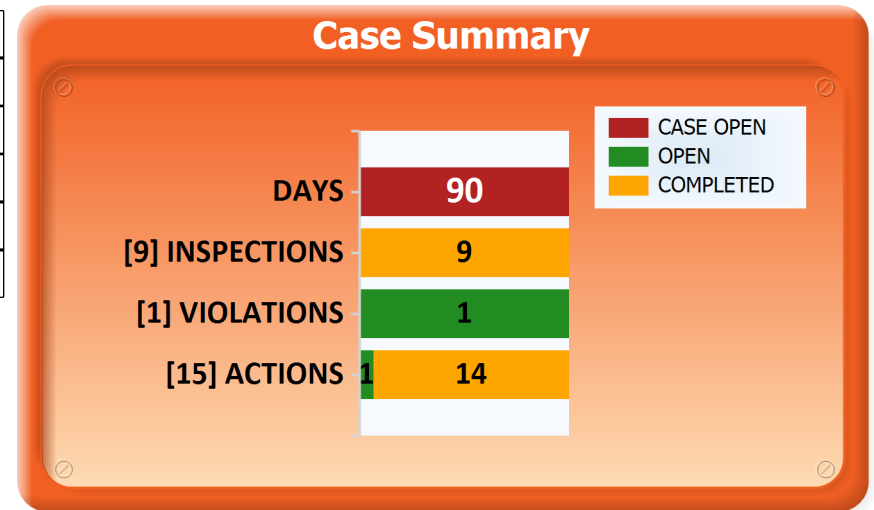


Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV25-0204

Description: DIRTY / UNMAINTAINED GREASE CONTAINER			Status: NON COMP HEARING
Type: ENVIRONMENTAL		Subtype: GREASE TRAPS	
Opened: 8/13/2025	Closed:	Last Action: 11/13/2025	Flw Up: 11/7/2025
Site Address: 1420 NW 10TH ST OCALA, FL 34475			
Site APN: 25607-000-00		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/11/2025	9/11/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	SHANEKA GREENE	9/11/2025	9/11/2025	NOVPH MAILED 9489 0090 0027 6697 0042 11 AL QANNAS MOHAMMAD 6420 SW 51ST CT OCALA, FL. 34474-5767
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5829 AL QANNAS, MOHAMMAD 6420 SW 51ST CT OCALA, FL 34474-5767
CONTACT	ROBERT MOORE	8/13/2025	8/13/2025	BUSINESS CARD LEFT AT BUSINESS WITH INSTRUCTIONS

CONTACT	ROBERT MOORE	9/12/2025	9/12/2025	SPOKE WITH EMPLOYEE WHILE POSTING PROPERTY - ADVISED OF ISSUES - REPLIED THAT HE UNDERSTOOD
EMAIL	ROBERT MOORE	8/13/2025	8/13/2025	EMAIL SENT TO BUSINESS ADVSING OF ISSUES AND REQUIREMENTS FOR ABATEMENT
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	11/13/2025		
OFFICER POSTING	ROBERT MOORE	9/12/2025	9/12/2025	NOVPH READY FOR POSTING POSTED NOVPH
OFFICER POSTING	ROBERT MOORE	10/15/2025	10/15/2025	FOF READY TO POST POSTED FINAL ORDER TO PROPERTY
PREPARE NOTICE	SHANEKA GREENE	8/14/2025	8/14/2025	C L T O - COMP DATE 09/10/2025 PLEASE AND THANK YOU
PREPARE NOTICE	SHANEKA GREENE	9/11/2025	9/11/2025	N O V P H COMP DATE 10/02/2025 PLEASE AND THANK YOU
REGULAR MAIL	SHANEKA GREENE	8/14/2025	8/14/2025	CLTO MAILED (2)

Case Details - No Attachments

City of Ocala

Case Number
ENV25-0204

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	Find the Respondent(s) guilty of violating city code section(s): 34-98 and order to: 1.) (a) Clean the grease container and area around container fully and properly removing any animal or vegetable greases, oils or other offensive substances by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. 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. (b) Upon abatement of any violations of section 34-98 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$244.95 by November 6th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	AL QANNAS MOHAMMAD	6420 SW 51ST CT OCALA, FL 34474-5767			
RESPONDENT 1	AL QANNAS MOHAMMAD	6420 SW 51ST CT OCALA, FL 34474-5767			
RESPONDENT 2	MANHATTAN GYROS & SUBS	1420 NW 10TH ST OCALA, FL 34475			MANHATTANGYROS@GMAIL.COM

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$244.95	\$0.00						
TOTALS:			\$244.95	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	RSM	9/12/2025	9/12/2025	NON COMPLIANT			On 9-12-25, I posted the Notice of Violation & Public Hearing to the property. I completed/signed an affidavit of posting. Photos added and follow-up scheduled in accordance with the scheduled hearing.			
CASE WORK	RSM	10/15/2025	10/15/2025	NON COMPLIANT			On 10-15-25, I posted the Code Board's Final Administrative Order to the property. I completed the accompanying affidavit of posting which was submitted to Admin. Photos attached			
COMPLIANCE	RSM	11/3/2025	11/3/2025	NON COMPLIANT			On 11-3-25, In response to a request from the property owner, I responded to conduct a compliance inspection. On this day, I observed the grease container to have been cleaned and now in compliance. The prosecution costs remain unpaid as of this date. Photos attached and affidavit on non-compliance completed and submitted to Admin.			
COMPLIANCE	RSM	11/7/2025	11/7/2025	NON COMPLIANT			massey inspection			



OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0204

COMPLIANCE	RSM	11/7/2025	11/7/2025	NON COMPLIANT		On 11-7-25, I conducted a compliance inspection per the order. On this day, I noted the violation had been abated, however the prosecution costs had not been paid. Photos attached and affidavit of non-compliance completed/submitted to Admin.
FOLLOW UP	RSM	8/27/2025	8/27/2025	NON COMPLIANT	MID POINT STATUS CHECK	On 8-27-25, I conducted a status check on the property and noted the violation remained. Photos attached and follow-up scheduled.
FOLLOW UP	RSM	9/10/2025	9/10/2025	NON COMPLIANT	CLTO DATE	On 9-10-25, I checked and noted the the violation remained with no apparent efforts put forth. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were uploaded to the case and follow-up was scheduled accordingly.
FOLLOW UP	RSM	10/2/2025	10/2/2025	NON COMPLIANT	NOVPH COMPLIANCE DATE	On 10-2-25, I checked and noted the the violation remained with no apparent efforts put forth. Proceed to hearing . Photos were uploaded to the case and follow-up was scheduled accordingly.
HEARING INSPECTION	RSM	10/7/2025	10/7/2025	NON COMPLIANT		On 10-7-25, I checked the status of the issue and noted the grease container remained dirty and unmaintained. Photos attached and case to proceed to scheduled hearing for non-compliance.
INITIAL	RSM	8/13/2025	8/13/2025	NON COMPLIANT		On 8-13-25, I observed the grease container on the property (Manhattan Gyros & Subs) to be filthy. There was coagulated grease and food matter on its exterior with insects around. The business was closed at the time and I left business card noting the issue and requirements for abatement at the door to the restaurant. I additionally sent an email to the business advising of same. I submitted a request to Admin. to generate/mail a courtesy letter. Photos were taken/added to the report and follow-up was scheduled accordingly.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-98 MISCELLANEOUS NUISANCES	ROBERT MOORE	8/13/2025				DITY, NEGLECTED & UNMAINTAINED GREASE CONTAINER NEEDS TO BE CLEANED AND BE FREE AND CLEAR OF ALL EXTERIOR GREASE AND FOOD MATTER. NOTIFY OFFICER UPON COMPLETION TO AVOID FURTHER ENFORCMENT ACTION

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

THE CITY OF OCALA

Petitioner,

VS.

AL QANNAS, MOHAMMAD

6420 SW 51ST CT

OCALA, FL 34474-5767

Respondents _____/

CASE NO: ENV25-0204



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138756 OR BK 8738 PGS 1098-1099

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 Board on; October 9th, 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. FINDINGS OF FACT:

- A. The Respondent(s), **AL QANNAS, MOHAMMAD**, owner(s) in charge of the property described as **1420 SW 10TH ST | 25607-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 13th, 2025, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-98 MISCELLANEOUS NUISANCES**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **AL QANNAS, MOHAMMAD**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-98 MISCELLANEOUS NUISANCES**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-98 and order to:
 - 1.) (a) Clean the grease container and area around container fully and properly removing any animal or vegetable greases, oils or other offensive substances by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. 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.
 - (b) Upon abatement of any violations of section 34-98 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$244.95 by November 6th, 2025.
- 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 9th day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **AL QANNAS, MOHAMMAD, 6420 SW 51ST CT, OCALA, FL 34474-5767**, this 9th day of October 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

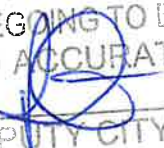
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON NOVEMBER 13TH, 2025, AT 5:30 PM, 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 INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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



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

DEPUTY CITY CLERK

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

CASE NO: ENV25-0204

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

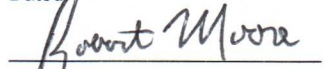
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/15/2025 post the Final Administrative Order to the property, located at 1420 SW 10TH 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.

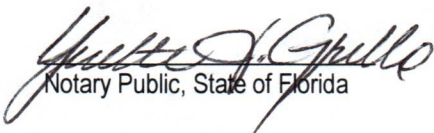
Dated: 10/15/2025

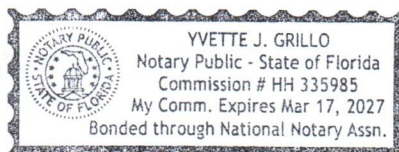

Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo
is personally known to me.

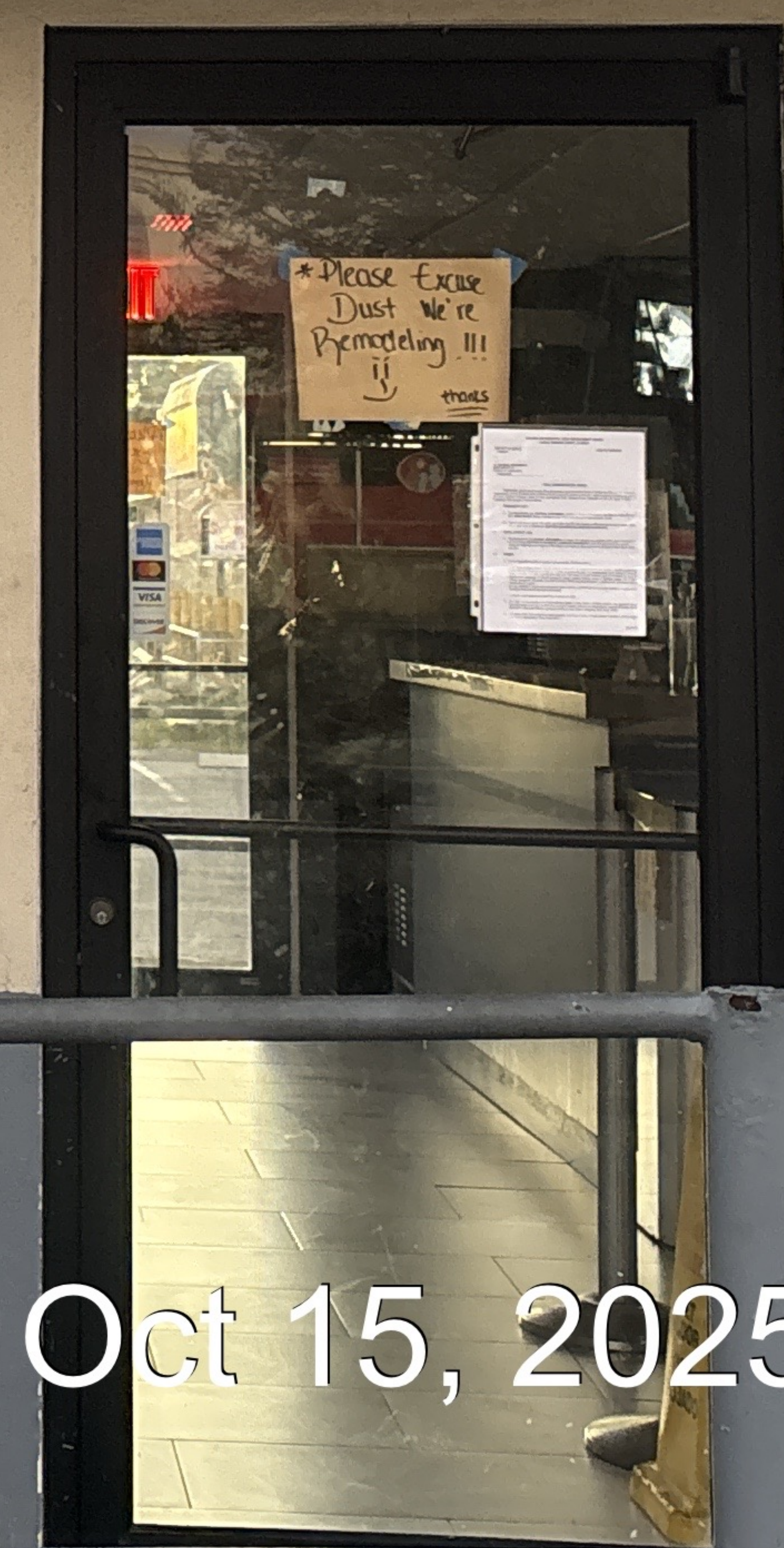
Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



QVROS & SUBS

352-732-7332



Oct 15, 2025 at 7:19:37 AM
City of Ocala
Environmental Enforcement



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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV25-0204

vs.

AL QANNAS, MOHAMMAD
6420 SW 51ST CT
OCALA, FL 34474-5767
Respondents

CERTIFICATE OF SERVICE
FINAL ADMINISTRATIVE ORDER

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- A. The Respondent(s), **AL QANNAS, MOHAMMAD**, owner(s) in charge of the property described as **1420 SW 10TH ST | 25607-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between August 13th, 2025, and October 7th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-98 MISCELLANEOUS NUISANCES**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **AL QANNAS, MOHAMMAD**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-98 MISCELLANEOUS NUISANCES**, 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.

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- 2.) Pay the cost of prosecution of \$244.95 by November 6th, 2025.
- 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.

Oct 15, 2025 at 7:19:24 AM
City of Ocala
Environmental Enforcement

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

CASE NO: ENV25-0204

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

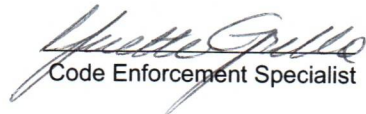
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/14/2025 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.

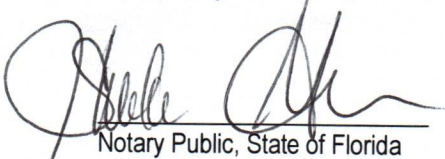
FURTHER, AFFIANT SAYETH NAUGHT.

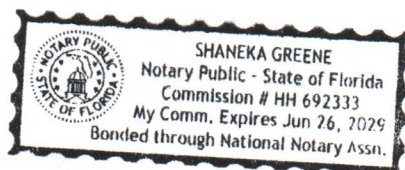
Dated: 10/14/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/14/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV25-0204

AL QUNNAS, MOHAMMAD

6420 SW 51ST CT

OCALA, FL 34474-5767

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:

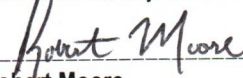
1. That on 10/09/2025 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 11/06/2025.
3. That a re-inspection was performed on 11/07/2025 per the order's compliance date.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as ordered; section(s) 34-98

5. The prosecution costs of \$244.95 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

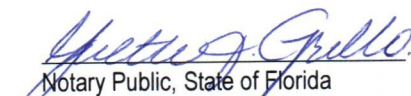
Dated this 7th day November 2025,



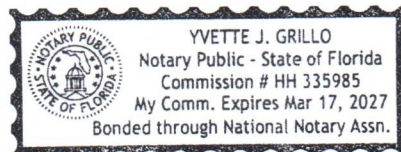
Robert Moore
Environmental Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

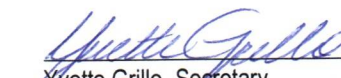
The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 7th day of November 2025, who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 7th day November 2025.



Yvette Grillo, Secretary
Municipal Code Board
Ocala, Florida



Nov 7, 2025 at 8:00:35 AM
City of Ocala
Environmental Enforcement



Nov 7, 2025 at 8:00:40 AM
City of Ocala
Environmental Enforcement