

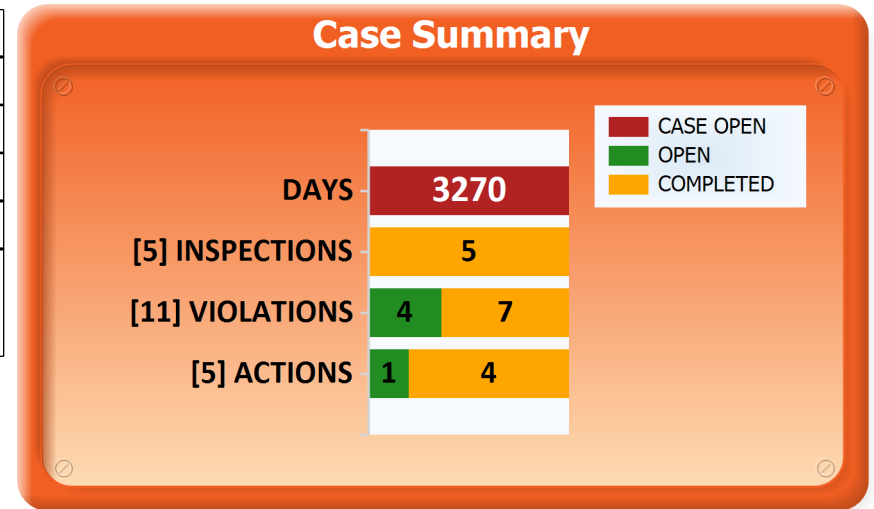


Case Details - No Attachments

City of Ocala

Case Number
COM17_1069

Description: JUNK & DEBRIS			Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE		
Opened: 7/24/2017	Closed:	Last Action: 7/9/2026		Flw Up:
Site Address: 3767 NW BLITCHTON RD OCALA, FL 334314219				
Site APN: 21767-000-00		Officer: DALE HOLLINGSWORTH		
Details:	PLEASE SEE EMAIL SENT TO HEIDI, ORIGINAL DOCUMENT PROVIDED TO HEIDI AT BATSEL OFFICE AS PER THEIR REQUEST THEY WOULD LIKE TO SEND TO RECORDING THEMSELVES.			



ADDITIONAL SITES

LINKED CASES

CONTACTS

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$250 FINE PER DAY	001-359-000-000-06-35960	2776	\$694,000.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	2616	\$654,000.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	1216	\$304,000.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	1684	\$421,000.00	\$0.00						
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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$250 FINE PER DAY	001-359-000-000-06-35960	6	\$1,500.00	\$0.00						
Total Paid for DAILY FINES:				\$2,495,500.00	\$0.00					
TOTALS:				\$2,495,500.00	\$0.00					

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	10/26/2018	11/17/2021			
SECTION 82-443 DISPLAY OF BUILDING NUMBERS	DALE HOLLINGSWORTH	10/26/2018	11/1/2018			
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	DALE HOLLINGSWORTH	6/22/2026				
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DALE HOLLINGSWORTH	6/22/2026	2/4/2025			
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	DALE HOLLINGSWORTH	6/22/2026	2/4/2025			



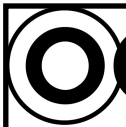
OCALA Case Details - No Attachments

City of Ocala

Case Number

COM17_1069

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	6/22/2026	2/4/2025			
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	DALE HOLLINGSWORTH	6/22/2026	6/5/2023			
SECTION 122-1007 - Surfacing.	DALE HOLLINGSWORTH	6/22/2026	12/23/2025			(a)All off-street parking facilities, including access aisles and driveways, shall be surfaced with a minimum of one-inch asphalt on six inches of limerock on a stable subgrade, and maintained in good condition. Other types of pavement materials may be substituted upon approval by the city engineer provided the construction meets the minimum standards set forth in this section. (b)A ten-foot by ten-foot by six-inch reinforced concrete pad shall be provided for a trash container, when required, together with a ten-foot by five-foot by six-inch reinforced concrete approach pad. (Code 1961, 22-12(2)(e); Code 1985, 7-941)
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	DALE HOLLINGSWORTH	6/22/2026				



OCALA Case Details - No Attachments

City of Ocala

Case Number

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SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	DALE HOLLINGSWORTH	6/22/2026				
SECTION 122-51 BUILDING PERMIT REQUIRED	DALE HOLLINGSWORTH	6/22/2026				

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW-UP	AMANDA YODER	1/14/2021	1/14/2021	COMPLETE		Meet with Mr. Ayaz On January 13, 2021 myself and Senior Site Inspector Greg McClellan met on this property and discussed the case / property violations. It has been determined that of there are several permits outstanding, expired, and expired without a final inspection. Additionally, the pool area and conference room have not been addressed. This case remains non compliant.
CASE REVIEW; SEE EMAIL	AMANDA YODER	11/8/2021	11/8/2021	COMPLETE		On today's date i reviewed this case and responded to Sr. Off. J. Balls email regarding outstanding violations.
FOLLOW-UP	AMANDA YODER	11/17/2021	11/17/2021	COMPLETE		On today's date I followed up with this property for the abatement of 34-95. While there I found that all but some of the weeds have been cut and cleaned.
CASE WORK / COMPLIANCE	AMANDA YODER	11/22/2021	11/22/2021	COMPLETE		On today's date, I made corrections to the Affidavit of Partial Compliance as requested (email attached).

CASE WORK / COMPLIANCE	AMANDA YODER	11/29/2021	11/29/2021	COMPLETE	On today's date I conducted an inspection of this property once again as Mr. Ayaz informed me prior to the weekend that the storage container would be removed. Indeed it has and i have completed an affidavit of partial compliance reflecting the abatement of that particular violation and sent the document in for revision and signature.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
INFORMATION	AY	12/7/2021	12/7/2021	ON TODAY'S DATE AFFIDAVITS OF PARTIAL COMPLIANCE FOR SECTIONS 34-91, 95, AND 122-1193 HAVE BEEN RESUBMITTED AT THE REQUEST OF SR. OFFICER J. BALL.
ADMIN POSTING	SHANEKA GREENE	6/22/2026	6/22/2026	NON COMP HEARING NOTICE FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	6/22/2026	6/22/2026	NON COMP HEARING FOR LIEN MAILED 9489 0090 0027 6696 9934 55 OCALA BLITCHTON LLC 120 NW SPANISH RIVER BLVD STE 4 BOCA RATON, FL. 33431-4219 9489 0090 0027 6696 9934 62 OCALA BLITCHTON LLC TRANS GLOBAL REALTY INC (REGISTERED AGENT) 8809 TWIN LAKE DRIVE BOCA RATON, FL. 33496
FIELD POSTING	LIVIU EAGLEN	6/23/2026	6/23/2026	NON COMP HEARING NOTICE READY FOR POSTING Posted Affidavit On File
MASSEY	SHANEKA GREENE	7/9/2026		MASSEY FOR LIEN

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

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 6/22/2026

Case No: COM17_1069

**To: OCALA BLITCHTON LLC
 120 NW SPANISH RIVER BLVD STE 4
 BOCA RATON, FL. 33431-4219**

**OCALA BLITCHTON LLC
TRANS GLOBAL REALTY INC (REGISTERED AGENT)
8809 TWIN LAKE DRIVE
BOCA RATON, FL. 33496**

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Dale Hollingsworth, Chief Code Official for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

**3767 NW BLITCHTON RD OCALA, FL. 34474
21767-000-00**

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **July 9, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

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

Signed this 22nd day of June 2026

Shaneka Greene

Shaneka Greene

Code Specialist I

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

CASE NO: COM17_1069

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

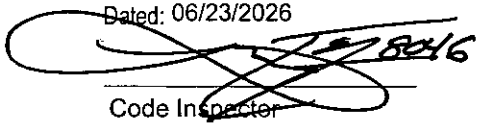
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/23/2026 post the Notice of Non-Compliance Hearing to the property, located at 3767 NW BLITCHTON RD.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

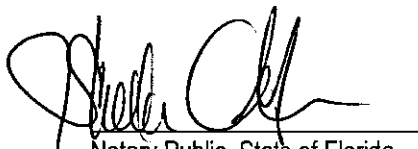
FURTHER, AFFIANT SAYETH NAUGHT.

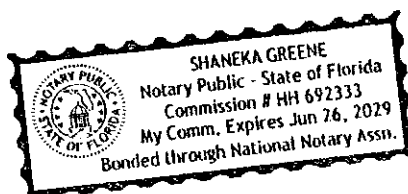
Dated: 06/23/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/23/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/23/26, 11:17



PLEASE UNDERSTAND THAT THE CITY OF OCALA STATING THAT THE
BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA

NOTICE OF HEARING TO CONSIDER REDUCTION OF ACCRUED FINES AND IMPOSITION OF LIEN

Date: 6/22/2026

Case No: COM17_1069

To: OCALA BLITCHTON LLC
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BOCA RATON, FL. 33431-4219

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TRANS GLOBAL REALTY INC (REGISTERED AGENT)
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You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats and other materials may be requested and will be issued by this Board through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by the Municipal Code Enforcement Board or Special Magistrate with respect to any matter considered at this meeting, you will need to file a Notice of Appeal with the City Clerk of the City of Ocala, Florida, to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

City of Ocala
Code Enforcement Division
6/23/26, 11:17

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

CASE NO: COM17_1069

AFFIDAVIT OF POSTING

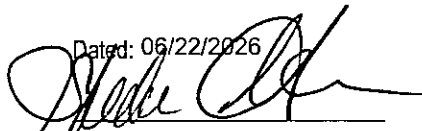
Section 2-446 (b) 2 (b)

**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:

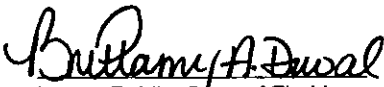
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FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/22/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/22/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

