



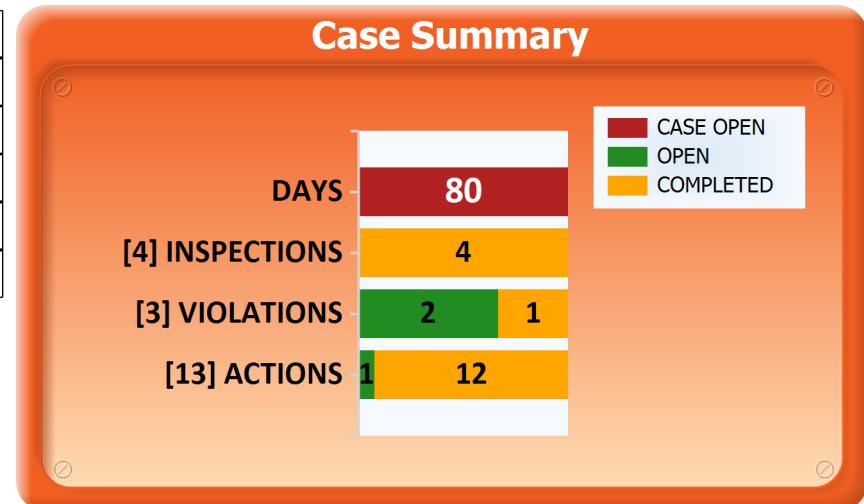
# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0265**

Description: DEPRESSION   G/W   LIVING IN A RV		Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION
Opened: 10/20/2025	Closed:	Last Action: 1/8/2026
Site Address: 3621 W SILVER SPRINGS BLVD OCALA, FL 34475		
Site APN: 22823-000-00		Officer: JEFFREY GUILBAULT
Details:		



**ADDITIONAL SITES**

**LINKED CASES**

**CONTACTS**

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	Dwain Thomas	Senior Project Manager Building Services OCALA, FL 34470	(352)629-8408		
OWNER	NOORANI HOSPITALITY LLC	2430 SUGARLOAF CLUB DR DULUTH, GA 30097-7408			
REGISTERED AGENT	NOORANI, AKBAR	2430 Sugarloaf Club Dr DULUTH, GA 30097			
RESPONDENT 1	NOORANI HOSPITALITY LLC	2430 SUGARLOAF CLUB DR DULUTH , GA 30097-7408			

**FINANCIAL INFORMATION**

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0265**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$0.00						
Total Paid for CASE FEES:			\$261.79	\$0.00						
TOTALS:			\$261.79	\$0.00						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	JEFFREY GUILBAULT	10/21/2025				Multiple depressions on the property. Please obtain permits to repair the depressions and bring the property back into conformance with the site plan.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	10/21/2025			REPEAT VIOLATION	Please cut and clean the property. Cutting all tall overgrowth and removing all junk and debris.



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0265**

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	10/21/2025	1/6/2026			Someone living in a camper on the property. Please remove the camper from the property and cease activity from occurring on the property.  The camper is no longer on the property.
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	JGB	10/24/2025	10/24/2025	NON COMPLIANT		Attached site plan provided from zoning. Also updated ordinance for office staff to resend CLTO to property owner.
FOLLOW UP	JGB	12/8/2025	12/8/2025	NON COMPLIANT		Today at 0948 I conducted a follow up inspection and verified there has been no changes to the property. Depressions are still present, debris, tall grass and weeds, and dead trees are still present, and the camper on the property has not moved. Please see photos. NOVPH sent to admin.
HEARING INSPECTION	JGB	1/6/2026	1/6/2026	NON COMPLIANT		Today at 1000 I conducted a hearing inspection. I verified that the camper has left the property. That violation has been moved into compliance. There is a contractor cutting the middle of the property and nothing else. He stated to me they were hired to cut the grass in the middle of the property and not to cut along the sides and to remove all the junk and debris left on the property. I have texted the property owners to inform them of the remaining violations and provided them with ALL photos taken today including the sink holes on the East side of the property that have not been fixed as of today as well. This case will be presented in this weeks code hearing.



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0265**

INITIAL	JGB	10/21/2025	10/21/2025	NON COMPLIANT	<p>I responded to a complaint received from Dwain Thomas, project manager with The City of Ocala today at 1300. I verified there is a depression along the neighboring fence line on the east side of the property. I took photos of the large depression and there was a second one near by a power pole on the property. Property owners will need to make a repair to the asphalt and repair the damaged/disturbed area. A permit may be required to get the site back into conformance with the site plan. I noticed a lot of tall grass and weeds on the property as well as junk and debris. Please cut and clean the property removing all junk and debris as well as cutting all tall grass and weeds. Also I noticed dead palm trees on the property. Please remove all dead trees from the property. A permit is required for tree removal on this property. While at the property I noticed a camper parked on the property which appears someone is living in. I saw a woman enter the camper while taking photos of the area. I attempted to make contact with someone in the camper and they did not come to the door or they were not home. THIS PROPERTY IS ZONED B-2. Permitted uses do not allow for someone to live in a camper on the property. CLTO SENT TO ADMIN. RI IN 30 DAYS. SEE PHOTOS.</p> <p>CASE NO. 2020_5701 was signed, done and ordered on 12/10/2025. This makes 34-95 a repeat violation. please see attached order.</p>
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## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	12/9/2025	12/9/2025	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0265**

CERTIFIED MAIL	SHANEKA GREENE	12/9/2025	12/9/2025	NOVPH MAILED (2) 91 7199 9991 7039 7931 6416 NOORANI HOSPITALITY LLC NOORANI AKBAR (REGISTERED AGENT) 2430 SUGARLOAF CLUB DR DULUTH, GA. 30097-7408  91 7199 9991 7039 7931 6423 NOORANI HOSPITALITY LLC 3621 WEST SILVER SPRINGS BLVD OCALA, FL. 34471
COMPLAINT RECEIVED	JEFFREY GUILBAULT	10/20/2025	10/20/2025	I received a complaint from Dwain Thomas of a potential ground depression causing damage to near by construction site on this property. I scheduled a initial inspection for 10/21/2025.
CONTACT	JEFFREY GUILBAULT	11/3/2025	11/3/2025	Spoke to the property owner informed him of the violations and how to correct them. I gave him a 30 day extension to correct the violations.  470.955.9558
CONTACT	JEFFREY GUILBAULT	1/6/2026	1/6/2026	I informed the property owner of my findings via text and provided him with all photos that will be presented in the hearing.
HEARING CODE BOARD	YVETTE J GRILLO	1/8/2026		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	12/10/2025	12/10/2025	NOVPH READY FOR POSTING NOVPH POP AT 1000 SEE PHOTOS
PREPARE NOTICE	SHANEKA GREENE	10/22/2025	10/22/2025	CLTO  34-95 IS A REPEAT VIOLATION
PREPARE NOTICE	SHANEKA GREENE	10/24/2025	10/27/2025	CLTO  CHANGED ORDINANCE.
PREPARE NOTICE	SHANEKA GREENE	12/9/2025	12/9/2025	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number

**ENV25-0265**

REGULAR MAIL	SHANEKA GREENE	10/22/2025	10/22/2025	CLTO MAILED (2)
REGULAR MAIL	SHANEKA GREENE	10/27/2025	10/27/2025	CLTO MAILED (2)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	12/26/2025	1/6/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-219 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, March 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</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.) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section 122-219 concerning depressions observed upon the property by 04:00pm on Thursday, March 5th, 2026. Once the permits are obtained, all inspections for closure of the permit 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 6th, 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>3.) Pay the cost of prosecution of \$261.79 by March 5th, 2026.</p>

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2025 Property Record Card

22823-000-00

[GOOGLE Street View](#)

Prime Key: 565300

[MAP IT+](#)

### Property Information

NOORANI HOSPITALITY LLC  
2430 SUGARLOAF CLUB DR  
DULUTH GA 30097-7408

[Certified Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 10

Acres: 7.32

Situs: 3621 W SILVER SPRINGS BLVD  
OCALA

### Current Value

Land Just Value	\$956,577
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$956,577
Total Assessed Value	\$956,577
Ex Codes:	
Exemptions	\$0
Total Taxable	\$956,577

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$956,577	\$0	\$0	\$956,577	\$956,577	\$0	\$956,577
2024	\$956,577	\$0	\$0	\$956,577	\$956,577	\$0	\$956,577
2023	\$956,577	\$0	\$0	\$956,577	\$956,577	\$0	\$956,577

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6528/1199</a>	01/2017	77 AFFIDAVIT	0	U	I	\$100
<a href="#">6071/1764</a>	07/2014	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$595,000
<a href="#">5614/0424</a>	01/2012	56 TRANSFER TO BANK	0	U	I	\$100
<a href="#">4297/0423</a>	12/2005	07 WARRANTY	5 V-OTHER MLSAGENT	U	I	\$4,900,000
<a href="#">3698/1136</a>	04/2004	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,856,200
<a href="#">3379/1996</a>	03/2003	31 CERT TL	0	U	I	\$100
<a href="#">1306/1262</a>	09/1985	07 WARRANTY	0	U	I	\$7,575,000
<a href="#">1116/1396</a>	07/1982	06 SPECIAL WARRANTY	0	U	I	\$2,000,000

### Property Description

SEC 14 TWP 15 RGE 21  
COM AT THE SW COR OF NW 1/4 OF SEC 14 TH S 89-28-48 E

191.82 FT TH S 00-31-12 W 16.94 FT TH S 89-41-48 E 621.88  
 FT TH N 00-31-12 E 33 FT TO THE POB TH S 89-41-48 E 50 FT  
 TH N 00-31-12 E 1087.12 FT TH S 78-11-52 W 477.85 FT TH  
 S 11-37-34 E 333.29 FT TH S 00-31-12 W 354.18 FT TH  
 S 89-41-48 E 346.71 FT TH S 00-31-12 W 306.72 FT TO POB &  
 EXC RD ROW REC IN OR BOOK 271/274

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	.0	.0	B2	318,859.00	SF	3.0000	1.00	1.00	1.00	956,577	956,577	
Neighborhood 9973												Total Land - Class \$956,577	
Mkt: 2 70												Total Land - Just \$956,577	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	Total Value - \$0
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Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
DEMO17-0040	6/12/2017	-	DEMO
OC00335	3/1/2001	-	CMRA
OC01869	12/1/1996	-	RE-ROOF
OC01563	10/1/1996	-	CMRA
OC01523	10/1/1996	-	ROOF
OC05796	6/1/1974	-	BLDG 05 = NEW WING

Cost Summary

Buildings R.C.N.	\$0	8/10/2017			
Total Depreciation	\$0				
Bldg - Just Value	\$0				
Misc - Just Value	\$0	3/22/2024	Bldg Nbr	RCN	Depreciation
Land - Just Value	\$956,577	1/16/2019			Depreciated
Total Just Value	\$956,577	.			

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**Type:** AFF

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**File No.:** 2017011813

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**Date:** 02/08/2017 10:08:57 AM

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**Book Type:** O

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**Book/Page:** 6528/1199

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**Pages:** 2

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**Consideration:**

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**Case/Parcel:**

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**Legal:**

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**FIRST PARTY:** I AM PROPERTY MANAGEMENT LLC TR

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TAYLOR TIM

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**SECOND PARTY:** NOORANI HOSPITALITY LLC

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(blob:<https://nvweb.marioncountyclerk.org/bdaca7ef-237f-452c-9266-84e0c380dbd0>)



Prepared by:  
 TIM TAYLOR  
 301 W. Platt St #228  
 Tampa, FL 33606

## AFFIDAVIT AND MEMORANDUM OF INTEREST IN REAL PROPERTY



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
 DATE: 02/08/2017 10:08:57 AM  
 FILE #: 2017011813 OR BK 6528 PGS 1199-1200  
 REC FEES: \$18.50 INDEX FEES: \$0.00  
 DDS: \$0 MDS: \$0 INT: \$0

**STATE OF FLORIDA  
 COUNTY OF PINELLAS**

**BEFORE ME**, the undersigned authority, on this day personally appeared Tim Taylor of I AM Property Management, LLC, as Trustee, who being first duly sworn, deposes and says that:

1. An interest in the real property described herein was entered into by and between the Affiant, as Buyer, and Noorani Hospitality, LLC as Seller, on the 27th day of January, 2017.
2. Any interested party may contact: Tim Taylor, whose mailing address is 301 W. Platt Street, Suite 228, Tampa, FL 33606, and whose telephone number is (813) 319-5428.
3. **ALL PROSPECTIVE PURCHAERS BEWARE**, Affiant has an equitable interest in the herein described real property by virtue of a properly executed contract. Affiant is ready, willing and able to close this transaction pursuant to the terms of the contract.

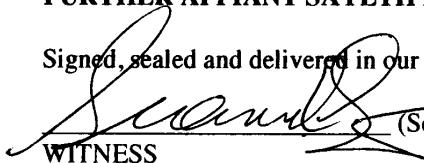
### **LEGAL DESCRIPTION OF REAL PROPERTY:**

**3621 W. Silver Springs Blvd, Ocala, Florida 34475**

(See Addendum A)

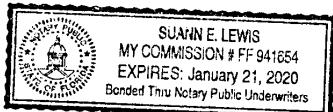
### **FURTHER AFFIANT SAYETH NOT.**

Signed, sealed and delivered in our presence of:

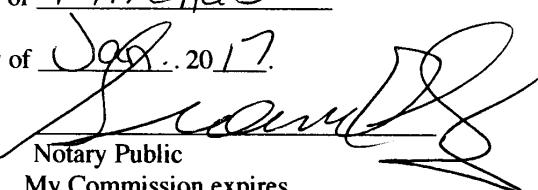
  
 (Seal)  
 WITNESS

State of FL, County of Pinellas

Sworn to and described before me this 31<sup>st</sup> day of Feb. 2017.



AFFIANT: Tim Taylor

  
 Notary Public  
 My Commission expires \_\_\_\_\_



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

## Detail by Entity Name

Florida Limited Liability Company

NOORANI HOSPITALITY LLC

### Filing Information

**Document Number** L14000113662

**FEI/EIN Number** 47-1515491

**Date Filed** 07/18/2014

**State** FL

**Status** ACTIVE

**Last Event** REINSTATEMENT

**Event Date Filed** 08/13/2021

### Principal Address

3621 WEST SILVER SPRING BLVD.

OCALA, FL 34474

### Mailing Address

2430 Sugarloaf Club Dr

Duluth, GA 30097

Changed: 08/13/2021

### Registered Agent Name & Address

NOORANI, AKBAR

2430 Sugarloaf Club Dr

Duluth, FL 30097

Name Changed: 06/26/2017

Address Changed: 02/20/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title President

NOORANI, LAILA

2430 Sugarloaf Club Dr

Duluth, GA 30097

### Annual Reports

Report Year	Filed Date
2023	02/20/2023
2024	02/22/2024
2025	02/28/2025

**Document Images**

<a href="#">02/28/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/20/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/10/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">08/13/2021 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/26/2017 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/18/2014 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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

10/27/2025

CASE NO: ENV25-0265

NOORANI HOSPITALITY LLC  
NOORANI AKBAR (REGISTERED AGENT)  
2430 SUGARLOAF CLUB DR  
DULUTH, GA. 30097-7408

NOORANI HOSPITALITY LLC  
3621 WEST SILVER SPRINGS BLVD  
OCALA, FL. 34474

**RE: 22823-000-00 | 3621 W SILVER SPRINGS BLVD**

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: 11/07/2025*

***Violations:***

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

Please cut and clean the property. Cutting all tall overgrowth and removing all junk and debris.

**SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS**

Multiple depressions on the property. Please obtain permits to repair the depressions and bring the property back into conformance with the site plan.

**Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.**

Someone living in a camper on the property. Please remove the camper from the property and cease activity from occurring on 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](mailto:jguilbault@ocalafl.gov)



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

CL TO Env-02605

SLUTM, GA. 30097-7408

NOORANI HOSPITALITY LLC  
3621 WEST SILVER SPRINGS BLVD  
OCALA, FL. 34474

3621 WEST SILVER SPRINGS BLVD

34471-2187

NMR

JACKSONVILLE RPDC 320

30 OCT 2025 PM 2 L

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 34471 \$ 000.74<sup>0</sup>  
02 7W  
0008039548 OCT. 29. 2025

Ngn

NIXIE 326 DE 1 0011/05/25

RETURN TO SENDER  
NO MAIL RECEPACLE  
UNABLE TO FORWARD

BC: 34471218701 1539-08259-30-37



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

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/10/2025

NOORANI HOSPITALITY LLC  
NOORANI AKBAR (REGISTERED AGENT)  
2430 SUGARLOAF CLUB DR  
DULUTH, GA. 30097-7408

NOORANI HOSPITALITY LLC  
3621 WEST SILVER SPRINGS BLVD  
OCALA, FL. 34471

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

**Location of Violation:** 3621 W SIVLER SPRINGS BLVD|22823-000-00

**Case Number:** ENV25-0265

**Inspector Assigned:** Jeff Guilbault

**Required Compliance Date:** 01/06/2026

**Public Hearing Date & Time:** 01/08/2026 17:30

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

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

\*REPEAT VIOLATION\*

Please cut and clean the property. Cutting all tall overgrowth and removing all junk and debris.

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT  
OF COMPLIANCE; MAINT OF IMPVMTS

Multiple depressions on the property. Please obtain permits to repair the depressions and  
bring the property back into conformance with the site plan.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.  
Someone living in a camper on the property. Please remove the camper from the property and  
cease activity from occurring on 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 – 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471*

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

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

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

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

Jeff Guilbault                    Environmental Inspector  
[jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)  
352-598-7571

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: ENV25-0265

**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 12/10/2025 post the Notice of Violation & Public Hearing to the property, located at 3621 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.

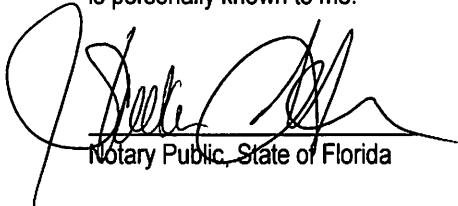
FURTHER, AFFIANT SAYETH NAUGHT.

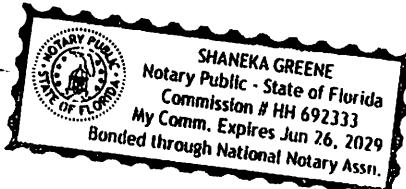
Dated: 12/10/2025

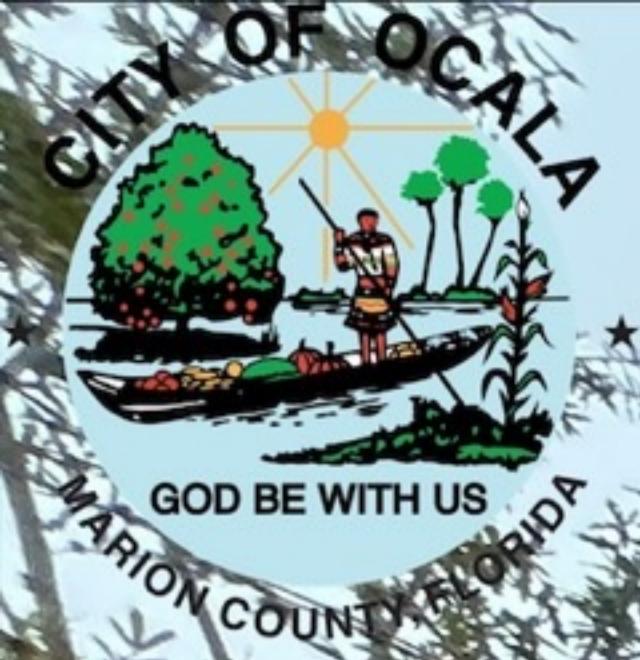
  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/10/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





City of Ocala  
Environmental Enforcement  
12/10/2025 09:59:31

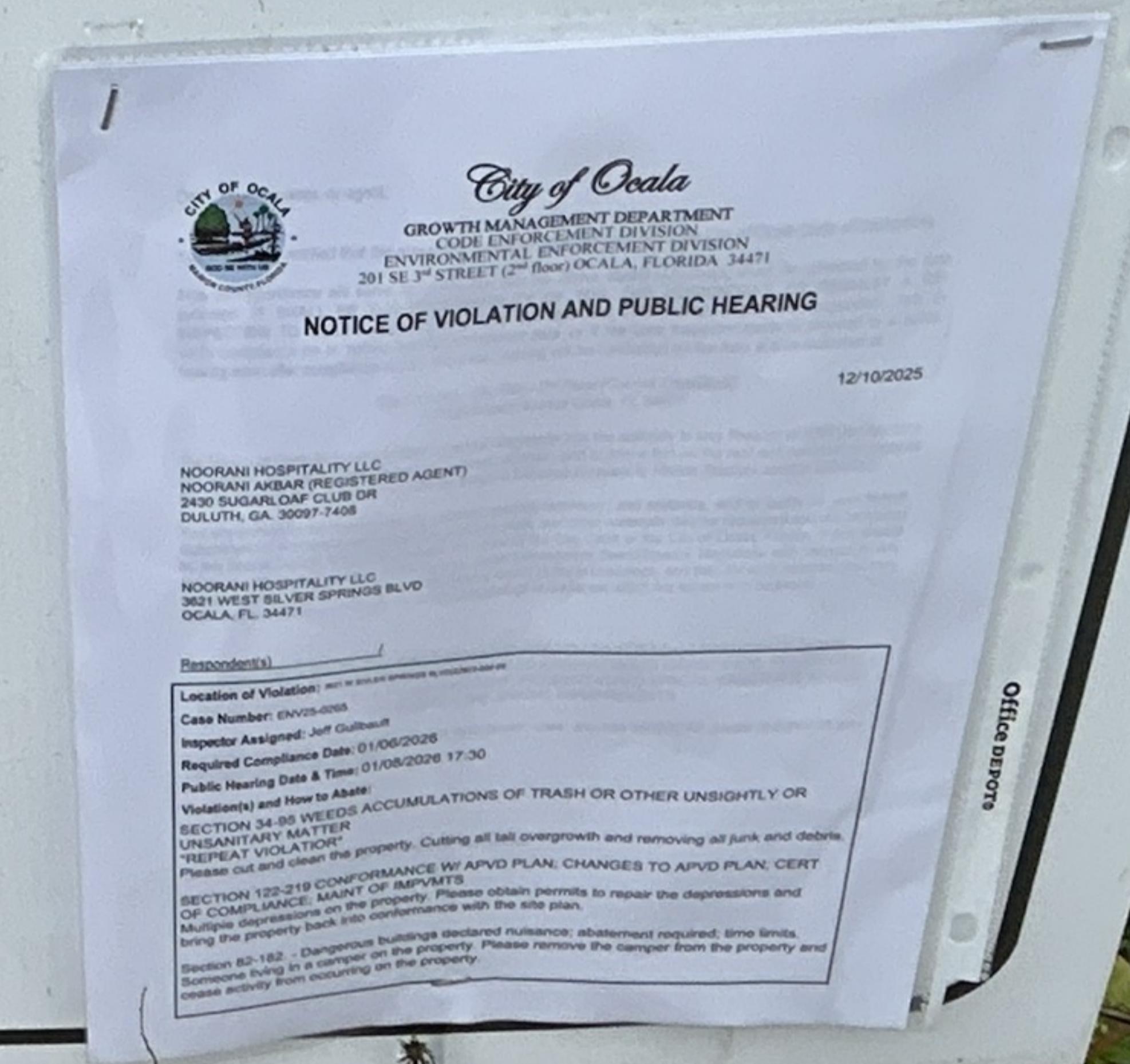


# OCALA

## CODE ENFORCEMENT

**352-629-8309**

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



Office DEPOT®

City of Ocala  
Environmental Enforcement  
12/10/2025 09:59:29

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: ENV25-0265

**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 12/09/2025 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.

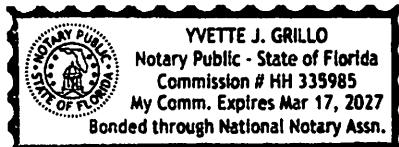
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 12/09/2025  
Yvette Grillo  
Code Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/09/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Yvette Grillo  
Notary Public, State of Florida





CERTIFIED MAIL

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

NOV 16 ENV-0265



JACKSONVILLE RPDC 320

1 DEC 2025 AM 3 L

FIRST-CLASS



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



ZIP 34471 \$ 008.86<sup>0</sup>  
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0008039548 DEC 10 2025

TSZ

Delivery to the addressee is refused.

Delivery to the addressee is refused.

NOORANI HOSPITALITY LLC  
3621 WEST SILVER SPRINGS BLVD  
OCALA, FL. 34471

34471218701

NIXIE 326 FE 1 0012/16/25

RETURN TO SENDER  
ATTEMPTED - NOT KNOWN  
UNABLE TO FORWARD

BC: 34471218701 \*Z724-00028-11-18



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

THE CITY OF OCALA

CASE NO: 2020\_5701

Petitioner,



VS.

NOORANI HOSPITALITY LLC  
1963 SHENLEY PARK LANE  
DULUTH GA 30097-4319

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 01/21/2021 12:48:37 PM  
FILE #: 2021008332 OR BK 7365 PGS 624-626  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0 MDS: \$0 INT: \$0

Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on December 10, 2020, 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), **NOORANI HOSPITALITY LLC**, owner(s) in charge of the property described as: **22823-000-00 | 3621 W SILVER SPRINGS BLVD OCALA, OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between October 6, 2020 and December 10, 2020 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-3. - Barbed wire, electrified fences, razor wire and fences/walls.

**II. CONCLUSION OF LAW:**

A. The Respondent(s), **NOORANI HOSPITALITY LLC**, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-91. - Definitions, Section 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter, Section 82-3. - Barbed wire, electrified fences, razor wire and fences/walls, in that the Respondent(s) has 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): 34-91, 34-95, 82-3 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to;

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, January 7th, 2021. If the Respondent(s) fail to comply by 7:00am on Friday, January 8th, 2021, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

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

2.) The fence(s) shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section

82-3, or remove the fence(s) by 4:00pm on Thursday, January 7th, 2021. If the Respondent fails to comply by 7:00am on Friday, January 8th, 2021, there shall be a fine of \$25.00 per day thereafter that shall run 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 violation(s) into compliance, to include: repair or removal of all fencing.

3.) Pay the cost of prosecution of \$173.90 by January 7th, 2021.

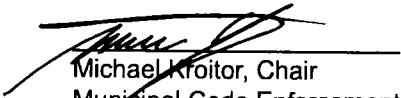
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

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

**C.** The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

**DONE AND ORDERED;** this 10 day of December 2020

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Kroitor, Chair

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: NOORANI HOSPITALITY LLC, 1963 SHENLEY PARK LANE, DULUTH GA 30097-4319 AND NOORANI AKBAR (REGISTERED AGENT) 160 STANTON CIR, OLDSMAR, FL 34677, this 10 day of December 2020



Gabriela Solano, Secretary  
Municipal Code Enforcement Board

### IMPORTANT NOTICE:

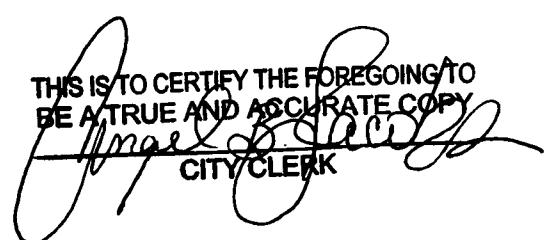
**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION, AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JANUARY 14, 2021, AT 5:30PM, 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.**

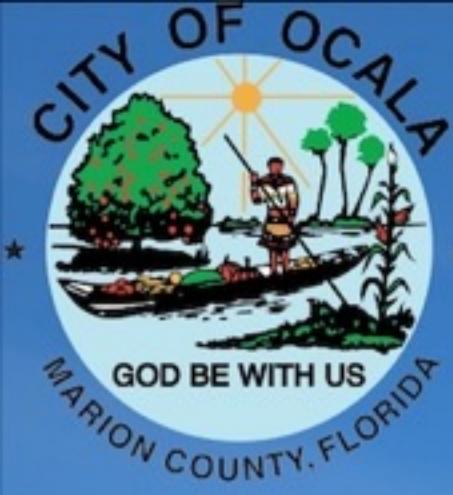
**IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDEC IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE 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.**

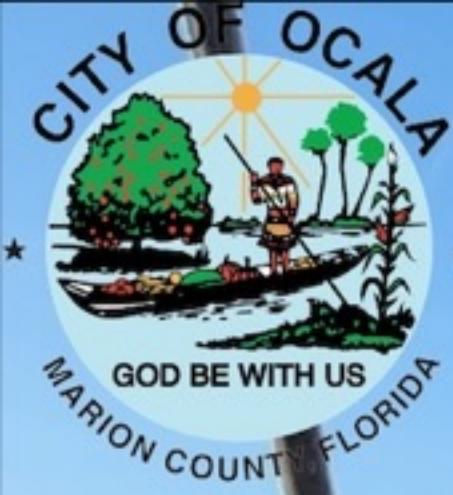
**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**



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



City of Ocala  
Environmental Enforcement  
01/06/2026 10:09:02

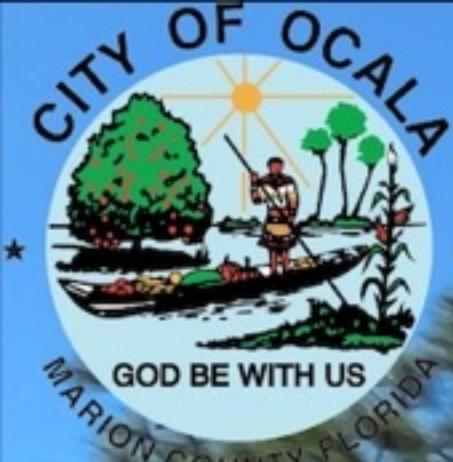


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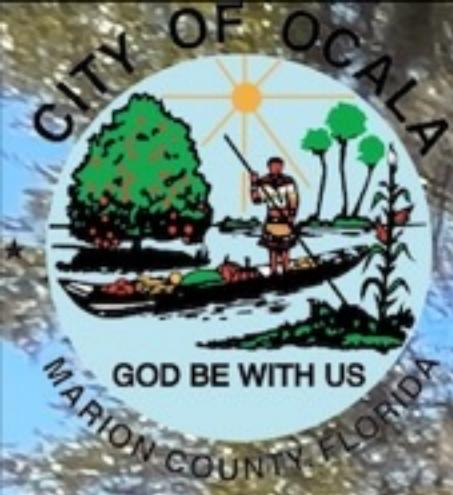
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City of Ocala.  
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MARION COUNTY, FL

170

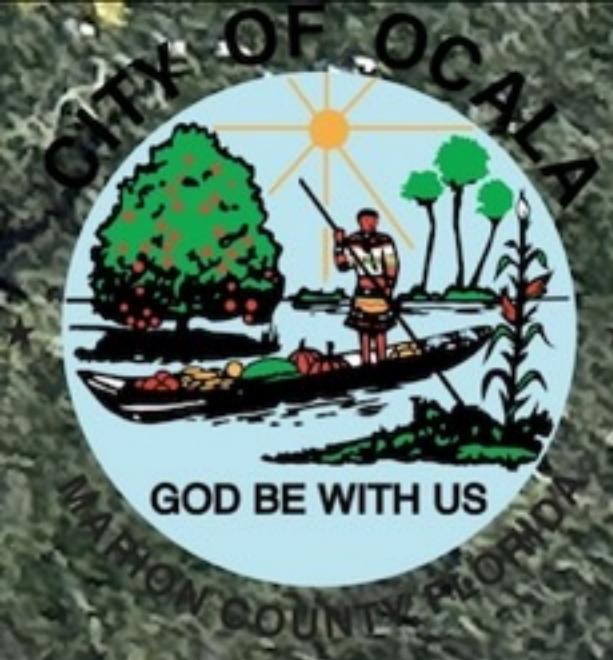
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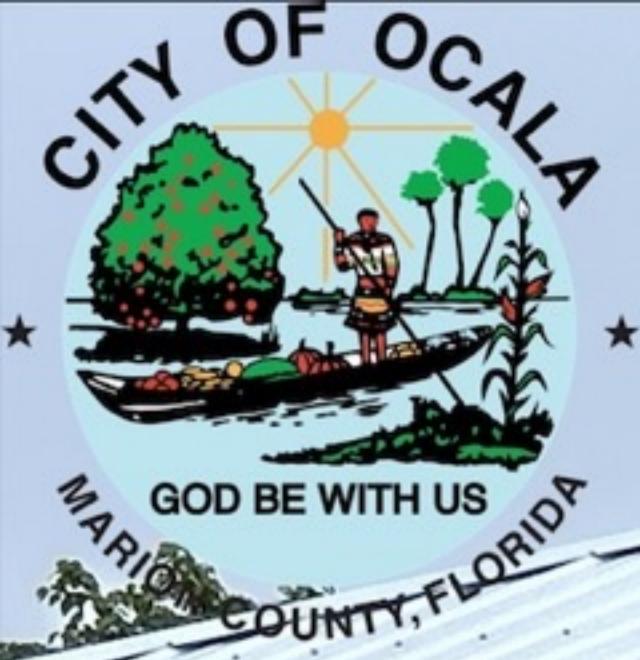
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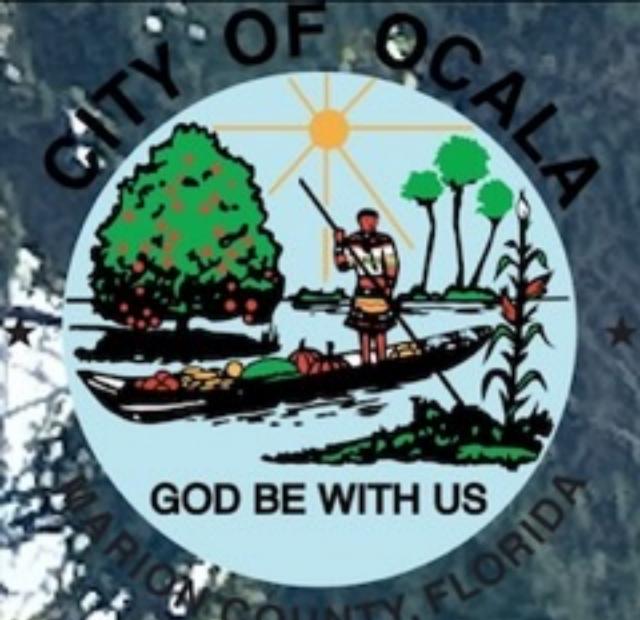
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MARION



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