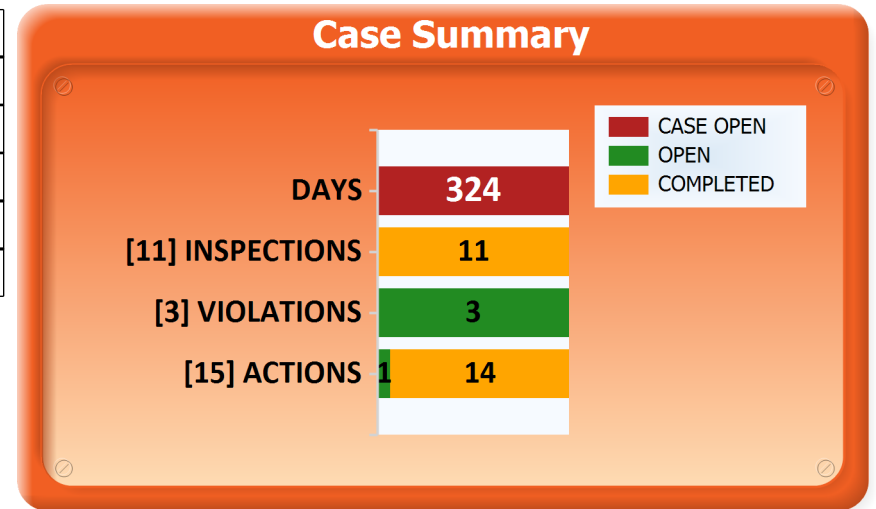


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

Description: Work without permits		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 7/1/2025	Closed:	Last Action: 6/11/2026	Flw Up: 5/15/2026
Site Address: 2700 W SILVER SPRINGS BLVD OCALA, FL 34475			
Site APN: 22771-000-00		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WEST SILVER SPRINGS PROPERTY LLC	1190 NW 159 DR MIAMI GARDENS, FL 33169-5808			
RESPONDENT 1	WEST SILVER SPRINGS PROPERTY LLC	1190 NW 159 DR MIAMI GARDENS, FL 33169-5808			
RESPONDENT 2	VADILLO, MANUEL J, ESQ. (REGISTERED AGENT)	1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL 33131			

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
CE25-0611

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						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$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:			\$39.36	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$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	10	\$162.10	\$0.00						
Total Paid for INSPECTION FEES:			\$162.10	\$0.00						
TOTALS:			\$293.77	\$0.00						

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
CE25-0611

SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	7/2/2025				Please obtain "after-the-fact" permits for the unpermitted work completed at the property such as electrical and loading ramp. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin the permitting process.
SECTION 122-1007 - Surfacing.	OSIAS FERREIRA	3/2/2026				<p>(a)All off-street parking facilities, including access aisles and driveways, shall be surfaced with a minimum of one-inch asphalt on six inches of limerock on a stable subgrade, and maintained in good condition. Other types of pavement materials may be substituted upon approval by the city engineer provided the construction meets the minimum standards set forth in this section.</p> <p>(b)A ten-foot by ten-foot by six-inch reinforced concrete pad shall be provided for a trash container, when required, together with a ten-foot by five-foot by six-inch reinforced concrete approach pad.</p> <p>(Code 1961, 22-12(2)(e); Code 1985, 7-941) Pothole nearby the entry of the business. Fill and fix the pothole.</p>
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	OSIAS FERREIRA	3/2/2026				Obtain a permit for the restriping of the parking lot.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	7/2/2025	7/2/2025	NON COMPLIANT		See also BE25-0003. Work without permits. Please conduct initial inspection. Any follow ups to be conducted by the officer assigned to commercial.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

INITIAL	SMS	7/2/2025	7/2/2025	NON COMPLIANT	<p>On 07/02/2025, I have responded out to the listed property of 2700 W Silver Springs BLVD in reference to work completed without the issuance of permits. This complaint stems from a Public Education case from a Building Inspector (Greg McClellan) where this case was first opened on 05/03/2025 with the Building Inspector making contact with management on 06/17/2025 via telephone call. This case is in relation to the ramp, the racking of the facility, and electrical work that was done without a permit. Due to no progress being made (such as any progression like an application to this permit to serve as an example), this case has been referred to Code Enforcement. I have verified via the CS Permitting module that the only active and recently issued permit is for SGN25-0046. There are no other recently applied and/or issued permits for the property. I have went inside of the business, and I have spoken to Stefan and Roman. I have introduced myself to them, and the reason for my visitation (with this being the work done without permits). Stefan has informed me that an architect has come a few weeks ago to take a look into the racks. As for the ramp, they are cutting grooves into the ramp. They have informed me that the engineering drawings should be nearing completion so that they can submit all the necessary information for the permits. I have provided the case card for the Code Enforcement officer that shall be assigned to this case. Along with this, I have also observed re-striping without an issued permit. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

FOLLOW UP	OSF	8/4/2025	8/4/2025	NON COMPLIANT	On 8/4/2025 I did a follow up for the case and I could not find any permits for the work that was done. I also made a call to a manager Cindy 305-767-8000 but I did not get an answer, left a voicemail. Ill make another follow up and if nothing else gets done the case will move into a hearing.
FOLLOW UP	OSF	9/10/2025	9/10/2025	NON COMPLIANT	On 9/10/2025 I did a follow up and check the system for a building permit, at this time no permits have been submitted. I called Cindy 305-767-8000, she had no idea of this case she is the one in charge of getting permits and representing the property. She asked me about it, I then told her I was going to get more information from the building inspector that initiated this case. I called Greg and he explained to me all the building violations he found at the time of the initial inspection. The ramp, electrical work that took place inside, and all the racks for the merchandise that are placed inside. I will send this information to Cindy and grant more time for them to submit for permits.
FOLLOW UP	OSF	10/14/2025	10/14/2025	NON COMPLIANT	On 10/14/2025 I did a follow up and found the permit BLD25-2331 has been submitted for review for the racks that were installed. I will continue to follow up to ensure compliance.
FOLLOW UP	OSF	11/14/2025	11/14/2025	NON COMPLIANT	On 11/14/2025 I did a follow up for the case and observed that they permit BLD25-2331 was issued and just had failed the final inspection. I then called Cindy the property representative and she told me they are working on getting this finalized first and then they will be submitting for the ramp. I will continue to monitor the case to ensure compliance.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

FOLLOW UP	OSF	12/23/2025	12/23/2025	NON COMPLIANT	On 12/23/2025 I did a follow up for the case and found that the permit BLD25-2331 is now finalized. They are now missing the permit for the ramp, once they get that the case would be in compliance. I will continue to follow up to ensure compliance.
FOLLOW UP	OSF	1/23/2026	1/23/2026	NON COMPLIANT	On 1/23/2026 I did a follow up and observed that nothing else has been done yet. I called Cindy the property representative and she told me they are working still on the permit for the ramp and doing some revisions on the plans they had to be able to comply with the city regulations. I will continue to follow up.
FOLLOW UP	OSF	2/23/2026	2/23/2026	NON COMPLIANT	On 2/23/2026 I did a follow up for the case and they have not submitted the second permit needed to come into compliance. Cindy the proeprty representative is working with the professionals to get the plans submitted. I will continue to follow up to ensure they comply.
CASE REVIEW	OSF	3/2/2026	3/2/2026	COMPLETED	On 3/2/2026 I did a case review and found that nothing else has been done after multiple conversations with the property representative. Also, at this time I did a reinspection and found more violations that will be added to the case and the owners will be notify as well. The only permit they obtained was for the racks inside the warehouse BLD25-2331, but they still need an electrical permit for all the electrical work that took place. They also need a permit for the loading ramp and parking lot restriping that will need a site plan. A pothole was also observed at the entry of the business.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

HEARING INSPECTION	OSF	4/6/2026	4/6/2026	COMPLETED	<p>On 4/6/2026 I did a follow up and observed they have not come into compliance with all the violations. The pothole has been fixed, but no permits for the ramp or the restriping of the parking lot. Case will move to the hearing.</p> <p>BLD26-0764 new permit has been applied for the concrete ramp and inside alterations including electrical work.</p>
COMPLIANCE	OSF	5/15/2026	5/15/2026	COMPLETED	<p>MASSEY INSPECTION</p> <p>On 5/15/2026 I did a compliance inspection and observed that nothing new has been submitted nor permits issues. They are not in compliance with the order affidavit of non-compliance on record.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	7/2/2025	7/2/2025	In-person contact with store managers Stefan and Roman. I have provided them details of the initial case, and what needs to be done in order to come into compliance (such as obtaining permits for the work completed without a permit). Case card was provided to them by the officer assigned to the case.
REGULAR MAIL	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO MAILED (2)
PREPARE NOTICE	SHANEKA GREENE	7/3/2025	7/3/2025	<p>CLTO X 2</p> <p>WEST SILVER SPRINGS PROPERTY LLC 1190 NW 159 DR MIAMI GARDENS FL 33169-5808</p> <p>VADILLO, MANUEL J, ESQ. (REGISTERED AGENT) 1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL 33131</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

ADMIN POSTING	SHANEKA GREENE	3/4/2026	3/4/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/4/2026	3/4/2026	<p>NOVPH MAILED 9489 0090 0027 6696 9842 86 WEST SILVER SPRINGS PROPERTY LLC 1190 NW 159 DRIVE MIAMI GARDENS, FL. 33169-5808</p> <p>9489 0090 0027 6696 9842 93 VADILLO MANUEL J ESQ (REGISTERED AGENT) 1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL. 33131</p>
PREPARE NOTICE	SHANEKA GREENE	3/4/2026	3/4/2026	NOVPH
OFFICER POSTING	OSIAS FERREIRA	3/5/2026	3/5/2026	<p>NOVPH READY FOR POSTING Posting at the property.</p>
CONTACT	OSIAS FERREIRA	3/9/2026	3/9/2026	Phone call from property representative Cindy 305-767-8000, she wanted to know more information about the NOVPH and told me she was working to get the permits submitted.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/7/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:</p> <p>1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted work by 4:00pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit(s) shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2,) (a) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section(s) 122-212/122-219 by 04:00pm on Thursday May 14, 2026. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday May 15, 2026, or if the permits issued without a final inspection finding that the work complies with the city codes, subsection (b) shall apply.</p> <p>(b,) Failure to comply with any subsection (a) in the times allowed for compliance there shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines.</p> <p>3.) Pay the cost of prosecution of \$293.77 by May 14th, 2026.</p>
CONTACT	OSIAS FERREIRA	4/9/2026	4/9/2026	Phone call with Cindy she told me they have just applied for a permit BLD26-0764.
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026	4/10/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	4/15/2026	4/15/2026	FAO

Code Case Number	CE25-0611
Name	Rafael Mendez
Phone Number	(305) 942-9952
Mailing Address	1190 NW, 159 Drive Miami Gardens, Florida, 33169-5808
Email	rmendez@imeca.com
Relationship to Case	Property Owner Representative

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0611

VS.

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169-5808
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/16/2026 03:19:03 PM
FILE #: 2026048057 OR BK 8882 PGS 207-208
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 Board on; April 9th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **WEST SILVER SPRINGS PROPERTY LLC, 1190 NW 159 DRIVE, MIAMI GARDENS, FL 33169-5808**, owner(s) in charge of the property described as: **2700 W. SILVER SPRINGS BLVD, OCALA, FL | 22771-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between July 2nd, 2025, and April 6th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **WEST SILVER SPRINGS PROPERTY LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, 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): 122-51, 122-212, and order to:
 - 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted work by 4:00pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit(s) shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finaled by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) (a) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section(s) 122-212/122-219 by 04:00pm on Thursday May 14th, 2026. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday May 15th, 2026, or if the permits issued without a final inspection finding that the work complies with the city codes, subsection (b) shall apply.
(b) Failure to comply with any subsection (a) in the times allowed for compliance there shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines.
 - 3.) Pay the cost of prosecution of \$293.77 by May 14th, 2026.
- B.** This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above

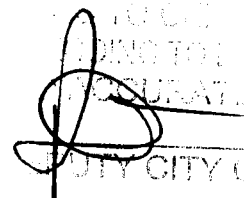
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 9 day of April 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Mike Gartner, Chair
Municipal Code Enforcement Board




Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **WEST SILVER SPRINGS PROPERTY LLC, 1190 NW 159 DRIVE, MIAMI GARDENS, FL 33169-5808 AND VADILLO, MANUEL J. ESQ. (RA), 1200 BRICKELL AVENUE, SUITE 1480, MIAMI, FL 33131**, this 9 day of April 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JUNE 11TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

CASE NO: CE25-0611

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 04/16/2026 post the Final Administrative Order to the property, located at 2700 W SILVER SPRINGS BLVD.
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.

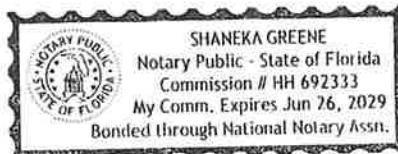
Dated 04/16/2026


Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/16/2026 by Osias Ferreira, City of Ocala, who is personally known to me.


Notary Public, State of Florida





IMECA

LUMBER & HARDWARE



City of Ocala
Code Enforcement Division
4/16/2026 3:11 PM



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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0611

vs.

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169-5808
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; April 9th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **WEST SILVER SPRINGS PROPERTY LLC, 1190 NW 159 DRIVE, MIAMI GARDENS, FL 33169-5808**, owner(s) in charge of the property described as: **2700 W. SILVER SPRINGS BLVD, OCALA, FL | 22771-000-00**, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between July 2nd, 2025, and April 6th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.**

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- A. The Respondent(s), **WEST SILVER SPRINGS PROPERTY LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, 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): 122-51, 122-212, and order to:
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 - 2.) (a) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section(s) 122-212/122-219 by 04:00pm on Thursday May 14th, 2026. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday May 15th, 2026, or if the permits issued without a final inspection finding that the work complies with the city codes, subsection (a) shall apply.
(b) Failure to comply with any subsection (a) in the times allowed for compliance in subsection (a) shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines.
 - 3.) Pay the cost of prosecution of \$293.77 by May 14th, 2026.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above

City of Ocala
Code Enforcement Division
4/16/2026 3:11 PM

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

CASE NO: CE25-0611

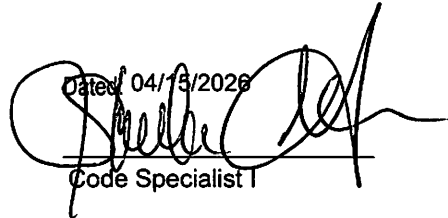
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

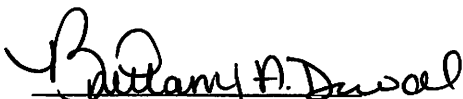
1. I did on 04/15/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

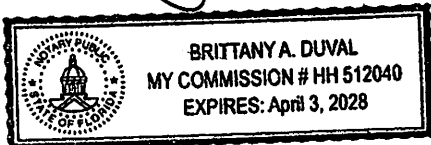
FURTHER, AFFIANT SAYETH NAUGHT.

Dated 04/15/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/15/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/15/2026 2:06 PM

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0611

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DR
MIAMI GARDENS, FL 33169-580

Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Senior Code Inspector Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **04/9/2026**, the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **05/15/2026**.
3. That Respondent has not brought the property located in the city limits of Ocala, into compliance on; **05/15/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; SECTION 122-51, 122-212

5. The prosecution costs remain unpaid \$293.77. Any additional costs will result in a lien.

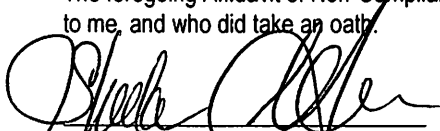
FURTHER AFFIANT SAYETH NOT.

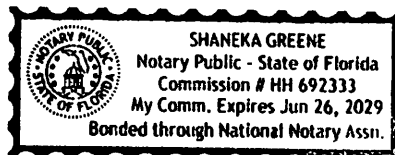
Dated May 15th of 2026

Osias Ferreira
Senior Code Inspector
City of Ocala

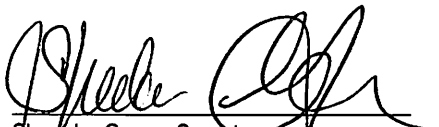
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this May 15th of 2026, by Osias Ferreira 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 May 15th of 2026


Shaneka Green, Secretary
Municipal Code Enforcement Board
Ocala, Florida

Case Details - No Attachments

City of Ocala

Case Number
CE25-0611

CERTIFIED MAIL	SHANEKA GREENE	4/15/2026	4/15/2026	FOF MAILED 9489 0090 0027 6696 9864 57 WEST SILVER SPRINGS PROPERTY LLC 1190 NW 159TH DR MISMI GARDENS, FL. 33169
FIELD POSTING	OSIAS FERREIRA	4/16/2026	4/16/2026	FAO READY FOR POSTING Posted at the property, affidavit on file.
MASSEY	YVETTE J GRILLO	6/11/2026		