

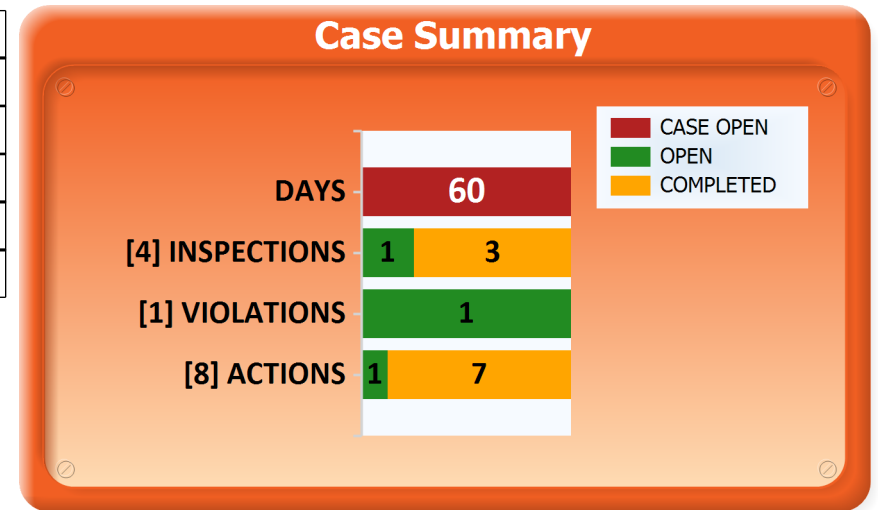


Case Details - No Attachments

City of Ocala

Case Number
ENV25-0231

Description: DRAS/DEAD TREES			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 9/11/2025	Closed:	Last Action: 11/13/2025	Flw Up: 11/10/2025
Site Address: 910 NW 10TH ST OCALA, FL 34475			
Site APN: 2570-303-201		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/15/2025	10/15/2025	NOVPH



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV25-0231

CERTIFIED MAIL	SHANEKA GREENE	10/15/2025	10/15/2025	NOVPH MAILED (4) 9489 0090 0027 6697 0021 87 GP PORTFOLIO LANDLORD 2 LLC C/O SUNTRUST EQUITY FUNDING LLC 2999 WILDWOOD PARKWAY ATLANTA,GA.30339 9489 0090 0027 6697 0021 94 GP PORTFOLIO LANDLORD #2 LLC 303 PEACHTREE STREET 26TH FLOOR MC GA-ATL-3951 ATLANTA,GA.30308 9489 0090 0027 6697 0022 00 SUNTRUAT EQUITY FUNDING LLC 303 PEACHTREET STREET N. E. ATLANTA,GA.30308 9489 0090 0027 6697 0022 17 CORPORATION SERVICE COMPANY (REGISTEREDAGENT) 1201 HAYS STREET TALLAHASSEE, FL. 32301
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025		NOVPH
OFFICER POSTING	JEFFREY GUILBAULT	10/16/2025	10/16/2025	NOVPH READY FOR POSTING NOVPH POP AT 1115
PREPARE NOTICE	SHANEKA GREENE	9/12/2025	9/12/2025	CLTO REPEAT VIOLATOR
PREPARE NOTICE	SHANEKA GREENE	10/14/2025	10/15/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	9/12/2025	9/12/2025	CLTO MAILED (4)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/4/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, 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 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.) Pay the cost of prosecution of \$262.09 by December 4th, 2025
----------------------	--------------------	------------	-----------	---

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GP PORTFOLIO LANDLORD 2 LLC	2999 WILDWOOD PARKWAY ATLANTA, GA 30339			
REGISTERED AGENT	CORPORATION SERVICE COMPANY	1201 HAYS STREET TALLAHASSEE, FL 32301			
RESPONDENT 1	GP PORTFOLIO LANDLORD 2 LLC	C/O SUNTRUST EQUITY FUNDING LLC ATLANTA, GA 30339			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$70.88	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$0.00						
Total Paid for CASE FEES:			\$262.09	\$0.00						
TOTALS:			\$262.09	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	JGB	10/16/2025	10/16/2025	COMPLETED			NOVPH POP AT 1115			
FOLLOW UP	JGB	10/13/2025	10/13/2025	NON COMPLIANT			I verified that the overgrowth of tall grass and weeds in the DRAs have not been cut and cleaned. I also verified that the dead tree has not been removed from the DRA. Please see my photos from this mornings inspection. NOVPH sent to admin. I have not heard from anyone associated with the property.			
HEARING INSPECTION	JGB	11/10/2025								

INITIAL	JGB	9/11/2025	9/11/2025	NON COMPLIANT	While patrolling the area at 1320 I noticed both DRA's on the property are overgrown and there are two dead trees in one of the DRA's. Please cut and clean the DRA's, cutting all overgrowth consisting of tall grass, weeds, and vines on the fence. Additionally the two dead trees need to be removed from the property. A tree permit will need to be pulled to remove these dead trees. Please obtain a tree removal permit to ensure adherence to the shade tree coverage on the property. Please see photos. CLTO sent to admin. RI in 30 days. Please see 2022_8662 ORDER FOR REPEAT VIOLATOR found in violation 01/23/2023 for 34-95.
---------	-----	-----------	-----------	---------------	--

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	JEFFREY GUILBAULT	9/11/2025			REPEAT VIOLATOR	Both DRA's are overgrown and two dead oak trees in DRA closest to the NW 10TH ST. Please cut and clean both DRA's cutting all overgrowth consisting of tall grass, weeds, and vines on the fences. Also, Please remove the two dead trees from the DRA. A permit will be required to be obtained before the removal of these trees.

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

THE CITY OF OCALA

CASE NO: ENV25-0231

Petitioner,

VS.

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
GP PORTFOLIO LANDLORD #2 LLC

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code 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	3	\$37.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:			

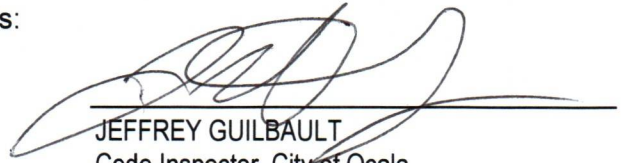
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$2.96	4	\$70.88	8	\$70.88

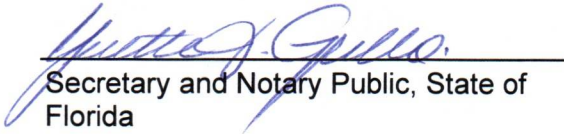
Total Costs: \$262.09

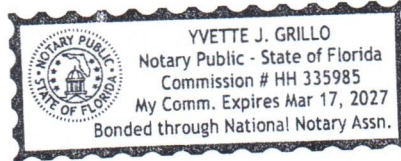
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/3/2025

**STATE OF FLORIDA
COUNTY OF MARION**


JEFFREY GUILBAULT
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 3 Nov by JEFFREY GUILBAULT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card

2570-303-201

[GOOGLE Street View](#)

Prime Key: 1231868

[MAP IT+](#)

Current as of 9/11/2025

[Property Information](#)

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING
LLC
2999 WILDWOOD PARKWAY
ATLANTA GA 30339

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 11

Acres: 1.79

Situs: 910 NW 10TH ST OCALA

[Current Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$862,665
Total Assessed Value	\$862,665
Exemptions	\$0
Total Taxable	\$862,665

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$155,944	\$668,686	\$29,497	\$844,835	\$844,835	\$0	\$844,835
2023	\$155,944	\$693,055	\$29,614	\$824,132	\$824,132	\$0	\$824,132
2022	\$155,944	\$628,477	\$29,730	\$783,727	\$783,727	\$0	\$783,727

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5112/1466	08/2008	08 CORRECTIVE	0	U	I	\$100
4915/0885	10/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,119,100
4891/1590	09/2007	09 EASEMNT	0	U	V	\$100
4891/1586	09/2007	43 R-O-W	0	U	V	\$100
4891/1582	09/2007	43 R-O-W	0	U	V	\$100
4189/1701	09/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$180,000
1353/0285	06/1986	07 WARRANTY	0	U	V	\$180,000
1353/0284	05/1986	07 WARRANTY	0	U	V	\$100
0649/0046	08/1974	02 DEED NC	0	U	V	\$100
6720/0060	01/1973	61 FJDGMNT	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22

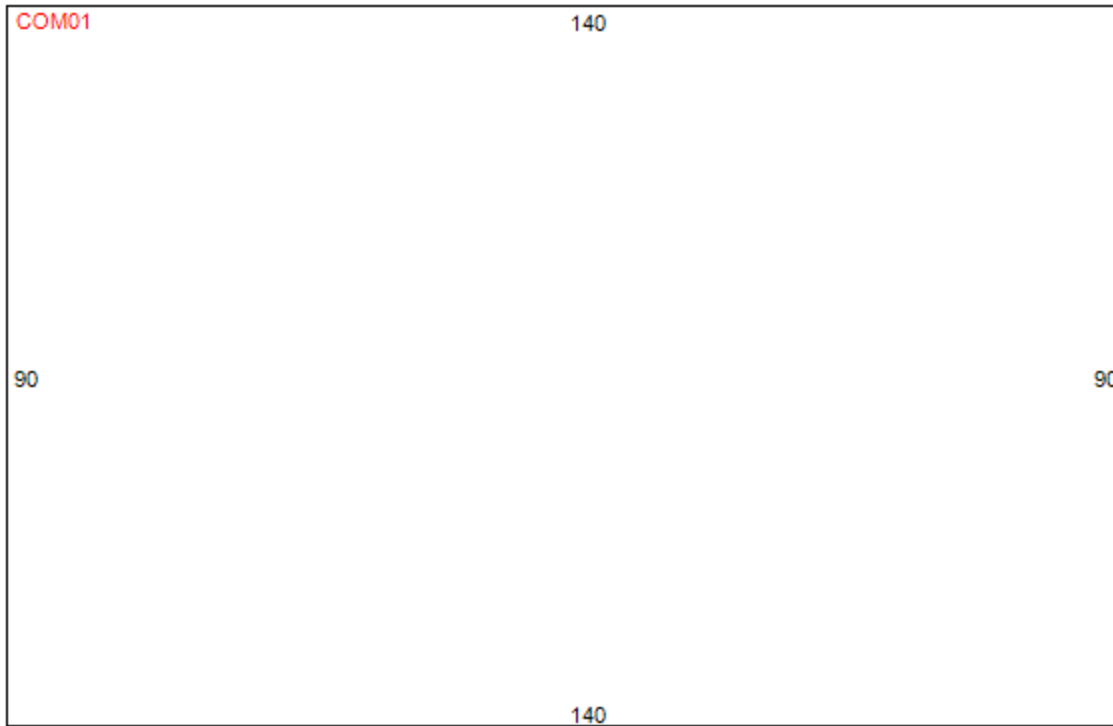
PLAT BOOK E PAGE 013
GOSS ADD OCALA
BLK 3 RGE 3 LOTS 2.3
EXC COM AT THE NW COR OF BLK 3 RGE 3 TH S 89-52-59 E 399.28
FT TO THE POB TH CONT S 89-52-59 E 0.45 FT TH S 00-09-15 E
206.75 FT TH N 89-48-49 W 6 FT TH N 01-23-02 E 206.79 FT TO
THE POB
EXC COM AT THE NW COR OF BLK 3 RGE 3 TH S 89-52-59 E 3.91
FT TH S 01-06-59 E 206.32 FT TO A PT THAT BEARS S 89-48-49
E 7.78 FT FROM THE SW COR OF LOT 3 TH N 89-48-49 W 7.78 FT
TH N 00-02-30 W 206.27 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	1152	.0	.0	B4	77,972.00	SF	2.0000	1.00	1.00	1.00	155,944	155,944
Neighborhood 9968											Total Land - Class \$155,944	
Mkt: 2 70											Total Land - Just \$155,944	

[Traverse](#)

Building 1 of 1
COM01=R140D90L140U90.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 3 - 10-14 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 4/27/2020 by 117

Year Built 2007
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 460

Exterior Wall 54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	18.0	1.00	2007	0	12,600	M11 ONE STORY STORE	38 % Y Y
						M48 WAREHOUSE/DISTRIBUTE	62 % Y Y

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 5

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	2,130.00		SF	20	2007	3	0.0	0.0
159 PAV CONCRETE	322.00		SF	20	2007	5	23.0	14.0
250 WALLS MASONRY	294.00		SF	50	2007	3	0.0	0.0
105 FENCE CHAIN LK	754.00		LF	20	2007	2	0.0	0.0
116 FENCE VINYL	400.00		LF	99	2007	4	0.0	0.0
144 PAVING ASPHALT	26,718.00		SF	5	2007	3	0.0	0.0
Total Value - \$29,381								

[Appraiser Notes](#)

NAPA AUTO PARTS--CLOSED

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
HAR24-0682	6/16/2024	6/20/2024	GP PORTFOLIO CHANGE OUT
OC00895	5/1/2007	9/1/2007	FIRE SPRINKLER
OC00477	2/1/2007	9/1/2007	NEW COM

[Cost Summary](#)

Buildings R.C.N.	\$926,729	4/27/2020				
Total Depreciation	(\$203,881)					
Bldg - Just Value	\$722,848		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$29,381	2/4/2013	1	\$926,729	(\$203,881)	\$722,848
Land - Just Value	\$155,944	6/12/2019				
Total Just Value	\$908,173	.				



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

Detail by Entity Name

Foreign Limited Liability Company
GP PORTFOLIO LANDLORD #2, LLC

Filing Information

Document Number	M07000006092
FEI/EIN Number	42-1563209
Date Filed	10/10/2007
State	DE
Status	INACTIVE
Last Event	LC WITHDRAWAL
Event Date Filed	12/15/2008
Event Effective Date	NONE

Principal Address

303 PEACHTREE STREET, 26TH FLOOR
MC 3951
ATLANTA, GA 30308

Changed: 04/01/2008

Mailing Address

303 PEACHTREE STREET, 26TH FLOOR
MC 3951
ATLANTA, GA 30308

Changed: 04/01/2008

Registered Agent Name & Address

NONE

Authorized Person(s) Detail

Name & Address

Title MGR

SUNTRUST EQUITY FUNDING, LLC
303 PEACHTREE STREET, 26TH FLOOR
ATLANTA, GA 30308

Annual Reports

Report Year	Filed Date
--------------------	-------------------

2008

04/01/2008

Document Images

[12/15/2008 -- LC Withdrawal](#)

View image in PDF format

[04/01/2008 -- ANNUAL REPORT](#)

View image in PDF format

[10/10/2007 -- Foreign Limited](#)

View image in PDF format



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

Detail by Entity Name

Foreign Limited Liability Company
SUNTRUST EQUITY FUNDING, LLC

Filing Information

Document Number	M03000002049
FEI/EIN Number	42-1563209
Date Filed	06/24/2003
State	DE
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/09/2019
Event Effective Date	09/29/2016

Principal Address

303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Changed: 01/29/2024

Mailing Address

303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Changed: 01/29/2024

Registered Agent Name & Address

CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301

Name Changed: 05/07/2014

Address Changed: 05/07/2014

Authorized Person(s) Detail

Name & Address

Title MANAGER

MCLEOD, ALLISON, Sr.
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Title MANAGER

HAIST, BRION
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Title MANAGER

BLEE, EDWIN
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Title MANAGER

NAIL, GREGORY
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Title MANAGER

WILDE, JUSTIN
3333 PEACHTREE ROAD
7TH FLOOR
ATLANTA, GA 30326

Title MANAGER

NIX, SARAH
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Title AUTHORIZED PERSON

TROUTMAN, LINDA
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

Annual Reports

Report Year	Filed Date
2022	04/22/2022
2023	04/16/2023
2024	01/29/2024

Document Images

[01/29/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[04/16/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

04/22/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
06/05/2020 -- ANNUAL REPORT	View image in PDF format
12/09/2019 -- LC Amendment	View image in PDF format
05/01/2019 -- ANNUAL REPORT	View image in PDF format
04/24/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
09/29/2016 -- REINSTATEMENT	View image in PDF format
04/23/2015 -- ANNUAL REPORT	View image in PDF format
05/07/2014 -- AMENDED ANNUAL REPORT	View image in PDF format
04/30/2014 -- ANNUAL REPORT	View image in PDF format
05/01/2013 -- ANNUAL REPORT	View image in PDF format
05/01/2012 -- ANNUAL REPORT	View image in PDF format
06/14/2011 -- ANNUAL REPORT	View image in PDF format
06/17/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- ANNUAL REPORT	View image in PDF format
11/03/2008 -- Reg. Agent Change	View image in PDF format
03/11/2008 -- ANNUAL REPORT	View image in PDF format
12/11/2007 -- Reg. Agent Change	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
04/26/2006 -- ANNUAL REPORT	View image in PDF format
04/18/2005 -- ANNUAL REPORT	View image in PDF format
04/19/2004 -- ANNUAL REPORT	View image in PDF format
06/24/2003 -- Foreign Limited	View image in PDF format

Home > U.S. > Georgia > Atlanta

GP PORTFOLIO LANDLORD #2, LLC

Georgia Secretary Of State Business Registration • Updated 9/7/2025

Sponsored Links



Write Review

Upgrade

Claim

[GP PORTFOLIO LANDLORD #2, LLC](#) is a Georgia Foreign Limited-Liability Company filed on October 11, 2007. The company's filing status is listed as Withdrawn and its File Number is [07085163](#).

The Registered Agent on file for this company is None. The company's principal address is 303 Peachtree Street, 26th Floor Mc Ga-Atl-3951, Atlanta, GA 30308.

Like 33K

Company Information

Company Name: [GP PORTFOLIO LANDLORD #2, LLC](#)
 Entity Type: GEORGIA FOREIGN LIMITED-LIABILITY COMPANY
 File Number: [07085163](#)
 Filing State: Georgia (GA)
 Domestic State: Delaware (DE)
 Filing Status: Withdrawn
 Filing Date: October 11, 2007
 Company Age: 17 Years, 11 Months
 Registered Agent: None
 Principal Address: [303 Peachtree Street, 26th Floor](#)
[Mc Ga-Atl-3951](#)
[Atlanta, GA 30308](#)
 Governing Agency: Georgia Secretary of State

Sponsored Links



JustAnswer

Call or Chat With
 Expert Connect (on-One with an E)
 and Get Your Ansv
 Minutes, 24/7

Open

Company Contacts

This company has not listed any contacts yet.

Reviews

Write Review

There are no reviews yet for this company.

Questions

Post Question

There are no questions yet for this company.

ADDITIONAL LINKS

[Post Question For This Company](#)



Call or Chat With an Expert

Connect One-on-One with an Expert and Get Your Answer in Minutes, 24/7. JustAnswer



The information on this page is being provided for the purpose of informing the public about a matter of genuine public interest.



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

THE CITY OF OCALA

CASE NO: 2022_8662

Petitioner,

VS.

**GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA GA 30339**

Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/12/2023 08:53:31 AM
FILE #: 2023073583 OR BK 8070 PGS 1560-1562
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 Code Enforcement Special Magistrate on March 29th, 2023, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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. PREVIOUS FINDINGS OF FACT: DATED JANUARY 25TH, 2023

A. The Respondent(s), **GP PORTFOLIO LANDLORD 2 LLC C/O SUNTRUST EQUITY FUNDING LLC**, owner(s) in charge of the property described as: **2570-303-201 | 910 NW 10TH ST , OCALA FLORIDA** recorded in the Public Records of Marion County Florida.

B. That on and between October 7, 2022 and January 25, 2023 the property, as described above, was in violation of! the City of Ocala Code of Ordinances, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles.

II. PREVIOUS CONCLUSION OF LAW: DATED JANUARY 25TH, 2023

A. The Respondent(s), **GP PORTFOLIO LANDLORD 2 LLC C/O SUNTRUST EQUITY FUNDING LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles in that the Respondent(s) have failed to remedy the violation(s) and are subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. PREVIOUS ORDER: DATED JANUARY 25TH, 2023

A. Find the Respondent(s) guilty of violating city code section(s): 34-121, 34-122, 34-91, 34-95 and Order to:

1.) (a) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Thursday, March 23rd, 2023; or (b) Have the vehicles properly registered and operational by 4:00pm on Thursday, March 23rd, 2023;

If the Respondent(s) fail to comply with this section by 7:00am on Friday, March 24th, 2023, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include: removal of all abandoned or derelict vehicles.

2.) Maintain Sections 34-91 and 34-95 per City Code Ordinance.

3.) Pay the cost of prosecution of \$173.90 by March 23rd, 2023.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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.

IV. EFFECTIVE ORDER: MARCH 29TH, 2023

A. Find the Respondent(s) guilty of violating city code section(s): 34-121, 34-122, 34-91, 34-95 and Order to:

1.) (a) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Thursday, May 25th, 2023; or (b) Have the vehicles properly registered and operational by 4:00pm on Thursday, May 25th, 2023;

If the Respondent(s) fail to comply with this section by 7:00am on Friday, May 26th, 2023, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include: removal of all abandoned or derelict vehicles.

2.) Maintain Sections 34-91 and 34-95 per City Code Ordinance.

3.) Pay the cost of prosecution of \$173.90 by March 23rd, 2023.

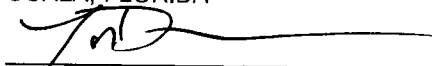
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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 5th day of May 2023.

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Thomas J. Dobbins, Chair
Code Enforcement Special Magistrate

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: GP PORTFOLIO LANDLORD 2 LLC, C/O SUNTRUST EQUITY FUNDING LLC, 2999 WILDWOOD PARKWAY, ATLANTA GA 30339, SUNTRUST EQUITY FUNDING, LLC, CORPORATION SERVICE COMPANY (REGISTERED AGENT), 1201 HAYS STREET, TALLAHASSEE, FL 32301, this 5th day of May 2023.



Giovanni Santiago, Code Enforcement Specialist
Code Enforcement Special Magistrate

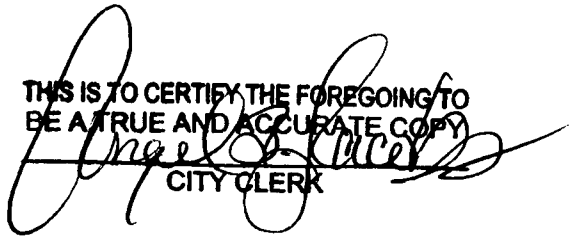
IMPORTANT NOTICE:

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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON MARCH 29, 2023, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE 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 CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INITIAL 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

CITY CLERK



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

9/12/2025

CASE NO: ENV25-0231

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA. 30339

GP PORTFOLIO LANDLORD #2 LLC
303 PEACHTREE STREET 26TH FLOOR
MC GA-ATL-3951
ATLANTA, GA. 30308

SUNTRUAT EQUITY FUNDING LLC
303 PEACHTREE STREET N. E.
ATLANTA, GA. 30308

CORPORATION SERVICE COMPANY (REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL. 32301

RE: 2570-303-201 | 910 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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 10/13/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Both DRA's are overgrown and two dead oak trees in DRA closest to the NW 10TH ST. Please cut and clean both DRA's cutting all overgrowth consisting of tall grass, weeds, and vines on the fences. Also, Please remove the two dead trees from the DRA. A permit will be required to be obtained before the removal of these trees.

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 officer 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.

JEFFREY GUILBAULT,
Code Enforcement Environmental Officer
352-598-7571 jguilbault@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

REPEAT VIOLATOR

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA. 30339

10/16/2025

GP PORTFOLIO LANDLORD #2 LLC
303 PEACHTREE STREET 26TH FLOOR
MC GA-ATL-3951
ATLANTA, GA. 30308

SUNTRUAT EQUITY FUNDING LLC
303 PEACHTREE STREET N. E.
ATLANTA, GA. 30308

CORPORATION SERVICE COMPANY (REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL. 32301

Respondent(s) _____ /

Location of Violation: 910 NW 10TH ST|2570-303-201

Case Number: ENV25-0231

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 11/10/2025

Public Hearing Date & Time: 11/13/2025 17:30

Violation(s) and How to Abate:

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

Both DRA's are overgrown and two dead oak trees in DRA closest to the NW 10TH ST. Please cut and clean both DRA's cutting all overgrowth consisting of tall grass, weeds, and vines on the fences. Also, Please remove the two dead trees from the DRA. A permit will be required to be obtained before the removal of these trees.

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: ENV25-0231

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

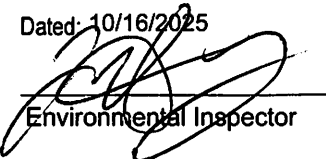
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/16/2025 post the Notice of Violation & Public Hearing to the property, located at 910 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.

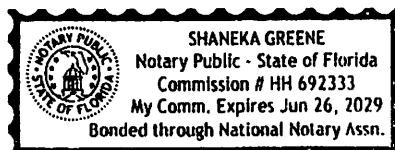
Dated: 10/16/2025


Environmental Inspector

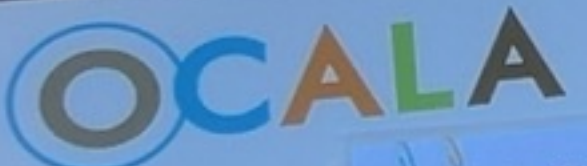
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/16/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

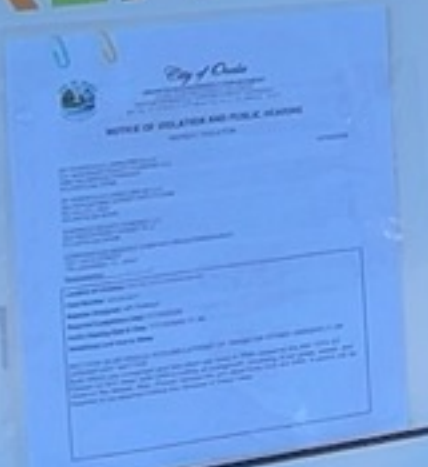

Notary Public, State of Florida







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



City of Ocala
Environmental Enforcement
10/16/2025 11:14:40



**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
REPEAT VIOLATOR

10/16/2025

GP PORTFOLIO LANDLORD 2 LLC
C/O SUNTRUST EQUITY FUNDING LLC
2999 WILDWOOD PARKWAY
ATLANTA, GA 30339

GP PORTFOLIO LANDLORD #2 LLC
303 PEACHTREE STREET 26TH FLOOR
MC GA-ATL-3951
ATLANTA, GA 30308

SUNTRUST EQUITY FUNDING LLC
303 PEACHTREE STREET N.E.
ATLANTA, GA 30308

CORPORATION SERVICE COMPANY (REGISTERED AGENT)
1201 HAYS STREET
TALLAHASSEE, FL 32301

Respondent(s) _____

Location of Violation: 910 NW 10TH ST/2570-303-201
Case Number: ENV25-0231
Inspector Assigned: Jeff Guilbault
Required Compliance Date: 11/10/2025
Public Hearing Date & Time: 11/13/2025 17:30
Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Both DRA's are overgrown and two dead oak trees in DRA closest to the NW 10TH ST.
Please cut and clean both DRA's cutting all overgrowth consisting of tall grass, weeds, and
vines on the fences. Also, Please remove the two dead trees from the DRA. A permit will be
required to be obtained before the removal of these trees.

City of Ocala
Environmental Enforcement
10/16/2025 11:14:33

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

CASE NO: ENV25-0231

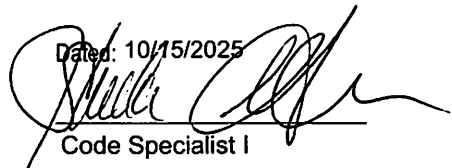
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 10/15/2025 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.

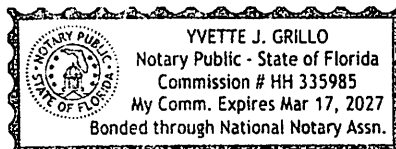
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/15/2025

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
10/13/2025 09:36:41



City of Ocala
Environmental Enforcement
10/13/2025 09:36:45



City of Ocala
Environmental Enforcement
10/13/2025 09:36:05



City of Ocala
Environmental Enforcement
10/13/2025 09:36:23



City of Ocala
Environmental Enforcement
09/11/2025 13:18:50



City of Ocala
Environmental Enforcement
09/11/2025 13:19:10



City of Ocala
Environmental Enforcement
09/11/2025 13:18:34



City of Ocala
Environmental Enforcement
09/11/2025 13:18:58



City of Ocala
Environmental Enforcement
09/11/2025 13:19:29



City of Ocala
Environmental Enforcement
09/11/2025 13:19:32



City of Ocala
Environmental Enforcement
09/11/2025 13:18:39