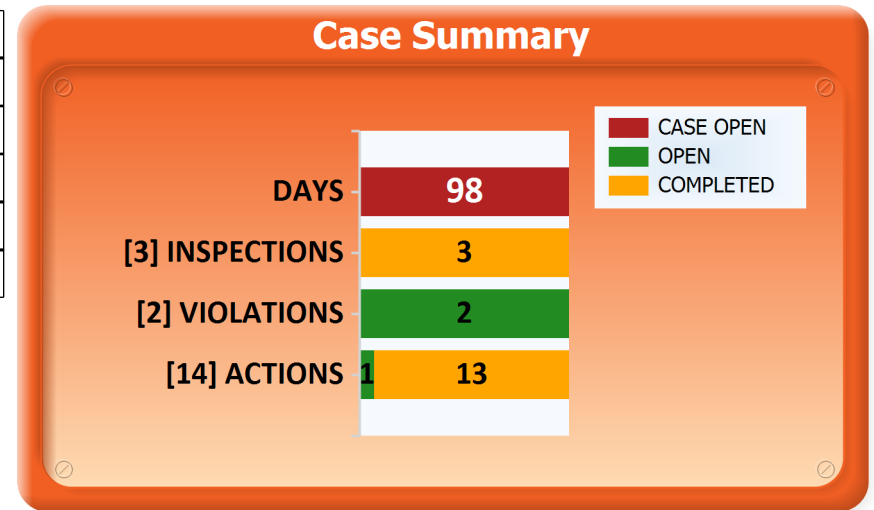


Case Details - No Attachments

City of Ocala

Case Number
ENV26-0150

Description: CONTAINER & SHEDS			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 3/31/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/6/2026
Site Address: 2221 SE 3RD AVE OCALA, FL 34471			
Site APN: 30575-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	BRENDA FLOTKOETTER	2220 SE 6TH TER OCALA, FL			
OWNER	2225 REAL ESTATE LLC	2225 SE 3RD AVE OCALA, FL 34471-5117			
REGISTERED AGENT	SALZMAN, ANTHONY J	500 E. UNIVERSITY AVENUE SUITE A GAINSVILLE, FL 32601			
RESPONDENT 1	2225 REAL ESTATE LLC	2225 SE 3RD AVE OCALA , FL 34471-5117			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0150

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$30.75	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$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	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$171.69	\$0.00						
VIOLATIONS										

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SEC. 122-522. - PERMITTED PRINCIPAL USES O-1	JEFFREY GUILBAULT	4/1/2026				Please obtain a temporary use permit for the 40 foot container that is on the property or remove it from the property.
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	4/1/2026				Please obtain a permit for the two sheds on the property or remove them from the property. One is a older shed with electricity running to it and the second shed is in the back of the property.
INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0150

INITIAL	JGB	4/1/2026	4/1/2026	COMPLETED	I responded to the complaint and verified there is a construction shed with boyle construction on the side, a 40 foot containers next to it and a new shed that is sitting on PVC pipes in the back of the property. There are no active permits issued at this property. I spoke to Laurie Brown Who is the applicant on a demo permit on this property. It was extremely hard to hear her on the phone but she was not aware of the items on the property. She stated that she will get with the contractor to figure out why the items are on the property. Please obtain permits for the two sheds on the property or remove them from the property. Obtain a temporary use permit for the 40 foot storage container on the property or remove it from the property. I met with the complainants at there residents to see what they seen as an illicit discharge. I verified the location of this new unpermitted shed on the property, then verified there was a parcel in-between the complainants property and the property cited that was owned by the city. I verified that there was a shed installed at the rear of the property and that there was rollers underneath (pvc pipes to roll shed into the property). There were no signs of a discharge. I verified on this parcel and address there were no permits. There are no pending permits as well. CLTO SENT TO ADMIN. RI IN 30 DAYS. SEE PHOTOS
FOLLOW UP	JGB	5/5/2026	5/5/2026	COMPLETED	There are no changes to the property or permitting. All violations are still present as of 0855 this morning. NOVPH sent to admin.

HEARING INSPECTION	JGB	7/6/2026	7/6/2026	COMPLETED		The container is still on the property, shed in the front and the metal building are still on the property as well. No permits have been obtained to have any of the 3 structures on this property. Please see photos.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	3/31/2026	3/31/2026	I live at 2220 Se 6th Terrace. A while back we looked into adding a shed to our backyard and was told minimum setback was 3 feet from property line. This past week commercial development directly behind our house has placed a shed (it appears) over their property line and very near the drainage ditch that was added to accept runoff rainwater due to flooding of neighbor's backyards. Not only is this shed not set back but it has at least two large drainage pipes coming from shed to go into ditch. I do not know what they will be draining but that was not the initial purpose of the ditch. Am very concerned for what will be draining and its impact on ground as well as smell and mosquitoes.
PREPARE NOTICE	SHANEKA GREENE	4/2/2026	4/2/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	4/2/2026	4/2/2026	CLTO MAILED (2)
PREPARE NOTICE	SHANEKA GREENE	5/6/2026	5/6/2026	NOVPH
FIELD POSTING	JEFFREY GUILBAULT	5/7/2026	5/7/2026	NOVPH READY FOR POSTING wrong violation cited the correct violation is now cited and sent back to office staff for a new NOVPH
ADMIN POSTING	SHANEKA GREENE	5/8/2026	5/8/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	5/8/2026	5/8/2026	NOVPH MAILED (2) 9489 0090 0027 6697 0317 43 2225 REAL EST ATE LLC 2225 SE 3RD AVE OCALA, FL. 34471-5117 9489 0090 0027 6697 0317 50 SALZMAN ANTHONY J (REGISTERED AGENT) 500 E UNIVERSITY AVENUE SUITE A GAINESVILLE, FL. 32601
PREPARE NOTICE	SHANEKA GREENE	5/8/2026	5/8/2026	NOVPH VIOATION HAS BEEN UPDATED.
FIELD POSTING	JEFFREY GUILBAULT	5/11/2026	5/11/2026	NOVPH READY FOR POSTING NOVPH POP
CONTACT	JEFFREY GUILBAULT	5/26/2026	5/26/2026	I retuned call and left a voicemail 352.816.0456

EMAIL	JEFFREY GUILBAULT	5/28/2026	5/28/2026	Jeffery: Regarding case Number ENV26-0150 at 2225 SE 3rd. Ave. Permits for this property were pulled back in 2020 and were BLD20-0547; BLD20-0607; SITE20-0055; UBLD20-0022 and DEMO20-0061. The demo and site permits were almost 100% completed when the project was stopped due to a family issue. The owner is now in the process of repermitting this project.Ocala Fl. There are currently four structures on this property. Two of the structures were on the property before the new owner purchased the property ten years ago. The third structure is a storage container for construction and will be removed once the building is completed. The fourth structure is my temporary construction office. What exactly do you want me to permit? -- Thank you, Michael P Boyle Boyle Construction Inc. 2702 SE 19th Court Ocala, Fl. 34471 BoyleConstructionOcala@gmail.com Cell 352-816-0456
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OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0150

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/19/2026	6/29/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-522 and order to: 1,) Remove all unpermitted sheds and storage containers and all items stored upon property without a primary structure in relation to Section(s) 122-522 Permitted uses in the R-0 zoning district and 122-51 Building Permit Required by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, there shall be a fine of \$150.00 per day thereafter, which shall run in addition to any other fines until all violations of Section(S) 122-522 and 122-51 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including the removal of items stored upon the property and the removal of shed(s) and storage container(s). 2.) Pay the cost of prosecution of \$171.69 by August 13th, 2026. Non-compliance (Massey) hearing: 09/10/2026
CONTACT	JEFFREY GUILBAULT	7/6/2026	7/6/2026	Mike Boyle called today to discuss the violations on the property. I informed him there are no issued permits as of 7.6.26. He let me know they did move the shed that the complainant complained about. He also let me know that the container is his and so is the wooden shed. He informed me that they've been there since 2021 when construction stopped on the property. I informed him of the violations and how to correct them.
HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		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

30575-000-00

[GOOGLE Street View](#)

Prime Key: 709026

[MAP IT+](#)

Current as of 4/1/2026

Property Information

2225 REAL ESTATE LLC
2225 SE 3RD AVE
OCALA FL 34471-5117

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALAM.S.T.U.PC: 10

Acres: 4.68

More Situs

Situs: 2225 SE 3RD AVE OCALA

2025 Certified Value

Land Just Value	\$382,239		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$382,239	Impact	
Total Assessed Value	\$352,388	<u>Ex Codes:</u>	(\$29,851)
Exemptions	\$0		
Total Taxable	\$352,388		
School Taxable	\$382,239		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$382,239	\$0	\$0	\$382,239	\$352,388	\$0	\$352,388
2024	\$382,239	\$0	\$0	\$382,239	\$320,353	\$0	\$320,353
2023	\$382,239	\$0	\$0	\$382,239	\$291,230	\$0	\$291,230

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8120/0430	08/2023	05 QUIT CLAIM	0	U	I	\$100
6384/1363	04/2016	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$225,000
4649/1191	12/2006	60 CRT ORD	0	U	I	\$100
4518/0681	06/2006	71 DTH CER	0	U	I	\$100
4498/0277	06/2006	74 PROBATE	0	U	I	\$100
2014/1482	03/1994	71 DTH CER	0	U	I	\$100
0644/0755	07/1974	02 DEED NC	0	U	I	\$60,000

Property Description

SEC 20 TWP 15 RGE 22
PLAT BOOK A PAGE 022

[Privacy - Terms](#)

GILLIAMS SUB
S 1/2 OF LOT 40 &
EXC THE E 30 FT THEREOF

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	1000	231.0	200.0	O1	203,861.00	SF						
Neighborhood 9944												
Mkt: 2 70												

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

FUTURE HOME OF COUNTRYSIDE FUNERAL HOME

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD20-0547	2/26/2021	-	COUNTRYSIDE/ CHAPEL
BLD20-0607	2/24/2021	-	COUNTRYSIDE / NEW SHELL
DEMO20-0061	2/24/2021	-	COUNTRYSIDE/ DEMO SFR
SITE20-0055	2/24/2021	-	COUNTRYSIDE FUNERAL HOME
OC00429	3/1/1994	-	ROOF

This instrument prepared by:
MARK D. SHELNUTT, P.A.
3305 SE Maricamp Road
Suite 104-403
Ocala, Florida 34471
(352) 629-6203

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 08/10/2023 02:48:57 PM
FILE #: 2023102767 OR BK 8120 PG 430
REC FEES: \$10.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

QUIT CLAIM DEED

THIS INDENTURE made this 9th day of August, 2023, by and between **ROBIN S. BYRNE**, a single woman, whose mailing address is 4200 SW 7th Avenue, Road, Ocala, of the County of Marion, State of Florida, hereinafter referred to as **GRANTOR**, and **2225 REAL ESTATE, LLC**, whose mailing address is 2221 SE 3rd Avenue, Ocala, of the County of Marion, State of Florida, hereinafter referred to as **GRANTEE**.

WITNESSETH, that the **GRANTOR**, for and in consideration of the sum of Ten and no/100 Dollars, in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, has remised, released and quit claimed, and by these presents does remise, release and quit claim unto the said **GRANTEE** all the right, title, interest claim and demand which the said **GRANTOR** have in and to the following described lot, piece or parcel of land, situate lying and being in the County of Marion, State of Florida, to wit:

The South ½ of Lot 40, of Gilliam's Subdivision of North ½ of the East ½ of Sanchez Grant according to the plat thereof recorded in Plat Book "A", Page 22, of the Public Records of Marion County, Florida . LESS and Except the East 30 feet thereof.

PARCEL NUMBER 30575-000-00

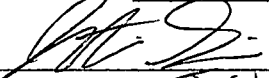
****At the request of the parties, this Deed was prepared without a title search and the legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or the accuracy of the legal description****

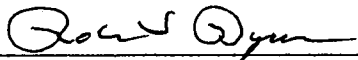
Pursuant to F.S. § 201.02(7), this Quit Claim Deed is given as equitable distribution pursuant to that certain Final Judgment, in Circuit Court Case No.: 2022-DR-563-FG, Fifth Judicial Circuit, in and for Marion County, Florida.

IN WITNESS WHEREOF, the said **GRANTOR** have hereunto set their hands and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:


Printed Name David Chen

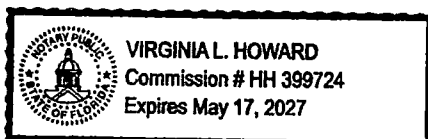

Printed Name Justin Gervais

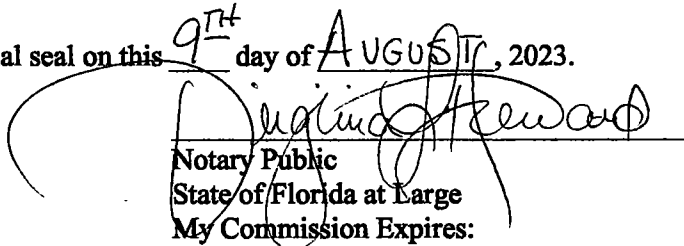

ROBIN S. BYRNE

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me this 9th day of AUGUST, 2023, by **ROBIN S. BYRNE**, who is personally known to me or who produced A for identification, and who did did not take an oath.

WITNESSED my hand and official seal on this 9th day of AUGUST, 2023.




Notary Public
State of Florida at Large
My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
2225 REAL ESTATE, LLC

Filing Information

Document Number	L16000078693
FEI/EIN Number	81-2396236
Date Filed	04/21/2016
Effective Date	04/15/2016
State	FL
Status	ACTIVE

Principal Address

2225 SE 3rd Avenue
Ocala, FL 34471

Changed: 03/22/2019

Mailing Address

2225 SE 3rd Avenue
Ocala, FL 34471

Changed: 03/22/2019

Registered Agent Name & Address

SALZMAN, ANTHONY J
500 E. UNIVERSITY AVENUE
SUITE A
GAINESVILL, FL 32601

Authorized Person(s) Detail

Name & Address

Title MGR

BYRNE, JAMES, SR.
23755 N.E. HIGHWAY 314
SALT SPRINGS, FL 32134

Title Authorized Member

Jackson, Kelsey Bea
2225 SE 3rd Avenue
Ocala, FL 34471

Annual Reports

Report Year	Filed Date
2024	02/07/2024
2025	02/21/2025
2026	02/18/2026

Document Images

02/18/2026 -- ANNUAL REPORT	View image in PDF format
02/21/2025 -- ANNUAL REPORT	View image in PDF format
02/07/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
04/22/2022 -- ANNUAL REPORT	View image in PDF format
03/29/2021 -- ANNUAL REPORT	View image in PDF format
02/25/2020 -- ANNUAL REPORT	View image in PDF format
03/22/2019 -- ANNUAL REPORT	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
03/09/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- Florida Limited Liability	View image in PDF format



GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

4/2/2026

CASE NO: ENV26-0150

2225 REAL ESTATE LLC
2225 SE 3RD AVE
OCALA, FL. 34471-5117

SALZMAN ANTHONY J (REGISTERED AGENT)
500 E UNIVERSITY AVENUE SUITE A
GAINESVILLE, FL. 32601

RE: 30575-000-00 | 2221 SE 3RD AVE

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 05/01/2026

Violations:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Please get a temporary use permit for the 40-foot container that is on the property or remove it from the property.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the two sheds on the property or remove them from the property. One is an older shed with electricity running to it and the second shed is in the back of the property.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CLTO ENV 26-050

Please Return
no longer Salzman
unsure of his forwarding Address

OCALA, FL 34471

SALZMAN ANTHONY J (REGISTERED AGENT)
500 E UNIVERSITY AVENUE SUITE A
GAINESVILLE, FL 32601

DE 20575-000-001 2221 SE 3RD AVE

32601-045573

JACKSONVILLE PP65 320

18 APR 2025 PM 741

FIRST-CLASS



US POSTAGE with PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 APR 03 2026

NIXIE

326

FE 1

0004/23/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471218701

*1539-00181-04-31





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

05/11/2026

2225 REAL ESTATE LLC
2225 SE 3RD AVE
OCALA, FL. 34471-5117

SALZMAN ANTHONY J (REGISTERED AGENT)
500 E UNIVERSITY AVENUE SUITE A
GAINESVILLE, FL. 32601

Respondent(s) _____ /

Location of Violation: 2221 SE 3RD AVE |30575-000-00

Case Number: ENV26-0150

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SEC. 122-522. - PERMITTED PRINCIPAL USES O-1

Please obtain a temporary use permit for the 40 foot container that is on the property or remove it from the property.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the two sheds on the property or remove them from the property. One is a older shed with electricity running to it and the second shed is in the back of the 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 – 2nd 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:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV26-0150

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

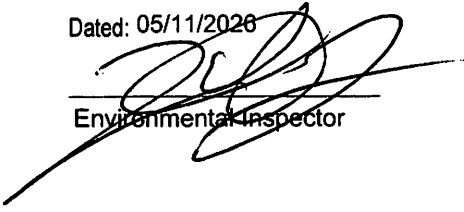
**STATE OF FLORIDA
COUNTY OF MARION**

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 05/11/2026 post the Notice of Violation & Public Hearing to the property, located at 2221 SE 3RD AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

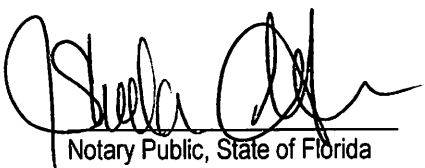
FURTHER, AFFIANT SAYETH NAUGHT.

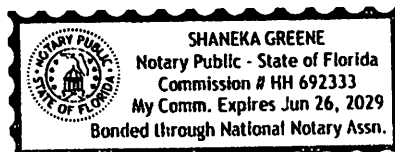
Dated: 05/11/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/11/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
05/11/2026 09:42:19



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

NOTICE OF VIOLATION AND PUBLIC HEARING

05/11/2026

2225 REAL ESTATE LLC
2225 SE 3RD AVE
OCALA, FL. 34471-5117

SALZMAN ANTHONY J (REGISTERED AGENT)
500 E UNIVERSITY AVENUE SUITE A
GAINESVILLE, FL. 32601

Respondent(s) _____ /

Location of Violation: 2221 SE 3RD AVE |30575-000-00

Case Number: ENV26-0150

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SEC. 122-522. - PERMITTED PRINCIPAL USES O-1

Please obtain a temporary use permit for the 40 foot container that is on the property or remove it from the property.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the two sheds on the property or remove them from the property. One is a older shed with electricity running to it and the second shed is in the back of the property.

Office DEPOT®

City of Ocala
Environmental Enforcement
05/11/2026 09:42:01

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

CASE NO: ENV26-0150

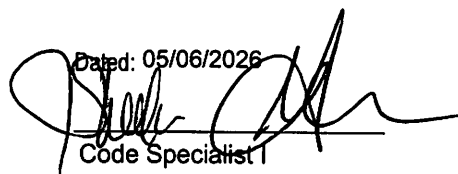
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

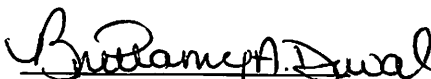
1. I did on 05/06/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

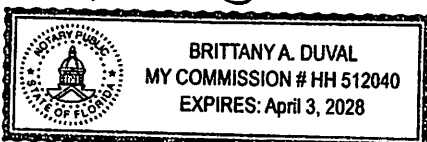
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/06/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/06/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

NAPH ENW 26-0150

UNITED STATES POSTAL SERVICE®

CERTIFIED MAIL



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FIRST-CLASS



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SALZMAN ANTHONY J (REGISTERED AGENT)
500 E UNIVERSITY AVENUE SUITE A
GAINESVILLE, FL. 32601

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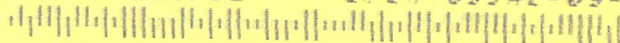
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0005/13/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
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CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

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2225 REAL ESTATE LLC
2225 SE 3RD AVE
OCALA, FL. 34471-5117

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0005/17/26

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 34471218701

*2724-04304-09-45



Jeffrey Guilbault

From: Michael Boyle <boyleconstructionocala@gmail.com>
Sent: Thursday, May 28, 2026 11:48 AM
To: Jeffrey Guilbault
Subject: Re: 2225 SE 3rd. Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

That shed at the back of the property was in the middle of the proposed funeral home and was there before the owner bought it. He wanted to save it and relocated it to the back of the property. I have included him in this email and his cell is (352)789-5331.

On Thu, May 28, 2026 at 8:16 AM Jeffrey Guilbault <jguilbault@ocalafl.gov> wrote:

Please have the property owners contact me. There is a new shed/ structure at the back of the property that was installed recently. And as for the storage container, a temporary use permit will need to be applied for or it needs to be removed from the property.

V/r,

Jeff Guilbault Jr.

Environmental Inspector

City of Ocala

[201 SE 3rd Street \(2nd Floor\)](#)

Ocala, FL 34471

Phone: 352-629-8309 office

Fax: (352) 629-8308

Email: jguilbault@ocalafl.gov



From: Michael Boyle <boyleconstructionocala@gmail.com>
Sent: Thursday, May 28, 2026 7:42 AM
To: Jeffrey Guilbault <jguilbault@ocalafl.gov>
Subject: 2225 SE 3rd. Ave

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jeffery: Regarding case Number ENV26-0150 at 2225 SE 3rd. Ave. Permits for this property were pulled back in 2020 and were BLD20-0547; BLD20-0607; SITE20-0055; UBLD20-0022 and DEMO20-0061. The demo and site permits were almost 100% completed when the project was stopped due to a family issue. The owner is now in the process of repermitting this project. Ocala FL.

There are currently four structures on this property. Two of the structures were on the property before the new owner purchased the property ten years ago. The third structure is a storage container for construction and will be removed once the building is completed. The fourth structure is my temporary construction office. What exactly do you want me to permit?

--

Thank you,

Michael P Boyle

Boyle Construction Inc.

2702 SE 19th Court

Ocala, FL 34471

BoyleConstructionOcala@gmail.com

Cell 352-816-0456

Thank you,

Michael P Boyle

Boyle Construction Inc.

2702 SE 19th Court

Ocala, Fl. 34471

BoyleConstructionOcala@gmail.com

Cell 352-816-0456

From: [Building](#)
To: [Brenda Flotkoetter](#)
Cc: [Code Enforcement](#)
Subject: RE: Building Questions
Date: Monday, March 30, 2026 10:48:50 AM
Attachments: [image001.png](#)

Good morning,

It sounds like Code Enforcement is the appropriate division and have been included on this email to provide further guidance.

Thank you,

Lacey Ritchie
Permit Technician
Growth Management
City of Ocala
201 SE 3rd St., 2nd Floor
Ocala, FL 34471
352-629-8421



The City of Ocala is committed to providing excellent service to meet our customers' needs. Please take a few minutes to complete this 5-question survey: [Please take our Customer Service Survey](#)

From: Brenda Flotkoetter <bsflot@gmail.com>
Sent: Wednesday, March 25, 2026 4:42 PM
To: Building <building@ocalafl.gov>
Subject: Building Questions

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I live at 2220 Se 6th Terrace. A while back we looked into adding a shed to our backyard and was told minimum setback was 3 feet from property line. This past week commercial development directly behind our house has placed a shed (it appears) over there property line and very near the drainage ditch that was added to accept runoff rainwater due to flooding of neighbors backyards . Not only is this shed not set back but it has at least two large drainage pipes coming from shed to go into ditch. I do not know what they will be draining but that was

not the initial purpose of the ditch. Am very concerned for what will be draining and its impact on ground as well as smell and mosquitoes.

Please explain. Thank you

Brenda Flotkoetter



City of Ocala
Environmental Enforcement
07/06/2026 13:46:09



City of Ocala
Environmental Enforcement
07/06/2026 13:54:08



City of Ocala
Environmental Enforcement
04/01/2026 08:54:53



City of Ocala
Environmental Enforcement
04/01/2026 09:07:11



BOYLE CONSTRUCTION, INC.
Michael P. Boyle
(352) 816-0456
mboyle@constructionocala@gmail.com
CGC 034244
2702 SE 19th Court Ocala, FL 34471



BOYLE
CONSTRUCTION, INC.
(352) 816-0456
CGC 034244



City of Ocala
Environmental Enforcement
04/01/2026 09:12:55



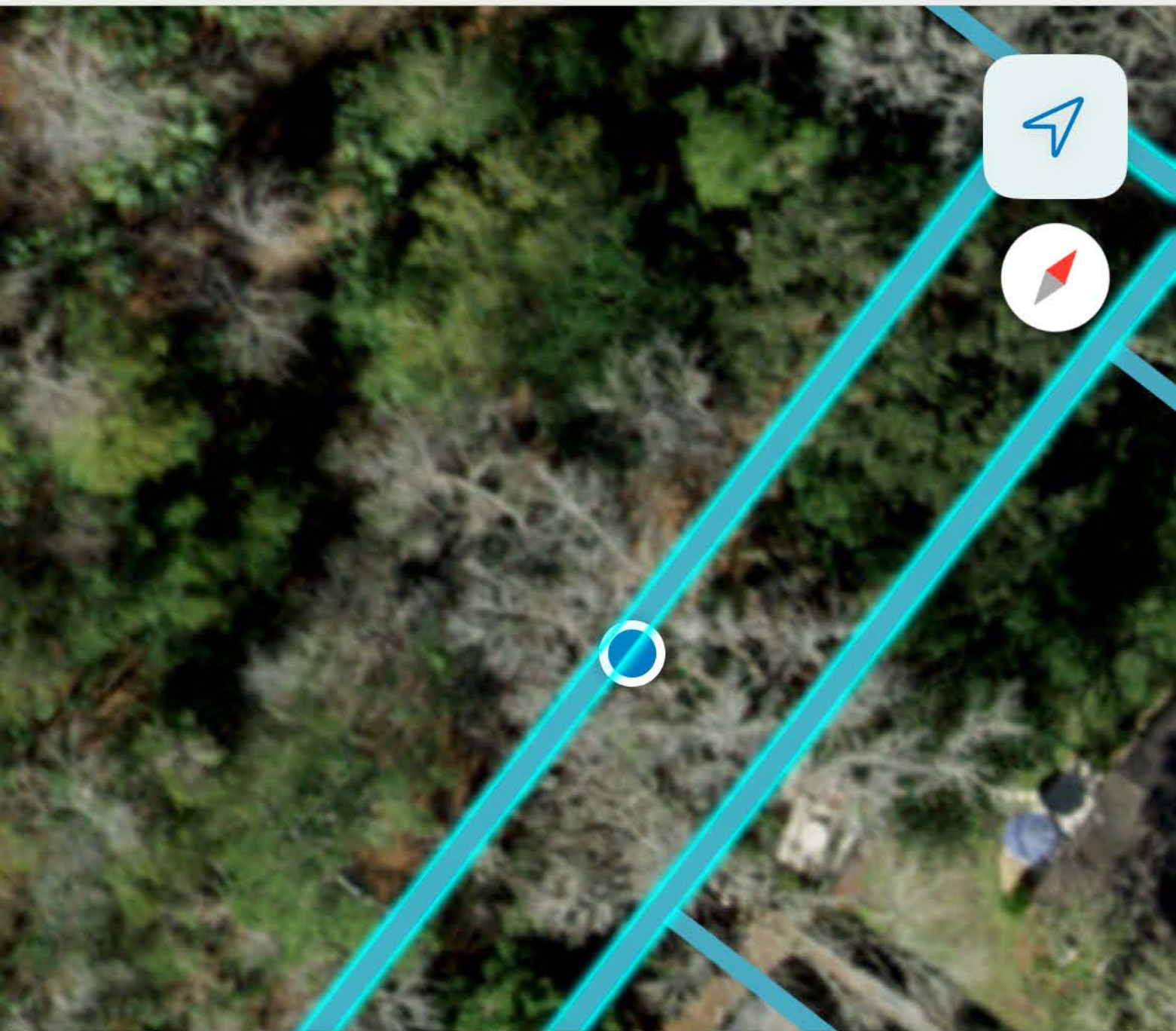
City of Ocala
Environmental Enforcement
04/01/2026 09:13:15



City of Ocala
Environmental Enforcement
04/01/2026 09:40:31



GPS accuracy 29.3 ft



PID: 30575-000-01

Area 6,923.51 ft²



0.1 ft



Directions



Compass



Favorite

Owner: CITY OF OCALA

Property Address:

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)