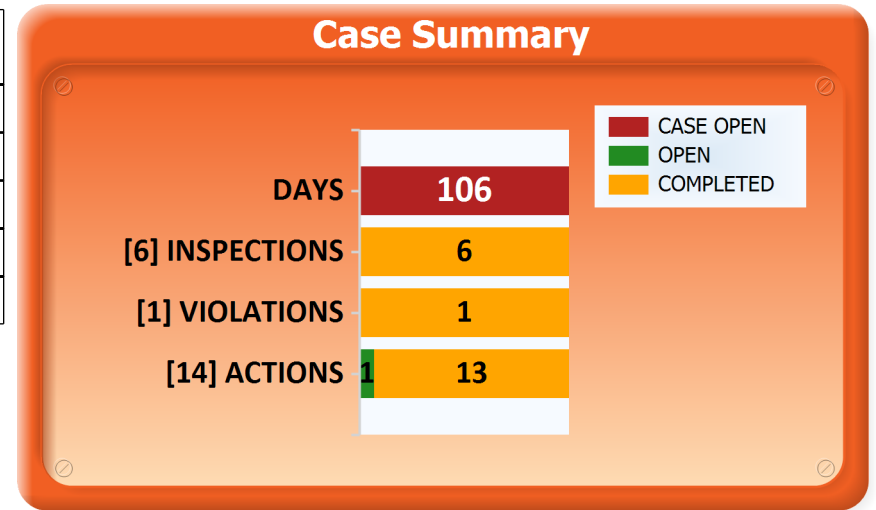


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| | | | |
|---|---------|-----------------------------------|------------------|
| Description: DAMAGED FENCE AT DRA (DRAINAGE RETENTION AREA) | | Status: NON COMP HEARING | |
| Type: COMMERCIAL | | Subtype: MISC ORDINANCE VIOLATION | |
| Opened: 1/23/2026 | Closed: | Last Action: 5/14/2026 | Flw Up: 5/1/2026 |
| Site Address: 2401 SW 27TH AVE OCALA, FL 34471 | | | |
| Site APN: 23560-004-01 | | Officer: ROBERT MOORE | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

CONTACTS

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|--------------|-----------------------------|---|-------|-----|-------|
| OWNER | CVS 3661 FL LLC C/O CVS | PO BOX 1610 COCKEYSVILLE, MD 21030-7610 | | | |
| RESPONDENT 1 | CVS 3661 FL LLC C/O CVS | PO BOX 1610 COCKEYSVILLE, MD 21030-7610 | | | |
| RESPONDENT 2 | CORPORATION SERVICE COMPANY | 1201 HAYS STREET TALLAHASSEE, FL 32301-2525 | | | |

FINANCIAL INFORMATION

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|----------|--------|-----------|-----------|---------|--------|---------|---------|
| CERTIFIED POSTAGE | 001-359-000-000-06-35960 | 6 | \$53.16 | \$0.00 | | | | | | |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 6 | \$132.00 | \$0.00 | | | | | | |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|---------------------------|--------------------------|-----|-----------------|---------------|-----------|-----------|---------|--------|---------|---------|
| INSPECTION FEE | 001-359-000-000-06-35960 | 5 | \$62.50 | \$0.00 | | | | | | |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$0.00 | | | | | | |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 3 | \$2.22 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$268.63 | \$0.00 | | | | | | |
| TOTALS: | | | \$268.63 | \$0.00 | | | | | | |

Violations

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|--|--------------|---------------|----------------|----------|---------|--|
| SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS | ROBERT MOORE | 1/23/2026 | 5/1/2026 | | | DAMAGED FENCE AT DRAINAGE AREA NEEDS TO BE REPAIRED/REPLACED. PER SECTION 82-3 (d)Fences and walls shall be maintained in a structurally sound condition and in good repair as follows:(1)Walls shall be maintained in good repair and free from blighting defects which directly or indirectly cause a reduction in the value of surrounding properties. - REPAIR FENCE TO ACHIEVE COMPLIANCE WITH CITY CODE - CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE |

Inspections

| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
|-----------------|-----------|----------------|----------------|--------|---------|-------|
|-----------------|-----------|----------------|----------------|--------|---------|-------|

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| | | | | | | |
|--------------------|-----|-----------|-----------|---------------|--------------------------|--|
| INITIAL | RSM | 1/23/2026 | 1/23/2026 | NON COMPLIANT | | On 1-23-26, I observed the fence on the property (DRA @ CVS) that bordered the drainage area to be damaged. Photos were taken/uploaded to the case and I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for abatement. Follow-up was scheduled accordingly. |
| FOLLOW UP | RSM | 2/9/2026 | 2/9/2026 | NON COMPLIANT | MID POINT STATUS CHECK | On 2-9-26, I checked the status of the property in regard to the previously sent courtesy letter. On this day, I noted no change in the violation which remained. Follow-up scheduled. |
| FOLLOW UP | RSM | 2/23/2026 | 2/23/2026 | NON COMPLIANT | | On 2-23-26, I checked for compliance on the property relating to the previously mailed courtesy letter, On this day, I noted the violation to remain. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Follow-up was scheduled accordingly. |
| FOLLOW UP | RSM | 3/16/2026 | 3/16/2026 | COMPLETED | COMPLIANCE DATE ON NOVPH | On 3-16-26, I checked for compliance related to the previously sent/posted Notice of Hearing. On this day, I noted the violation remained. Follow-up scheduled. |
| HEARING INSPECTION | RSM | 3/23/2026 | 3/23/2026 | COMPLETED | | On 3-23-26, I checked the property in regard to the scheduled hearing. On this day, I noted the violation to remain. (photos attached) |
| COMPLIANCE | RSM | 5/1/2026 | 5/1/2026 | COMPLETED | | MASSEY INSPECTION On 5-1-26, I checked the property for compliance relating to the issued order. On this day, I observed the fence to have been repaired as shown in the attached photos, however the prosecution costs remained unpaid. I completed and affidavit of non-compliance which was submitted to Admin. |

CHRONOLOGY

Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|-----------------|----------------|-------------|-----------------|---|
| PREPARE NOTICE | SHANEKA GREENE | 1/26/2026 | 1/26/2026 | CLTO COMP DATE 02/23/26 PLEASE AND THANK YOU |
| REGULAR MAIL | SHANEKA GREENE | 1/26/2026 | 1/26/2026 | CLTO MAILED (3) |
| ADMIN POSTING | SHANEKA GREENE | 2/24/2026 | 2/24/2026 | NOVPH |
| CERTIFIED MAIL | SHANEKA GREENE | 2/24/2026 | 2/24/2026 | NOVPH MAILED (3) 9489 0090 0027 6696 9852 69 CVS 3661 FL LLC C/O CVS PO BOX 1610 COCKEYSVILLE, MD. 21030-7610 9489 0090 0027 6696 9852 76 CVS PHARMACY 9901 YORK RD COCKEYSVILLE, MD. 21030 9489 0090 0027 6696 9852 83 CVS CAREMARK CORPORATION ONE CVS DRIVE WOONSOCKET, RI. 02895 |
| PREPARE NOTICE | SHANEKA GREENE | 2/24/2026 | 2/24/2026 | NOVPH COMP DATE 03/16/2026 THANK YOU |
| OFFICER POSTING | ROBERT MOORE | 2/25/2026 | 2/25/2026 | NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY |

| | | | | |
|----------------------------|--------------------|-----------|-----------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 3/13/2026 | 3/18/2026 | <p>Find the Respondent(s) guilty of violating city code section(s): 82-3 and order to:</p> <p>1,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 30th, 2026, or remove the fence by 4:00 pm on Thursday, April 30th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 1st, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. 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.</p> <p>2,) Pay the cost of prosecution of \$268.63 by April 30th. 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p> |
| HEARING SPECIAL MAGISTRATE | YVETTE J GRILLO | 3/25/2026 | 3/26/2026 | NEW BUSINESS |
| OFFICER POSTING | ROBERT MOORE | 3/30/2026 | 3/30/2026 | FOF POSTED FINAL ORDER TO PROPERTY |

Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| | | | | |
|----------------|-----------------|-----------|-----------|--|
| CERTIFIED MAIL | YVETTE J GRILLO | 3/31/2026 | 3/31/2026 | <p>FOF 9489 0090 0027 6696 9835 93 CVS CAREMARK CORPORATION ONE CVS DRIVE WOONSOCKET, RI 02895</p> <p>9489 0090 0027 6696 9835 86 CVS PHARMACY 9901 YORK RD COCKEYSVILLE, MD 21030</p> <p>9489 0090 0027 6696 9835 79 CVS 3661 FL LLC C/O CVS PO BOX 1610 COCKEYSVILLE, MD 21030-7610</p> |
| ADMIN POSTING | SHANEKA GREENE | 4/27/2026 | 4/27/2026 | NON COMP HEARING NOTICE |
| CERTIFIED MAIL | SHANEKA GREENE | 4/27/2026 | 4/27/2026 | <p>NON COMP HEARING NOTICE MAILED (3) 9489 0090 0027 6697 0312 55 CVS 3661 FL LLC C/O CVS PO BOX 1610 COCKEYSVILLE MD 21030-7610</p> <p>9489 0090 002 6697 0312 62 CVS PHARMACY 9901 YORK RD COCKEYSVILLE MD 21030</p> <p>9489 0090 0027 6697 0312 79 CVS CAREMARK CORPORATION ONE CVS DRIVE WONNSOCKET RI 02895</p> |
| FIELD POSTING | ROBERT MOORE | 4/28/2026 | 4/28/2026 | NON COMP HEARING NOTICE READY FOR POSTING |

Case Details - No Attachments

City of Ocala

Case Number
CE26-0094

| | | | | |
|---------------|-----------------|-----------|-----------|---|
| FIELD POSTING | ROBERT MOORE | 4/28/2026 | 4/28/2026 | POSTED NOTICE OF NON COMP HEARING TO PROPERTY |
| MASSEY | YVETTE J GRILLO | 5/14/2026 | | |

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: CE26-0094

To: CVS 3661 FL LLC
C/O CVS PO BOX 1610
COCKEYSVILLE MD 21030-7610

CVS PHARMACY
9901 YORK RD
COCKEYSVILLE, MD 21030

CVS CAREMARK CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Robert Moore, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 2401 SW 27TH AVE, Ocala, Florida, 23560-004-01 Legal Description SEC 24 TWP 15 RGE 21 PLAT BOOK U PAGE 099 HOOSIER PARK LOT A EX BEG SW COR LOT A TH N 00-34-15 E 215 FT TH S 89-25-29 E 2 FT TH S 00-34-15 W 215 FT TO PT ON S LINE LOT A TH N89-25-29 W 2 FT TO POB & COM AT NW COR OF SEC 25 TH S 89-38-49 E 50 FT TO PT ON SHADY RD TH N 00-18-30 E 431.08 FT TO POB TH N 00-18-30 E 159.78 FT TH N 89-11-57 E 20.55 FT TH S 48-48-31 E 204.15 FT TH S 00-18-30 W 26.36 FT TH N 89-45-25 W 174.89 FT TO POB is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance.

Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 27th day of April 2026

Shaneka Greene

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: CE26-0094

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/28/2026 post the Notice of Non-Compliance Hearing to the property, located at 2401 SW 27TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

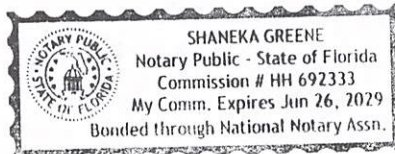
Dated: 04/28/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





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

City of Ocala
Environmental Enforcement
4/28/2026 10:19 AM



Ocala

ENFORCEMENT
9-8309
REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
ENFORCEMENT DIVISION

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OF THE CITY OF OCALA, MARION COUNTY, FLORIDA
**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: CE26-0094

To: CVS 3661 FL LLC
C/O CVS PO BOX 1610
COCKEYSVILLE MD 21030-7610

CVS PHARMACY
9901 YORK RD
COCKEYSVILLE, MD 21030

CVS CAREMARK CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Robert Moore, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 2401 SW 27TH AVE, Ocala, Florida, 23560-004-01 Legal Description SEC 24 TWP 15 RGE 21 PLAT BOOK U PAGE 099 HOOSIER PARK LOT A EX BEG SW COR LOT A TH N 00-34-15 E 215 FT TH S 89-25-29 E 2 FT TH S 00-34-15 W 215 FT TO PT ON S LINE LOT A TH N89-25-29 W 2 FT TO POB & COM AT NW COR OF SEC 25 TH S 89-38-49 E 50 FT TO PT ON SHADY RD TH N 00-18-30 E 431.08 FT TO POB TH N 00-18-30 E 159.78 FT TH N 89-11-57 E 20.55 FT TH S 48-48-31 E 204.15 FT TH S 00-18-30 W 26.36 FT TH N 89-45-25 W 174.89 FT TO POB is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request an inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance.

Office Reports

City of Ocala
Environmental Enforcement
4/28/2026 10:19 AM

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

CASE NO: CE26-0094

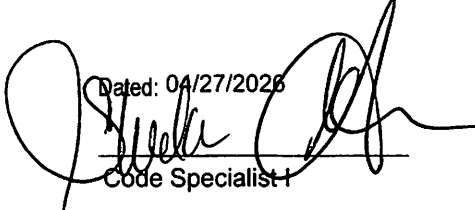
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/27/2026 post the Notice of Non-Compliance 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.

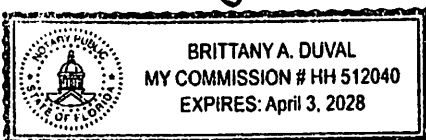
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.
CVS 3661 FL LLC
C/O CVS
PO BOX 1610
COCKEYSVILLE, MD 21030-7610

CASE NO: CE26-0094

CVS PHARMACY
9901 YORK RD
COCKEYSVILLE, MD 21030

CVS CAREMARK CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895
Respondents. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on 03/25/2026 the Municipal Code Enforcement Special Magistrate 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 04/30/2026.
3. That a re-inspection was performed on 05/01/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:
Abatement of violations as ordered; section(s) 82-3
5. Prosecution costs of \$268.63 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

Dated this 1st day May 2026,

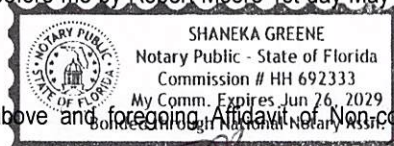
Robert Moore
Robert Moore
Environmental Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 1st day May 2026, who is personally known to me, and who did take an oath.

Shaneka Greene
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 1st day May 2026.



Shaneka Greene
Shaneka Greene, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida



City of Ocala
Environmental Enforcement
May 1, 2026
08:07:19 AM



City of Ocala
Environmental Enforcement
May 1, 2026
08:07:36 AM

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

THE CITY OF OCALA
Petitioner,


CASE NO: CE26-0094

vs.

CVS 3661 FL LLC
C/O CVS
PO BOX 1610
COCKEYSVILLE, MD 21030-7610

CVS PHARMACY
9901 YORK RD
COCKEYSVILLE, MD 21030

CVS CAREMARK CORPORATION
ONE CVS DRIVE
WOONSOCKET, RI 02895
Respondents _____/


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/02/2026 02:59:41 PM
FILE #: 2026041535 OR BK 8870 PGS 978-979
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 Special Magistrate on March 25th, 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), **CVS 3661 FL LLC, CVS PHARMACY, AND CVS CAREMARK CORPORATION**, owner(s) in charge of the property described as **23560-004-01 / 2401 SW 27TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 23rd, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **CVS 3661 FL LLC, CVS PHARMACY, AND CVS CAREMARK CORPORATION**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**, 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): 82-3 and order to:

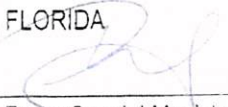
1.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 30th, 2026, or remove the fence by 4:00 pm on Thursday, April 30th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 1st, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. 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.

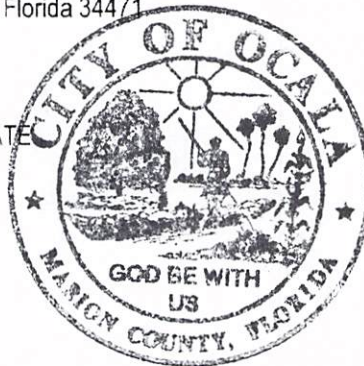
2.) Pay the cost of prosecution of \$268.63 by April 30th. 2026.

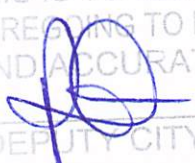
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



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



THIS IS TO CERTIFY THAT THE FOREGOING IS 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: CVS 3661 FL LLC, C/O CVS, PO BOX 1610, COCKEYSVILLE, MD 21030-7610, CVS PHARMACY, 9901 YORK RD, COCKEYSVILLE, MD 21030, CVS CAREMARK CORPORATION, ONE CVS DRIVE, WOONSOCKET, RI 02895, this 27 day of March 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 MAY 27TH, 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 3rd STREET (2nd floor), OCALA, FLORIDA 34471

CASE NO: CE26-0094

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Final Administrative Order to the property, located at 2401 SW 27TH AVE, OCALA.
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.

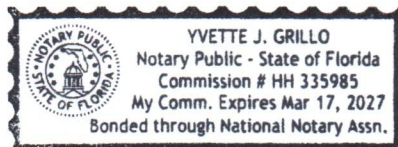
Dated: 03/30/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette Grillo
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 OF THE MUNICIPAL CODE ENFORCEMENT DIVISION
CITY OF OCALA, FLORIDA
1000 W. UNIVERSITY BLVD., SUITE 200
OCALA, FLORIDA 32061
PHONE: 352-629-8309
FAX: 352-629-8309
WWW.CITYOFOCALA.COM

PUBLIC UTILITIES DIVISION
CITY OF OCALA, FLORIDA
1000 W. UNIVERSITY BLVD., SUITE 200
OCALA, FLORIDA 32061
PHONE: 352-629-8309
FAX: 352-629-8309
WWW.CITYOFOCALA.COM

City of Ocala
Environmental Enforcement
3/30/2026 9:32 AM



REMOVAL
ENVIRONMENTAL
9-8309
REMOVE THIS
WITHOUT APPROVAL
OF THE CITY CODE
ENFORCEMENT DIVISION

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

THE CITY OF OCALA

CASE NO: CE26-0094

Petitioner,

vs.

CVS 3661 FL LLC
 C/O CVS
 PO BOX 1610
 COCKEYSVILLE, MD 21030-7610

CVS PHARMACY
 9901 YORK RD
 COCKEYSVILLE, MD 21030

CVS CAREMARK CORPORATION
 ONE CVS DRIVE
 WOONSOCKET, RI 02895
 Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 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), **CVS 3661 FL LLC, CVS PHARMACY, AND CVS CAREMARK CORPORATION**, owner(s) in charge of the property described as **23560-004-01 / 2401 SW 27TH AVE, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 23rd, 2026, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **CVS 3661 FL LLC, CVS PHARMACY, AND CVS CAREMARK CORPORATION**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**, 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): 82-3 and order to:
 - 1.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 30th, 2026, or remove the fence by 4:00 pm on Thursday, April 30th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 1st, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. 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.
 - 2.) Pay the cost of prosecution of \$268.63 by April 30th, 2026.

City of Ocala
 Environmental Enforcement
 3/30/2026 9:32 AM

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

CASE NO: CE26-0094

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 03/27/2026 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.

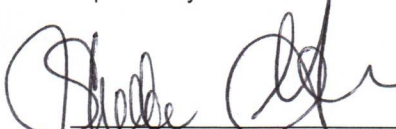
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 03/27/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

