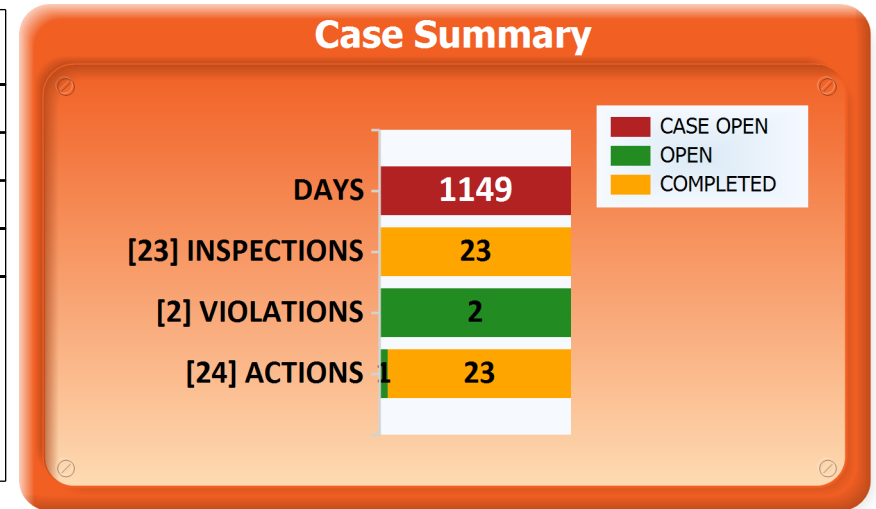


Ocala Case Details - No Attachments

City of Ocala

Case Number
2022_8006

Description: TREES REMOVED WITHOUT PERMITS AND SITE PLAN PERMIT REQUIRED			Status: NON COMP HEARING	
Type: ZONING		Subtype: CONFORMANCE WITH SITE PLAN		
Opened: 7/8/2022	Closed:	Last Action: 9/10/2025		Flw Up: 8/29/2025
Site Address: OCALA, FL 337142844				
Site APN: 25773-000-00			Officer: OSIAS FERREIRA	
Details: AFF NON COMP MAILED SMART FILL INVESTMENT LLC FIRST RA SERVICES LLC (REGISTERED AGENT) 4810 49TH AVE N ST PETERSBURG FL 33714-2844				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	NOTICE NON COMP HEARING
CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	FOF 91 7199 9991 7039 7683 3016 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776 91 7199 9991 7039 7937 4843 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844



Case Details - No Attachments

City of Ocala

Case Number

2022_8006

CERTIFIED MAIL	YVETTE J GRILLO	3/18/2025	3/18/2025	ORD GRANT EXT 91 7199 9991 7039 7680 9508 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776 91 7199 9991 7039 7602 3184 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2025	6/24/2025	ORDER GRANT EXT 91 7199 9991 7039 7680 9379 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844 91 7199 9991 7039 7680 9409 SMART FILL INVESTMENT LLC 207 S SANTA ANITA STREET, G-10 SAN GABRIEL, CA 91776
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	NOTICE NON COMP HEARING 91 7199 9991 7039 7680 7160 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776 91 7199 9991 7039 7680 7177 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844
CONTACT	HECTOR D REYES	3/7/2025	3/7/2025	Spoke to Chris Gwin 352-629-5500 with Ratcliff engineering and reminded him of the hearing next Thursday 3/13 at 1730pm.

OCALA Case Details - No Attachments

City of Ocala

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CONTACT	HECTOR D REYES	6/6/2025	6/6/2025	Spoke to Chris Gwin 352-629-5500 with Ratcliff engineering and provided me with an update of the permits and the next steps of the process. For more information see today's inspection.
MASSEY	YVETTE J GRILLO	12/12/2024	12/13/2024	WAS GRANTED EXTENSION UNTIL 3/6/2025
MASSEY	YVETTE J GRILLO	3/13/2025	3/18/2025	2ND MASSEY
MASSEY	YVETTE J GRILLO	6/12/2025	6/23/2025	3RD MASSEY ORD GRANTING EXT WAS COMPLETED GIVING UNTIL SEPTEMBER 4TH FOR COMPLIANCE
MASSEY	YVETTE J GRILLO	9/10/2025		4TH MASSEY
NOTICE OF NON COMPLIANCE HEARING.	HD	10/3/2023	10/3/2023	ON 10/3/2023 I POSTED THE NOTICE OF NONCOMPLIANCE HEARING AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
OFFICER POSTING	HECTOR D REYES	12/19/2024	12/19/2024	Posted order granting extension of time.
OFFICER POSTING	HECTOR D REYES	3/21/2025	3/21/2025	On 3/21/2025 I posted the order granting inspection at the property and affidavit of posing sent to admin. See photos attached.
OFFICER POSTING	HECTOR D REYES	6/24/2025	6/24/2025	On 6/24/2025 I posted the order granting extension at the property and affidavit of posing sent to admin. See photos attached.
OFFICER POSTING	OSIAS FERREIRA	7/10/2025	7/10/2025	NOTICE NON COMP HEARING Posted Non-Compliance Hearing at the property.
POSTING NOTICE	HD	7/10/2024	7/10/2024	ON 7/10/2024 I POSTED THE NOTICE OF NON-COMPLIANCE HEARING AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8006

POSTING; FAO	HD	4/14/2023	4/14/2023	ON 4/14/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. I OBSERVED ALL VIOLATIONS REMAIN NONCOMPLIANCE AND NO PERMITS APPLIED FOR. I CALLED THE PROPERTY OWNER AND ADVISED HIM OF THE POSTING, AND HE STATED THEY WILL BE MEETING WITH THE NEIGHBORHOOD ASSOCIATION NEXT WEEK AND AFTER THAT HE WILL BE CALLING ME TO SET UP AN APPOINTMENT TO MEET WITH US AND JEFF SHRUM. SEE PHOTOS ATTACHED.
POSTING; NOH	HD	1/18/2023	2/24/2023	ON 2/24/2023 I POSTED THE NOTICE OF HEARING LETTER AT THE PROPERTY, LETTERS NOT DELIVERED PER USPS TRACKING INFO. SEE TRACKING INFO AND PHOTOS ATTACHED. AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	6/11/2024	6/11/2024	ON 6/11/2024 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	9/18/2024	9/18/2024	ON 9/18/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY, SEE PHOTOS ATTACHED AND SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	3/5/2024	3/5/2024	ON 3/5/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY. SEE PHOTOS ATTACHED.
POSTING; ORD GRANT EXT TIME	HD	8/17/2023	8/17/2023	ON 8/17/2023 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED AND PROPERTY NONCOMPLIANCE BUT PERMITS TIME LINE MOVING ALONG AND ON TIME.
POSTING; ORD GRANT EXT TIME	HD	12/7/2023	12/7/2023	ON 12/14/2023 I POSTED THE ORDER GRANTING EXTENSION OF TIME NOTICE OR HEARING ON COMPLIANCE AND IMPOSITION OF FINES AT THE PROPERTY, SEE PHOTOS ATTACHED.



Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CONTACTS

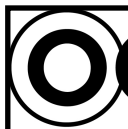
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	CHAPMAN FAMILY FOUNDATION INC	PANAMA CITY FL 32405-3648 ,			
OWNER	SMART FILL INVESTMENT LLC FIRS	4810 49TH AVE N ST PETERSBURG, FL 33714-2844			

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	\$203.90	\$203.90	8/9/23	PAYMENT #30437		PAYSTAND ACH	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$203.90	\$203.90						
FINE-OTHER (CODE ENFORCEMENT)	217	1	\$5,000.00	\$5,000.00	8/15/23	PAYMENT #30672	815877926	CHECK	CONV	
Total Paid for FINE-OTHER (CODE ENFORCEMENT):			\$5,000.00	\$5,000.00						
TOTALS:			\$5,203.90	\$5,203.90						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CASE REVIEW	HECTOR DELVALLE REYES	5/23/2023	5/23/2023	COMPLETE	Check on permits progress. On 5-23-2023 I inspected the property and observed all violations remain noncompliance and no permits applied for. On 5/17/2023 we met with the property owner, Mr. Ung and his local engineering team from Ratcliff engineering, the city zoning department, planning department, Aubrey Hale, Patty Hitchcock and Jeff Shrum. WE went over their plans and designs of what they want to do with the property, and it was decided they will be providing us with a timeline of when the PD, site plan and meetings with city counsel, zoning and the neighborhood association will happen so we can bring that information in front of the magistrate and allow them to have time to apply for all necessary permits. See photos attached
CASE REVIEW	HECTOR DELVALLE REYES	6/14/2023	6/9/2023	COMPLETE	Check on permit and violations progress. On 6-9-2023 I inspected the property and called the property owner Mr. Mike Ung at 813-830-2023 and left a voice message requesting a call back with any updates about the site permit. See photos attached. At 1145am I received an email from Chris Gwin with Ratcliff engineering with the site plan permit timeline. See email attached. I also received a call from the property owner Mike Ung 813- 830-8388 advising the email was been sent.
CASE REVIEW	HECTOR DELVALLE REYES	4/28/2023	4/28/2023	COMPLETE	On 4/25/2023 I received an email from Aubrey Hale Director of Community Development about a meeting with the Governors West about the project concept submitted by the property owner. See email and plan attached.
CASE WORK	HECTOR DELVALLE REYES	7/11/2023	7/11/2023	COMPLETE	On 7/11/2023 I received an email from the engineer with an updated timeline for the site plan and PD dates. See email attached.

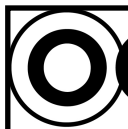


Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CASE WORK	HECTOR DELVALLE REYES	8/16/2023	8/16/2023	COMPLETE		On 8/16/2023 I received an email from admin advising the prosecution cost of \$203.90 and the \$5,000 fine for the irreversible and irreparable nature of the violation was paid. Affidavit of partial compliance sent to admin. See email attached.
CASE WORK	HECTOR DELVALLE REYES	7/12/2022	7/12/2022	COMPLETE		On 7/12/2022 I received a call from Mike Ratcliff at 352-629-5500 with Ratcliff engineering to advise that he will be working with the property owner to submit a site plan and tree removal permit. Soon after I received a call from the property owner Mr. Mike Ung at 813-830-8388 and he stated that he will be hiring Ratcliff engineering to apply for the permits but they are three months out on when they can begin the application. I granted an extension for three months and ask him to keep me up to date. He also advise that he will be developing the property for low income housing and will be meeting with several people from the city in the next few weeks.
CASE WORK	HECTOR DELVALLE REYES	10/25/2022	10/25/2022	COMPLETE		On 10/25/2022 I called the property owner Mr. Mike Ung at 813-830-8388 to get an update on the application of the site plan and the tree removal permit. Mr. Ung stated he hired Ratcliff Engineering and they just completed a survey for the property and for the trees and they are now preparing the paperwork for the permit application. He asked for an extension until January to complete the site plan application and tree removal permit and it was granted until 1/16/2022.



OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

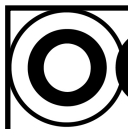
CASE WORK	HECTOR DELVALLE REYES	3/16/2023	3/16/2023	COMPLETE		On 3/16/2023 I drove by the property and observed a For Sale sign with a realtor information. I called 787-325-1251 and spoke to Hector Colon and asked him to have the property owner call me and I went over the violations and the permits needed to abate the violations before the hearing. The property owner Mr. Mike Ong 813-830-8388 called me, and we went over the permits needed and remind him of the hearing on 3/29/2023.
CASE WORK	HECTOR DELVALLE REYES	9/5/2023	9/5/2023	COMPLETE		Check on violations and permit progress. On 9/5/2023 I inspected the property and observed all violations remain noncompliance and no site plan applied for, but they are meeting the timeline submitted and approved by management.
CASE WORK	HECTOR DELVALLE REYES	9/10/2024	9/10/2024	COMPLETE		On 9/10/2024 I called Chris Gwin 352-629-5500 with Ratcliff engineering to remind him of the 9/12/2024 hearing at 5:30pm. He stated they have so far met all of the meetings and requirements moving forward per the timeline requirements implemented by the City.
COMPLIANCE	RDH	8/29/2025	8/29/2025	NON COMPLIANT		4TH MASSEY INSPECTION Made contact with Radcliff Engineering who advised they were still working on the plans to be submitted but anticipate having them in within the next 2-3 weeks. They also advised the property owner has been maintaining communication with them and doing everything they should to ensure the process is moving forward. Additional extension will be requested at the Massey for another 3 months for progress to continue.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

COMPLIANCE	HECTOR DELVALLE REYES	1/26/2024	1/26/2024	COMPLETE	On 1/26/2024 I inspected the property and observed all violations remain noncompliance, but the property owner and the engineering team have met the timeline agreed with planning, zoning and code enforcement departments. See photos attached and affidavit of noncompliance for the violations only sent to admin as prosecution fees and irreversible fee were paid. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500, and he advised that they are waiting for the Planning and zoning meeting and the first reading in front of the city council to be confirmed.
COMPLIANCE	HECTOR DELVALLE REYES	7/19/2023	7/19/2023	COMPLETE	Chek on violations and permit progress. On 7/19/2023 I inspected the property and observed all violations remain noncompliance. The property owner and engineering team have given us a timeline on the application process for the project/development and they are so far in target. See photos and emails attached. Affidavit of noncompliance sent to admin.
COMPLIANCE	HECTOR DELVALLE REYES	5/24/2024	5/24/2024	COMPLETE	On 5/24/2024 I inspected the property and observed all violations remain noncompliance but permit PD23-45351 was applied for and remains under review, and it will be a lengthy process until the permit is approved. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500 and he stated they have met all the requirements, meetings and appointments so far and are keeping up with the timeline requirements implemented by the city. I will be meeting with the code enforcement manager Dale Hollingsworth to advise the magistrate of an extension. See photos attached and affidavit of noncompliance sent to admin for the permit violations until approval as prosecution fees and irreversible damage fees were paid.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8006

COMPLIANCE	HECTOR DELVALLE REYES	9/25/2023	9/25/2023	COMPLETE		On 9/20/2023 I received an email from admin advising this case needs to be rescheduled to the 10/25/2023. Case rescheduled and waiting from admin to post the notice of noncompliance hearing letter.
COMPLIANCE	HECTOR DELVALLE REYES	8/23/2024	8/23/2024	COMPLETE		MASSEY REINSPECTION FOR ORD GRANT EXT FROM 5.29.24 HEARING. On 8/23/2024 I inspected the property and observed all violations remain noncompliance but permit PD23-45351 was applied for and remains under review, and it will be a lengthy process until the permit is approved. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500, and he stated they have met all the requirements, meetings and appointments so far and are keeping up with the timeline requirements implemented by the city. I will be meeting with the code enforcement manager Dale Hollingsworth to advise the magistrate of an extension. See photos attached and affidavit of noncompliance sent to admin for the permit violations until approval as prosecution fees and irreversible damage fees were paid.
COMPLIANCE	HECTOR DELVALLE REYES	10/20/2023	10/20/2023	COMPLETE		On 10/20/2023 I conducted a compliance inspection and observed the violations remain noncompliance, but they are keeping up with the timeline and guidelines it was agreed and imposed by growth management. Prosecution fee of \$203.90 and Irreversible damage fine of \$5,000.00 were paid. Affidavit of noncompliance sent to admin.
COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT		ORD GRANTING EXTENSION COMPLIANCE DATE RE-INSPECTION



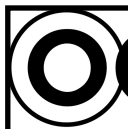
OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8006

COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT		On 12-6-24, I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant. The associated permit PD23-45351 was applied for but not yet issued as it was currently in the the review process. Photos taken/uploaded to report and an Affidavit of Non-Compliance was completed and submitted to Admin.
COMPLIANCE	HDR	3/7/2025	3/7/2025	NON COMPLIANT		MASSEY INSPECTION On 3/7/2025 I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant. The associated permit PD23-45351 was approved on 5/13/2025 and SUB24-45758 is under review process and city council approved it on 2/4/2025 but other approvals are still needed. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Voice message left for Chris Gwin with Ratcliff engineering reminding him of the hearing date and time.

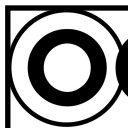


OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

COMPLIANCE	HDR	6/6/2025	6/6/2025	NON COMPLIANT		On 6/6/2025 I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant and the associated permit PD23-45351 was approved on 5/13/2025 and SUB24-45758 was approved on 2/6/2025 and expires on 2/6/2026 and other approvals and permits are still needed. I spoke to Chris Gwin with Ratcliff engineering, and he advised they have several meetings with the city water department, electrical engineering and planning department scheduled and are in the process to start bidding for a contractor to begin the construction of the subdivision once the permits are all approved and issued and they are working on the Improvement Plans, which is the last step of the required plans. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. See email attached from Chris Gwin with the update information.
FOLLOW-UP	HECTOR DELVALLE REYES	1/18/2023	1/18/2023	COMPLETE		On 1/18/2022 I inspected the property and verified in TRAKIT and no permits applied for as of this morning. I called the property manager Mr. Mike Ung at 813-830-8388 and left a voice message explaining they will have to go in front of the special magistrate to ask for as extension. See photos attached and copy of TRAKIT permit info, NOH sent to admin and special magistrate inspection scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_8006

INITIAL	HECTOR DELVALLE REYES	7/8/2022	7/8/2022	COMPLETE		On 7/7/2022 I responded to the property fore mentioned per an email request from Jeff Ball, Senior Code Enforcement Officer and Greg McClellan, Senior Site Inspector. I observed the lot is being cleared and trees were and are being removed. I checked TRACKIT and no permits for the trees removal or site plan applied for. See photos attached. I sent Greg McClellan an email for a count of how many trees were removed and he is working on that. See copy of compliant email attached. CLTO sent to admin and follow up inspection scheduled. No mortgage information available for this property in the MC clerks court site.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	3/28/2023	3/24/2023	COMPLETE		On 3/24/2023 I inspected the property and observed all violations remain and no site plan or tree removal permit applied for as of this morning. I called 787-325-1251 and spoke to Hector Colon (Realtor) and reminded him about the hearing date and time. I called the property owner Mr. Mike Ong 813-830-8388 and we went over the permits needed and remind him of the hearing on 3/29/2023. See photos attached.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SITE PLAN APPROVAL REQUIRED		7/8/2022			Site plan required for lot clearing. Contact the City of Ocala permit department at 352-629-8421 to Until such time a site plan has been submitted to the building official and approved according to the procedures contained in section 122-214, it shall be unlawful for any person to conduct any of the following activities on a parcel: (1) Construction of a new building or structure, or expansion of an existing building or structure. (2) Alteration, change or modification of any parcel. (3) Site work, including changing of grade. A required site plan must satisfy all the city requirements. (Code 1985, Â§ 7-1037; Ord. No. 2275, Â§ 77, 5-5-92; Ord. No. 2531, Â§ 1, 7-11-95)
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TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS.		7/8/2022			Permits required for trees removal. Contact the City of Ocala permit department at 352- 629-8421 to a	(a) Subject to the exceptions of subsection (b) of this section, it shall be unlawful for any person to cut down, move, transplant, remove or destroy through damaging any tree as defined in this article, or to authorize such acts to be done, without obtaining a tree removal permit. (b) The following exceptions, and no others, shall be permitted in the manner prescribed: (1) Removal of trees on an individual parcel of record less than three acres in size (130,680 square feet) in an R-1 zoning district in connection with construction of, or subsequent to construction and during use and occupancy of, a one-family dwelling on the parcel, when the owner does not own, directly or indirectly, any adjoining property, another lot in the same subdivision, or another parcel or tract lying within 660 feet of the individual parcel of record, shall be exempt from this article. (2) All state-licensed, governmental and commercial plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this article only in relation to those which are so planted and grown for the purpose of being sold or for other public purposes. (3) All groves of trees in active commercial operation shall be exempt from the terms and provisions of this article for bona fide agricultural purposes only. (4) The cutting of traditional Christmas trees to be decorated and placed inside a home, church, office or other building does not require a tree removal permit. (5) Tree removal permits are not required for the clearing of underbrush and removal of trees less than four inches DBH. (Code 1985, Â§ 7-1123(a), (b); Ord. No. 2117, Â§ 2, 10-24-89)
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