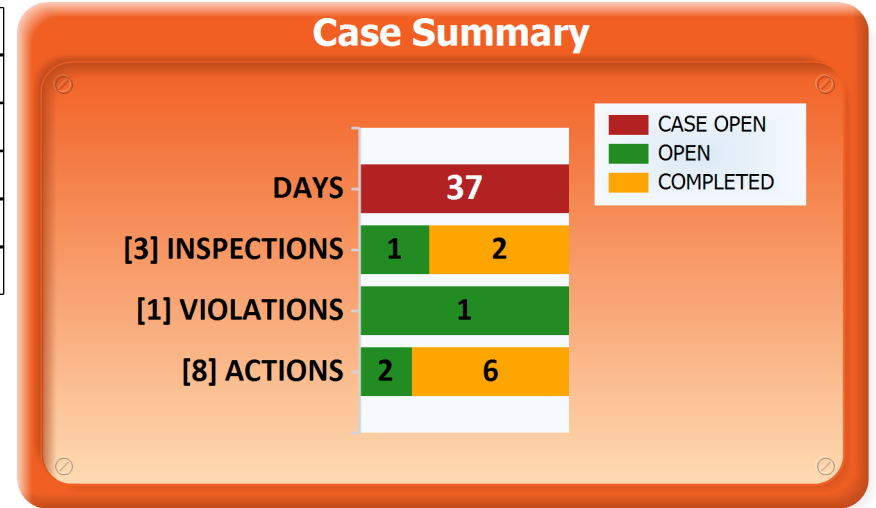


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0378**

Description: Overgrowth (Repeat Violator)		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/19/2026	Closed:	Last Action: 4/29/2026	Flw Up: 6/9/2026
Site Address: 0 , FL 34471			
Site APN: 2260-196-011		Officer: OSIAS FERREIRA	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	EROC ENTERPRISE INC	8980 NW 8TH ST PEMBROKE PINES, FL 33024-6410			
RESPONDENT 1	EROC ENTERPRISE INC	C/O ERIC RAMSAY (REGISTERED AGENT) PEMBROKE PINES, FL 33024-6410			
RESPONDENT 2	RAMSAY, ERIC	8980 NW 8TH ST PEMBROKE PINES, FL 33024			

#### 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	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0378**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
<b>TOTALS:</b>			<b>\$124.88</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0378**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER					Repeat violator	Repeat violator. Overgrowth throughout the property. Cut and clean the entire property.
---	--	--	--	--	-----------------	---

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	3/20/2026	3/20/2026	COMPLETED		<p>While in the area, I observed overgrowth upon the vacant parcel. Repeat violation (EROE ENTERPRISE INC- see CE25-0880). Photos attached. Complete property research and request NOVPH to be prepared.</p> <p>On 3/20/2026 I did an initial investigation and there is overgrowth on the parcel as stated by my supervisor. Case will go to the next hearing since they are repeat violators for 34-95. Documents are attached.</p>
HEARING INSPECTION	OSF	4/24/2026	4/24/2026	COMPLETED		<p>On 4/24/2026 I did an inspection before the hearing and observed that nothing has been done even after my conversation with the owner. The case will move into the hearing.</p> <p>The special magistrate was cancelled, the case will be schedule for a code board.</p>
HEARING INSPECTION	OSF	6/9/2026				

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/23/2026	3/23/2026	NOVPH

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE26-0378**

CERTIFIED MAIL	SHANEKA GREENE	3/23/2026	3/23/2026	NOVPH MAILED 9489 0090 0027 6697 0474 61 EROC ENTERPRISE INC RAMSAY ERIC (REGISTERED AGENT) 8980 NW 8TH ST PEMBROKE PINES, FL. 33024-6410
PREPARE NOTICE	SHANEKA GREENE	3/23/2026	3/23/2026	NOVPH REPEAT VIOLATOR
OFFICER POSTING	OSIAS FERREIRA	3/24/2026	3/24/2026	NOVPH READY FOR POSTING Posted at the property affidavit on file.
CONTACT	OSIAS FERREIRA	4/14/2026	4/14/2026	954-608-5279 request to callback Pamela Watson Called her and she wanted to let me know she has hire a landscaping company to clean up the proeprty.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/20/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:  1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, May 28th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the 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 \$124.88 by May 28th, 2026.  Non-compliance (Massey) Code Board hearing: 06/11/2026

**Ocala** Case Details - No Attachments  
City of Ocala

Case Number  
**CE26-0378**

PREPARE NOTICE	SHANEKA GREENE	4/27/2026		NOVPH
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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



## 2026 Property Record Card

2260-196-011

Prime Key: 1260795

[MAP IT+](#)

Current as of 3/20/2026

### [Property Information](#)

EROC ENTERPRISE INC  
8980 NW 8TH ST  
PEMBROKE PINES FL 33024-6410

[Taxes / Assessments:](#)  
Map ID: 162  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 00  
Acres: .28

### [2025 Certified Value](#)

Land Just Value	\$16,830		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$16,830	Impact	
Total Assessed Value	\$4,971	<a href="#">Ex Codes:</a>	(\$11,859)
Exemptions	\$0		
Total Taxable	\$4,971		
School Taxable	\$16,830		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$16,830	\$0	\$0	\$16,830	\$4,971	\$0	\$4,971
2024	\$14,280	\$0	\$0	\$14,280	\$4,519	\$0	\$4,519
2023	\$10,200	\$0	\$0	\$10,200	\$4,108	\$0	\$4,108

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">4122/0672</a>	07/2005	07 WARRANTY	8 ALLOCATED	U	I	\$150,000

### [Property Description](#)

SEC 13 TWP 15 RGE 21  
PLAT BOOK A PAGE 056  
WEST END OCALA  
BLK 196 LOTS 11.13.15

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	J
0001		120.0	100.0	R1A	120.00	FF							
Neighborhood 4491													

Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
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This instrument prepared by, and Record & Return To: C. MARIE BREVITT-SCHOOP, ESQ. 20401 N.W. 2nd Avenue, Suite 220 Miami, FL 33169

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY DATE: 08/01/2005 01:53:25 PM FILE #: 2005134415 OR BK 04122 PGS 0672-0674

RECORDING FEES 27.00

DEED DOC TAX 1,050.00

Folio No:

dc

WARRANTY DEED

THIS WARRANTY DEED made this 11th day of July 2005, by MACK KING CARTER AND PATRICIA T. CARTER, HUSBAND AND WIFE, whose address is 10341 N. Lake Vista Circle, Davie, Florida 33328, called the grantor(s) to EROC ENTERPRISE, INC., A FLORIDA CORPORATION, whose post office address is 8980 NW 8th Street, Pembroke Pines, Florida 33024, hereinafter called the grantees: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remise, releases, conveys and confirms unto the grantee all that certain land situated in MARION County, State of Florida, to wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTIONS

Subject to: conditions, restrictions, limitations, and easements of record, if any.

TOGETHER, with all the tenements, hereditament and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature-Witness

C. MARIE BREVITT-SCHOOP Printed Name

Signature-Witness

LaQuan Dunlap Printed Name

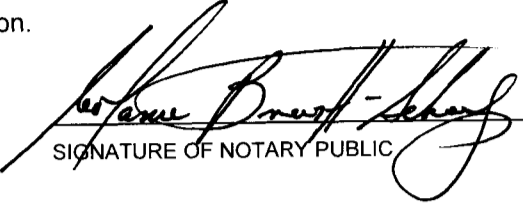
Mack King Carter MACK KING CARTER

Patricia T. Carter PATRICIA T. CARTER

Return to: ASSURED TITLE SERVICES, INC 20401 N.W. 2ND AVE. #220 MIAMI, FL 33169

STATE OF  
COUNTY OF

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July 2005, by MACK KING CARTER AND PATRICIA T. CARTER, HUSBAND AND WIFE, known to me or has/have produced FL D/Ls as identification.

  
SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE, OR STAMP NAME AND COMMISSION EXP.



C. MARIE BREVITT-SCHOOP  
Notary Public, State of Florida  
My Comm. Expires Jan. 11, 2006  
Commission # DD064163  
Bonded By National Notary Assn.

## EXHIBIT A

### LEGAL DESCRIPTIONS

1. Lot 24, Block 71, SANTA MARIA PLACE REVISED, according to the Map or Plat thereof as recorded in Plat Book A, Page 97, Public records of Marion County, Florida.  
Folio #2845-071-024
2. Lot 14, Block 52, SANTA MARIA PLACE REVISED, according to the Map or Plat thereof as recorded in Plat Book A, Page 97, Public Records of Marion County, Florida.  
Folio #2845-052-014
3. Lot 9, Block 53, SANTA MARIA PLACE REVISED, according to the Map or Plat thereof as recorded in Plat Book A, Page 97, Public records of Marion County, Florida.  
Folio#2845-053-009
4. The East 148 feet of Lot 2, Block 2-R3, GOSSADDITION TO OCALA, as per Plat thereof recorded in Plat Book "E", Page 13, Public Records of Marion County, Florida.  
Folio#2570-302-201
5. Lots 11, 13 and 15, Block 196, WEST END ADDITION to Ocala, as per plat thereof recorded in Plat Book "A" at Pages 78 and 56 of the Public Records of Marion County, Florida.  
Folio#2260-196-011
6. Lots 5 & 6 Sub of Lot 14, E.G. SMITH'S ADDITION TO OCALA, as recorded in Plat Book "A", Page 118, of the Public Records of Marion County, Florida.  
2848—014-007
7. Lot 4, of the Subdivision of Lot 14 of E.G. SMITH'S SDDITION TO THE CITY OF OCALA, according to the Map or Plat thereof as recorded in Plat Book A, Page 118, Public Records of Marion County, Florida.  
Folio#2848-014-006



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

## Detail by Entity Name

Florida Profit Corporation  
EROC ENTERPRISES, INC.

### Filing Information

<b>Document Number</b>	P97000098334
<b>FEI/EIN Number</b>	65-0793005
<b>Date Filed</b>	11/18/1997
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	REINSTATEMENT
<b>Event Date Filed</b>	07/18/2020

### Principal Address

8980 n w 8th street  
PEMBROKE PINES, FL 33024

Changed: 04/09/2024

### Mailing Address

8980 n w 8th street  
PEMBROKE PINES, FL 33024

Changed: 04/09/2024

### Registered Agent Name & Address

RAMSAY, ERIC  
8980 N W 8TH STREET  
PEMBROKE pines, FL 33024

Name Changed: 04/29/2021

Address Changed: 04/29/2021

### Officer/Director Detail

#### **Name & Address**

Title DIRECTOR, President

RAMSAY, ERIC

8980 N W 8TH STREET  
PEMBROKE PINES, FL 33024

### Annual Reports

<b>Report Year</b>	<b>Filed Date</b>
2023	04/27/2023
2024	04/09/2024
2025	03/20/2025

### Document Images

<a href="#">03/20/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/18/2020 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/12/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">04/26/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/05/2003 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/27/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/26/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/30/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/01/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/18/1997 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>



# City of Ocala

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

03/24/2026

EROC ENTERPRISE INC  
RAMSAY ERIC (REGISTERED AGENT)  
8980 NW 8TH ST  
PEMBROKE PINES, FL. 33024-6410

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2260-196-011|VACANT LOT

**Case Number:** CE26-0378

**Inspector Assigned:** Osias Ferreira

**Required Compliance Date:** 04/24/2026

**Public Hearing Date & Time:** 04/29/2026 10:30

**Violation(s) and How to Abate:**

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

Overgrowth throughout the property. Cut and clean the entire property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

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

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

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

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

**CASE NO: CE26-0378**

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

**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 03/24/2026 post the Notice of Violation & Public Hearing to the property, located at 2260-196-011| VACANT LOT.
  
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

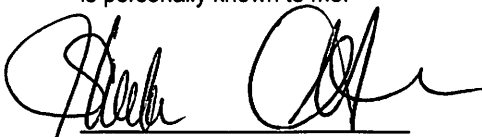
**FURTHER, AFFIANT SAYETH NAUGHT.**

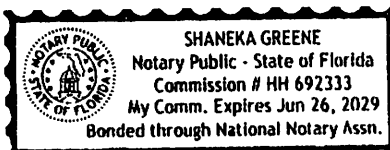
Dated: 03/24/2026

  
\_\_\_\_\_  
Senior Code Inspector

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/24/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
\_\_\_\_\_  
Notary Public, State of Florida





OCALA  
CITY OF OCALA  
MARION COUNTY, FLORIDA

City of Ocala  
Code Enforcement Division  
3/24/2026 3:39 PM




# OCALA

## CODE ENFORCEMENT

### 352-629-8309

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

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

**NOTICE OF VIOLATION AND PUBLIC HEARING**

City of Ocala - City Hall - 2<sup>nd</sup> Floor (Council Chambers) 03/24/2026  
 110 SE Main Street Ocala, FL 34471

The Municipal Code Enforcement Board/Speed Magistrate has the authority to levy fines up to \$250 per day for a repeat violation, and to levy a fine on the case and persons involved in the case pursuant to Florida Chapter 218.

EROO ENTERPRISE INC  
 RAMSAY ERIC (REGISTERED AGENT)  
 8980 NW 8TH ST  
 PEMBROKE PINES, FL 33024-6410

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2280-196-011|VACANT LOT  
**Case Number:** CE26-0378  
**Inspector Assigned:** Osias Ferreira  
**Required Compliance Date:** 04/24/2026  
**Public Hearing Date & Time:** 04/29/2026 10:30  
**Violation(s) and How to Abate:**  
 SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER  
 Overgrowth throughout the property. Cut and clean the entire property.

ocalamain.gov  
 352-789-5305

City of Ocala  
Code Enforcement Division  
3/24/2026 3:39 PM

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

CASE NO: CE26-0378

**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 03/23/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

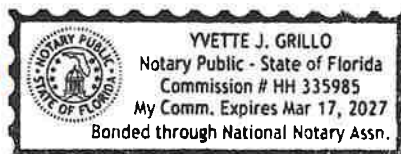
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/23/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/23/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: 2024\_10820

Petitioner,

VS.

**EROC ENTERPRISE INC  
8980 NW 8TH ST  
PEMBROKE PINES FL 33024-6410**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 07/03/2024 01:15:37 PM  
FILE #: 2024087383 OR BK 8364 PGS 1374-1376  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Code Enforcement Special Magistrate on June 26, 2024, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A. The Respondent(s), **EROC ENTERPRISE INC**, owner(s) in charge of the property described as: **2260-196-011 | 2300 BLOCK SW 5th STREET, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 16, 2024 and June 26, 2024 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), **EROC ENTERPRISE INC**, 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 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 and Order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, July 18th, 2024. If the Respondent(s) fail to comply by 7:00am on Friday, July 19th, 2024, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$182.73 by July 18th, 2024.

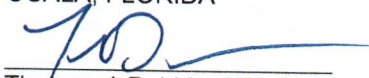
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

**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 28<sup>th</sup> day of June 2024

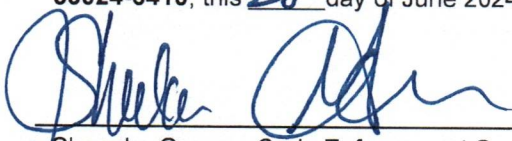
CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA



Thomas J. Dobbins, Chair  
Code Enforcement Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **EROC ENTERPRISE INC, C/O ERIC RAMSAY (REGISTERED AGENT) 8980 NW 8TH ST, PEMBROKE PINES FL 33024-6410**, this 28<sup>th</sup> day of June 2024.

  
\_\_\_\_\_  
Shaneka Greene, Code Enforcement Specialist  
Code Enforcement Special Magistrate

IMPORTANT NOTICE:

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JULY 31, 2024 AT 9:00AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE.**

**IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.**

**IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE 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  
\_\_\_\_\_  
DEPUTY CITY CLERK

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

CITY OF OCALA  
Petitioner,

Vs.

CASE NO: 2024\_10820

EROC ENTERPRISE INC  
C/O ERIC RAMSAY (REGISTERED AGENT)  
8980 NW 8TH ST  
PEMBROKE PINES FL 33024-6410  
Respondents \_\_\_\_\_ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jennipher Buller, Senior Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on June 26<sup>th</sup>, 2024 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, July 18<sup>th</sup>, 2024.**
3. That a re-inspection was performed on; **July 26<sup>th</sup>, 2024.**
4. That the below listed corrective action(s) ordered by the Municipal Special Magistrate have not been taken:

**Abatement of violation as Ordered; Section(s) 34-95**

5. The prosecution costs \$182.73 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

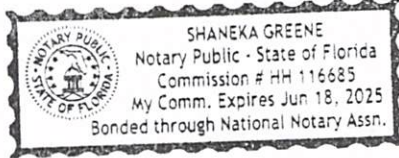
Dated this 26<sup>th</sup> day of July 2024

Jennipher Buller  
Senior Code Enforcement Officer  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 26<sup>th</sup> day of July 2024 by Jennipher Buller who is personally known to me, and who did take an oath.

Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of non-compliance has been furnished by mail to respondent, on this 26<sup>th</sup> day of July 2024.

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



OCALA  
CITY OF OCALA  
MARION COUNTY, FLORIDA

City of Ocala  
Code Enforcement Division  
4/24/2026 11:17 AM



City of Ocala  
Code Enforcement Division  
3/19/2026 10:15 AM



City of Ocala  
Code Enforcement Division  
3/19/2026 10:15 AM