I received a call from Senior code officer Jennipher Buller and Endira Madraveren with the planning and zoning advising a minor site plan is required for the changes to the landscape, gazebo and concrete pad added in the parking lot area, also three mini split AC units were installed and no permits per TRAKIT. Also, there was a median installed in the parking lot attached to the concrete pad that needs to be removed. See updated photos attached and violations updated and added to the case. I called one of the property owners Sam at 352-421-5673 and left a voice message advising of the changes to the case and the require site plan and permits for the mini split units. I responded to the property and met with the property manager Michael and left a business card for the property owners. See photos attached and CLTO sent to admin. Follow up inspection scheduled. While working on the case I received a call from the property owner Mr. Frank at 407-930-9799 asking about the site plan info and new violations and we went over all of the information he needs to apply to the permits.</p>
FOLLOW-UP	HECTOR DELVALLE REYES	5/14/2024	5/14/2024	NON COMPLIANT	<p>Check on permits progress. On 5/14/2024 I spoke to Endira Madraveren Zoning department and she advised they met with the property owner and he architect last week and they are reviewing the plans and reports for the application and asked me to give then an extension. Extension granted.</p>
FOLLOW-UP	HECTOR DELVALLE REYES	9/20/2024	9/20/2024	NON COMPLIANT	<p>Check on violations progress. On 9/20/2024 I inspected the property and observed the violations remain noncompliance but site plan permit SITE24-0108 was finally applied for on 9/19/2024, Follow up inspection scheduled and see photos attached.</p>

HEARING INSPECTION	JGB	1/6/2026	1/6/2026	NON COMPLIANT		A new permit is in processing with permitting for the installation of the mini splits. Also the site permit expires now in march of 2026. I have had contact with the property owner.
INITIAL	HECTOR DELVALLE REYES	9/19/2023	9/19/2023	NON COMPLIANT		On 9/19/2023 I inspected the property and observed a new concrete pad poured/built in the parking lot area, I checked TRAKIT, and no permit applied for this job. I I knocked at the office door and business not open until 1000am. Business card left in the door. See photos attached and NOVPH posted at the property and affidavit of posting and NOVPH sent to admin. Follow up inspection scheduled. I received a call from the property manager Mr. Sam Rivera at 352-421-5673 asking about the violation and I went over the violation and gave him the permit department number. He also advised the job was done by him and his partner and just paid for the concrete company.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	12/18/2025	12/18/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	12/18/2025	12/18/2025	NOVPH MAILED (2) 91 7199 9991 7039 7682 7717 SHAMROCK COVE INN LLC GALLUCCIO FRANCESCO (RA) 7862 W IRLO BRONSON HWY STE 205 91 7199 9991 7039 7682 7700 SHAMROCK COVE INN LLC 215 S PINE AVE Ocala FL 34471
CONTACT	HECTOR D REYES	4/29/2025	4/29/2025	I spoke to the property owner Mr. Frank 407-930-9799 and advised him to contact the permit department about the corrections needed to approve and issue the permits.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_10164

CONTACT	HECTOR D REYES	3/28/2025	3/28/2025	Contact made with property owner at the property and advised him the site permit is on hold waiting for payment and I gave him the permit department number.
CONTACT	HECTOR D REYES	5/27/2025	5/27/2025	I called the property owner Mr. Frank 407-930-9799 and advised him of the permit's status and he stated that he paid for the site plan permit SITE24-0108 on 3/15/2025 and that he spoke to a Liana Lucas from the permit department last week and he was told they might have to reapply for a new building permit because BLD24-0172 expired on 2/5/2024 and HAR24-1488 expires on 5/31/2025. I tried to speak to Samantha Pintos and Mary Vazquez today and they were busy, and I will be meeting with them on 5/28.
CONTACT	HECTOR D REYES	6/2/2025	6/2/2025	Received a call from the property owner advising he sent an email to Mary Vazquez, Samantha Pintos and me on 5/27/2025 and have not hear back from anyone. I met with Mary, and she replied back to the property owner and see email attached.
CONTACT	HECTOR D REYES	6/13/2025	6/13/2025	Email reply received from the property owner advising of updates for the HAR24-1488 permit.
CONTACT	JEFFREY GUILBAULT	12/30/2025	12/30/2025	I spoke with Frank at 1300 and he informed he is working on getting the permits situated. He stated to me there is some clerical issue with the permit being abandoned for the mini splits. He stated to me he may be getting an attorney for the hearing. And that he will no be present for the hearing on the 8th and will send someone to represent on his behalf. 407.930.9799
CONTACT	JEFFREY GUILBAULT	12/30/2025	12/30/2025	I returned a missed phone call to 407.930.9799. They did not answer. I verified that the site permit has been reactivated and expires now in March 2026.
EMAIL	HECTOR D REYES	6/6/2025	6/6/2025	An email from the property owner was received on 6/5/2025 and Mary Vazquez the permit department manager replied back on 6/6/2025 with instructions on what is needed for all permits. See email attached.

EMAIL	HECTOR D REYES	6/10/2025	6/10/2025	Email received from the property owner to Mary Vazquez permit manager. See email attached.
EMAIL	HECTOR D REYES	6/12/2025	6/12/2025	Email received from Mary Vazquez permit manager advising site permit SITE24-0108 will be approved. See email attached
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	12/18/2025	12/18/2025	NOVPH READY FOR POSTING novph pop at 0851
PREPARE NOTICE	SHANEKA GREENE	12/17/2025	12/17/2025	NOVPH

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	12/31/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:</p> <p>1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for unpermitted mini split air units and gazebo by 4:00pm on Thursday, March 5th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, or if the permit(s) issued are not inspected and finaled by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2,) Obtain any required permits needed to bring the site into compliance with the original site plan section(s) 122-219 and 122-212 for removal of landscape where a gazebo and concrete pad were installed by 04:00pm on Thursday, March 5th, 2026. Once the permits are obtained, all site work shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, March 6th, 2026, or if the permit(s) issued are not inspected and finaled by the 91st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$425.91 by March 5th, 2026</p>
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: 2023_10164

Petitioner,

VS.

SHAMROCK COVE INN 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, Environmental 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	16	\$200.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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:			

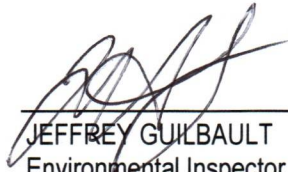
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$53.16	6	\$53.16

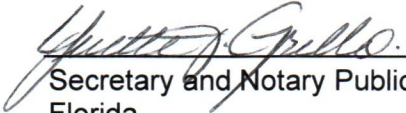
Total Costs: \$425.91

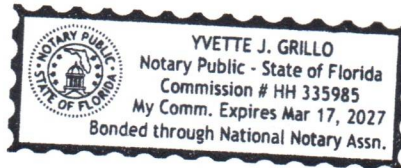
FURTHER. AFFIANT SAYETH NOT. Dated This:
12/23/2025

STATE OF FLORIDA
COUNTY OF MARION


JEFFREY GUILBAULT
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 23 Dec
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 Certified Assessment Roll

2853-013-003

[GOOGLE Street View](#)

Prime Key: 1243432

[MAP IT+](#)

[Property Information](#)

SHAMROCK COVE INN LLC
7862 W IRLO BRONSON HWY STE 205
KISSIMMEE FL 34747-1738

[Taxes / Assessments:](#) \$13,587.39

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 39

Acres: .29

Situs: 215 S PINE AVE OCALA

[Current Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$724,595
Total Assessed Value	\$724,595
Exemptions	\$0
Total Taxable	\$724,595

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$134,404	\$209,153	\$6,552	\$724,595	\$724,595	\$0	\$724,595
2024	\$134,404	\$202,997	\$4,724	\$677,882	\$677,882	\$0	\$677,882
2023	\$115,204	\$214,361	\$4,724	\$654,345	\$654,345	\$0	\$654,345

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7731/1262	03/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$700,000
5583/0382	10/2011	61 FJDGMNT	0	U	I	\$100
5201/1362	05/2009	07 WARRANTY	0	U	I	\$100
3891/0345	08/2004	61 FJDGMNT	0	U	I	\$100
3800/0728	08/2004	61 FJDGMNT	0	U	I	\$100
2411/0599	08/1997	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,000
2114/1020	02/1995	08 CORRECTIVE	0	U	I	\$100
2113/0788	02/1995	05 QUIT CLAIM	0	U	I	\$100
2114/1018	12/1994	08 CORRECTIVE	0	U	I	\$100
2113/0790	12/1994	10 FORECLS	0	U	I	\$19,200

[Property Description](#)

SEC 18 TWP 15 RGE 22

PLAT BOOK E PAGE 001
OLD SURVEY OCALA
BLK 13 LOT 3 ALSO DESCRIBED AS FOLLOWS:
BEG AT THE SW COR OF BLK 13 TH N 112 FT TH
E 112 FT TH S 112 FT TH W 112 FT TO THE POB

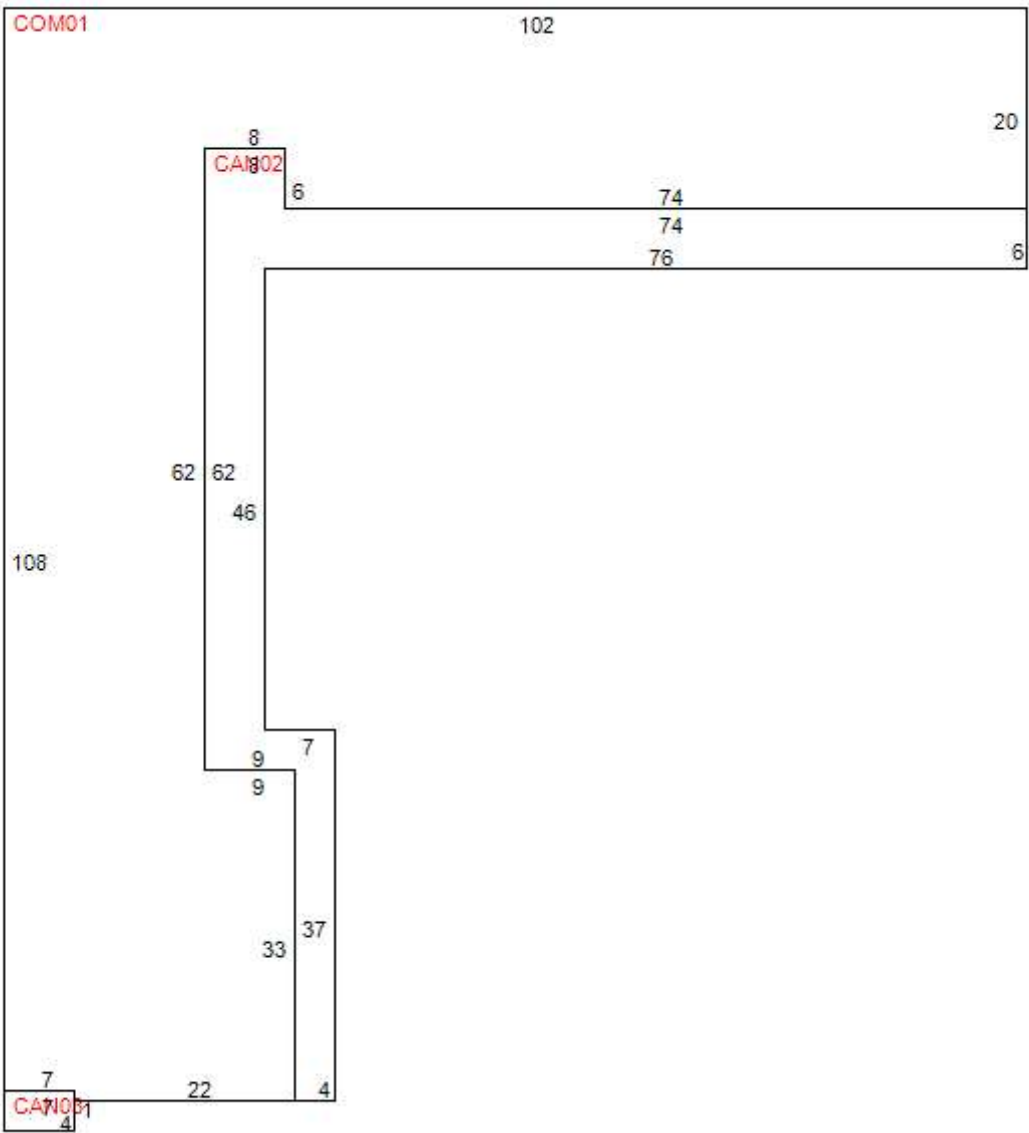
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	3923	112.0	112.0	FBC	12,632.00	SF	28.0000	0.38	1.00	1.00	134,404	134,404
Neighborhood 9980											Total Land - Class \$134,404	
Mkt: 2 70											Total Land - Just \$134,404	

[Traverse](#)

Building 1 of 1

COM01=L74U6L8D62R9D33L22U1L7U108R102D20.
CAN02=D6L76D46R7D37L4U33L9U62R8D6R74.L82D89L13U1
CAN03=D4L7U4R7.



[Building Characteristics](#)

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2022038**

Property Appraisers Parcel Identification (Folio) Number: **2853-013-003**

Florida Documentary Stamps in the amount of **\$4,900.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 22 day of **March, 2022** by **DIANA S. TRANS f/k/a DIANE S. PICCIONE**, whose post office address is **2410 SE 22nd Place, Ocala, FL 34471** herein called the Grantor, to **SHAMROCK COVE INN, LLC, a Florida limited liability company**, whose post office address is **7862 W. Irlo Bronson Hwy., Ste. 205, Kissimmee, FL 34747**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

Beginning at the SW corner of Block 13, OLD SURVEY of the City of Ocala, as recorded in Plat Book E, Page 1, running thence North 112 feet, thence East 112 feet, thence South 112 feet, thence West 112 feet to the Point of Beginning, LESS ANY PORTION thereof lying within the right-of-way of South Pine Avenue. Lying and being situate in MARION County, Florida.

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2022 and thereafter.

Grantor warrants that at the time of this conveyance, the subject 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.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2022038**

LTF

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

H. RANDOLPH KLEIN

Witness #1 Printed Name

Witness #2 Signature

RENEE L. WOLCOTT

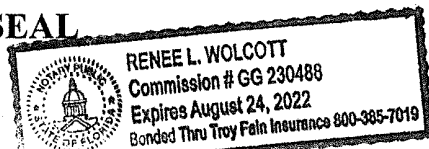
Witness #2 Printed Name

DIANA S. TRANS f/k/a DIANA S. PICCIONE

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20 day of March, 2022, by DIANA S. TRANS f/k/a DIANA S. PICCIONE who is personally known to me or has produced JDL as identification.

SEAL



My Commission Expires:

Notary Public

Printed Notary Name



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

Detail by Entity Name

Florida Limited Liability Company
SHAMROCK COVE INN, LLC

Filing Information

Document Number L22000055055
FEI/EIN Number 35-2744920
Date Filed 02/01/2022
Effective Date 02/01/2022
State FL
Status ACTIVE

Principal Address

215 S PINE AVE
OCALA, FL 34471

Changed: 04/09/2025

Mailing Address

7862 W IRLO BRONSON HWY
205
KISSIMMEE, FL 34747

Registered Agent Name & Address

GALLUCCIO, FRANCESCO
7862 W IRLO BRONSON HWY
205
KISSIMMEE, FL 34747

Authorized Person(s) Detail

Name & Address

Title MGR

G5 ACQUISITIONS, LP
7862 W IRLO BRONSON HWY, SUITE 205
KISSIMMEE, FL 34747

Annual Reports

Report Year	Filed Date
2023	04/04/2023
2024	02/19/2024

2025

04/09/2025

Document Images

04/09/2025 -- ANNUAL REPORT	View image in PDF format
02/19/2024 -- ANNUAL REPORT	View image in PDF format
04/04/2023 -- ANNUAL REPORT	View image in PDF format
02/01/2022 -- Florida Limited Liability	View image in PDF format



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

12/18/2025

SHAMROCK COVE INN LLC
GALLUCCIO FRANCESCO (REGISTERED AGENT)
7862 W IRLO BRONSON HWY STE 205
KISSIMMEE, FL. 34747-1738

SHAMROCK COVE INN LLC
215 S PINE AVE
OCALA, FL. 34471

Respondent(s) _____ /

Location of Violation: 215 S PINE AVE|2853-013-003

Case Number: 2023_10164

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 01/06/2026

Public Hearing Date & Time: 01/08/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Three mini split air units, and a gazebo installed without the required permits. Contact permitting department obtain permit 352-629-8421

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

A site plan permit is required for the removal of landscape where the gazebo and concrete pad was installed

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:

Jeff Guilbault Environmental Inspector
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: 2023_10164

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 12/18/2025 post the Notice of Violation & Public Hearing to the property, located at 215 S PINE AVE.
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.

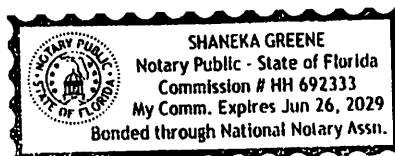
Dated: 12/18/2025

[Signature]
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**


SWORN TO (or affirmed) before me: 12/18/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





OCALA
**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

 *City of Ocala*
GROWTH MANAGEMENT DEPARTMENT
ENVIRONMENTAL ENFORCEMENT DIVISION
301 SE 3RD STREET, C/O CITY OF OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

12/18/2025

SHAMROCK COVE INN LLC
2811 W. WILSON AVENUE (REGISTERED AGENT)
WILSON, FL 34411-1111
WILSON, FL 34411-1111

On 12/18/2025, the Environmental Enforcement Division, City of Ocala, conducted a site inspection of the above-named property. The inspection was conducted in accordance with the City of Ocala Code, Chapter 122, and the results of the inspection are as follows:

SHAMROCK COVE INN LLC
2811 WILSON AVENUE
OCALA, FL 34411

Section 122-11 Building Permit Required
There are no signs of a building permit required. The property is currently vacant and no construction is taking place.


Section 122-11.1 Building Permit Required
A site plan permit is required for the removal of structures where the structure and concrete pad are removed.

Office Reports

City of Ocala
Environmental Enforcement
12/18/2025 08:50:10



**CODE
ENFORCEMENT**
352-629-8309
**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY 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

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

12/18/2025

SHAMROCK COVE INN LLC
GALLUCCIO FRANCESCO (REGISTERED AGENT)
7862 W IRLO BRONSON HWY STE 205
KISSIMMEE, FL 34747-1738

You are entitled to be represented by counsel, present testimony, and evidence, and to testify or your agent or representative to be sworn in and to take an oath. Subpoenas for witnesses and for records, surveys, plans, and other materials may be requested and will be issued by the Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. You should appear at this meeting. You will need a record of the proceedings. You may, at your option, request a verbatim record of the proceedings. A fee will be levied in the case pursuant to Florida Statutes section 182.07(1).

Respondent(s) _____ /

Location of Violation: 215 S PINE AVE[2853-013-003]
Case Number: 2023_10164
Inspector Assigned: Jeff Guilbault
Required Compliance Date: 01/06/2026
Public Hearing Date & Time: 01/08/2026 17:30
Violation(s) and How to Abate:
SECTION 122-51 BUILDING PERMIT REQUIRED
Three mini split air units, and a gazebo installed without the required permits. Contact permitting department obtain permit 352-629-8421
SECTION 122-212 SITE PLAN APPROVAL REQUIRED
A site plan permit is required for the removal of landscape where the gazebo and concrete pad was installed

Office Depore

City of Ocala
Environmental Enforcement
12/18/2025 08:50:13

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

CASE NO: 2023_10164

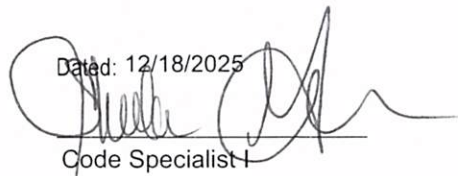
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 12/18/2025 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.

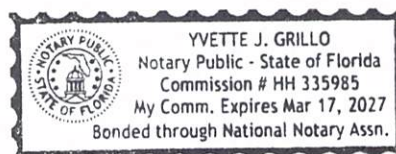
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 12/18/2025

Code Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/18/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



Hector DelValle Reyes

From: Endira Madraveren
Sent: Thursday, August 15, 2024 9:08 AM
To: Hector DelValle Reyes
Cc: Ngozi Ajufo
Subject: RE: SHAMROCK COVE INN / 215 S PINE AVE | 2853-013-003

Good morning Hector,

They are working on submitting their permit within the next few days.

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: Hector DelValle Reyes <HReyes@ocalafl.gov>
Sent: Tuesday, August 13, 2024 11:38 AM
To: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: SHAMROCK COVE INN / 215 S PINE AVE | 2853-013-003

Good morning Endira,

Any updates on the site plan application for the Shamrock Cove Inn?? I just left a message for the property owner Frank.

Sincerely,

Hector Del Valle

Environmental Enforcement Officer

City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Cellphone: 352-857-6666
Fax: (352) 629-8308
Email: hreyes@ocalafl.gov





City of Ocala
Environmental Enforcement
01/06/2026 11:56:19



City of Ocala
Environmental Enforcement
01/06/2026 11:56:37



3/18/24, 10:32 AM

City of Ocala

Environmental Enforcement Division



3/18/24, 10:33 AM
City of Ocala
Environmental Enforcement Division





SHAMROCK INN

A unique type of lodging

shamrockhistoricinn.com

3/18/24, 10:33 AM

City of Ocala

Environmental Enforcement Division



S.W. 3rd STREET
S. PINE AVE.

Value Pawn
EARN POINTS
AND SAVE

3/18/24, 10:33 AM
City of Ocala
Environmental Enforcement Division



3/18/24, 10:34 AM
City of Ocala
Environmental Enforcement Division



3/18/24, 10:34 AM
City of Ocala
Environmental Enforcement Division



3/18/24, 10:35 AM

City of Ocala

Environmental Enforcement Division



S.W. 3rd STREET



Pawn
POINTS
SAVE

TO MAKE IT EASY FOR
James

Fire

3/18/24, 10:35 AM
City of Ocala
Environmental Enforcement Division