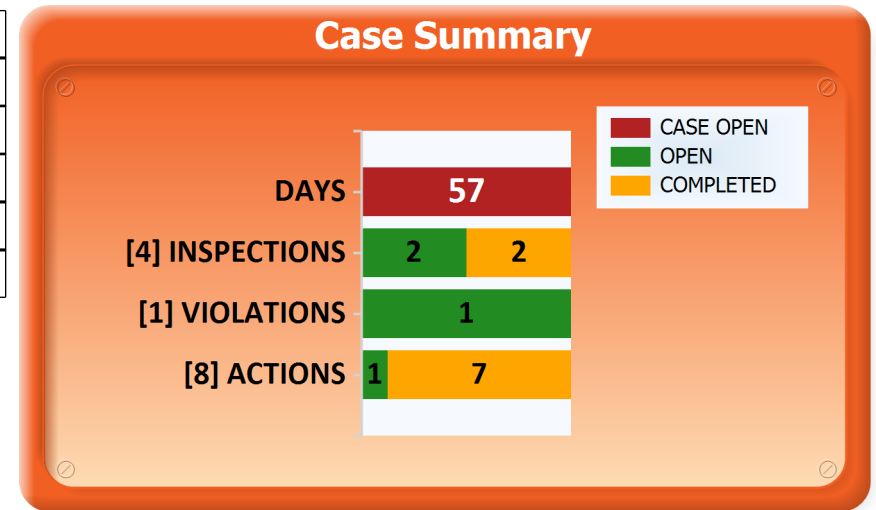


# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0149**

Description: LITTERED / UNKEMPT DUMPSTER AREA			Status: HEARING
Type: ENVIRONMENTAL		Subtype: DUMPSTER COMPACTOR	
Opened: 6/26/2025	Closed:	Last Action: 8/27/2025	Fillw Up: 8/27/2025
Site Address: 3120 SW 27TH AVE OCALA, FL 34471			
Site APN: 2372-006-003		Officer: JEFFREY GUILBAULT	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/29/2025	7/29/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/29/2025	7/29/2025	NOVPH MAILED (2) 91 7199 9991 7039 7683 9963 OCALA REAL PROPERTY INVESTORS GROUP INC 2810 SE 3RD CT OCALA, FL. 34471-0458  91 7199 9991 7039 7683 9970 PATEL SANJAY (REGISTERED AGENT) 3295 SE 53RD CT OCALA, FL. 34471
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	8/27/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	7/30/2025	7/30/2025	NOVPH READY FOR POSTING

OFFICER POSTING	JEFFREY GUILBAULT	7/30/2025	7/30/2025	NOVPH posted at 1240
PREPARE NOTICE	SHANEKA GREENE	7/29/2025	7/29/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	6/27/2025	6/27/2025	C L T O - COMPT DATE OF 07/25/2025 PLEASE AND THANK YOU
REGULAR MAIL	SHANEKA GREENE	6/27/2025	6/27/2025	CLTO MAILED (2)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/15/2025	8/20/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 2025, 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.) Pay the cost of prosecution of \$229.55 by September 18th, 2025.</p>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	OCALA REAL PROPERTY INVESTORS GROUP INC	2810 SE 3RD CT OCALA, FL 34471-0458			
REGISTERED AGENT	PATEL,SANJAY	3295 SE 53RD COURT OCALA, FL 34471			
RESPONDENT 1	OCALA REAL PROPERTY INVESTORS GROUP INC	2810 SE 3RD CT OCALA, FL 34471-0458			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	PATEL,SANJAY	3295 SE 53RD COURT OCALA, FL 34471			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$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:			\$229.55	\$0.00						
TOTALS:			\$229.55	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	7/29/2025	7/29/2025	NON COMPLIANT	CLTO DATE	Case re-assigned from Robert Moore to Jeff Guilbault due to R. Moore's absence.  Verified that the dumpster pad has not been cleared of the items and debris. Please see photos. NOVPH sent to admin.
FOLLOW UP	JGB	8/27/2025				
HEARING INSPECTION	JGB	8/26/2025				

INITIAL	RSM	6/26/2025	6/26/2025	NON COMPLIANT		On 6-26-25, I observed the dumpster area on the property to be littered with rancid, decaying trash and debris to include a sofa. Photos were added and a request was submitted to Admin. to generate/mail a courtesy letter advising of the issue and requirements for abatement. Follow-up scheduled accordingly.
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	6/26/2025				DECAYING TRASH AND DEBRIS (FURNITURE) IN DUMPSTER AREA. DUMPSTER PAD NEEDS OT BE FREE AND CLEAR OF TRASH/DEBRIS TO FACILITATE DUMPSTER SERVICE. CALL UPON COMPLETION



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

THE CITY OF OCALA

CASE NO: ENV25-0149

Petitioner,

VS.

OCALA REAL PROPERTY INVESTORS  
GROUP INC  
C/O PATEL, SANJAY

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

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

	Cost	# of hour(s)	Total:
Attorney Fees:			

**2. Inspector(s) Time:**

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

**5. Copies of Related Document(s):**

	Cost	# of page(s)	Total:
Clerical:			

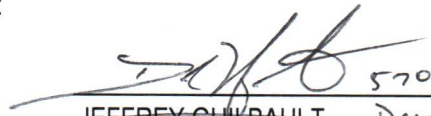
**6. Postage Cost(s):**

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$2.22	3	\$26.58	3	\$26.58

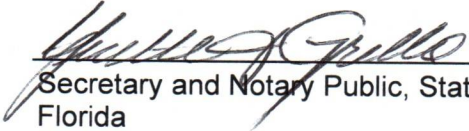
**Total Costs: \$229.55**

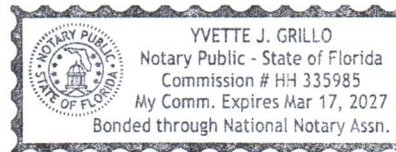
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
8/21/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
JEFFREY GUILBAULT *DALE HOLLINGSWORTH*  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 21 Aug  
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





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

2372-006-003

[GOOGLE Street View](#)

Prime Key: 2491108

[MAP IT+](#)

Current as of 6/26/2025

### [Property Information](#)

OCALA REAL PROPERTY  
INVESTORS GROUP INC  
2810 SE 3RD CT  
OCALA FL 34471-0458

### [Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 19

Acres: 1.08

[More Situs](#)

Situs: 3120 SW 27TH AVE ALL UNITS  
OCALA

### [2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$839,899
Total Assessed Value	\$839,899
Exemptions	\$0
Total Taxable	\$839,899

[Ex Codes:](#)

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$282,000	\$540,737	\$15,088	\$839,899	\$839,899	\$0	\$839,899
2023	\$282,000	\$564,491	\$15,194	\$839,249	\$839,249	\$0	\$839,249
2022	\$282,000	\$506,887	\$15,301	\$797,048	\$797,048	\$0	\$797,048

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">4140/0877</a>	08/2005	41 CORP	2 V-SALES VERIFICATION	Q	I	\$925,000
<a href="#">2549/0114</a>	05/1998	08 CORRECTIVE	0	U	V	\$100
<a href="#">2501/0936</a>	05/1998	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$215,000

### [Property Description](#)

SEC 26 TWP 15 RGE 21  
PLAT BOOK Y PAGE 056  
PADDOCK PARK COMMERCIAL CENTER PHASE II  
BLK F LOT 3

Parent Parcel: 2372-000-001

Rec. \$  
Doc Stamps \$

27.00  
6475.00

For Recorder's Use Only

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 08/16/2005 04:29:46 PM

FILE #: 2005144990 OR BK 04140 PGS 0877-0879

RECORDING FEES 27.00

DEED DOC TAX 6,475.00

*RC*

Prepared by/Record & Return to:  
Chester J. Trow, Esquire  
Chester J. Trow, P.A.  
21 North Magnolia Avenue, Second Floor  
Ocala, FL 34475  
(352) 369-8830



### CORPORATE WARRANTY DEED

THIS INDENTURE, made this 15 day of August, 2005 by and between PROFESSIONAL RESOURCE MANAGEMENT, INC. f/k/a MEDICAL & PROFESSIONAL RESOURCE MANAGEMENT, INC., whose mailing address is 3307 SW 26<sup>th</sup> Avenue, Suite 101, Ocala, the County of Marion, State of Florida 34474, GRANTOR, and OCALA REAL PROPERTY INVESTORS GROUP, INC. whose mailing address is 2810 SE Third Court, Ocala, Florida 34471, GRANTEE.

WITNESSETH, that the said Grantor for and in consideration of the sum of Ten and no/100 Dollars, to it in hand paid by the Grantee has granted, bargained and sold to the said Grantee and Grantee's successors and assigns forever the lands described as follows:

Lot 3, Block F, Paddock Park Commercial Center Phase Two, according to the map or plat thereof as recorded in Plat Book Y, Pages 56 through 63, Public Records of Marion County, Florida.

SUBJECT to taxes for 2005 and thereafter.

Marion County Property Appraiser's Parcel Number 2372-006-003.

Subject to all assessments levied by the owners association.

SUBJECT TO Developer's Agreement recorded January 25, 1984 in Official Records Book 1199, Page 589; Amendments recorded in Official Records

Book 1220, Page 183, Official Records Book 1291, Page 1220, Official Records Book 1390, Page 1109, Official Records Book 1927, Page 198, all in the Public Records of Marion County, Florida, which contain provisions creating easements and/or assessments.

SUBJECT TO Covenants, conditions, and restrictions recorded February 15, 1984 in Official Records Book 1203, Page 151, recorded March 7, 1984 in Official Records Book 1206, Page 1829 and recorded September 18, 1984 in Official Records Book 1241, Page 463, Amendment recorded in Official Records Book 1248, Page 514, all in the Public Records of Marion County, Florida, which contain provisions creating easements and/or assessments.

SUBJECT TO Easement in favor of United Telephone Company of Florida, contained in instrument recorded November 9, 1981, Official Records Book 1249, Page 1887, Public Records of Marion County, Florida.

SUBJECT TO Development Order recorded in Official Records Book 1260, Page 1059, Amendments recorded in Official Records Book 2258, Page 1594, Official Records Book 2258, Page 1602, Official Records Book 2417, Page 1643, Official Records Book 2417, Page 1650, Official Records Book 2945, Page 1028, Official Records Book 2945, Page 1031, and Official Records Book 3072, Page 893, all in the Public Records of Marion County, Florida.

SUBJECT TO Easement in favor of the City of Ocala, contained in instrument recorded June 5, 1985 in Official Records Book 1285, Page 1849, Public Records of Marion County, Florida.

SUBJECT TO Restrictions, conditions, reservations, easements, and other matters contained on the Plat of Paddock Park Commercial Center Phase Two, as recorded in Plat Book Y, Pages 56 through 63, Resolution recorded in Official Records Book 2269, Page 1007, all in the Public Records of Marion County, Florida.

SUBJECT TO Easement in favor of the City of Ocala, contained in instrument recorded November 29, 1990 in Official Records Book 1700, Page 345, Public Records of Marion County, Florida.

SUBJECT TO Development Agreement recorded in Official Records Book 1893, Page 1722, Public Records of Marion County, Florida.

SUBJECT TO Agreement recorded May 19, 1998 in Official Records Book 2501, Page 940; Amendment recorded in Official Records Book 2656, Page 1080, all in the Public Records of Marion County, Florida.

The Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Transferor has caused its corporate name to be hereunto subscribed and the corporate seal to be affixed by its officers hereunto duly authorized, this 15 day of August, 2005.

Witnesses as to Grantor:

GRANTOR:

Alexis M. LeQuier  
Print Name: Alexis M. LeQuier

PROFESSIONAL RESOURCE MANAGEMENT, INC. f/k/a MEDICAL & PROFESSIONAL RESOURCE MANAGEMENT, INC.

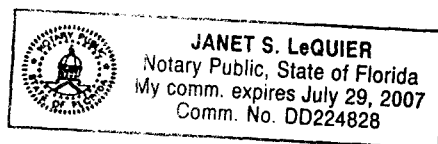
Janet S. LeQuier  
Print Name: Janet S. LeQuier

By: Jay Prayda  
Jay Prayda, President

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 15 day of August, 2005, by JAY PRAVDA, the President of PROFESSIONAL RESOURCE MANAGEMENT, INC. f/k/a MEDICAL & PROFESSIONAL RESOURCE MANAGEMENT, INC. Such person: (notary must check applicable box)

- ☐ is personally known to me.  
☒ produced a current Florida Driver's License as identification.  
☐ produced \_\_\_\_\_ as identification.



Janet S. LeQuier  
Notary Public  
State of Florida, at Large  
My commission expires:

pravja.02  
wd.corp.wpd



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

## Detail by Entity Name

Florida Profit Corporation

OCALA REAL PROPERTY INVESTORS GROUP, INC.

### Filing Information

<b>Document Number</b>	P05000087652
<b>FEI/EIN Number</b>	20-3089028
<b>Date Filed</b>	06/17/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CANCEL ADM DISS/REV
<b>Event Date Filed</b>	02/27/2009
<b>Event Effective Date</b>	NONE

### Principal Address

2810 SE 3RD COURT  
OCALA, FL 34471

Changed: 03/28/2012

### Mailing Address

2810 SE 3RD COURT  
OCALA, FL 34471

Changed: 03/28/2012

### Registered Agent Name & Address

PATEL, SANJAY  
3295 SE 53RD COURT  
OCALA, FL 34471

Name Changed: 04/27/2007

Address Changed: 04/27/2007

### Officer/Director Detail

#### **Name & Address**

Title P, D

PATEL, SANJAY  
3295 SE 53RD COURT  
OCALA, FL 34471

Title VP, D

KATHIRIPILLAI, KETHEESWARAN  
3585 SW 24TH AVENUE ROAD  
OCALA, FL 34474

Title S,D

PATEL, KASHMIRA  
3295 SE 53RD COURT  
OCALA, FL 34471

Title T,D

KETHEESWARAN, BHAVANI  
3585 SW 24TH AVENUE ROAD  
OCALA, FL 34474

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	04/29/2024
2025	04/25/2025

Document Images

<a href="#">04/25/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/14/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">06/22/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/25/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/13/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/27/2009 -- REINSTATEMENT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/08/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>





GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

6/27/2025

CASE NO: ENV25-0149

OCALA REAL PROPERTY INVESTORS GROUP INC  
2810 SE 3RD CT  
OCALA, FL. 34471-0458

PATEL SANJAY (REGISTERED AGENT)  
3295 SE 53<sup>RD</sup> CT  
OCALA, FL. 34471

**RE: 2372-006-003 | 3120 SW 27th Ave (dumpster area)**

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 07/25/2025***

***Violations:***

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
DECAYING TRASH AND DEBRIS (FURNITURE) IN DUMPSTER AREA. DUMPSTER PAD NEEDS OT BE FREE AND CLEAR  
OF TRASH/DEBRIS TO FACILITATE DUMPSTER SERVICE. CALL UPON COMPLETION

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 officer 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.

ROBERT MOORE,  
Code Enforcement Environmental Officer  
352-274-3725 [rsmoore@ocalafl.gov](mailto:rsmoore@ocalafl.gov)



*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

07/30/2025

OCALA REAL PROPERTY INVESTORS GROUP INC  
2810 SE 3RD CT  
OCALA, FL. 34471-0458

PATEL SANJAY (REGISTERED AGENT)  
3295 SE 53RD CT  
OCALA, FL. 34471

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

**Location of Violation:** 3120 SW 27TH AVE|2372-006-003

**Case Number:** ENV25-0149

**Officer Assigned:** Jeff Guilbault

**Required Compliance Date:** 08/26/2025

**Public Hearing Date & Time:** 08/27/2025 10:30

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

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
DECAYING TRASH AND DEBRIS (FURNITURE) IN DUMPSTER AREA. DUMPSTER PAD  
NEEDS OT BE FREE AND CLEAR OF TRASH/DEBRIS TO FACILITATE DUMPSTER  
SERVICE. CALL UPON COMPLETION

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 enforcement officer 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                      Code Enforcement Officer  
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: ENV25-0149**

**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 07/30/2025 post the Notice of Violation & Public Hearing to the property, located at 3120 SW 27TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

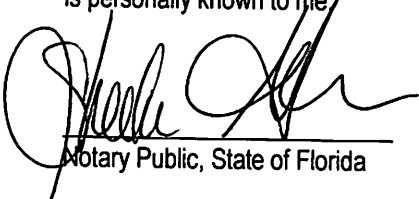
**FURTHER, AFFIANT SAYETH NAUGHT.**

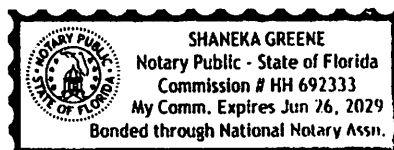
Dated: 07/30/2025

  
Environmental Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/30/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me

  
Notary Public, State of Florida







City of Ocala  
Environmental Enforcement  
07/30/2025 12:39:56






**CODE  
ENFORCEMENT**

**352-629-8309**

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

 *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**

07/30/2025

OCALA REAL PROPERTY INVESTORS GROUP INC  
2810 SE 3RD CT  
OCALA, FL 34471-0458

PATEL SANJAY (REGISTERED AGENT)  
3295 SE 53RD CT  
OCALA, FL 34471

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

Location of Violation: 3120 SW 27TH AVE/2372-006-003  
Case Number: ENV25-0149  
Officer Assigned: Jeff Guilbault  
Required Compliance Date: 08/26/2025  
Public Hearing Date & Time: 08/27/2025 10:30  
Violation(s) and How to Abate:  
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
DECAYING TRASH AND DEBRIS (FURNITURE) IN DUMPSTER AREA. DUMPSTER PAD  
NEEDS TO BE FREE AND CLEAR OF TRASH/DEBRIS TO FACILITATE DUMPSTER  
SERVICE. CALL UPON COMPLETION

Office Reports

City of Ocala  
Environmental Enforcement  
07/30/2025 12:39:52



**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: ENV25-0149**

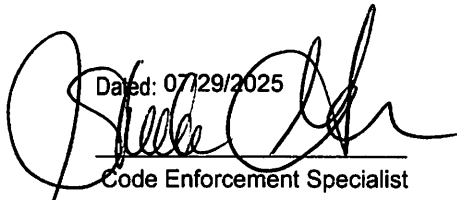
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

**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 07/29/2025 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.**

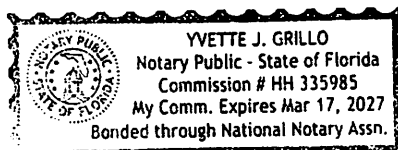
Dated: 07/29/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/29/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
07/29/2025 09:23:24





Jun 26, 2025 at 8:03:35 AM  
City of Ocala  
Environmental Enforcement





Jun 26, 2025 at 8:03:26 AM  
City of Ocala  
Environmental Enforcement





Jun 26, 2025 at 8:03:54 AM  
City of Ocala  
Environmental Enforcement