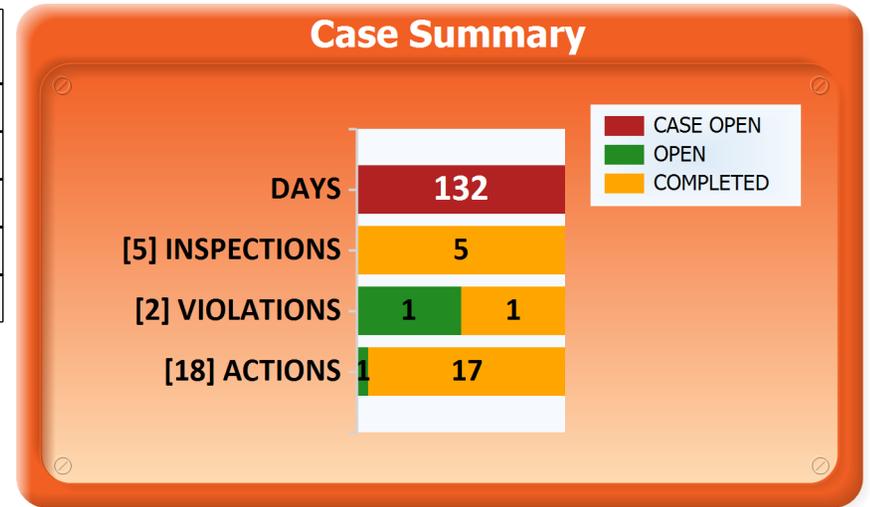


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | |
|--|---------|----------------------------|------------------|
| Description: OVERGROWTH ON BUILDING AND EXPIRED SITE PLAN PERMIT | | Status: NON COMP HEARING | |
| Type: GENERAL VIOLATION | | Subtype: OVERGROWTH | |
| Opened: 10/29/2025 | Closed: | Last Action: 3/12/2026 | Flw Up: 3/6/2026 |
| Site Address: 3751 S PINE AVE OCALA, FL 34471 | | | |
| Site APN: 29879-000-00 | | Officer: JEFFREY GUILBAULT | |
| 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 | JENEDDY FLORIDA HOLDINGS LLC | 14922 SW 33RD ST DAVIE, FL 33331-2710 | | | |
| REGISTERED AGENT | WAGANHEIM, ARTHUR B | 14922 SW 33 STREET DAVIE, FL 33331 | (954)873-7313 | | artwag@bellsouth.net |
| RESPONDENT 1 | JENEDDY FLORIDA HOLDINGS LLC | 14922 SW 33RD ST DAVIE, FL 33331-2710 | (954)873-7313 | | artwag@bellsouth.net |

FINANCIAL INFORMATION

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|-------------------|--------------------------|-----|---------|---------|-----------|-----------|---------|--------|----------------|---------|
| CERTIFIED POSTAGE | 001-359-000-000-06-35960 | 2 | \$17.72 | \$17.72 | 2/17/26 | CODE315 | 8395164 | CHECK | DOLLAR GENERAL | YJG |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|-----------------|-----------------|-----------|-----------|---------|--------|----------------|---------|
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 7 | \$154.00 | \$154.00 | 2/17/26 | CODE315 | 8395164 | CHECK | DOLLAR GENERAL | YJG |
| INSPECTION FEE | 001-359-000-000-06-35960 | 4 | \$50.00 | \$50.00 | 2/17/26 | CODE315 | 8395164 | CHECK | DOLLAR GENERAL | YJG |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$18.75 | 2/17/26 | CODE315 | 8395164 | CHECK | DOLLAR GENERAL | YJG |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 1 | \$0.74 | \$0.74 | 2/17/26 | CODE315 | 8395164 | CHECK | DOLLAR GENERAL | YJG |
| Total Paid for CASE FEES: | | | \$241.21 | \$241.21 | | | | | | |
| TOTALS: | | | \$241.21 | \$241.21 | | | | | | |

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 | 10/31/2025 | 12/16/2025 | | | Please cut and clean the entire property. Drainage retention area to the right of the building is overgrown and needs to be cut. Please cut all tall weeds in that area. Please cut any overgrowth consisting of vines growing on the building. Trash littered throughout the property and in the dumpster coral. Please remove all miscellaneous trash and cut up tree limbs from the property. I verified the area behind the dumpster has been cleaned up as well as the dumpster coral. |
| SECTION 122-51 BUILDING PERMIT REQUIRED | JEFFREY GUILBAULT | 12/16/2025 | | | | Permit SITE25-0003 is expired. Please contact the permitting department and reactivate or final permit out. |

INSPECTIONS

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|-----------------|-----------|----------------|----------------|--------|---------|-------|
|-----------------|-----------|----------------|----------------|--------|---------|-------|

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | | | |
|-----------|-----|------------|------------|---------------|--|
| INITIAL | JGB | 10/29/2025 | 10/29/2025 | NON COMPLIANT | <p>Today at 1300 i responded to the complaint of overgrowth on the building of this business. I did verify there is vines, and overgrowth present. The DRA is overgrown as well. While conducting the inspection i verified the property maintained group was present doing routine trimming and cleaning. I informed them of what needed to be cut and cleaned. I noticed they were dragging the tree trimming and dumping them on a neighboring lot. I spoke with Daniel Rubiano, reginal manager, scopes facility services, 770.845.0308. He assured me everything will be cleaned here at the dollar general by Friday. I also showed him the dumpster coral has trash littered throughout it. Please cut and clean the property removing all junk, debris, overgrowth, and cutting all tall grass and weeds. RI on Friday confirm compliance.</p> |
| FOLLOW UP | JGB | 10/31/2025 | 10/31/2025 | NON COMPLIANT | <p>Verified there are no changes. Site permit is still expired, dra is still overgrown, debris from recent cutting not removed, trash throughout the dumpsters and on the property, and the overgrowth is still on the building a CLTO will be sent to admin. see photos.</p> |
| FOLLOW UP | JGB | 11/13/2025 | 11/13/2025 | NON COMPLIANT | <p>I verified the bushes along the building have been trimmed. However, the cut up branches are still present on the property. They need to be removed from the property. The Dumpster coral is still littered with junk and debris. The DRA side slopes were cut, per the contractor the bottoms of the DRA are still wet. Trash is also still littered throughout the property. I have texted photos, and description of my findings to the property maintained manager. I will RI in 30 days to verify compliance.</p> |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | | | |
|------------|-----|------------|------------|---------------|---|
| FOLLOW UP | JGB | 12/16/2025 | 12/16/2025 | NON COMPLIANT | Today at 0919 I verified the area behind the dumpster has been cleaned up as well as the dumpster coral. However the SITE permit is still expired. I will have office staff create a NOVPH. Please see photos for compliance of 34-95 on 12.16.25 |
| COMPLIANCE | JGB | 3/6/2026 | 3/6/2026 | COMPLETED | MASSEY INSPECTION AFF OF NON COMP CREATED. PROSECUTION COST HAVE BEEN PAID HOWEVER THE PERMIT IS STILL EXPIRED. |

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|--------------------|-------------------|-------------|-----------------|---|
| CONTACT | JEFFREY GUILBAULT | 10/29/2025 | 10/29/2025 | I spoke with Daniel Rubiano, reginal manager, scopes facility services, 770.845.0308. He assured me everything will be cleaned here at the dollar general by Friday. |
| COMPLAINT RECEIVED | JEFFREY GUILBAULT | 10/29/2025 | 10/29/2025 | RECEIVED COMPLAINT OF OVERGROWTH ON THE BUILDING AND SITE PLAN PERMIT HAS EXPIRED FROM ZACHERY JACOBSON PROJECT MANAGER CITY OF OCALA. |
| CONTACT | JEFFREY GUILBAULT | 11/3/2025 | 11/3/2025 | Samuel Duran called and requested photos and a copy of the CLTO. I provided him with the information and i am awaiting his response. Samuel Duran Regional Manager Phone: 786-553-4396 Email: samuel.duran@scopesfs.com |
| PREPARE NOTICE | SHANEKA GREENE | 11/3/2025 | 11/3/2025 | CLTO |
| REGULAR MAIL | SHANEKA GREENE | 11/3/2025 | 11/3/2025 | CLTO MAILED |

Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | | |
|-----------------|-------------------|------------|------------|---|
| CONTACT | JEFFREY GUILBAULT | 11/12/2025 | 11/12/2025 | Property management called and stated the violations have been corrected. They would like a text of my findings tomorrow. 786.553.4396 |
| CONTACT | JEFFREY GUILBAULT | 11/13/2025 | 11/13/2025 | have texted photos, and description of my findings to the property maintained manager. I will RI in 30 days to verify compliance. |
| PREPARE NOTICE | SHANEKA GREENE | 12/17/2025 | 12/17/2025 | novph |
| ADMIN POSTING | SHANEKA GREENE | 12/18/2025 | 12/18/2025 | NOVPH |
| CERTIFIED MAIL | SHANEKA GREENE | 12/18/2025 | 12/18/2025 | NOVPH MAILED 91 7199 9991 7039 7682 7694 JENEDDY FLORIDA HOLDINS LLC WAGANHEIM ARTHUR B (RA) 14922 SW 33RD ST DAVIE FL 3331-2710 |
| OFFICER POSTING | JEFFREY GUILBAULT | 12/18/2025 | 12/18/2025 | NOVPH READY FOR POSTING NOVPH POP AT 0905 |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | | |
|----------------------|--------------------|------------|------------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 12/26/2025 | 12/31/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1,) Apply for and obtain a permit for the re-stripe of the parking lot (in relation to expired permit SITE25-0003) by 4:00pm on Thursday, March 5th, 2026. Once the permit has been obtained, all inspections shall be completed for final approval within 60 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2,) Pay the cost of prosecution of \$241.21 by March 5th, 2026.</p> |
| CONTACT | JEFFREY GUILBAULT | 1/7/2026 | 1/7/2026 | <p>Linda from corporate called me today and i informed her the violation is that they have a permit that is expired and needs to be reactivated. She stated to me that they will not have someone present. I informed her i will present my case and let them know they are working on getting the permit situated with the contractor.</p> <p>615.855.5932</p> |
| HEARING CODE BOARD | YVETTE J GRILLO | 1/8/2026 | 1/9/2026 | |
| ADMIN POSTING | YVETTE J GRILLO | 1/12/2026 | 1/12/2026 | FOF |
| CERTIFIED MAIL | YVETTE J GRILLO | 1/12/2026 | 1/12/2026 | <p>FOF 91 7199 9991 7039 7936 9092 JENEDDY FLORIDA HOLDINGS LLC 14922 SW 33RD ST DAVIE, FL 33331-2710</p> |
| OFFICER POSTING | JEFFREY GUILBAULT | 1/13/2026 | 1/13/2026 | <p>FOF FOF POSTED ON SIGN ON THE PROPERTY. SEE PHOTOS</p> |
| MASSEY | YVETTE J GRILLO | 3/12/2026 | | |

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

THE CITY OF OCALA

Petitioner,

vs.

JENEDDY FLORIDA HOLDINGS LLC

14922 SW 33RD ST

DAVIE, FL 33331-2710

Respondents

CASE NO: CE25-1124



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 01/16/2026 03:04:01 PM

FILE #: 2026006319 OR BK 8808 PGS 1315-1316

REC FEES: \$18.50 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; January 8th, 2026, 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), **JENEDDY FLORIDA HOLDINGS LLC, 14922 SW 33RD ST, DAVIE, FL 33331-2710**, owner(s) in charge of the property described as: **3751 S. PINE AVE, OCALA, FL | 29879-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 29th, 2025, and December 16th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **JENEDDY FLORIDA HOLDINGS LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, 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: 122-51 and order to:
 - 1.) Apply for and obtain a permit for the re-stripe of the parking lot (in relation to expired permit SITE25-0003) by 4:00pm on Thursday, March 5th, 2026. Once the permit has been obtained, all inspections shall be completed for final approval within 60 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, or if the permits issued are not inspected and finaled by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) Pay the cost of prosecution of \$241.21 by March 5th, 2026.
- A. 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.
- B. 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 12th day of January 2026.

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: **JENEDDY FLORIDA HOLDINGS LLC, C/O WAGANHEIM, ARTHUR B, 14922 SW 33RD ST, DAVIE, FL 33331-2710**, this 12th day of January 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

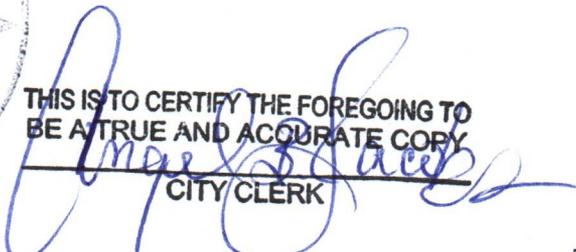
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON MARCH 12TH, 2026, 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

CITY CLERK

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

CASE NO: CE25-1124

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 01/13/2026 post the Final Administrative Order to Ocala City Hall, located at 3751 S PINE AVE, 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.

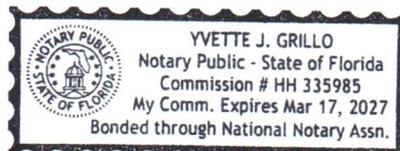
Dated: 01/13/2026


Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/13/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





DO NOT REMOVE THIS WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION

29-8309

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

DONE AND ORDERED: this 13th day of January 2026

CASE NO: CE25-1124

THE CITY OF OCALA
Petitioner,

vs.

JENEDDY FLORIDA HOLDINGS LLC
14922 SW 33RD ST
DAVIE, FL 33331-2710
Respondents

CERTIFICATE OF SERVICE

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; January 8th, 2026, 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:

IMPORTANT NOTICE:

I. FINDINGS OF FACT:

- A. The Respondent(s), **JENEDDY FLORIDA HOLDINGS LLC, 14922 SW 33RD ST, DAVIE, FL 33331-2710**, owner(s) in charge of the property described as: **3751 S. PINE AVE, OCALA, FL | 29879-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between October 29th, 2025, and December 16th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **JENEDDY FLORIDA HOLDINGS LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, 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: 122-51 and order to:
 - 1.) Apply for and obtain a permit for the re-stripe of the parking lot (in relation to expired permit SITE25-0003) by 4:00pm on Thursday, March 5th, 2026. Once the permit has been obtained, all inspections shall be completed for final approval within 60 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, or if the permits issued are not inspected and finaled by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) Pay the cost of prosecution of \$241.21 by March 5th, 2026.
- A. 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.
- B. 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.

City of Ocala
Environmental Enforcement
01/13/2026 09:10:11

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

CASE NO: CE25-1124

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 01/12/2026 post the Final Administrative Order 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.

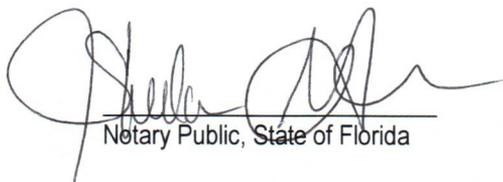
FURTHER, AFFIANT SAYETH NAUGHT.

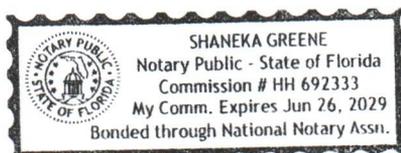
Dated: 01/12/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 01/12/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

JENEDDY FLORIDA HOLDINGS LLC
14922 SW 33RD ST
DAVIE, FL 33331-2710

CASE NO: CE25-1124

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeffrey Guilbault, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

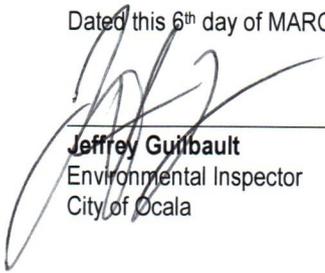
1. That on 1/8/2026 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 03/05/2026.
3. That a re-inspection was performed on 03/06/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:

Abatement of violation(s) as ordered; Sections 122-51

5. The prosecution costs of \$241.21 have been paid.

FURTHER, AFFIANT SAYETH NOT.

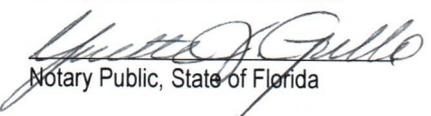
Dated this 6th day of MARCH



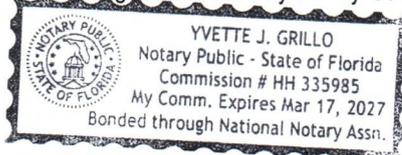
Jeffrey Guilbault
Environmental Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 6TH day of MARCH, 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 6TH day of MARCH.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida