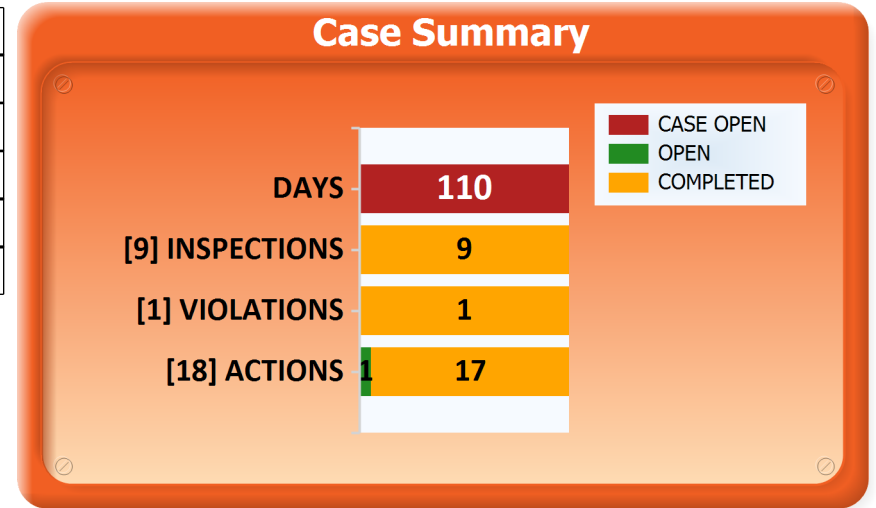


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

Description: LITTERED DUMPSTER AREAS AND PARKING LOT		Status: PETITION	
Type: ENVIRONMENTAL		Subtype: DUMPSTER COMPACTOR	
Opened: 2/19/2026	Closed:	Last Action: 6/11/2026	Flw Up: 5/15/2026
Site Address: 3131 SW COLLEGE RD OCALA, FL 34474			
Site APN: 2378-010-004		Officer: ROBERT MOORE	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 1	COLLEGE PARK PLAZA LLC	PO BOX 358627 GAINESVILLE, FL 32635-8627			
RESPONDENT 2	BOUGHANNAM, NIDAL	3206 NW 57TH TERRACE GAINESVILLE, FL 32606			

#### FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$53.16	3/23/26	E69087	232906790 3	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

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	\$132.00	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$62.50	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	3/23/26	E69087	2329067903	CREDIT	NBG DEVELOPMENTS, MANAGEMENTS & LEASING	ECON
Total Paid for CASE FEES:			\$266.41	\$266.41						
\$250 FINE PER DAY	001-359-000-000-06-35960	14	\$3,500.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	86	\$21,500.00	\$0.00						
Total Paid for DAILY FINES:			\$25,000.00	\$0.00						
<b>TOTALS:</b>			<b>\$25,266.41</b>	<b>\$266.41</b>						

## 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	ROBERT MOORE	2/19/2026	5/15/2026		REPEAT VIOLATOR	PROPERTY (TO INCLUDE ALL REAR AREAS) IS LITTERED WITH TRASH AND DEBRIS. DRAINAGE AREAS, DUMPSTER AREAS AND LOT NEEDS TO BE FREE AND CLEAR OF ALL TRASH AND DEBRIS. PLEASE CLEAN AREAS TO ACHIEVE COMPLIANCE WITH CITY CODE AND CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE.  COMPLIANCE CHECK PERFORMED PER REQUEST OF PROPERTY OWNER - IN COMPLIANCE RE 34-95 04/06/2026

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	2/19/2026	5/15/2026		REPEAT VIOLATOR	COMPLIANCE CHECK INDICATED 34-95 NOW ACTIVE AGAIN / STATUS CHANGED TO REFELCT SAME IN CASE NOTES  COMPLIANCE CHECK PERFORMED PER REQUEST OF PROPERTY OWNER - IN COMPLIANCE RE 34-95 05/15/2026
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	2/19/2026	2/19/2026	NON COMPLIANT		On 2-19-26, I observed the property (specifically the rear) to be littered with trash and debris. The dumpsters areas had accumulated trash all over the pad, the parking lot had trash and debris strewn about and trash was also present in the drainage areas. I advised the owner of the violation to which he said he would address. Based on the recent and previous issues involving the same violation, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled accordingly.
CASE WORK	RSM	2/23/2026	2/23/2026	NON COMPLIANT		On 2-23-26, I received notification that Ocala Police had been at the property on an unrelated matter and had contacted Code Enforcement. Their concern was that the rear areas, as noted in the original dated report, were in poor condition with trash and debris strewn about the areas, with the dumpster pads being of particular concern. I spoke with Chief Code Official Hollingsworth and did advise him that I had recently opened a case and had scheduled it for a hearing. The notice of hearing was posted on this day.

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

CASE WORK	RSM	3/3/2026	3/3/2026	COMPLETED		<p>On 3-3-26, I received a message via text from the property owner asking for photos of the violation. I had sent photos on 2/19/26 when the case was opened. I re-sent photos and advised that the case was scheduled for a hearing. Additionally, it was discovered that this was indeed a repeat violator which caused the scheduled hearing date to be changed. Admin was notified of the change with the Notice of Hearing to re-issued. Follow-up scheduled accordingly.</p>
FOLLOW UP	RSM	3/5/2026	3/5/2026	COMPLETED	COMPLIANCE CHECK REQUESTED BY OWNER	<p>On 3/5/26, I responded to the property after having received a text message with photos from the property owner the previous day requesting a check of the property. The text message sent, consisted of 25 photos, explaining that the property was cleaned up again. On this day, upon inspection, it was apparent that efforts had been made, however the property remained in violation.</p> <p>In examining the totality of the circumstances, I noted that this was a repeat violator situation. I noted that in a recent and previous case, (ENV25-0263) the property was cited and heard at a Code Board Hearing on 12/11/25 wherein a guilty finding was imposed and a compliance date of January 1st, 2026 was ordered. That case was scheduled for a 2nd (Massey) hearing on January 8th. On that day, the property owner had managed to get the property into compliance and the case was closed and not heard at the Massey Hearing. Regarding this current case (ENV26-0072), it was opened on 2/19/26. The property was again in poor condition with trash and debris strewn about the rear areas of the property to include the parking lot and dumpster areas. I had also received a complaint from the Ocala PD who reported the area being in poor condition.</p> <p>Based on these circumstances, the reoccurring</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

						<p>violation and lack of upkeep of the property, it was decided that the case would proceed to a hearing. This was based on the repeat violator status and the fact that this was the 2nd case opened in a period of months involving the same violation. The property owner was notified of these circumstances.</p> <p>The intention of this action was to have an Order to Maintain order issued which would hopefully aid in having the owner maintain the property, keeping it in compliance and avoid future enforcement action.</p>
HEARING INSPECTION	RSM	3/23/2026	3/23/2026	COMPLETED		<p>On 3-23-26, I checked the property in regard to the scheduled hearing. On this day, the property was in an improved condition, however remained in violation (photos attached).</p>
COMPLIANCE	RSM	4/6/2026	4/6/2026	COMPLETED	COMPLIANCE CHECK REQUESTED BY OWNER	<p>On 4-6-26, I conducted a compliance inspection per the request of the property owner. On this day, I observed the violation to have been abated. The property was clean and clear as depicted in the attached photos.</p> <p>Daily fines remained unpaid in accordance with the issued order which commenced on 02/19/26. I completed an affidavit of non-compliance which was submitted to Admin.</p>
COMPLIANCE	RSM	5/1/2026	5/1/2026	COMPLETED		<p>On 5-1-26, I checked the property for compliance relating to the issued order. On this day, I observed that the property was again in violation of 34-95 in that there was scattered litter/debris on the property. Specifically, there was litter present in the drainage areas, and parking areas as depicted in the attached photographs. I completed and affidavit of non-compliance which was submitted to Admin.</p>
FOLLOW UP	RSM	5/12/2026	5/12/2026	COMPLETED		<p>Inspect to determine continued compliance before final Massey hearing.</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

FOLLOW UP	RSM	5/12/2026	5/12/2026	COMPLETED		On 5-12-26, I checked the property for compliance relating to the issued order/ pending Massey hearing. On this day, I observed that the property remained in violation of 34-95 in that there was scattered litter/debris on the property. Specifically, there was litter present in the drainage areas, and parking areas as depicted in the attached photographs
COMPLIANCE	RSM	5/15/2026	5/15/2026	COMPLETED	COMPLIANCE CHECK REQUESTED BY OWNER	On 5-15-26, I conducted a compliance inspection per the request of the owner. On this day, I observed the violation (34-95) to have been abated with all areas clean and serviced. I noted that fines remained due. I completed an affidavit of non-compliance which was submitted to Admin.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	ROBERT MOORE	2/19/2026	2/19/2026	ADVISED PROPERTY OWNER (BOUGHANNAM, NIDAL-407-749-2790) OF VIOLATION AND REQUIREMENTS FOR ABATEMENT.
ADMIN POSTING	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9851 84 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627  9489 0090 0027 6696 9851 91 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606

# Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

CERTIFIED MAIL	SHANEKA GREENE	2/20/2026	2/20/2026	<p>MAILED UPDATED NOVPH 9489 0090 0027 6696 9842 62 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6696 9842 79 COLLEGE PARK PLAZA LLC BOUGHANNAM NIDAL (REGISTERED AGENT) 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
PREPARE NOTICE	SHANEKA GREENE	2/20/2026	2/20/2026	N O V P H COMP DATE 03/10/2026 THANK YOU
OFFICER POSTING	ROBERT MOORE	2/23/2026	2/23/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	ROBERT MOORE	3/5/2026	3/5/2026	RECEIVED TEXT MESSAGE W/PHOTOS FROM OWNER ADVISING AREA WAS CLEANED AS HE REQUESTED AN INSPECTION FOR COMPLIANCE. FOUND TO REMAIN IN VIOLATION
OFFICER POSTING	ROBERT MOORE	3/6/2026	3/6/2026	UPDATED NOVPH READY FOR POSTING posted UPDATED NOTICE OF HEARING TO PROPERTY

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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.</p> <p>2.) Pay the cost of prosecution of \$266.41 by April 30th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
CONTACT	ROBERT MOORE	3/23/2026	3/23/2026	<p>received text message from property owner inquiring as to the hearing date/time and if he should attend. He stated he had lost the notice of hearing. I provided him with the information.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	ROBERT MOORE	3/30/2026	3/30/2026	FOF

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0072**

OFFICER POSTING	ROBERT MOORE	3/30/2026	3/30/2026	POSTED FINAL ORDER TO PROPERTY
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	<p>FOF</p> <p>9489 0090 0027 6696 9837 53 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE, FL. 32635-8627</p> <p>9489 0090 0027 6696 9835 55 COLLEGE PARK PLAZA LLC 3206 NW 57TH TERRACE GAINESVILLE, FL. 32606</p>
CONTACT	ROBERT MOORE	4/6/2026	4/6/2026	RECEIVED REQUEST FROM OWNER TO CONDUCT COMPLIANCE INSPECTION
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	<p>NON COMP HEARING NOTICE MAILED</p> <p>9489 0090 0027 6697 0311 63 COLLEGE PARK PLAZA LLC PO BOX 358627 GAINESVILLE FL 32635-8627</p> <p>9489 0090 0027 6697 0311 70 COLLEGE PARK PLACE LLC BOUGHANNAM NIDAL (RA) 3206 NW 57TH TERRACE GAINESVILLE FL 32606</p>
FIELD POSTING	ROBERT MOORE	4/28/2026	4/28/2026	NON COMP HEARING NOTICE READY FOR POSTING POSTED NOTICE OF NON COMP HEARING TO PROPERTY
MASSEY	YVETTE J GRILLO	5/14/2026	5/14/2026	MASSEY FOR LIEN AS PROPERTY IS IN COMPLIANCE BUT DAILY FINES ACCRUED TO \$11,500.00
REQUEST FOR PETITION	SHANEKA GREENE	6/11/2026		



CITY OF OCALA  
CODE ENFORCEMENT DIVISION  
201 SE 3<sup>RD</sup> STREET, 2<sup>ND</sup> FLOOR, OCALA, FL 34471  
352-629-8309

## REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES / LIENS

By completing this form, you are making statements under oath. Failure to be truthful is a violation of the City of Ocala code section 1-9, and Florida Statutes pertaining to perjury, which is a felony punishable by up to 15 years imprisonment.

**INSTRUCTIONS:** Please review and complete all pages of this form. Be specific when writing your statement. Return this form to the Code Enforcement Specialists. The Petition will then be presented in a hearing. If you have any questions, please call the Code Enforcement Specialists at 352-629-8309.

Case Number(s): ENV 26-0072  
Property Owner's Name: College Park Plaza LLC  
Property Address: 3131 SW College Rd Ocala FL 34474  
Phone Number(s): 352-215-7780 / 407-749-2790 / 352-332-7700  
Email: boughannamh@nbg-properties.com / nboughanna@aol.com

This section to be completed by City Staff:

1. Hard Cost(s) remaining in case: \$ 0
2. Fine(s) remaining in case: \$ 25,000.00
3. Costs already paid(circle whether towards hard costs or fine): \$ 266.41 (Hard Costs) Fine/Both
4. Staff recommendation (Reduced Fine(s) + Hard Cost(s)): \$ 25,000.00

**IF YOU DO NOT OWN THE PROPERTY COVERED BY THIS PETITION, YOU MUST INCLUDE A NOTARIZED LETTER OF AUTHORIZATION FROM THE REGISTERED PROPERTY OWNER TO ESTABLISH STANDING IN THE CASE.**

**YOU MAY ATTEND THE HEARING. HOWEVER, YOU ARE NOT REQUIRED TO ATTEND, OR ADDRESS THE SPECIAL MAGISTRATE IN-PERSON, CONCERNING THIS REQUEST FOR REHEARING. MAKE CERTAIN THIS FORM AND STATEMENTS SET FORTH YOUR POSITION. IT IS YOUR RESPONSIBILITY TO FOLLOW-UP ON THIS REQUEST BY CONTACTING THE CODE ENFORCEMENT DIVISION AFTER THE HEARING.**

I, Nidal Boughannem, hereby submit this Petition to request a reduction in the total amount of penalty imposed, and in support of this request offer the following statement: or property is in compliance. We have taking immediate action once we were notified by the the inspector. Since the violation occured, we have hired a person to provide porter services 5 days a week, on top of the ground keeping services provided by the landscaping company.

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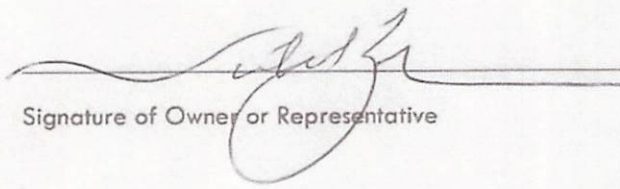
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Attach additional pages if required to completely state your request.

  
Signature of Owner or Representative

05/26/2026  
Date

**IMPORTANT: NOTICE OF HEARING**

**NOTICE IS HEREBY GIVEN THAT A HEARING REGARDING YOUR "REQUEST FOR REDUCTION OR WAIVER OF CODE ENFORCEMENT FINES/ LIENS" WILL BE HELD AS FOLLOWS:**

**BEFORE THE:**

SPECIAL MAGISTRATE - 9:00am (0900)

CODE ENFORCEMENT BOARD - 5:30pm (1730)

**DATE OF HEARING:**

June 11, 2026

**LOCATION OF HEARING:**

CITY OF OCALA COUNCIL CHAMBER, CITY HALL  
110 SE WATULA AVENUE OCALA, FL 34471

\*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 BOARD OR SPECIAL MAGISTRATE, WHICH COULD BE ADVERSE TO YOUR INTEREST.

**HAND DELIVERY – SERVICE OF PROCESS**

By delivering to the within named person to be served a true copy of this writ with the date and hour of service endorsed thereon by me, and at the same time I delivered to the within named petitioner a copy of this Request for Reduction or Waiver of Code Enforcement Fines/ Liens.

[Signature]  
Signature, Person Served

5/26/2026  
Date, Time

Delivered by: President  
Signature, Title

STATE OF FLORIDA

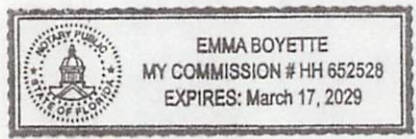
EB  
COUNTY OF ~~MARION~~ Alachua

PERSONALLY appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Nidal Baughman, who first being duly sworn, acknowledged before me that the information contained herein is true and correct, he/she is/is not personally known to me and has produced a Florida driver's license as identification and did/did not take an oath.

Date: 5/26/2026

[Signature]  
Notary Public

My Commission Expires:



-----FOR CODE ENFORCEMENT BOARD/ SPECIAL MAGISTRATE USE BELOW THIS LINE-----

**ORDER:**

THE REQUEST FOR A REDUCTION OF FINES IS GRANTED PROVIDED THE SUM OF \$ \_\_\_\_\_ IS PAID ON OR BEFORE \_\_\_\_\_, IN WHICH CASE THE FINES SHALL BE REDUCED ACCORDINGLY TO THE SAME AMOUNT.

**\*\*\*FAILURE TO PAY THE REDUCED AMOUNT IN FULL BY THE PAYMENT DUE DATE SHALL RESULT IN THE FINE/ LIEN DEFAULTING TO/REMAINING AS THE ORIGINAL AMOUNT OWED, MINUS ANY PAYMENTS MADE TOWARDS THAT AMOUNT PRIOR TO THE PAYMENT DUE DATE**

THE REQUEST FOR A REDUCTION OF THE FINES IS DENIED.

**DONE AND ORDERED** this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

\_\_\_\_\_

Code Enforcement Special Magistrate

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

\_\_\_\_\_  
Michael Kroitor, Chair  
Kevin Steiner, Vice Chair  
Municipal Code Enforcement Board

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

**THE CITY OF OCALA**  
Petitioner,

vs.

**COLLEGE PARK PLAZA LLC**  
PO BOX 358627  
GAINESVILLE, FL 32635-8627

**COLLEGE PARK PLAZA LLC**  
3206 NW 57<sup>TH</sup> TERRACE  
GAINESVILLE, FL 32606

Respondents \_\_\_\_\_ /

**CASE NO: ENV26-0072**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/02/2026 02:59:41 PM  
FILE #: 2026041537 OR BK 8870 PGS 982-983  
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 Special Magistrate on March 25th, 2026, after due notice to the Respondent(s), and the Municipal 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. FINDINGS OF FACT:**

- A. The Respondent(s), **COLLEGE PARK PLAZA LLC**, owner(s) in charge of the property described as **2378-010-004 / 3131 SW COLLEGE RD, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026 and March 23rd, 2026, 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**.

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **COLLEGE PARK PLAZA LLC**, 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**, 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(s): 34-95 as a Repeat Violator and order to:
  - 1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being February 19th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.
  - (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.
  - (c) 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.

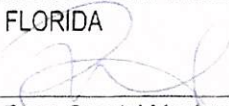
2.) Pay the cost of prosecution of \$266.41 by April 30th, 2026.

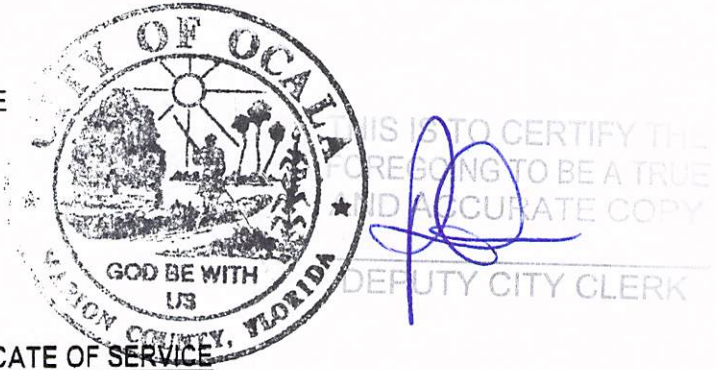
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

  
Ryan C. Fong, Special Magistrate  
Municipal 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: COLLEGE PARK PLAZA LLC, PO BOX 358627, GAINESVILLE, FL 32635-8627 AND COLLEGE PARK PLAZA LLC, C/O NIDAL BOUGHANNAM (RA), 3206 NW 57<sup>TH</sup> TERRACE, GAINESVILLE, FL 32606, this 27 day of March 2026.

  
Yvette Grillo, Secretary  
Municipal 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 MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON MAY 27TH, 2026, AT 10:30 AM, 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 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 MUNICIPAL 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 MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL 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 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.**

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

CITY OF OCALA  
Petitioner,

CASE NO: ENV26-0072

Vs.  
COLLEGE PARK PLAZA LLC  
PO BOX 358627  
GAINESVILLE, FL 32635-8627

COLLEGE PARK PLAZA LLC  
3206 NW 57<sup>TH</sup> TERRACE  
GAINESVILLE, FL 32606  
Respondents.

AFFIDAVIT OF NON-COMPLIANCE

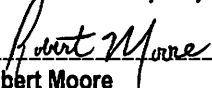
STATE OF FLORIDA  
COUNTY OF MARION

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

1. That on 03/25/2026 the Municipal Code Enforcement Special Magistrate 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 04/30/2026.
3. That a re-inspection was performed on 05/15/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:  
**Abatement of violations as ordered; section(s) 34-95**
5. Fines in the amount of \$24,500.00 are unpaid.

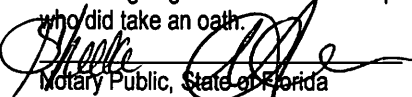
FURTHER, AFFIANT SAYETH NOT.

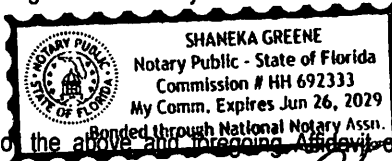
Dated this 15th day May 2026,

  
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Robert Moore  
Environmental Inspector  
City of Ocala

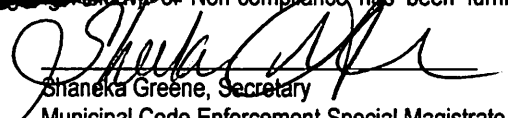
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 15th day May 2026, 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 15th day May 2026.

  
Shanela Greene, Secretary  
Municipal Code Enforcement Special Magistrate  
Ocala, Florida



City of Ocala  
Environmental Enforcement  
May 12, 2026  
07:59:32 AM



City of Ocala  
Environmental Enforcement  
May 12, 2026  
08:00:42 AM



City of Ocala  
Environmental Enforcement  
May 12, 2026  
08:01:00 AM



NO  
DUMPING  
VIOLATIONS  
WILL BE  
PROSECUTED



City of Ocala  
Environmental Enforcement  
May 15, 2026  
02:03:30 PM



City of Ocala  
Environmental Enforcement  
May 15, 2026  
02:03:58 PM



City of Ocala  
Environmental Enforcement  
May 15, 2026  
02:04:44 PM



City of Ocala  
Environmental Enforcement  
May 15, 2026  
02:05:36 PM



City of Ocala  
Environmental Enforcement  
2/19/2026 8:08 AM



City of Ocala  
Environmental Enforcement  
2/19/2026 8:09 AM



City of Ocala  
Environmental Enforcement  
2/19/2026 8:10 AM



City of Ocala  
Environmental Enforcement  
2/19/2026 8:10 AM

