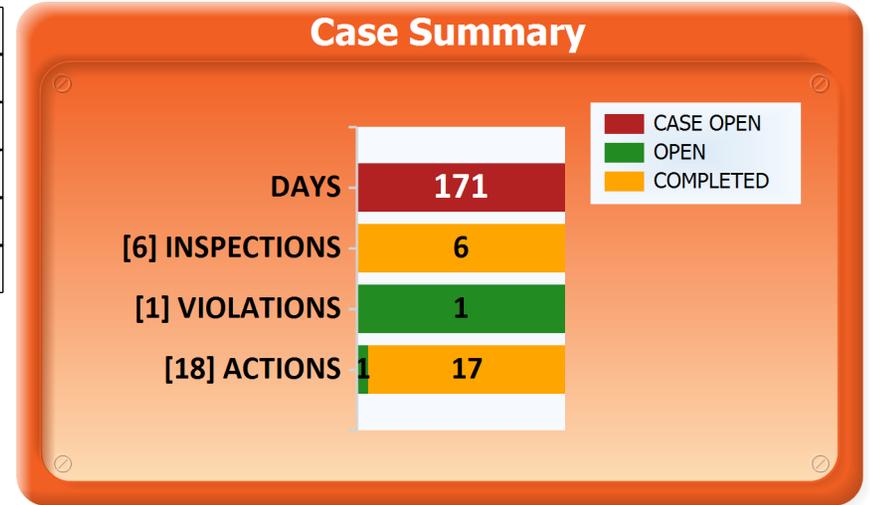


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

Description:		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 2/25/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/8/2025
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>
CERTIFIED MAIL	SHANEKA GREENE	6/17/2025	6/17/2025	<p>FAO MAILED 91 7199 9991 7039 7931 3811 COLESCO PARTNERS LLC 110 BRICKELL BAY DR UNIT 83H MIAMI FL 33131</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	6/23/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/14/2025		

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

OFFICER POSTING	JEFFREY GUILBAULT	3/17/2025	3/17/2025	NOVPH READY FOR POSTING 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.
OFFICER POSTING	JEFFREY GUILBAULT	6/18/2025	6/18/2025	FAO READY FOR POSTING FAO posted on sign in front of property.
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> <p>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:</p> <p>(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.</p> <p>(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</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/4/2025	<p>interior walls or other interior portions of the structure.</p> <p>(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.</p> <p>(d) Have supporting members that are capable of bearing 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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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	JOHN SALAMONE	2100 SW 4TH AVE OCALA, FL	(352)426-8992		
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
COMPLIANCE	SMS	8/8/2025	8/8/2025	NON COMPLIANT		MASSEY INSPECTION Massey inspection jeff is out of office.

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

COMPLIANCE	SMS	8/8/2025	8/8/2025	NON COMPLIANT	On 08/08/2025, I have re-inspected the property in reference to a compliance inspection. I have observed that the vacant commercial property remains in the same state such as deteriorated roof flashings, The prosecution costs of \$310.93 have not been paid. View attachments. Affidavit of Non-Compliance has been provided to Admin.
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
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	6/11/2025	NON COMPLIANT	At 1022 i conducted a hearing inspection and verified there has been no attempt to correct the violations at this property. I have not had contact with anyone from this property. see photos.
INITIAL	JGB	2/26/2025	2/26/2025	NON COMPLIANT	COMPL ADVISED OF HOMELESS ACTIVITY AND CAMPS ON THIS PROPERTY AND ADJACENT PROPERTY CONNECTED, LOTS OF JUNK AND DEBRIS SCATTERED

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

INITIAL	JGB	2/26/2025	2/26/2025	NON COMPLIANT		<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>
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0140

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 MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

VS.

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

CASE NO: CE25-0140



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/19/2025 08:56:08 AM
FILE #: 2025082645 OR BK 8641 PGS 1178-1180
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 12th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **COLESCO PARTNERS LLC**, owner(s) in charge of the property described as: **30900-000-00 / 250 SW 22ND PL. Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 26th, 2025, and June 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-146 VACANT COMMERCIAL STRUCTURES**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **COLESCO PARTNERS LLC.**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-146 VACANT COMMERCIAL STRUCTURES**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-146 and order to:
 - 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:
 - (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 both live and dead loads and foundation walls that are capable of supporting an appropriate load.
 - (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).

(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).

(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.

(h) Have a plan for weatherization of the vacant property if necessary.

(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.

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.

2.) Pay the cost of prosecution of \$310.93 by July 3rd, 2025.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 17th day of June 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **COLESCO PARTNERS LLC., 110 BRICKELL BAY DR UNIT 83H, MIAMI, FL. 33131, AND A REGISTERED AGENT INC. (REGISTERED AGENT) 8 THE GREEN, STE A, DOVER, DE. 19901**, this 17th day of June 2025.


Shaneka Greene, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 14TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



THIS IS TO CERTIFY THE FOREGOING TO
BE A TRUE AND ACCURATE COPY

[Signature]
CITY CLERK

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

CITY OF OCALA
Petitioner,

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

CASE NO: CE25-0140

Respondent. /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

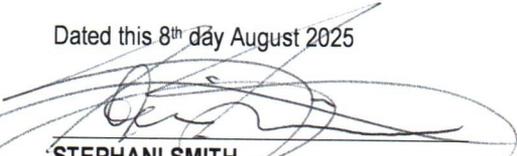
1. That on June 12th, 2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before August 8th, 2025.
3. That a re-inspection was performed on August 8th, 2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have not** been taken:

Abatement of violations as ordered; Section(s) 34-146

5. The prosecution costs of \$310.93 **have not** been paid.

FURTHER, AFFIANT SAYETH NOT.

Dated this 8th day August 2025



STEPHANI SMITH
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by 8th day of August 2025, who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 8th day of August 2025.



Yvette Grillo, Administrative Specialist
Municipal Code Enforcement Board
Ocala, Florida

Global Search



Search: 250 SW 22ND PL

GO

| [Advanced Search](#)

Filter by: Permitting



Limit to 200 records

Record #	Status	Result	Source	Type	Address
 BLD09-0849	CLOSED NO FINAL INSP	250 SW 22ND PL	Site Address	RES BLDG	 250 SW 22ND PL OCALA
 BLD17-1927	FINALED	250 SW 22ND PL	Site Address	COMM BLDG	 250 SW 22ND PL OCALA

Close

Total Record Count: 2



City of Ocala
Code Enforcement Division
06/18/2025 11:00:34



OCALA

CODE ENFORCEMENT

352-629-8309

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

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

CASE NO: CE25-0140

THE CITY OF OCALA
Petitioner,

vs.

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 12th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

- I. FINDINGS OF FACT:
 - A. The Respondent(s), COLESCO PARTNERS LLC, owner(s) in charge of the property described as: 30900-000-00 / 250 SW 22ND PL, Ocala, Florida recorded in the Public Records of Marion County, Florida.
 - B. That on and between February 26th, 2025, and June 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-146 VACANT COMMERCIAL STRUCTURES.
- II. CONCLUSION OF LAW:
 - A. The Respondent(s), COLESCO PARTNERS LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.
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 - (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 both live and dead loads and foundation walls that are capable of supporting an appropriate load.
 - (e) Be free of loose or rotten materials and holes. Any exposed metal, wood or other surface shall be protected.

Office DEPOT

City of Ocala
Code Enforcement Division
06/18/2025 11:00:23



8/8/25, 11:29 AM
City of Ocala
Code Enforcement Division



8/8/25, 11:29 AM
City of Ocala
Code Enforcement Division



8/8/25, 11:30 AM
City of Ocala
Code Enforcement Division