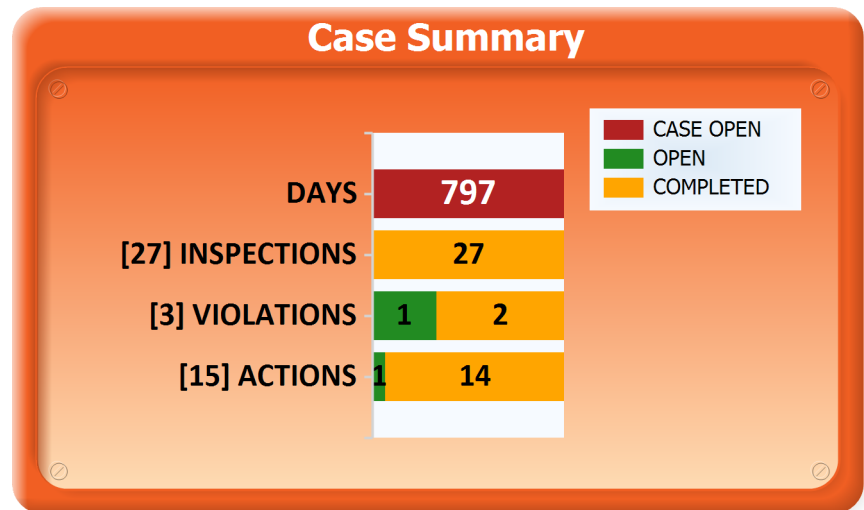


Description: DANGEROUS STRUCTURE			Status: NON COMP HEARING		
Type: ENVIRONMENTAL			Subtype: OTHER ENVIRONMENTAL VIOLATION		
Opened: 7/25/2023	Closed:		Last Action: 10/9/2025		Flw Up: 8/15/2025
Site Address: 1700 NE 46TH CT OCALA, FL 339093706					
Site APN: 27028-003-00			Officer: JEFFREY GUILBAULT		
Details: 91 7199 9991 7039 7936 8408 INVESTORS LANDS HOLDINGS OF OCALA LLC KRISHNAMURTHY NARENDRA SANGU YOJANA RANI C/O SHAHID IMRAN (R/A) 2515 LIBERTY PARK DR. STE 1403 CAPE CORAL, FL 33909-3706					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/15/2025	9/15/2025	NON-COMP HEARING
CERTIFIED MAIL	SHANEKA GREENE	9/15/2025	9/15/2025	NOTICE OF NON-COMP HEARING 9489 0090 0027 6697 0042 80 INVESTORS LANDS HOLDING OF OCALA LLC KRISHNAMURTHY NARENDRA SANGU YOJANA RANI 2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL. 33909-3706
COMPLAINT RECEIVED	YVETTE J GRILLO	6/23/2025	6/23/2025	COMPL ADVISED THIS PROPERTY IS OVERGROWN AND A HUGE PILE OF DIRT IS COVERING THEIR AUTUMN RIDGE SIGN FOR HER COMMUNITY. STATED NOTHING HAS BEEN DONE.
CONTACT	HECTOR D REYES	12/18/2024	12/18/2024	Received a call from site superintendent Dale 321-507-7227 and met with him on site.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9885

CONTACT	HECTOR D REYES	1/14/2025	1/14/2025	Voice message left for site superintendent Dale 321-507-7227.
CONTACT	HECTOR D REYES	2/19/2025	2/19/2025	I received a voice message from Denise with ALF Contracting 239-443-6799 called advising the property owner stop paying them and asked them to stop the work and close the construction site as they ran out of funds to complete the construction.
CONTACT	HECTOR D REYES	4/28/2025	4/28/2025	Voice message left for new GC at 954-478-6856.
CONTACT	HECTOR D REYES	5/19/2025	5/19/2025	Voice message left for new GC at 954-478-6856.
CONTACT	JEFFREY GUILBAULT	9/18/2025	9/18/2025	I received a phone call from a concerned citizen regarding this construction site. I informed her of the status of this case and explained what was needed for the site to get back into compliance. Per jennipher permits are expired and they are receiving multiple calls reporting all the same issues.
EMAIL	HECTOR D REYES	2/19/2025	2/19/2025	Email received from Dwain Thomas Project Manager Building Services advising the previous contractor will be removed and a new one added to the project and an extension will be requested for the permits. Also, an email with the new GC info received. See emails attached.
EMAIL	HECTOR D REYES	5/19/2025	5/19/2025	Email received from Projects manager Dwain Thomas advising of permit extension for BLD22-1474. See attachments in the case.
MASSEY	YVETTE J GRILLO	10/9/2025		2ND MASSEY
OFFICER POSTING	JEFFREY GUILBAULT	9/16/2025	9/16/2025	NON-COMP HEARING NOTICE READY FOR POSTING NON-COMP HEARING NOTICE POP
POSTING; FAO	HD	12/4/2023	12/4/2023	ON 12/4/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED.

Case Details - No Attachments

City of Ocala

Case Number
2023_9885

POSTING; ORD GRANT EXT TIME	HD	12/28/2023	12/28/2023	JN 12-28-2023 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY AND OBSERVED THE OVERGROWTH VIOLATION AND BMPS / SILT FENCE WERE IN COMPLIANCE. SEE PHOTOS ATTACHED. MET WITH SITE MANAGER MR. KEITH AND WE WALKED THE SITE WITH HIM AND ADVISED HIM THAT THE VIOLATIONS ARE IN COMPLIANCE, WITH THE ONLY REMAINING VIOLATIONS IN PARTIAL COMPLIANCE WILL BE THE SITE PLAN VIOLATIONS FOR THE PERMITS AND WILL REMAIN OPEN UNTIL PERMITS ARE FINAL.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MARGARET TRUMP	4649 NE 14TH PL OCALA, FL 34470	(352)817-5392		
CONTACT	INVESTORS LANDS HOLDINGS OF OC	KRISHNAMURTHY NARENDRA ET AL 2515, LIBERTY			
OWNER	INVESTORS LANDS HOLDINGS OF OC	2515 LIBERTY PARK DR CAPE CORAL, FL 33909-3706			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06- 35960	1	\$232.73	\$232.73	12/7/23	PAYMENT #34137	1026	CHECK	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$232.73	\$232.73						
\$250 FINE PER DAY	001-359-000-000-06- 35960	441	\$110,250.00	\$0.00						
Total Paid for DAILY FINES:			\$110,250.00	\$0.00						
TOTALS:			\$110,482.73	\$232.73						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	HDR	5/19/2025	5/19/2025	NON COMPLIANT		Review case with Dale, Jennipher and Dwayne Thomas.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9885

CASE REVIEW	HDR	5/19/2025	5/19/2025	NON COMPLIANT		On 5/19/2025 the case and permits were reviewed by Jennipher Buller, Dwain Thomas and I, and permit BLD22-1474 was extended until 8/14/2025 along with all other permits per email received from Dwain Thomas and the permit department. See emails attached and follow up inspection scheduled.
CASE WORK	HECTOR DELVALLE REYES	11/28/2023	11/28/2023	COMPLETE		On 11/28/2023 I received a call from the construction site manager Mr. Keith Shaffer 540-423-7520 advising the construction will continue and he is at the permit department trying to get the permits extended. I advised him to call me once the property is cut and clean and to attend the hearing on 12/14/2023 to ask the code board for an extension.
CASE WORK	GREGORY S ANDERSON	10/19/2023	10/19/2023	COMPLETE		On 10-19-23 I arrived at the location of 1700 NE 46th Ct for a follow up inspection. i found no changes to the property and all violations remaining. Photos taken and attached to the case.
CASE WORK	HECTOR DELVALLE REYES	6/11/2024	6/11/2024	COMPLETE		On 6/11/2024 at 1315pm I received a call from the site superintendent Dale 321-507-7227 and went over the violations with him.
CASE WORK	HDR	12/18/2024	12/18/2024	NON COMPLIANT		On 12/18/2024 I met with site superintendent Dale 321-507-7227 and went over some of his DRA and site questions he had. The construction is moving along and at this time most of the work is inside the property, electrical, plumbing and doors being installed.
CODE BOARD INSPECT	HECTOR DELVALLE REYES	11/7/2023	11/7/2023	COMPLETE		On 11/3/2023 I inspected the property and observed all violations remain noncompliance and no progress with the construction. I called the superintendent Mr. Keith Shaffer 540-423-7520 and left a message. See photos attached and case moving forward to 11/9/2023 hearing.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9885

COMPLIANCE	HECTOR DELVALLE REYES	1/5/2024	1/5/2024	COMPLETE		On 1-5-2024, I inspected the property and observed all violations remain in compliance and prosecution fees paid. violation 122-219 will remain non-compliance until the permits are final. affidavit of non-compliance sent to admin. See photos attached.
COMPLIANCE	HECTOR DELVALLE REYES	12/8/2023	12/8/2023	COMPLETE		On 12/8/2023 I inspected the property and observed areas by the entrance gate were cut but the entire property is still overgrown and the silt fence in the perimeter of the property needs to be replaced to prevent erosion sediments to flow to the streets. I checked TRAKIT and all permits were extended until 2/29/2024 and prosecution fees for 232.73 was paid. Only the violations for 34-95, 102-312 and 122-219 remain noncompliance. I spoke to the construction site superintendent Mr. Keith Shaffer 540-423-7520 and he stated the contractor that is going to be cutting and cleaning the property will not be available until 12/18/2023 and they should have the silt fence replaced sometime next week and he will be attending the hearing to ask for an extension. See photos attached and affidavit of noncompliance sent to admin.
FOLLOW UP	JGB	7/14/2025	7/14/2025	NON COMPLIANT		Conduct a site inspection. Note any code violations to include overgrowth. Be advised master permit BLD22-1474 is active, expires 08/14/2025.



Case Details - No Attachments

City of Ocala

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FOLLOW UP	JGB	7/14/2025	7/14/2025	NON COMPLIANT		<p>I conducted a follow up inspection at this construction site. The gates were locked and the site appears to be abandoned. Tall grass and weeds throughout the entire site not being maintained.</p> <p>Multiple permits expired on site and a other permits set to expire on 8/14/2025. I scheduled a follow up for the day after permits are set to expire. Please see photos of the current state of the property. I was unable to get ahold of anyone associated with the property. Awaiting direction from permitting and management on this abandoned construction site.</p>
FOLLOW UP	JGB	8/15/2025	8/15/2025	NON COMPLIANT		<p>Today at 1309 I conducted a follow up inspection. I verified that there was an attempt to cut the overgrowth on this construction site. However there is still tall grass and weeds on the site. I also wanted to note per the order issued the site needed to be brought back into site compliance and the erosion controls, construction entrance have not been corrected. Also the permits for the site have all expired. The last inspection passed was in September of 2024. There has been no inspections since. Please see my updated photos for the current status of the construction site.</p>
FOLLOW UP	HDR	6/17/2025	6/17/2025	NON COMPLIANT	Check on permits progress	<p>On 6/17/2025 I inspected the property and observed it remains noncompliance and now back to being overgrown and no construction activity observed, see photos attached and follow up inspection scheduled. Permit BLD22-1474 was extended until 8/14/2025.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9885

FOLLOW UP	HDR	1/14/2025	1/14/2025	NON COMPLIANT		On 1/14/2024 I inspected the property per a request by code enforcement supervisor Jenipher Buller. I observed the front gate is locked and no activity on site. I observed no violations at this time and all permits are active and I left a voice message for the site supervisor. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	2/17/2025	2/17/2025	COMPLETED	Check on permits progress	On 2/17/2025 I inspected the property and observed the front gate is locked and no activity on site. I observed no violations at this time and all permits are active and I left a voice message for the site supervisor. See photos attached and follow up inspection scheduled
FOLLOW UP	HDR	4/28/2025	4/28/2025	NON COMPLIANT	Check on permits and violations progress	On 4/28/2025 I inspected the property and observed no work activity, and the property remains locked/closed. The 34-95 and violations remain in compliance at this time and all permits are still active until 5/16/2025. See photos attached and follow up inspection scheduled. I met with Dwayne Thomas City projects manager and Dale Hollingsworth code manager, and we will be meeting sometime next week to review this case before the permits expire.
FOLLOW UP	HDR	3/18/2025	3/18/2025	NON COMPLIANT	Check on permits and violations progress	On 3/18/2025 I inspected the property and observed it remains closed, and no work activity observed. I verified in central square permit app that all permits were extended until 5/16/2025. See photos attached and follow up inspection scheduled.
FOLLOW UP	JLB	7/1/2025	7/1/2025	NON COMPLIANT		I conducted a follow up inspection. I found (main) permit BLD22- 1474 is active with an expiration date of 08/14/2025.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9885

FOLLOW-UP	GREGORY S ANDERSON	9/20/2023	9/20/2023	COMPLETE		On 9-20-23 I arrived at the location of 1700 NE 46th Ct for a follow up inspection. I have found the violations remaining with no progress. No one was on the site of my inspection. I will get with the building department to see if any further contact has been made. Photos taken and attached to the case.
FOLLOW-UP	GREGORY S ANDERSON	8/1/2023	8/1/2023	COMPLETE		On 8-1-23 I arrived at the location and took updated photos. I found no change in the property as all violations remain. I am waiting on and update from Greg McClellan on a return start date for construction as he has made contact with the company.
FOLLOW-UP	GREGORY S ANDERSON	8/9/2023	8/9/2023	COMPLETE		On 8-9-23 I arrived at the location for a follow up inspection. I took updated photos and attached them to the case. I found no changes to the property.
FOLLOW-UP	HECTOR DELVALLE REYES	9/24/2024	9/24/2024	COMPLETE		Check on permit progress. On 9/24/2024 I inspected the property and observed lots of progress with the construction and all permits remain active. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	2/19/2024	2/19/2024	COMPLETE		Check on permit progress. On 2/29/2024 I inspected the property and observed lots of progress with the construction of the main building and lots of materials at the property. No violations observed and property cut and clean. All permits remain active and follow up inspection scheduled. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	8/28/2024	8/28/2024	COMPLETE		Check on permits progress. On 8/28/2024 I inspected the property and observed lots of progress with the construction and all permits remain active. See photos attached and follow up inspection scheduled.

Case Details - No Attachments

City of Ocala

Case Number
2023_9885

FOLLOW-UP	HECTOR DELVALLE REYES	4/25/2024	4/25/2024	COMPLETE	<p>Check on violations and permit progress. On 4/25/2024 I inspected the property and observed great progress with the construction and the building. The only violations found were the silt fence needs to be repair or replaced in some areas and trucks are tracking sand to the road and they need to replace/add more rocks to the driveway of get some TRAKOUT MATS. I called the site superintendent Mr. Keith at 540-423-7520 and he is no longer the superintendent. I called DJ site inspector and advised him of the findings of my inspection and will be tracking who the new superintendent is and pass the information to him about the BMP's. See photos attached and follow up inspection scheduled.</p>
FOLLOW-UP	HECTOR DELVALLE REYES	6/11/2024	6/11/2024	COMPLETE	<p>Check on permits progress. On 6/11/2024 I inspected the property and observed it was cut, cleaned and some of the silt fence was missing but being replaced. There is also some sand and dirt track out into the street. I tried to make contact with the site superintendent, but he was not on site today. All permits remain active. I left a business card with one of the workers Mark with information on my findings and what they need to do to bring the property into compliance. See photos attached and follow up inspection scheduled.</p>
FOLLOW-UP	GREGORY S ANDERSON	8/23/2023	8/23/2023	COMPLETE	<p>On 8-23-23 I arrived at the location of 1700 NE 46th Ct, where I met with Keith Shaffer General Superintendent ALF Contracting LLC 540.423.7520. He stated that an engineer has come out to the site. He said he will send me an email indicating the plans going forward. Photos taken and attached to the case.</p>

FOLLOW-UP	GREGORY S ANDERSON	10/4/2023	10/4/2023	COMPLETE	On 10-4-23 I arrived at the location of 1700 NE 46th Ct for a follow up inspection. I found no changes to the property. After conversation with management, it was determined to schedule it for a hearing as they are not conforming to the site plan. I did call and speak with Keith Shaffer General Superintendent ALF Contracting LLC 540.423.7520 and explained to him that I would be posting a notice to the property. He stated that he would get in touch with higher ups and let them know the situation. Photos taken and attached to the case. Notice of Violation and Public Hearing as well as an Affidavit of Posting completed printed and given to admin and posted to property.
INITIAL	GREGORY S ANDERSON	7/25/2023	7/25/2023	COMPLETE	On 7-24-23 There was meeting had with Aubrey Hale, Jeff Shrum, Fire Marshal Anderson, Jodi Eason, Robert Boulette, Duane Schmidt, me, and Jennipher Buller. It was brought to everyone attention that the Hampton Manor contractor has pulled out due to financial issues. The property is overgrown as well as having several washout areas. The property is not secured and poses a danger if citizens access it. There will be further correspondence with the department heads as we move forward. Photos were taken and attached to the case. Courtesy letter was sent to admin.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants		10/4/2023	1/5/2024		Any person responsible for a property or premise that is, or may be, the source of an illicit discha	Any person responsible for a property or premise that is, or may be, the source of an illicit discharge.

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS		10/4/2023			You need to bring the construction back into site plan compliance.	You need to bring the construction back into site plan compliance.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		7/25/2023	12/28/2023			Property site needs to be cut/cleaned and maintained at all times.

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

THE CITY OF OCALA

CASE NO: 2023_9885

Petitioner,

VS.

**INVESTORS LANDS HOLDINGS OF OCALA LLC
KRISHNAMURTHY NARENDRA
SANGU YOJANA RANI
2515 LIBERTY PARK DR STE 1403
CAPE CORAL FL 33909-3706**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/02/2025 03:20:33 PM
FILE #: 2025058651 OR BK 8601 PGS 1396-1398
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on November 9, 2023, 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), **INVESTORS LANDS HOLDINGS OF OCALA LLC, AND KRISHNAMURTHY NARENDRA, AND SANGU YOJANA RANI**, owner(s) in charge of the property described as: **27028-003-00 | 1700 NE 46TH CT , OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between July 25, 2023 and November 9, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. , Section 102-312 - Requirement to prevent, control and reduce stormwater pollutants by the use of best management practices..

II. CONCLUSION OF LAW:

A. The Respondent(s), **INVESTORS LANDS HOLDINGS OF OCALA LLC, AND KRISHNAMURTHY NARENDRA, AND SANGU YOJANA RANI**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. , Section 102-312 - Requirement to prevent, control and reduce stormwater pollutants by the use of best management practices., 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. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 122-219, 102-312 and Order to:

1.)(a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, December 7th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, December 8th, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$250.00 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.)(a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday December 7th, 2023 . Once the permits are obtained, all surfacing shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday December 8th, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

(b.) If no permits are required to conduct the work necessary to meet the site and surfacing requirements, the Respondent(s) shall complete the work necessary by 4:00pm on Thursday December 7th, 2023. If the Respondent(s) fail to comply by 07:00 am on Friday December 8th, 2023, subsection (c) shall apply.

(c.) Failure to comply with any subsection of item two (2) in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter, that shall run in addition to any other fines until this violation has been abated.

3.) Install and maintain stilt fencing throughout the duration of construction to prevent or reduce the discharge of pollutants directly or indirectly to storm-water, receiving waters, or storm-water conveyance systems by 04:00pm on Thursday December 7th , 2023. If the Respondent(s) fail to comply by 07:00 am on Friday, December 8th , 2023 there shall be a fine of \$250 per day thereafter that shall run in addition to any other fines.

4.) Pay the cost of prosecution of \$232.73 by December 7th, 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 4 day of Dec 2023

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Vice 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: INVESTORS LANDS HOLDINGS OF OCALA LLC, KRISHNAMURTHY NARENDRA, SANGU YOJANA RANI, C/O SHAHID IMRAN (REGISTERED AGENT), 2515 LIBERTY PARK DR STE 1403, CAPE CORAL FL 33909-3706, this 4th day of December 2023.


Giovanni Santiago, Code Enforcement Specialist
Municipal Code Enforcement Board

IMPORTANT NOTICE:

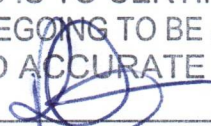
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON DECEMBER 14, 2023, AT 5:30PM, 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 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

DEPUTY CITY CLERK

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

THE CITY OF OCALA

CASE NO: 2023_9885

Petitioner,

VS.

**INVESTORS LANDS HOLDINGS OF OCALA LLC
KRISHNAMURTHY NARENDRA
SANGUYOJANA RANI
2515 LIBERTY PARK DR, STE 1403
CAPE CORAL, FL 33909-3706**

Respondents /

**ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 14th, 2023, 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. PREVIOUS FINDINGS OF FACT: DATED DECEMBER 4TH, 2023

A. The Respondent(s), **INVESTORS LANDS HOLDINGS OF OCALA LLC, AND KRISHNAMURTHY NARENDRA, AND SANGU YOJANA RANI**, owner(s) in charge of the property described as: **27028-003-00 | 1700 NE 46TH CT, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between July 25, 2023 and November 9, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements, Section 102-312 - Requirement to prevent, control and reduce stormwater pollutants by the use of best management practices..

II. PREVIOUS CONCLUSION OF LAW: DATED DECEMBER 4TH, 2023

A. The Respondent(s), **INVESTORS LANDS HOLDINGS OF OCALA LLC, KRISHNAMURTHY NARENDRA, AND SANGU YOJANA RANI**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 122-219 - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements., Section 102-312 - Requirement to prevent, control and reduce stormwater pollutants by the use of best management practices., 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 DECEMBER 4TH, 2023

A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 122-219, 102-312 and Order to:

I.)(a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, December 7th, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, December 8th, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$250.00 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.)(a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday December 7th, 2023 . Once the permits are obtained, all surfacing shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday December 8th, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or
(b.) If no permits are required to conduct the work necessary to meet the site and surfacing requirements, the Respondent(s) shall complete the work necessary by 4:00pm on Thursday December 7th, 2023. If the Respondent(s) fail to comply by 07:00 am on Friday December 8th, 2023, subsection (c) shall apply.
(c.) Failure to comply with any subsection of item two (2) in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter, that shall run in addition to any other fines until this violation has been abated.

3.) Install and maintain stilt fencing throughout the duration of construction to prevent or reduce the discharge of pollutants directly or indirectly to storm-water, receiving waters, or storm-water conveyance systems by 04:00pm on Thursday December 7th, 2023. If the Respondent(s) fail to comply by 07:00 am on Friday, December 8th, 2023 there shall be a fine of \$250 per day thereafter that shall run in addition to any other fines.

4.) Pay the cost of prosecution of \$232.73 by December 7th, 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.

IV. ORDER EFFECTIVE: DECEMBER 14TH, 2023

A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 122-219, 102-312 and Order to:

1.)(a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, January 4th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, January 5th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris.

Additionally, there shall be a fine of \$250.00 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.)(a.) Obtain any required permits needed to bring the site and site surfacing into compliance with the original site plan and section 122-219 by 4:00pm on Thursday January 4th, 2024 . Once the permits are obtained, all surfacing shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 5th, 2024, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

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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

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.

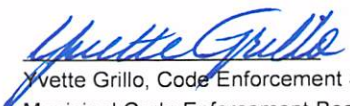
DONE AND ORDERED this 14th day of December 2023

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Vice 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: INVESTORS LANDS HOLDINGS OF OCALA LLC, KRISHNAMURTHY NARENDRA, SANGU YOJANA RANI, C/O SHAHID IMRAN (REGISTERED AGENT), 2515 LIBERTY PARK DR, STE 1403, CAPE CORAL FL 33909-3706, this 14th day of December 2023.


Yvette Grillo, Code Enforcement Specialist
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 FEBRUARY 8TH, 2024, AT 5:30PM, 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 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.

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 9/15/2025

Case No: 2023_9885

**TO: INVESTORS LANDS HOLDING OF OCALA LLC
KRISHNAMURTHY NARENDRA
SANGU YOJANA RANI
2515 LIBERTY PARK DR STE 1403
CAPE CORAL, FL. 33909-3706**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeffrey Guilbault, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **1700 NE 46TH CT**, Ocala, Florida, **27028-003-00**, Legal Description **SEC 11 TWP 15 RGE 22 COM AT THE SE COR OF THE NE 1/4 OF SEC 11 TH N 89-56-44 W 1478.74 FT TH N 00-08-39 W 210.87 FT TO THE POB TH CONT N 36-08-45 W 931.31 FT TH N 53-49-03 E 608.96 FT TH N 89-54-05 E 55.02 FT TH S 00-08-39 E 1111.65 FT TO THE POB** is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS
You need to bring the construction back into site plan compliance.

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **10/9/2025** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing.

If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

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

Signed this 15th day of September 2025

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: 2023_9885

**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 09/16/2025 post the Notice of Non-Compliance Hearing to the property, located at 1700 NE 46TH CT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

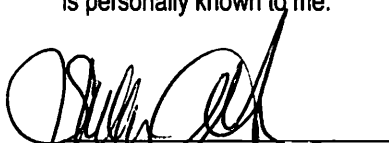
FURTHER, AFFIANT SAYETH NAUGHT.

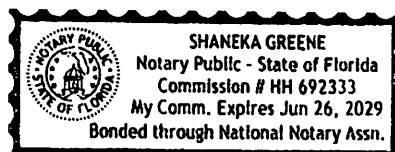
Dated: 09/16/2025


Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/16/2025 by Shaneka Greene Code Enforcement 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**

NOTICE OF NON-COMPLIANCE HEARING

DATE: 09/16/2025

TO: [Name]

FROM: [Name]

RE: [Address]

NOTICE: This is to advise you that a hearing will be held on the above-referenced matter. The hearing will be held on the date and at the location specified below. You are invited to attend the hearing and present your case. If you do not attend the hearing, the City will proceed with the enforcement action. The hearing will be held at the City of Ocala, 1000 N. US Highway 1, Ocala, FL 34471. The hearing will be held on the date and at the location specified below. You are invited to attend the hearing and present your case. If you do not attend the hearing, the City will proceed with the enforcement action.



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 9/15/2025

Case No: 2023_9885

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

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

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Office Reports

City of Ocala
Environmental Enforcement
09/16/2025 09:15:38

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

CASE NO: 2023_9885

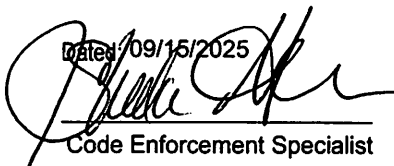
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 09/15/2025 post the Notice of Non-Compliance 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.

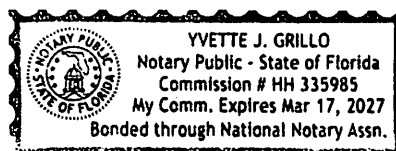
Dated: 09/15/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





1700 NE
46th COURT.

City of Ocala
Environmental Enforcement
08/15/2025 13:01:51



City of Ocala
Environmental Enforcement
08/15/2025 13:09:40



City of Ocala
Environmental Enforcement
08/15/2025 13:03:37



City of Ocala
Environmental Enforcement
08/15/2025 13:06:36



City of Ocala
Environmental Enforcement
08/15/2025 13:07:46



City of Ocala
Environmental Enforcement
08/15/2025 13:05:57



City of Ocala
Environmental Enforcement
08/15/2025 13:09:45



City of Ocala
Environmental Enforcement
08/15/2025 13:08:28



City of Ocala
Environmental Enforcement
08/15/2025 13:03:14



City of Ocala
Environmental Enforcement
08/15/2025 13:09:37



City of Ocala
Environmental Enforcement
08/15/2025 13:03:50