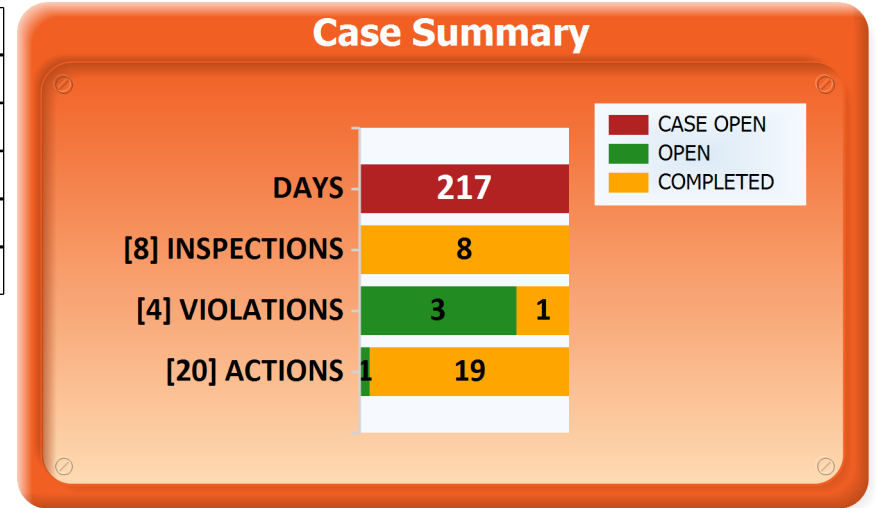


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

Description: OVERGROWTH ON ABANDONED JOB SITE		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 9/18/2025	Closed:	Last Action: 4/29/2026	Flw Up: 3/27/2026
Site Address: 1700 NE 46TH CT OCALA, FL 34470			
Site APN: 27028-003-00		Officer: JEFFREY GUILBAULT	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL	2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL 33909-3706			
REGISTERED AGENT	PERLMAN, ALAN J., ESQ.	DICKINSON WRIGHT FORT LAUDERDALE, FL 33301			
RESPONDENT 1	INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL	2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL 33909-3706			

#### FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$70.88	\$70.88	3/17/26	CODE349	232340473 3	CREDIT CARD	RAZANNE PEDAWI	YJG

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$132.00	3/17/26	CODE349	232340473 3	CREDIT CARD	RAZANNE PEDAWI	YJG
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$62.50	3/17/26	CODE349	232340473 3	CREDIT CARD	RAZANNE PEDAWI	YJG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	3/17/26	CODE349	232340473 3	CREDIT CARD	RAZANNE PEDAWI	YJG
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$2.96	3/17/26	CODE349	232340473 3	CREDIT CARD	RAZANNE PEDAWI	YJG
Total Paid for CASE FEES:			\$287.09	\$287.09						
<b>TOTALS:</b>			<b>\$287.09</b>	<b>\$287.09</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	9/19/2025	2/23/2026			Please cut and clean all overgrowth on the site and removing all junk and debris. Including all overgrowth in landscape islands, DRA's, around the construction fencing and around the building. As well as removing all building materials that are not in use from the property.  I verified that the grass has been cut and cleaned and building materials have been removed from the site.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	9/19/2025				

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	9/19/2025				Abandoned construction site. Building is unfinished. Please obtain all permits required to continue construction and to get the building into compliance with the Florida Building Code.
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	9/19/2025				Please contact permitting to get permits reactivated or re apply for all expired permits. The following permits are expired. BLD22-1474, UBLD22-0022, SITE22-0052, PLM22-1030, ELE23-0248, FUGFL23-0006, SGN24-0001, BLD24-0236, FSPR24-0051, & FAL24-0071.

## 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  
**ENV25-0238**

INITIAL	JGB	9/19/2025	9/19/2025	NON COMPLIANT	<p>I verified the following permits have expired FAL24-0071 expired on 08/14/2025, FSFR24-0051 expired on 08/14/2025, BLD24-0236 permit was voided out due to abandonment of the permit and 180 days since last inspection, SGN24-0001 expired on 3/12/2025, FUGFL23-0006 expired on 08/14/2025, ELE23-0248 expired on 08/14/2025, PLM22-1030 expired on 08/12/2025, SITE22-0022 expired on 08/14/2025, &amp; BLD22-1474 expired on 08/14/2025. Please get in contact with permitting staff to get all permits reissued. This construction site is abandoned and overgrown. The building is standing, however there are several inspections that have not been completed. The building and site is untouched. Please get all permits reactivated or re submitted to continue construction. Please cut and clean the entire site cutting all overgrowth on the property including overgrowth in the DRA's and overgrowth throughout the entire job site. Please see photos. Please see all expired permits. CLTO sent to admin. I have not had contact with anyone at this site. The gate was locked and i was unable to access the abandoned construction site.</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

FOLLOW UP	JGB	10/20/2025	10/20/2025	NON COMPLIANT	<p>Today at 1050 i conducted a follow up inspection. I verified this site has recently been cut. There is still areas that have tall grass and weeds. The silt fencing has began to be put back up on site. The contractor has been in communication with myself, permitting, site inspectors, and the building official. The permits are being re applied for and once the new permits are issued the old expired permits should be voided out. I took photos of the entire perimeter of the site this morning to show the most accurate and up to date status of the site. Please see photos. I will check on status of permits in 30 days and proceed accordingly. Once permits are reissued and Preconstruction meeting is scheduled. I will check with Management, building official, and site inspectors to confirm the site is back in conformance with the approved site plan. As for now the site is still in violation and a RI is scheduled for next month.</p>
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CASE WORK	JGB	10/31/2025	10/31/2025	COMPLETED		<p>Good Morning, Jeff          Hoping this email finds you well          Just a quick update on the property          The dumpster onsite was swapped out today, and the porta-potties next week (Tuesday)          A quote was received to remove debris from the site, remove invasive trees around the fence line, grade the property. etc. We are just working on scheduling with the contractor          We are also working on removing the piles of soil in the area of the community sign, and building a landscaping wall surrounding it to make it more visually appealing.          The contractor will be onsite next week to cut the grass, since the last time.          Lastly, we also received a quote to prime/seal the facade in order to prevent deterioration. We are scheduling with the contractor.          Thank you again for your patience, and please let me know if you have any questions          Happy Halloween          Dennis</p> <p>--          Dennis Boos          Regional Maintenance Manager          Hampton Manor Assisted Living Facility and Memory Care          1906 Skyline Blvd          Cape Coral, FL 33993          (c) 973-487-8771          dennishamptonmanor@gmail.com</p>
FOLLOW UP	JGB	11/21/2025	11/21/2025	NON COMPLIANT		<p>There are no changes at this property. I am waiting for contact with the site super to discuss moves and plans to get the site back into compliance.</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

FOLLOW UP	JGB	1/13/2026	1/13/2026	NON COMPLIANT	All violations are still present. There has been no activity at this site. All permits are still expired. Per Management please schedule for the next available Magistrate hearing.
HEARING INSPECTION	JGB	2/23/2026	2/23/2026	NON COMPLIANT	Today at 0949 I verified that BLD26-0438 has been submitted via etrackit on 2.19.2026. The permit is not issued. I verified this morning as well that the site has been cut and cleaned and building materials have been removed from the property. The permits are still expired and construction has not resumed. The site is still sitting stag net. I have informed my supervisors of my findings in preparation for Wednesdays special magistrate hearing. Please see photos from today that show an accurate depiction of the property as of 2.23.2026
CASE REVIEW	RDH	2/27/2026	2/27/2026	COMPLETED	Case review conducted which determined permits have been applied for to bring this property into compliance. Once permits are issued and finalized, the case will be closed. No fines immediately assessed at the hearing, only an order to obtain permits and complete the construction. The only financial aspect added was a prosecution cost of \$287.09. This will only be filed as a lien at the end of the case if it remains unpaid at that time.
COMPLIANCE	JGB	3/27/2026	3/27/2026	COMPLETED	<b>MASSEY INSPECTION</b> I verified that the new permit was submitted however the permit has hit a standstill due to the application being incomplete. Construction has not started back up on this site. AFF OF NON COMP CREATED AND GIVEN TO OFFICE STAFF.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

PREPARE NOTICE	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO MAILED (4)
CONTACT	JEFFREY GUILBAULT	9/25/2025	9/25/2025	Bank approval is being given tomorrow. Per Truman, plans must be re submitted. I gave him Greg McClellan's phone number for reference.  DENNIS 973.487.8771
EMAIL	JEFFREY GUILBAULT	10/17/2025	10/17/2025	Dennis Boos Regional Maintenance Manager Hampton Manor Assisted Living Facility and Memory Care emailed me to update us of the status if the construction site. Please see email in attachments.

EMAIL	JEFFREY GUILBAULT	10/31/2025	10/31/2025	<p>Good Morning, Jeff          Hoping this email finds you well          Just a quick update on the property          The dumpster onsite was swapped out today, and the porta-potties next week (Tuesday)          A quote was received to remove debris from the site, remove invasive trees around the fence line, grade the property. etc.          We are just working on scheduling with the contractor          We are also working on removing the piles of soil in the area of the community sign, and building a landscaping wall surrounding it to make it more visually appealing.          The contractor will be onsite next week to cut the grass, since the last time.          Lastly, we also received a quote to prime/seal the facade in order to prevent deterioration. We are scheduling with the contractor.          Thank you again for your patience, and please let me know if you have any questions          Happy Halloween          Dennis</p> <p>--          Dennis Boos          Regional Maintenance Manager          Hampton Manor Assisted Living Facility and Memory Care          1906 Skyline Blvd          Cape Coral, FL 33993          (c) 973-487-8771          dennishamptonmanor@gmail.com</p>
PREPARE NOTICE	SHANEKA GREENE	1/13/2026	1/14/2026	<p>NOVPH          Per Dale please schedule for the next available magistrate.</p>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

ADMIN POSTING	SHANEKA GREENE	1/14/2026	1/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/14/2026	1/14/2026	<p>NOVPH MAILED (4) 91 7199 9991 7039 7682 1722 INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL 2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL. 33909-3706</p> <p>91 7199 9991 7039 7936 9375 INVESTORS LANDS HOLDINGS OF OCALA LLC 1906 SKYLINE BLVD CAPE CORAL, FL. 33991</p> <p>91 7199 9991 7039 7936 9016 INVESTORS LANDS HOLDINGS OF OCALA LLC 7560 RIVER RD FLUSHING, MI. 48433</p> <p>9489 0090 0027 6697 0117 45 PERLMAN ALAN J ESQ (REGISTERED AGENT) DICKINSON WRIGHT 350 E LAS OLAS BLVD #1750 FORT LAUDERDALE, FL. 33301</p>
OFFICER POSTING	JEFFREY GUILBAULT	1/15/2026	1/15/2026	<p>NOVPH READY FOR POSTING NOVPH POP AT 0949 SEE PHOTOS</p>
EMAIL	JEFFREY GUILBAULT	1/20/2026	1/20/2026	Property manager emailed me today requesting if the grass has been cut. I responded to his email and informed him of all the violations on site and to let myself, or management know the violations were corrected.
EMAIL	JEFFREY GUILBAULT	1/21/2026	1/21/2026	EMAIL THREAD ATTACHED AS OF 0948 1.21.26
EMAIL	JEFFREY GUILBAULT	2/4/2026	2/4/2026	PLEASE SEE EMAIL IN ATTACHMENTS FROM 2.4.26 FROM PROPERTY MANAGER.
EMAIL	JEFFREY GUILBAULT	2/10/2026	2/10/2026	SEE EMAIL ATTACHMENT FROM 2.10.26

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>2/13/2026</p>	<p>2/23/2026</p>	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181, 82-182, and 122-51 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, there shall be an additional fine of \$50 per day that shall run in addition to any other fines until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(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.</p> <p>2,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, March 26th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, March 26th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall</p>
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				<p>apply.</p> <p>(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026 subsection (d) shall apply.</p> <p>(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be an additional fine of \$100 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>3,) Apply for and obtain any required permits needed to meet the current Florida Building Code and the National Electric Code for the unpermitted work by 4:00pm on Thursday, March 26th, 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, March 27th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be an additional fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.</p> <p>4.) Pay the cost of prosecution of \$287.09 by March 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/29/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	2/25/2026	2/26/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/27/2026	2/27/2026	FOF

# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0238**

CERTIFIED MAIL	YVETTE J GRILLO	2/27/2026	2/27/2026	<p>FOF 91 7199 9991 7039 7931 6294 INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL 2515 LIBERTY PARK DR STE 1403 CAPE CORAL, FL. 33909-3706</p> <p>91 7199 9991 7039 7931 6300 INVESTORS LANDS HOLDINGS OF OCALA LLC 1906 SKYLINE BLVD CAPE CORAL, FL. 33991</p> <p>91 7199 9991 7039 7931 6317 INVESTORS LANDS HOLDINGS OF OCALA LLC 7560 RIVER RD FLUSHING, MI. 48433</p>
OFFICER POSTING	JEFFREY GUILBAULT	3/2/2026	3/2/2026	<p>FOF FOF POP AT 0935</p>
EMAIL	JEFFREY GUILBAULT	4/7/2026	4/7/2026	SEE EMAIL 4.7.26 ATTACHMENT
MASSEY	YVETTE J GRILLO	4/29/2026		

<b>Code Case Number</b>	Con25-0039
<b>Name</b>	Dennis Boos
<b>Phone Number</b>	(973) 487-8771
<b>Mailing Address</b>	1906 Skyline Blvd Cape coral, FL, 33995
<b>Email</b>	dennishamptonmanor@gmail.com
<b>Relationship to Case</b>	Property Owner Representative

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

**THE CITY OF OCALA**  
Petitioner,

**CASE NO: ENV25-0238**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 03/05/2026 12:50:38 PM  
FILE #: 2026028039 OR BK 8845 PGS 1758-1760  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

vs.

**INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL**  
2515 LIBERTY PARK DR, STE 1403  
CAPE CORAL, FL 33909-3706

**INVESTORS LANDS HOLDINGS OF OCALA LLC**  
1906 SKYLINE BLVD  
CAPE CORAL, FL 33991

**INVESTORS LANDS HOLDINGS OF OCALA LLC**  
7560 RIVER RD  
FLUSHING, MI 48433

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

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Special Magistrate on January 28th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A. The Respondent(s), **INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL**, owner(s) in charge of the property described as **27028-003-00 / 1700 NE 46TH CT, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between September 19th, 2025, and February 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL**, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT 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): 34-95, 82-181, 82-182, and 122-51 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 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, there shall be an additional fine of \$50 per day that shall run in addition to any other fines

until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.

(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.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, March 26th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, March 26th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026 subsection (d) shall apply.

(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be an additional fine of \$100 per day that shall run in addition to any other fines until this violation has been abated.

3.) Apply for and obtain any required permits needed to meet the current Florida Building Code and the National Electric Code for the unpermitted work by 4:00pm on Thursday, March 26th, 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, March 27th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be an additional fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated.

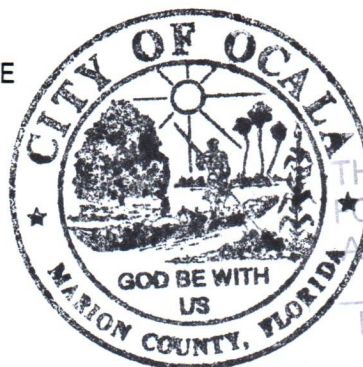
4.) Pay the cost of prosecution of \$287.09 by March 26th, 2026.

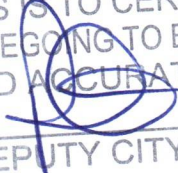
- A. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- B. 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 26 day of February 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

  
\_\_\_\_\_  
Ryan C. Fong, Special Magistrate  
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY THE  
FOLLOWING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK

## 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: INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL, 2515 LIBERTY PARK DR, STE 1403, CAPE CORAL, FL 33909-3706, INVESTORS LANDS HOLDINGS OF OCALA LLC, 1906 SKYLINE BLVD, CAPE CORAL, FL 33991, INVESTORS LANDS HOLDINGS OF OCALA LLC, 7560 RIVER RD, FLUSHING, MI 48433 AND PERLMAN, ALAN J ESQ (Registered Agent) WRIGHT, DICKIMSON, 350 E LAS OLAS BLVD, #1750, FORT LAUDERDALE, FL 33301, this 31<sup>st</sup> day of February 2026.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate

## IMPORTANT NOTICE:

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES:** NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON APRIL 29TH, 2026, AT 10:30 AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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

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

**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**

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: ENV25-0238

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

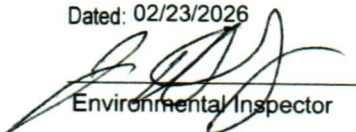
STATE OF FLORIDA  
COUNTY OF MARION

**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 02/23/2026 post the Final Administrative Order to the property located at 1700 NE 46TH CT, 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.

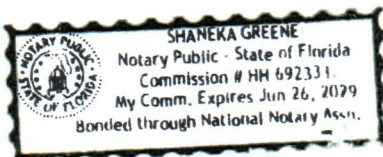
Dated: 02/23/2026

  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/23/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida







# OCALA

**CODE ENFORCEMENT**  
**352-629-8309**  
 DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY CODE ENFORCEMENT DIVISION

Office 352-629-8309

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

THE CITY OF OCALA  
 Petitioner,

vs.

INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
 2515 LIBERTY PARK DR, STE 1403  
 CAPE CORAL, FL 33909-3706

INVESTORS LANDS HOLDINGS OF OCALA LLC  
 1906 SKYLINE BLVD  
 CAPE CORAL, FL 33991

INVESTORS LANDS HOLDINGS OF OCALA LLC  
 7560 RIVER RD  
 FLUSHING, MI 48433

Respondents

CASE NO: ENV25-0238

**FINAL ADMINISTRATIVE ORDER**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on January 28th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL, owner(s) in charge of the property described as 27028-003-00 / 1700 NE 46TH CT, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between September 19th, 2025, and February 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.

II. CONCLUSION OF LAW:

A. The Respondent(s), INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT 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): 34-95, 82-181, 82-182, and 122-51 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 4:00pm on Thursday, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, there shall be an additional fine of \$50 per day that shall run in addition to any other fines.

Page 1 of 1

City of Ocala  
 Environmental Enforcement  
 03/02/2026 09:36:17

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: ENV25-0238

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

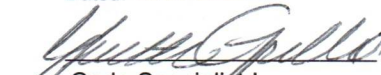
**STATE OF FLORIDA**  
**COUNTY OF MARION**

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

1. I did on 02/26/2026 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.**

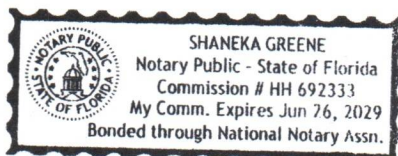
Dated: 02/26/2026

  
Code Specialist I

**STATE OF FLORIDA**  
**MARION COUNTY**

SWORN TO (or affirmed) before me: 02/26/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
 201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
 OCALA, FLORIDA 34471

FOF ENV. 0238

CERTIFIED MAIL



91 7199 9991 7039 7931 6294

JACKSONVILLE PRPDC 3200

MAR 2026 04 24

FIRST CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
 02 7W  
 0008039548 MAR 04 2026

PERSONAL,

VS.

**INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL**  
**2515 LIBERTY PARK DR, STE 1403**  
**CAPE CORAL, FL 33909-3706**

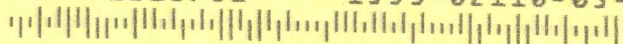
ANK

33909-3706

NIXIE 339 FE 1 0003/12/26

RETURN TO SENDER  
 ATTEMPTED - NOT KNOWN  
 UNABLE TO FORWARD

BC: 34471218701 \*1539-02110-05-36



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

CITY OF OCALA  
Petitioner,

Vs.  
INVESTORS LANDS HOLDINGS OF OCALA LLC ET AL  
2515 LIBERTY PARK DR, STE 1403  
CAPE CORAL, FL 33909-3706

CASE NO: ENV25-0238

INVESTORS LANDS HOLDINGS OF OCALA LLC  
1906 SKYLINE BLVD  
CAPE CORAL, FL 33991

INVESTORS LANDS HOLDINGS OF OCALA LLC  
7560 RIVER RD  
FLUSHING, MI 48433  
Respondent. \_\_\_\_\_ /

**AFFIDAVIT OF NON-COMPLIANCE**

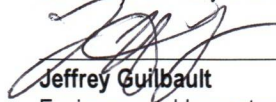
STATE OF FLORIDA  
COUNTY OF MARION

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

1. That on 1/28/2026 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 3/26/2026.
3. That a re-inspection was performed on 3/27/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:  
**Abatement of violation(s) as ordered; Sections 82-181, 82-182, 122-51**  
**Abatement of violations as ordered have been taken care of 34-95**
5. The prosecution costs of \$287.09 have been paid.


FURTHER, AFFIANT SAYETH NOT.

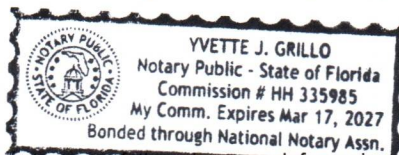
Dated this 27<sup>th</sup> day of MARCH

  
Jeffrey Guilbault  
Environmental Inspector  
City of Ocala


TATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 27<sup>th</sup> day of MARCH, who is personally known to me, and who did take an oath.

  
Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 27<sup>th</sup> day of MARCH.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida