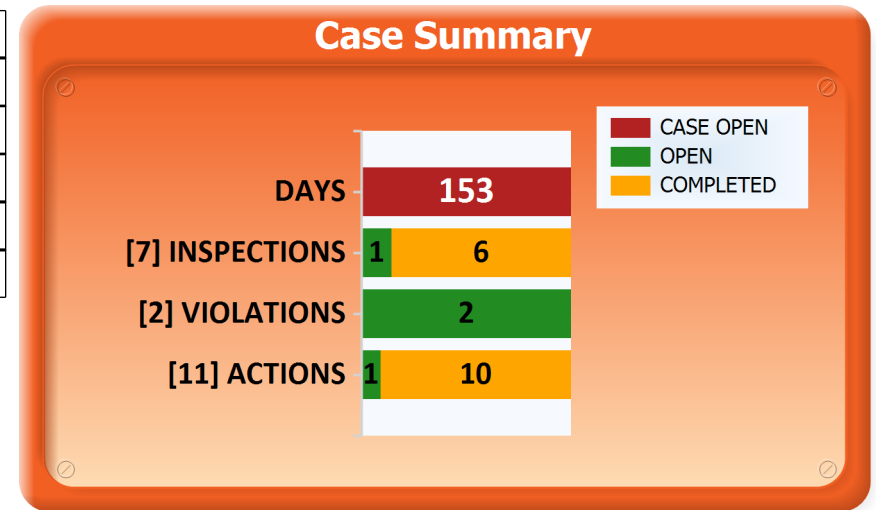


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0139

Description: Hole in rear of building and large piles of trash			Status: HEARING
Type: COMMERCIAL		Subtype: JUNK DEBRIS	
Opened: 2/3/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/6/2026
Site Address: 3621 NW 10TH ST OCALA, FL 34475			
Site APN: 21819-000-00		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	Zachery Jacobson	City of Ocala Project Manager OCALA, FL 34471	(352)239-6140		
OWNER	WASTE PRO OCALA MRF LLC	2101 W SR 434 STE 315 LONGWOOD, FL 32779			
RESPONDENT 1	WASTE PRO OCALA MRF LLC	2101 W SR 434 STE 315 LONGWOOD, FL 32779			
RESPONDENT 2	MALENIE VELEZ	2101 W SR 434 3 Floor LONGWOOD, FL 32779			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$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						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
MEETING	001-359-000-000-06-35960	1	\$16.21	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$27.55	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE26-0139

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTORS	001-359-000-000-06-35960	6	\$97.26	\$0.00						

Total Paid for INSPECTION FEES: \$97.26 \$0.00

TOTALS: \$248.05 \$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	OSIAS FERREIRA	2/4/2026				Trash and unsightly matter outside of the building piling up by the fence next to the new water retention area. All of this trash needs to be pick up and the area clean up.
SECTION 122-51 BUILDING PERMIT REQUIRED	OSIAS FERREIRA	2/4/2026				Wall of the building, side doors, metal beams and metal sheeting are broken caused by accumulation of trash in excess against this wall. This entire section of the metal building needs to be repaired with a building permit. Obtain a building permit and repair all the damage.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	OSIAS FERREIRA	5/6/2026				Wall of the building, side doors, metal beams and metal sheeting are broken caused by accumulation of trash in excess against this wall. This entire section of the metal building needs to be repaired with a building permit.

INSPECTIONS

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

City of Ocala

Case Number

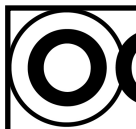
CE26-0139

INITIAL	OSF	2/4/2026	2/4/2026	NON COMPLIANT		On 2/4/2026 I received this complaint for trash and some structure damage at the rear side of the building. Upon my inspection I called the complainant to get more information on the exact location of the issues. I was told that from the adjacent property the damages were pretty clear. I observed that the side wall was damaged by a lot of trash and the weight of it made it collapse in various spots. It can be seen by my pictures. I went ahead and tried to make contact with the managers at this location but there was no one that could help me. I spoke with Kathy and she told me that tomorrow Josh was going to be there all day and that I should talk to him. I left my information behind for a call back and I will be coming back tomorrow and be sending a CLTO as well.
CASE WORK	OSF	2/5/2026	2/5/2026	NON COMPLIANT		On 2/5/2026 I met with Frank Lemily and Joshua McMinds manager and supervisor for this location. They told me they were aware of the damages and are in preparations to get it fixed. I took additional pictures from the inside, damage steel beams and metal sheeting can be seen as well. I told them they need to obtain a permit for the repairs and they need to clean the excess recycle material that is outside along the fence.
COMPLIANCE	OSF	3/5/2026	3/5/2026	COMPLETED		On 3/5/2026 I did a follow up inspection and observed that they have picked up the trash from the outside of the property but they still have to submit the permit for the repairs. I also spoke with the manager of the property and he asked for more time to get all the quotes to get a contractor to do the work.

FOLLOW UP	OSF	4/6/2026	4/6/2026	COMPLETED		On 4/6/2026 I did a follow up and I received a call from another contractor, they are still on the process of getting estimates to fix the wall of the building. They have cleaned up the property line but they still need that permit completed
CASE REVIEW	OSF	5/6/2026	5/6/2026	COMPLETED		On 5/6/2026 I did a case review and observed that no permits have been submitted. I will schedule this case for the hearing.
CASE WORK	OSF	6/24/2026	6/24/2026	COMPLETED		On 6/24/2026 The section code for 122-51 building without a permit was removed since they have not done any work requiring permits. The case will continue to go to the hearing for everything else.
HEARING INSPECTION	OSF	7/6/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JEFFREY GUILBAULT	2/3/2026	2/3/2026	Received a complaint from Zachery Jacobson, Building Services Project Manager, that the back of this commercial building has a hole in it and trash piled up all around the rear of the property.
PREPARE NOTICE	SHANEKA GREENE	2/5/2026	2/5/2026	CLTO
MEETING	OSIAS FERREIRA	2/5/2026	2/5/2026	2:00 pm in person meeting with Frank 352-817-0970. I met with Frank Lemily and Joshua McMinds manager and supervisor for this location. They told me they were aware of the damages and are in preparations to get it fixed. I took additional pictures from the inside, damage steel beams and metal sheeting can be seen as well. I told them they need to obtain a permit for the repairs and they need to clean the excess recycle material that is outside along the fence. Joshua McMinds Supervisor 352-957-2800 point of contact Frank Lemily Manager 352-817-0970
REGULAR MAIL	SHANEKA GREENE	2/5/2026	2/5/2026	CLTO MAILED (2)

CONTACT	OSIAS FERREIRA	3/3/2026	3/3/2026	JERRY Lourenco 352-875-9513 called me and he is the one overseeing all the operations on Ocala for this business. He wanted more time to get a permit submitted for the repairs.
ADMIN POSTING	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH MAILED (2) 9489 0090 0027 6697 0319 41 WASTE PRO OCALA MRF LLC 2101 W SR 434 STE 315 LONGWOOD, FL 32779 9489 0090 0027 6697 0319 58 WASTE PRO OCALA MRF LLC VELEZ MALRNE (REGISTERED AGENT) 2101 W SR 434 3RD FLOOR LONGWOOD, FL. 32779
PREPARE NOTICE	SHANEKA GREENE	5/7/2026	5/7/2026	NOVPH
FIELD POSTING	OSIAS FERREIRA	5/8/2026	5/8/2026	NOVPH READY FOR POSTING Posted at the property, affidavit on file.
				Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-182 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0139

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/19/2026	6/24/2026	City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, August 13th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, August 13th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00 am of the 61st day after the issuance of the permit, subsection (c) shall apply; (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3.) Pay the cost of prosecution of \$248.05 by August 13th, 2026. Non-compliance (Massey) hearing: 09/10/2026
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HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		NEW BUSINESS
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

21819-000-00

[GOOGLE Street View](#)

Prime Key: 553336

[MAP IT+](#)

Current as of 2/4/2026

[Property Information](#)

WASTE PRO OCALA MRF LLC
2101 W SR 434 STE 315
LONGWOOD FL 32779

[Taxes / Assessments:](#)
Map ID: 161
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 48
Acres: 9.09

Situs: 3621 NW 10TH ST OCALA

[2025 Certified Value](#)

Land Just Value	\$791,920		
Buildings	\$2,032,977		
Miscellaneous	\$109,483		
Total Just Value	\$2,934,380	Impact	
Total Assessed Value	\$2,851,587	Ex Codes:	(\$82,793)
Exemptions	\$0		
Total Taxable	\$2,851,587		
School Taxable	\$2,934,380		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$791,920	\$2,032,977	\$109,483	\$2,934,380	\$2,851,587	\$0	\$2,851,587
2024	\$633,536	\$1,869,113	\$121,593	\$2,624,242	\$2,592,352	\$0	\$2,592,352
2023	\$633,536	\$1,948,134	\$133,705	\$2,715,375	\$2,356,684	\$0	\$2,356,684

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5949/1910	10/2013	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
5740/0303	09/2012	57 TRANSFER FROM BANK	8 ALLOCATED	U	V	\$225,000
5449/1626	12/2010	56 TRANSFER TO BANK	0	U	V	\$100
4405/1842	04/2006	07 WARRANTY	8 ALLOCATED	U	V	\$688,500
3974/1714	03/2005	07 WARRANTY	8 ALLOCATED	U	V	\$391,100
3941/1136	01/2005	07 WARRANTY	8 ALLOCATED	U	V	\$200,000
2006/0090	01/1994	10 FORECLS	8 ALLOCATED	U	V	\$112,500
1608/0654	09/1989	43 R-O-W	0	U	V	\$100
1551/0483	01/1989	07 WARRANTY	8 ALLOCATED	U	I	\$138,000
1551/0481	12/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100
1551/0479	12/1988	05 QUIT CLAIM	9 UNVERIFIED	U	I	\$100

[Property Description](#)

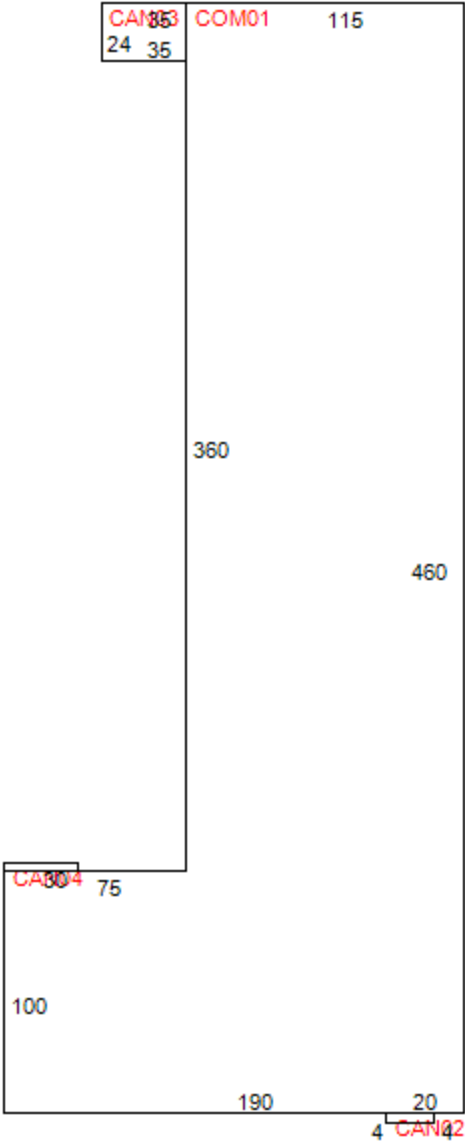
SEC 11 TWP 15 RGE 21
BEG N 00-24-40 E 25 FT FROM SE COR OF NW 1/4 OF
SW 1/4 TH N 00-24-40 E 500 FT N 89-29-40 W 800 FT
S 00-24-40 W 500 FT S 89-29-40 E 800 FT TO POB
EXCEPT S 5 FT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	4800	.0	.0	M2	395,960.00	SF							
Neighborhood 9966													
Mkt: 2 70													

[Traverse](#)

Building 1 of 2
COM01=R190U460L115D360L75D100.R158
CAN02=D4R20U4L20.R32U460L115
CAN03=L35D24R35U24.D360L75
CAN04=U4R30D4L30.
MZO05=2100.
2100



Building Characteristics

Structure 1 - WH STL FR
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 4/26/2022 by 117

Year Built 2014
Physical Deterioration 0%
Obsolescence: Functional 10%
Obsolescence: Locational 0%
Base Perimeter 1300

Exterior Wall 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	32.0	1.00	2014	0	60,400	F48 WAREHOUSE/DISTRIBUTE	97 %	Y N
						F48 WAREHOUSE/DISTRIBUTE	3 %	Y Y
2	9.0	1.00	2014	0	80	CAN CANOPY-ATTACHD	100 %	N N
3	21.5	1.00	2014	0	840	CAN CANOPY-ATTACHD	100 %	N N
5	10.0	1.00	2014	0	2,100	MZO MEZZANINE OFF	100 %	Y Y

Section: 1

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

Traverse

Building 2 of 2

COM01=D12R60U12L60.
UCN02=L6D12R6U12.R60D12

UCN03=R6U6L6D6.

UCN02	COM01	60			
12	12	12		12	UCN03
6		60		6	6

Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 3 - 10-14 YRS
Condition 3
Quality Grade 300 - LOW
Inspected on 4/26/2022 by 117

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 144

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2015	0	720	F17 OFFICE	100 %	N Y
2	8.0	1.00	2021	0	72	UCN CANOPY UNFIN	100 %	N N
3	8.0	1.00	2021	0	36	UCN CANOPY UNFIN	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **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
170 LOADING WELL	2,100.00	SF	20	2014	3	75.0	28.0
159 PAV CONCRETE	72,209.00	SF	20	2014	5	0.0	0.0
105 FENCE CHAIN LK	2,726.00	LF	20	2014	4	0.0	0.0
159 PAV CONCRETE	5,094.00	SF	20	2014	3	0.0	0.0
048 SHED OPEN	429.00	SF	15	2014	3	33.0	13.0

[Appraiser Notes](#)

WASTE PRO RECYCLING
 BLDG 1=RECYCLING CENTER.....2-3FX 2-2FX 7X (MZO=28X75)
 -
 BLDG 2=WEIGH OFFICE.....1- 2FX 2X

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD-1419	11/18/2014	1/15/2015	NEW COMM MODULAR BLDG
BLD14-0463	7/10/2014	1/16/2015	NEW CM BUILDING
BLD14-0463	7/10/2014	12/18/2014	INDISTRIAL BUILDING
SGN14-0250	4/29/2014	-	WALL SIGN

WARRANTY DEED

Rec. \$ 27.00
DS \$.70

Prepared by:
H. Randolph Klein, Esq.
333 NW Third Avenue
Ocala, FL 34475



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 10/30/2013 04:21:06 PM
FILE #: 2013111908 OR BK 05949 PGS 1910-1912

REC 27.00 DEED DS 0.70

Property Appraiser's Parcel I. D. No 21819-000-00 & 21819-001-00

THIS WARRANTY DEED is made the 29 day of October, 2013, between **WASTE PRO OF FLORIDA, INC., a Florida corporation**, whose mailing address is 2101 W. S.R. 434, STE 305, Longwood FL 32779, hereinafter called **GRANTOR**, and

WASTE PRO OCALA MRF, LLC, a Florida limited liability company, whose mailing address is 2101 W. S.R. 434, STE 315, Longwood FL 32779, hereinafter called the **GRANTEE**.

That said Grantor, for and in consideration 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 County, Florida, to-wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

NOTE TO RECORDER: Grantor is the sole member of the Grantee and the subject property is unencumbered by mortgage.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the 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

WASTE PRO OF FLORIDA, INC., a
Florida corporation

Sharon Kaye Tolopka
Witness #1 Signature

By: John Jennings
John Jennings
Chief Executive Officer

SHARON KAYE TOLOPKA
Printed Name

Malenie Velez
Witness #2 Signature

Malenie Velez
Printed Name

STATE OF Florida, COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 29 day of October, 2013, by JOHN JENNINGS, as Chief Executive Officer of WASTE PRO OF FLORIDA, INC., a Florida corporation, (X) who is personally known to me or produced _____, as identification.

Malenie Velez
Notary Public

My commission expires _____



EXHIBIT "A"

BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; SAID POINT BEING N.0°24'40"E., 25 FEET FROM THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4); THENCE N.0°24'40"E., ALONG SAID EAST LINE 500 FEET; THENCE N.89°29'40"W., PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 800 FEET; THENCE S.0°24'40"W., PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) 500 FEET; THENCE S.89°29'40"E., PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) 800 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN MARION COUNTY, FLORIDA.

LESS AND EXCEPT THOSE LANDS CONVEYED TO THE CITY OF OCALA, A MUNICIPAL CORPORATION, IN THAT CERTAIN RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 1608, PAGE 654, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



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

Detail by Entity Name

Florida Limited Liability Company
WASTE PRO OCALA MRF, LLC

Filing Information

Document Number L13000138785
FEI/EIN Number 46-3804650
Date Filed 10/02/2013
State FL
Status ACTIVE

Principal Address

2101 W SR 434
3rd Floor
LONGWOOD, FL 32779

Changed: 03/09/2017

Mailing Address

2101 W SR 434
3rd Floor
LONGWOOD, FL 32779

Changed: 03/09/2017

Registered Agent Name & Address

Velez, Malenie
2101 W SR 434
3rd Floor
LONGWOOD, FL 32779

Name Changed: 03/09/2017

Address Changed: 03/09/2017

Authorized Person(s) Detail

Name & Address

Title MGR

JENNINGS, SEAN
2101 W SR 434
3rd Floor

LONGWOOD, FL 32779

Title MGR

SABINA, CORT
2101 W SR 434
3rd Floor
LONGWOOD, FL 32779

Annual Reports

Report Year	Filed Date
2024	02/06/2024
2025	03/26/2025
2026	01/21/2026

Document Images

01/21/2026 -- ANNUAL REPORT	View image in PDF format
03/26/2025 -- ANNUAL REPORT	View image in PDF format
02/06/2024 -- ANNUAL REPORT	View image in PDF format
02/28/2023 -- ANNUAL REPORT	View image in PDF format
03/29/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
03/11/2020 -- ANNUAL REPORT	View image in PDF format
02/14/2019 -- ANNUAL REPORT	View image in PDF format
03/05/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
03/04/2016 -- ANNUAL REPORT	View image in PDF format
03/09/2015 -- ANNUAL REPORT	View image in PDF format
04/24/2014 -- ANNUAL REPORT	View image in PDF format
10/02/2013 -- Florida Limited Liability	View image in PDF format



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

2/5/2026

CASE NO: CE26-0139

WASTE PRO OCALA MRF LLC
2101 W SR 434 STE 315
LONGWOOD, FL. 32779

WASTE PRO OCALA MRF LLC
VELEZ MALENIE (REGISTERED AGENT)
2101 W SR 434 3RD FLOOR
LONGWOOD, FL. 32779

RE: 21819-000-00 | 3621 NW 10TH ST OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 3/05/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Trash and unsightly matter outside of the building piling up by the fence next to the new water retention area. All trash needs to be pick up and the area clean up.

SECTION 122-51 BUILDING PERMIT REQUIRED

Wall of the building, side doors, metal beams and metal sheeting are broken caused by accumulation of trash in excess against this wall. This entire section of the metal building needs to be repaired with a building permit. Obtain a building permit and repair all the damage.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

OSIAS FERREIRA,
Code Inspector
352-789-5305 offerreira@ocalafl.gov



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

NOTICE OF VIOLATION AND PUBLIC HEARING

05/08/2026

WASTE PRO OCALA MRF LLC
2101 W SR 434 STE 315
LONGWOOD, FL 32779

WASTE PRO OCALA MRF LLC
VELEZ MALRNE (REGISTERED AGENT)
2101 W SR 434 3RD FLOOR
LONGWOOD, FL. 32779

Respondent(s) _____ /

Location of Violation: 3621 NW 10TH ST|21819-000-00

Case Number: CE26-0139

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Trash and unsightly matter outside of the building piling up by the fence next to the new water retention area. All of this trash needs to be pick up and the area clean up.

SECTION 122-51 BUILDING PERMIT REQUIRED

Wall of the building, side doors, metal beams and metal sheeting are broken caused by accumulation of trash in excess against this wall. This entire section of the metal building needs to be repaired with a building permit. Obtain a building permit and repair all the damage.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Wall of the building, side doors, metal beams and metal sheeting are broken caused by accumulation of trash in excess against this wall. This entire section of the metal building needs to be repaired with a building permit.

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:

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

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

CASE NO: CE26-0139

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/08/2026 post the Notice of Violation & Public Hearing to the property, located at 3621 NW 10TH ST.
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.

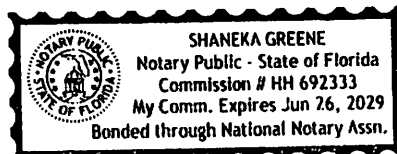
Dated: 05/08/2026

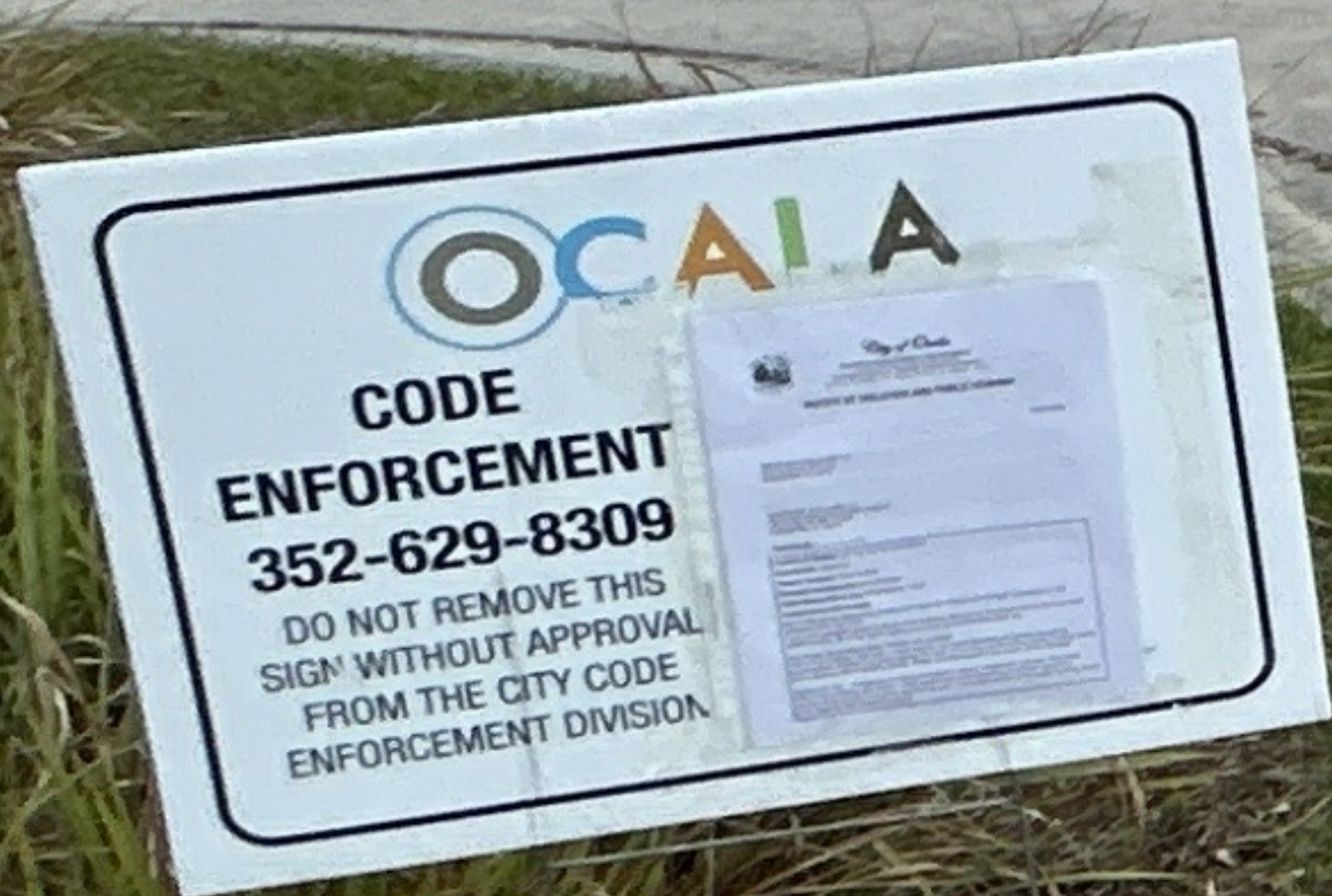
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/08/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/8/2026 10:28 AM



MENT
-8309
MOVE THIS
T APPROVAL
CITY CODE
ENT DIVISION

Office DEBOLLO



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

05/08/2026

WASTE PRO OCALA MRF LLC
2101 W SR 434 STE 315
LONGWOOD, FL 32779

WASTE PRO OCALA MRF LLC
VELEZ MALRNE (REGISTERED AGENT)
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Respondent(s) _____

Location of Violation: 3621 NW 10TH ST|21819-000-00

Case Number: CE26-0139

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Trash and unsightly matter outside of the building piling up by the fence next to the new water
retention area. All of this trash needs to be pick up and the area clean up.
SECTION 122-51 BUILDING PERMIT REQUIRED
Wall of the building, side doors, metal beams and metal sheeting are broken caused by
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Wall of the building, side doors, metal beams and metal sheeting are broken caused by
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to be repaired with a building permit.

City of Ocala
Code Enforcement Division
5/8/2026 10:28 AM

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

CASE NO: CE26-0139

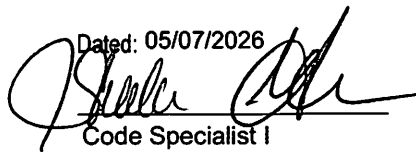
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

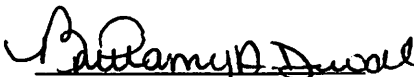
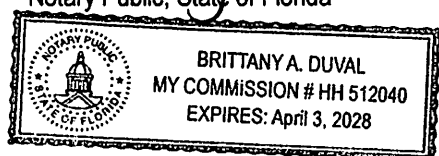
1. I did on 05/07/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/07/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/07/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida




City of Ocala
Code Enforcement Division
3/5/2026 3:44 PM



City of Ocala
Code Enforcement Division
3/5/2026 3:44 PM



City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



NO TRESPASSING
VIOLATORS WILL BE
PROSECUTED

City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:42 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:46 AM



City of Ocala
Code Enforcement Division
2/4/2026 10:40 AM



NO TRESPASSING
VIOLATORS WILL BE
PROSECUTED

City of Ocala
Code Enforcement Division
2/4/2026 10:41 AM