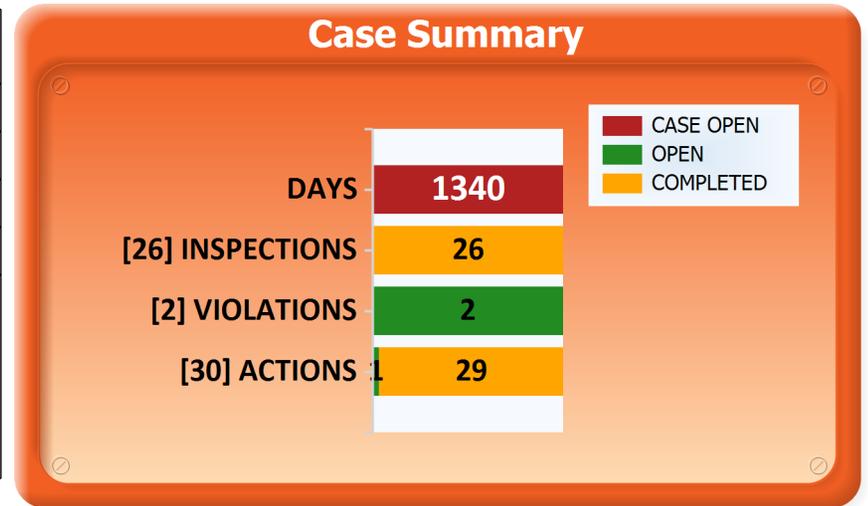


OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

Description: TREES REMOVED WITHOUT PERMITS AND SITE PLAN PERMIT REQUIRED		Status: NON COMP HEARING	
Type: ZONING		Subtype: CONFORMANCE WITH SITE PLAN	
Opened: 7/8/2022	Closed:	Last Action: 3/12/2026	Flw Up: 3/6/2026
Site Address: OCALA, FL 337142844			
Site APN: 25773-000-00		Officer: OSIAS FERREIRA	
Details: AFF NON COMP MAILED			
SMART FILL INVESTMENT LLC FIRST RA SERVICES LLC (REGISTERED AGENT) 4810 49TH AVE N ST PETERSBURG FL 33714-2844			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	CHAPMAN FAMILY FOUNDATION INC	PANAMA CITY FL 32405-3648 ,			
OWNER	SMART FILL INVESTMENT LLC FIRS	4810 49TH AVE N ST PETERSBURG, FL 33714-2844			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$203.90	\$203.90	8/9/23	PAYMENT #30437		PAYSTAND ACH	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$203.90	\$203.90						
FINE-OTHER (CODE ENFORCEMENT)	217	1	\$5,000.00	\$5,000.00	8/15/23	PAYMENT #30672	815877926	CHECK	CONV	
Total Paid for FINE-OTHER (CODE ENFORCEMENT):			\$5,000.00	\$5,000.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

TOTALS: \$5,203.90 \$5,203.90

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SITE PLAN APPROVAL REQUIRED		7/8/2022			Site plan required for lot clearing. Contact the City of Ocala permit department at 352-629-8421 to	Until such time a site plan has been submitted to the building official and approved according to the procedures contained in section 122-214, it shall be unlawful for any person to conduct any of the following activities on a parcel: (1) Construction of a new building or structure, or expansion of an existing building or structure. (2) Alteration, change or modification of any parcel. (3) Site work, including changing of grade. A required site plan must satisfy all the city requirements. (Code 1985, Â§ 7-1037; Ord. No. 2275, Â§ 77, 5-5-92; Ord. No. 2531, Â§ 1, 7-11-95)

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

<p>TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS.</p>		<p>7/8/2022</p>			<p>Permits required for trees removal. Contact the City of Ocala permit department at 352-629-8421 to a</p>	<p>(a) Subject to the exceptions of subsection (b) of this section, it shall be unlawful for any person to cut down, move, transplant, remove or destroy through damaging any tree as defined in this article, or to authorize such acts to be done, without obtaining a tree removal permit. (b) The following exceptions, and no others, shall be permitted in the manner prescribed: (1) Removal of trees on an individual parcel of record less than three acres in size (130,680 square feet) in an R-1 zoning district in connection with construction of, or subsequent to construction and during use and occupancy of, a one-family dwelling on the parcel, when the owner does not own, directly or indirectly, any adjoining property, another lot in the same subdivision, or another parcel or tract lying within 660 feet of the individual parcel of record, shall be exempt from this article. (2) All state-licensed, governmental and commercial plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this article only in relation to those which are so planted and grown for the purpose of being sold or for other public purposes. (3) All groves of trees in active commercial operation shall be exempt from the terms and provisions of this article for bona fide agricultural purposes only. (4) The cutting of traditional Christmas trees to be decorated and placed inside a home, church, office or other building does not require a tree removal permit. (5) Tree removal permits are not required for the clearing of underbrush and removal of trees less than four inches DBH. (Code 1985, Â§ 7-1123(a), (b); Ord. No. 2117, Â§ 2, 10-24-89)</p>
--	--	-----------------	--	--	---	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

Case Details - No Attachments

City of Ocala

Case Number
2022_8006

<p>INITIAL</p>	<p>HECTOR DELVALLE REYES</p>	<p>7/8/2022</p>	<p>7/8/2022</p>	<p>COMPLETE</p>	<p>On 7/7/2022 I responded to the property fore mentioned per an email request from Jeff Ball, Senior Code Enforcement Officer and Greg McClellan, Senior Site Inspector. I observed the lot is being cleared and trees were and are being removed. I checked TRACKIT and no permits for the trees removal or site plan applied for. See photos attached. I sent Greg McClellan an email for a count of how many trees were removed and he is working on that. See copy of compliant email attached. CLTO sent to admin and follow up inspection scheduled. No mortgage information available for this property in the MC clerks court site.</p>
<p>CASE WORK</p>	<p>HECTOR DELVALLE REYES</p>	<p>7/12/2022</p>	<p>7/12/2022</p>	<p>COMPLETE</p>	<p>On 7/12/2022 I received a call from Mike Ratcliff at 352-629-5500 with Ratcliff engineering to advise that he will be working with the property owner to submit a site plan and tree removal permit. Soon after I received a call from the property owner Mr. Mike Ung at 813-830-8388 and he stated that he will be hiring Ratcliff engineering to apply for the permits but they are three months out on when they can begin the application. I granted an extension for three months and ask him to keep me up to date. He also advise that he will be developing the property for low income housing and will be meeting with several people from the city in the next few weeks.</p>

Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CASE WORK	HECTOR DELVALLE REYES	10/25/2022	10/25/2022	COMPLETE	On 10/25/2022 I called the property owner Mr. Mike Ung at 813-830-8388 to get an update on the application of the site plan and the tree removal permit. Mr. Ung stated he hired Ratcliff Engineering and they just completed a survey for the property and for the trees and they are now preparing the paperwork for the permit application. He asked for an extension until January to complete the site plan application and tree removal permit and it was granted until 1/16/2022.
FOLLOW-UP	HECTOR DELVALLE REYES	1/18/2023	1/18/2023	COMPLETE	On 1/18/2022 I inspected the property and verified in TRAKIT and no permits applied for as of this morning. I called the property manager Mr. Mike Ung at 813-830-8388 and left a voice message explaining they will have to go in front of the special magistrate to ask for as extension. See photos attached and copy of TRAKIT permit info, NOH sent to admin and special magistrate inspection scheduled.
CASE WORK	HECTOR DELVALLE REYES	3/16/2023	3/16/2023	COMPLETE	On 3/16/2023 I drove by the property and observed a For Sale sign with a realtor information. I called 787-325-1251 and spoke to Hector Colon and asked him to have the property owner call me and I went over the violations and the permits needed to abate the violations before the hearing. The property owner Mr. Mike Ong 813-830-8388 called me, and we went over the permits needed and remind him of the hearing on 3/29/2023.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	3/28/2023	3/24/2023	COMPLETE	On 3/24/2023 I inspected the property and observed all violations remain and no site plan or tree removal permit applied for as of this morning. I called 787-325-1251 and spoke to Hector Colon (Realtor) and reminded him about the hearing date and time. I called the property owner Mr. Mike Ong 813-830-8388 and we went over the permits needed and remind him of the hearing on 3/29/2023. See photos attached.
CASE REVIEW	HECTOR DELVALLE REYES	4/28/2023	4/28/2023	COMPLETE	On 4/25/2023 I received an email from Aubry Hale Director of Community Development about a meeting with the Governors West about the project concept submitted by the property owner. See email and plan attached.
CASE REVIEW	HECTOR DELVALLE REYES	5/23/2023	5/23/2023	COMPLETE	Check on permits progress. On 5-23-2023 I inspected the property and observed all violations remain noncompliance and no permits applied for. On 5/17/2023 we met with the property owner, Mr. Ung and his local engineering team from Ratcliff engineering, the city zoning department, planning department, Aubrey Hale, Patty Hitchcock and Jeff Shrum. WE went over their plans and designs of what they want to do with the property, and it was decided they will be providing us with a timeline of when the PD, site plan and meetings with city counsel, zoning and the neighborhood association will happen so we can bring that information in front of the magistrate and allow them to have time to apply for all necessary permits. See photos attached

Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CASE REVIEW	HECTOR DELVALLE REYES	6/14/2023	6/9/2023	COMPLETE	Check on permit and violations progress. On 6-9-2023 I inspected the property and called the property owner Mr. Mike Ung at 813-830-2023 and left a voice message requesting a call back with any updates about the site permit. See photos attached. At 1145am I received an email from Chris Gwin with Ratcliff engineering with the site plan permit timeline. See email attached. I also received a call from the property owner Mike Ung 813- 830-8388 advising the email was been sent.
CASE WORK	HECTOR DELVALLE REYES	7/11/2023	7/11/2023	COMPLETE	On 7/11/2023 I received an email from the engineer with an updated timeline for the site plan and PD dates. See email attached.
COMPLIANCE	HECTOR DELVALLE REYES	7/19/2023	7/19/2023	COMPLETE	Chek on violations and permit progress. On 7/19/2023 I inspected the property and observed all violations remain noncompliance. The property owner and engineering team have given us a timeline on the application process for the project/development and they are so far in target. See photos and emails attached. Affidavit of noncompliance sent to admin.
CASE WORK	HECTOR DELVALLE REYES	8/16/2023	8/16/2023	COMPLETE	On 8/16/2023 I received an email from admin advising the prosecution cost of \$203.90 and the \$5,000 fine for the irreversible and irreparable nature of the violation was paid. Affidavit of partial compliance sent to admin. See email attached.
CASE WORK	HECTOR DELVALLE REYES	9/5/2023	9/5/2023	COMPLETE	Check on violations and permit progress. On 9/5/2023 I inspected the property and observed all violations remain noncompliance and no site plan applied for, but they are meeting the timeline submitted and approved by management.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

COMPLIANCE	HECTOR DELVALLE REYES	9/25/2023	9/25/2023	COMPLETE		On 9/20/2023 I received an email from admin advising this case needs to be rescheduled to the 10/25/2023. Case rescheduled and waiting from admin to post the notice of noncompliance hearing letter.
COMPLIANCE	HECTOR DELVALLE REYES	10/20/2023	10/20/2023	COMPLETE		On 10/20/2023 I conducted a compliance inspection and observed the violations remain noncompliance, but they are keeping up with the timeline and guidelines it was agreed and imposed by growth management. Prosecution fee of \$203.90 and Irreversible damage fine of \$5,000.00 were paid. Affidavit of noncompliance sent to admin.
COMPLIANCE	HECTOR DELVALLE REYES	1/26/2024	1/26/2024	COMPLETE		On 1/26/2024 I inspected the property and observed all violations remain noncompliance, but the property owner and the engineering team have met the timeline agreed with planning, zoning and code enforcement departments. See photos attached and affidavit of noncompliance for the violations only sent to admin as prosecution fees and irreversible fee were paid. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500, and he advised that they are waiting for the Planning and zoning meeting and the first reading in front of the city council to be confirmed.

COMPLIANCE	HECTOR DELVALLE REYES	5/24/2024	5/24/2024	COMPLETE		<p>On 5/24/2024 I inspected the property and observed all violations remain noncompliance but permit PD23-45351 was applied for and remains under review, and it will be a lengthy process until the permit is approved. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500 and he stated they have met all the requirements, meetings and appointments so far and are keeping up with the timeline requirements implemented by the city. I will be meeting with the code enforcement manager Dale Hollingsworth to advise the magistrate of an extension. See photos attached and affidavit of noncompliance sent to admin for the permit violations until approval as prosecution fees and irreversible damage fees were paid.</p>
COMPLIANCE	HECTOR DELVALLE REYES	8/23/2024	8/23/2024	COMPLETE		<p>MASSEY REINSPECTION FOR ORD GRANT EXT FROM 5.29.24 HEARING. On 8/23/2024 I inspected the property and observed all violations remain noncompliance but permit PD23-45351 was applied for and remains under review, and it will be a lengthy process until the permit is approved. I spoke to Chris Gwin with Ratcliff Engineering 352-629-5500, and he stated they have met all the requirements, meetings and appointments so far and are keeping up with the timeline requirements implemented by the city. I will be meeting with the code enforcement manager Dale Hollingsworth to advise the magistrate of an extension. See photos attached and affidavit of noncompliance sent to admin for the permit violations until approval as prosecution fees and irreversible damage fees were paid.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CASE WORK	HECTOR DELVALLE REYES	9/10/2024	9/10/2024	COMPLETE	On 9/10/2024 I called Chris Gwin 352-629-5500 with Ratcliff engineering to remind him of the 9/12/2024 hearing at 5:30pm. He stated they have so far met all of the meetings and requirements moving forward per the timeline requirements implemented by the City.
COMPLIANCE	RSM	12/6/2024	12/6/2024	NON COMPLIANT	<p>ORD GRANTING EXTENSION COMPLIANCE DATE RE-INSPECTION</p> <p>On 12-6-24, I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant. The associated permit PD23-45351 was applied for but not yet issued as it was currently in the the review process. Photos taken/uploaded to report and an Affidavit of Non-Compliance was completed and submitted to Admin.</p>
COMPLIANCE	HDR	3/7/2025	3/7/2025	NON COMPLIANT	<p>MASSEY INSPECTION</p> <p>On 3/7/2025 I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant. The associated permit PD23-45351 was approved on 5/13/2025 and SUB24-45758 is under review process and city council approved it on 2/4/2025 but other approvals are still needed. See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. Voice message left for Chris Gwin with Ratcliff engineering reminding him of the hearing date and time.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

COMPLIANCE	HDR	6/6/2025	6/6/2025	NON COMPLIANT	<p>On 6/6/2025 I conducted a compliance inspection relating to the upcoming hearing. On this day, I noted the violations remain with the property being non-compliant and the associated permit PD23-45351 was approved on 5/13/2025 and SUB24-45758 was approved on 2/6/2025 and expires on 2/6/2026 and other approvals and permits are still needed. I spoke to Chris Gwin with Ratcliff engineering, and he advised they have several meetings with the city water department, electrical engineering and planning department scheduled and are in the process to start bidding for a contractor to begin the construction of the subdivision once the permits are all approved and issued and they are working on the Improvement Plans, which is the last step of the required plans.</p> <p>See photos attached and affidavit of Non-Compliance was completed and submitted to Admin. See email attached from Chris Gwin with the update information.</p>
COMPLIANCE	RDH	8/29/2025	8/29/2025	NON COMPLIANT	<p>4TH MASSEY INSPECTION</p> <p>Made contact with Radcliff Engineering who advised they were still working on the plans to be submitted but anticipate having them in within the next 2-3 weeks. They also advised the property owner has been maintaining communication with them and doing everything they should to ensure the process is moving forward. Additional extension will be requested at the Massey for another 3 months for progress to continue.</p>
COMPLIANCE	OSF	9/8/2025	9/8/2025	NON COMPLIANT	<p>Compliance inspection and affidavit. See most recent order.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

COMPLIANCE	OSF	9/8/2025	9/8/2025	NON COMPLIANT		<p>On 9/5/2025 I did a compliance reinspection, PD23-45351 is approved and SUB24-45758 is also approved. These permits are not final yet and they are not in compliance with the last order. Affidavit on file.</p> <p>Picture and affidavit on file.</p>
COMPLIANCE	OSF	12/5/2025	12/5/2025	NON COMPLIANT		<p>MASSEY INSPECTION</p> <p>On 12/5/2025 I had a meeting with Code Chief Dale Hollingsworth in regards to this property. We revise the city records and phone calls were place to the engineering firm and contractors in charged of this project. It was determined that progress is being made and they are getting ready to submit soon the plans for the development of this property. It was delayed waiting on approval from the engineering department of the city, for the approval of a WRA. The case will go to the hearing since they have not comply and we will be recommending for another extension of time. Affidavit of non compliance in file.</p>
COMPLIANCE	OSF	3/6/2026	3/6/2026	COMPLETED		<p>6TH MASSEY INSPECTION</p> <p>On 3/6/2026 I did a compliance inspection and they have not come into compliance with the order. An affidavit of non compliance has been filed.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
POSTING; NOH	HD	1/18/2023	2/24/2023	<p>ON 2/24/2023 I POSTED THE NOTICE OF HEARING LETTER AT THE PROPERTY, LETTERS NOT DELIVERED PER USPS TRACKING INFO. SEE TRACKING INFO AND PHOTOS ATTACHED. AFFIDAVIT OF POSTING SENT TO ADMIN.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

POSTING; FAO	HD	4/14/2023	4/14/2023	ON 4/14/2023 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. I OBSERVED ALL VIOLATIONS REMAIN NONCOMPLIANCE AND NO PERMITS APPLIED FOR. I CALLED THE PROPERTY OWNER AND ADVISED HIM OF THE POSTING, AND HE STATED THEY WILL BE MEETING WITH THE NEIGHBORHOOD ASSOCIATION NEXT WEEK AND AFTER THAT HE WILL BE CALLING ME TO SET UP AN APPOINTMENT TO MEET WITH US AND JEFF SHRUM. SEE PHOTOS ATTACHED.
POSTING; ORD GRANT EXT TIME	HD	8/17/2023	8/17/2023	ON 8/17/2023 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY AND AFFIDAVIT OF POSTING SENT TO ADMIN. SEE PHOTOS ATTACHED AND PROPERTY NONCOMPLIANCE BUT PERMITS TIME LINE MOVING ALONG AND ON TIME.
NOTICE OF NON COMPLIANCE HEARING.	HD	10/3/2023	10/3/2023	ON 10/3/2023 I POSTED THE NOTICE OF NONCOMPLIANCE HEARING AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	12/7/2023	12/7/2023	ON 12/14/2023 I POSTED THE ORDER GRANTING EXTENSION OF TIME NOTICE OR HEARING ON COMPLIANCE AND IMPOSITION OF FINES AT THE PROPERTY, SEE PHOTOS ATTACHED.
POSTING; ORD GRANT EXT TIME	HD	3/5/2024	3/5/2024	ON 3/5/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY. SEE PHOTOS ATTACHED.
POSTING; ORD GRANT EXT TIME	HD	6/11/2024	6/11/2024	ON 6/11/2024 I POSTED THE ORDER GRANTING EXTENSION AT THE PROPERTY, SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING NOTICE	HD	7/10/2024	7/10/2024	ON 7/10/2024 I POSTED THE NOTICE OF NON-COMPLIANCE HEARING AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
POSTING; ORD GRANT EXT TIME	HD	9/18/2024	9/18/2024	ON 9/18/2024 I POSTED THE ORDER GRANTING EXTENSION OF TIME AT THE PROPERTY, SEE PHOTOS ATTACHED AND SENT TO ADMIN.
MASSEY	YVETTE J GRILLO	12/12/2024	12/13/2024	WAS GRANTED EXTENSION UNTIL 3/6/2025

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CERTIFIED MAIL	YVETTE J GRILLO	12/18/2024	12/18/2024	<p>FOF 91 7199 9991 7039 7683 3016 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776</p> <p>91 7199 9991 7039 7937 4843 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p>
OFFICER POSTING	HECTOR D REYES	12/19/2024	12/19/2024	Posted order granting extension of time.
CONTACT	HECTOR D REYES	3/7/2025	3/7/2025	Spoke to Chris Gwin 352-629-5500 with Ratcliff engineering and reminded him of the hearing next Thursday 3/13 at 1730pm.
MASSEY	YVETTE J GRILLO	3/13/2025	3/18/2025	2ND MASSEY
CERTIFIED MAIL	YVETTE J GRILLO	3/18/2025	3/18/2025	<p>ORD GRANT EXT 91 7199 9991 7039 7680 9508 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776</p> <p>91 7199 9991 7039 7602 3184 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p>
OFFICER POSTING	HECTOR D REYES	3/21/2025	3/21/2025	On 3/21/2025 I posted the order granting inspection at the property and affidavit of posing sent to admin. See photos attached.
CONTACT	HECTOR D REYES	6/6/2025	6/6/2025	Spoke to Chris Gwin 352-629-5500 with Ratcliff engineering and provided me with an update of the permits and the next steps of the process. For more information see today's inspection.
MASSEY	YVETTE J GRILLO	6/12/2025	6/23/2025	3RD MASSEY

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_8006

MASSEY	YVETTE J GRILLO	6/12/2025	6/23/2025	ORD GRANTING EXT WAS COMPLETED GIVING UNTIL SEPTEMBER 4TH FOR COMPLIANCE
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2025	6/24/2025	<p>ORDER GRANT EXT 91 7199 9991 7039 7680 9379 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p> <p>91 7199 9991 7039 7680 9409 SMART FILL INVESTMENT LLC 207 S SANTA ANITA STREET, G-10 SAN GABRIEL, CA 91776</p>
OFFICER POSTING	HECTOR D REYES	6/24/2025	6/24/2025	On 6/24/2025 I posted the order granting extension at the property and affidavit of posing sent to admin. See photos attached.
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	NOTICE NON COMP HEARING
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	<p>NOTICE NON COMP HEARING</p> <p>91 7199 9991 7039 7680 7160 SMART FILL INVESTMENT LLC 207 S SANTA ANITA ST, STE G-10 SAN GABRIEL, CA 91776</p> <p>91 7199 9991 7039 7680 7177 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p>
OFFICER POSTING	OSIAS FERREIRA	7/10/2025	7/10/2025	<p>NOTICE NON COMP HEARING</p> <p>Posted Non-Compliance Hearing at the property.</p>
MASSEY	YVETTE J GRILLO	9/10/2025	9/11/2025	4TH MASSEY

Case Details - No Attachments

City of Ocala

Case Number
2022_8006

CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	<p>ORDER GRANT EXT 91 7199 9991 7039 7682 0633 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p> <p>91 7199 9991 7039 7682 5515 SMART FILL INVESTMENT LLC 207 S SANTA ANITA STREET, G-10 SAN GABRIEL, CA 91776</p>
OFFICER POSTING	OSIAS FERREIRA	9/15/2025	9/15/2025	<p>ORDER GRANTING EXTENSION READY TO POST Posted at the property, affidavit on file.</p>
MASSEY	YVETTE J GRILLO	12/11/2025	12/16/2025	5TH MASSEY - Extend 3 months (to 5pm March 5th, 2026)
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	<p>ORD GRANT EXT 91 7199 9991 7039 7931 6195 SMART FILL INVESTMENT LLC 4810 49TH AVE N ST PETERSBURG, FL 33714-2844</p>
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	<p>ORD GRANT EXT Posted at the property</p>
MASSEY	YVETTE J GRILLO	3/12/2026		6TH MASSEY

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

THE CITY OF OCALA

CASE NO: 2022_8006

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166913 OR BK 8787 PGS 946-948
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

SMART FILL INVESTMENT LLC
4810 49TH AVEN
ST PETERSBURG, FL 33714-2844

Respondents /

ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 11th, 2025 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. PREVIOUS FINDINGS OF FACT: DATED NOVEMBER 29TH 2023

A. The Respondent(s), SMART FILL INVESTMENT LLC, owner(s) in charge of the property described as: 25773-000-00 | VACANT LOT | 1300 BLOCK OF NW 14TH ST, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.

B. That on and between July 8th, 2022 and October 2nd, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 118-71 - Tree removal permit required; exceptions, Section 122-212 - Site plan approval required.

II. PREVIOUS CONCLUSION OF LAW: DATED NOVEMBER 29TH 2023

A. The Respondent(s), SMART FILL INVESTMENT LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 118-71 - Tree removal permit required; exceptions, Section 122-212 - Site plan approval required, in that the Respondent(s) have failed to remedy the violation(s) and are subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. PREVIOUS ORDER: DATED NOVEMBER 29TH 2023

A. Find the Respondent(s) guilty of violating city code section(s): 118-71, 122-212 and Order to:

1.) (a) Obtain tree removal permit for the unpermitted removal of numerous trees by 4:00pm on Thursday January 25th, 2024. Once the permit is obtained, the permitted work shall be completed within 30 days after the issuance of the initial permit. If the Respondent fails to comply by 07:00 am on Friday January 26th, 2024, there shall be a fine of \$500.00 per day thereafter until all violations have been abated.

2.) (a.) Obtain any required permits needed to bring the site into compliance with the original site plan and section 122-212 by 04:00pm on Thursday January 25th, 2024. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, 2023, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

(b.) If no permits are required to conduct the work necessary to meet the site and surfacing requirements, the Respondent(s) shall complete the work necessary by 04:00pm on Thursday January 25th, 2024. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, subsection (c) shall apply.

(c.) Failure to comply with any subsection of item two (2) in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter, that shall run in addition to any other fines.

- 3.) Pay the cost of prosecution of \$203.90 by Thursday January 25th, 2024.
- 4.) Pay an immediate fine of \$5,000.00 due the irreparable and irreversible nature of the violation by January 25th, 2024.
- 5.) An additional \$10,000.00 fine shall be assessed if violations are not abated by January 25th, 2024.

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.

IV. ORDER EFFECTIVE: DECEMBER 11TH, 2025

A. Find the Respondent(s) guilty of violating city code section(s): 118-71, 122-212 and Order to:

1.) (a.) Obtain tree removal permit for the unpermitted removal of numerous trees by 4:00pm on Thursday, March 5th, 2026. Once the permit is obtained, the permitted work shall be completed within 30 days after the issuance of the initial permit. If the Respondent fails to comply by 07:00 am on Friday, March 6th, 2026, there shall be a fine of \$500.00 per day thereafter until all violations have been abated.

2.) (a.) Obtain any required permits needed to bring the site into compliance with the original site plan and section 122-212 by 04:00pm on Thursday, March 5th, 2026. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, March 6th, 2026, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

(b.) If no permits are required to conduct the work necessary to meet the site and surfacing requirements, the Respondent(s) shall complete the work necessary by 04:00pm on Thursday, March 5th, 2026. If the Respondent(s) fail to comply by 07:00 am on Friday, March 6th, 2026, subsection (c) shall apply.

(c.) Failure to comply with any subsection of item two (2) in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter, that shall run in addition to any other fines.

3.) An additional \$10,000.00 fine shall be assessed if violations are not abated by March 5th, 2026.

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.

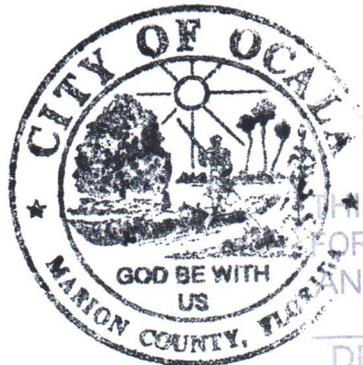
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED this 11th day of December 2025

MUNICIPAL CODE ENFORCEMENT
BOARD OCALA, FLORIDA



Mike Gartner, Chair
Municipal Code Enforcement Board

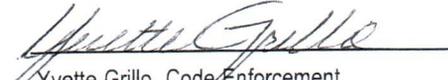


THIS IS TO CERTIFY THE
FOLLOWING TO BE A TRUE
AND ACCURATE COPY

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: SMART FILL INVESTMENT LLC, 4810 49TH AVE N, ST PETERSBURG, FL 33714-2844, AND SMART FILL INVESTMENT LLC, 207 S. SANTA ANITA STREET, STE G-10, SAN GABRIEL, CA 91776, this 11 day of December 2025.


Yvette Grillo, Code Enforcement
Specialist Municipal Code Enforcement

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 MARCH 12TH, 2026, 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 STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

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

CASE NO: 2022_8006

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 12/22/2025 post the Order Granting Extension to the property, located at 1300 BLK NW 14TH ST, OCALA.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

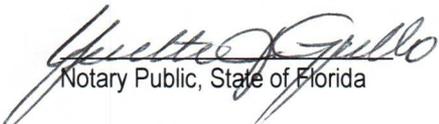
FURTHER, AFFIANT SAYETH NAUGHT.

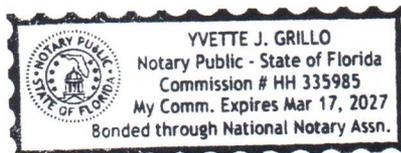
Dated: 12/22/2025


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo 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

City of Ocala
Code Enforcement Division
12/22/2025 9:12 AM



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

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

CASE NO: 2022_8006

THE CITY OF OCALA
Petitioner,

vs.
SMART FILL INVESTMENT LLC
4810 49TH AVEN
ST PETERSBURG, FL 33714-2844
Respondents

ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on December 11th, 2025 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. **PREVIOUS FINDINGS OF FACT: DATED NOVEMBER 29TH 2023**

A. The Respondent(s), SMART FILL INVESTMENT LLC, owner(s) in charge of the property described as: 25773-000-00 VACANT LOT 11300 BLOCK OF NW 14TH ST, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.

B. That on and between July 8th, 2022 and October 2nd, 2023 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 118-71 - Tree removal permit required, exceptions, Section 122-212 - Site plan approval required.

II. **PREVIOUS CONCLUSION OF LAW: DATED NOVEMBER 29TH 2023**

A. The Respondent(s), SMART FILL INVESTMENT LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 118-71 - Tree removal permit required, exceptions, Section 122-212 - Site plan approval required, in that the Respondent(s) have failed to remedy the violation(s) and are subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. **PREVIOUS ORDER: DATED NOVEMBER 29TH 2023**

A. Find the Respondent(s) guilty of violating city code section(s): 118-71, 122-212 and Order to:

1.) (a) Obtain tree removal permit for the unpermitted removal of numerous trees by 4:00pm on Thursday January 25th, 2024. Once the permit is obtained, the permitted work shall be completed within 30 days after the issuance of the initial permit. If the Respondent fails to comply by 07:00 am on Friday January 26th, 2024, there shall be a fine of \$500 per day thereafter until all violations have been corrected.

2.) (a) Obtain any required permits needed to bring the site into compliance with the original site plan and Section 122-212 by 04:00pm on Thursday January 25th, 2024. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, 2023, or if the permits issued expire without a final inspection finding that the work complies with the codes, subsection (c) shall apply, or

(b) If no permits are required to conduct the work necessary to meet the site plan, the Respondent(s) shall complete the work necessary by 04:00pm on Thursday January 25th, 2024. If the Respondent(s) fail to comply by 07:00 am on Friday January 26th, 2024, subsection (c) shall apply.

(c) Failure to comply with any subsection of item two (2) in the times allowed for compliance there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines.

City of Ocala
Code Enforcement Division
12/22/2025 9:12 AM

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

CASE NO: 2022_8006

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 12/19/2025 post the Order Granting Extension 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: 12/19/2025

Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





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

ORD GRANT EXT. 8006

CERTIFIED MAIL



91 7199 9991 7039 7931 6195

JACKSONVILLE RPDC 320

24 DEC 2025 PM 1 L

FIRST-CLASS



US POSTAGE IMP/PTNEY BO



ZIP 34471 **\$ 008.!**
02 7W
0008039548 DEC 23

ANK

VS.

SMART FILL INVESTMENT LLC
4810 49TH AVEN
ST PETERSBURG, FL 33714-2844

Respondents /

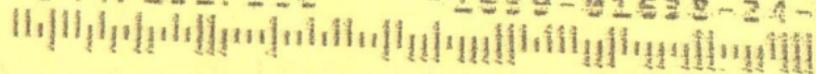
339 EE 1

0212/31/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

PC: 34471217300

*1000-01000-PA-02



33714-2

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2022_8006

SMART FILL INVESTMENT LLC FIRS

4810 49TH AVE N ST

PETERSBURG FL 33714-2844

Respondent/

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

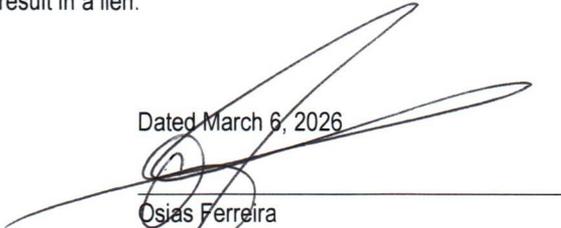
1. That on **12/11/2025**, the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **03/06/2026**.
3. That the Respondent has not brought the property located in the city limits of Ocala, into compliance on; **03/06/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; SECTION 118-71, 122-212

5. The prosecution costs remain paid. Any additional costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated March 6, 2026



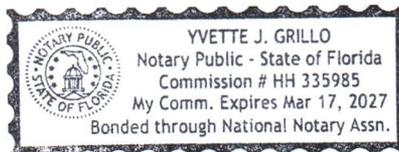
Osias Ferreira
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this March 6, 2026, by Osias Ferreira who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on this March 6, 2026



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida