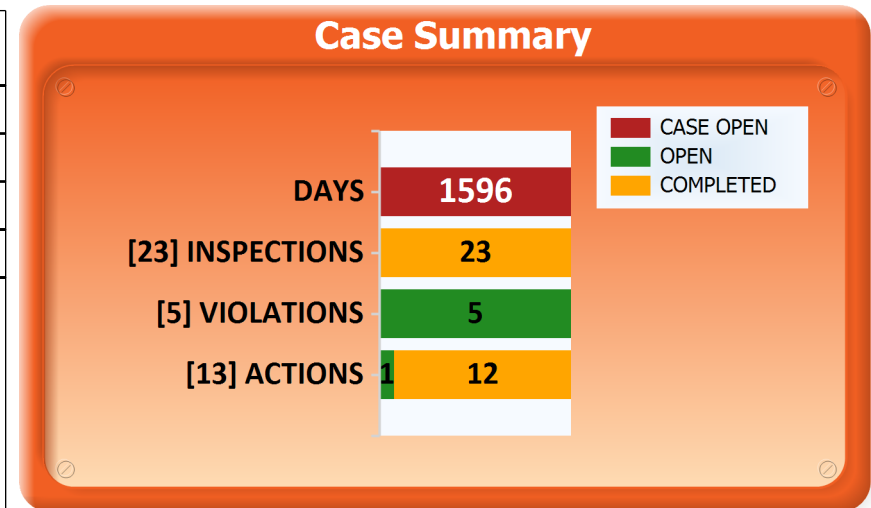


OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_7517

Description: DANGEROUS COMMERCIAL BUILDING / WORK DONE WITHOUT PERMITS		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype:	
Opened: 2/24/2022	Closed:	Last Action: 7/9/2026	Flw Up: 7/8/2026
Site Address: 3767 NW BLITCHTON RD OCALA, FL 334314219			
Site APN: 21767-000-00		Officer: HECTOR D REYES	
Details: 91 7199 9991 7039 6528 0950 OCALA QUALITY MANAGEMENT INC AYAZ, THARIANI (REGISTERED AGENT) 3767 NW BLITCHTON RD 91 7199 9991 7039 6528 0905 OCALA INN MANAGEMENT INC F/A/A OCALA QUALITY MANAGEMENT INC 3767 NW BLITCHTON RD			



ADDITIONAL SITES

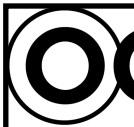
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	OCALA QUALITY MANAGEMENT INC :	OCALA FL 34475-4635 ,			
OWNER	OCALA QUALITY MANAGEMENT INC	120 NW SPANISH RIVER BLVD STE BOCA RATON, FL 33431-4219			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$100 FINE PER DAY	001-359-000-000-06-35960	449	\$44,900.00							
Total Paid for \$100 FINE PER DAY:			\$44,900.00							



OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_7517

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
\$250 FINE PER DAY	001-359-000-000-06-35960	449	\$112,250.00							
Total Paid for \$250 FINE PER DAY:			\$112,250.00							
CASE PROSECUTION COSTS	001-359-000-000-06-35960	1	\$162.80	\$162.80	6/14/22	PAYMENT #20677	003109063 104668031 5347524	CHECK	CONV	
Total Paid for CASE PROSECUTION COSTS:			\$162.80	\$162.80						
TOTALS:			\$157,312.80	\$162.80						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS		NOTES			



Case Details - No Attachments

City of Ocala

Case Number

2022_7517

STANDARDS FOR ORDERING REPAIR, VACATION OR DEMOLITION.		2/24/2022				The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article: (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired. (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated. (3) In any case where the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the building code, standard fire prevention code or other laws and ordinances of the city, exceeds 50 percent of the assessed value of the dangerous structure, it shall be demolished. The owner of a dangerous building shall be given the option, whenever possible, of either demolishing such structure or repairing it so that it will no longer exist in violation of the terms of this article. (4) In all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished. (Ord. No. 5023, Â§ 22, 2-19-02; Ord. No. 2010-13, Â§ 17, 12-1-09)
--	--	-----------	--	--	--	--



Case Details - No Attachments

City of Ocala

Case Number

2022_7517

DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS		2/24/2022			Property declared Dangerous/Unsafe on 2/24/2022 per Tim Hunt, Senior Building Inspector and red tag	(a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefor. (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board or special magistrate. (Ord. No. 5023, Â§ 20, 2-19-02; Ord. No. 2010-13, Â§ 16, 12-1-09)
		2/24/2022			Electrical work done in rooms, work shops and other locations at the property without permits.	(a) Whenever it shall come to the attention of the director of electric utilities or the building official that electrical wiring, conduits or fixtures in any structure which is being supplied with electrical energy by a utility, is found in an unsafe or dangerous condition to either persons or property, or that such wiring, conduits or fixtures for any reason constitutes a fire menace, the building official shall notify the owner or occupant of such structure, or the person against whom the bill for such electrical energy is made, of such unsafe and dangerous condition. If such condition is not corrected within three days from the giving of such notice, the utility shall forthwith discontinue the furnishing of such electrical energy to such structure until such dangerous condition is corrected to the satisfaction of the building official under provisions of applicable ordinances. (b) If, in the opinion of both the director of electric utilities and the building official, the electrical wiring, conduits, connections or fixtures in any structure are in such dangerous condition as to

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_7517

					Stop	render the further supplying of electrical energy to be used through such wiring, conduits, connections and fixtures a serious menace to either persons or property or a serious fire hazard, the building official may immediately discontinue the supplying of electrical energy to such structure without any prior notice. In such event, he shall notify the owner occupant of such structure, or the person against whom the charge for such service is made, of the reason for such discontinuance as soon as possible, and such service of electrical energy to such structure shall be discontinued until such electrical wiring shall have been repaired or the dangerous condition thereof corrected to the satisfaction of the director of electric utilities or the building official. (c) If service of electrical energy is discontinued under the provisions of this article, the usual cutoff and installation cha
BUILDING PERMIT REQUIRED		2/24/2022			Per Tim Hunt, Chief Building Inspector the following permits are need: 1-Plumbing permit for sinks r	No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661)
						All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings: (1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic. (2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or inoperable condition such that the means of egress



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_7517

DEFINITION		2/24/2022				could be rendered unsafe in case of fire or panic. (3) The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city. (6) For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used. (7) The building, structure or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse. (8) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other
------------	--	-----------	--	--	--	--

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
2022_7517

INITIAL	HECTOR DELVALLE REYES	2/25/2022	2/24/2022	NON COMPLIANT	On 2/24/2022 Per a request by Tim Hunt, Senior Building Inspector we met at this property to conduct a CO (Certificate of Occupancy) inspection. In attendance for the inspection was me (Hector Del Valle, Code Enforcement Officer), James Pogue Code Enforcement Manager, Greg McClellan Senior Site Inspector/Building inspector, Captain Anthony Ortiz OFD, Ken DeMoliner Building inspector, Anthony Bryan Acting Building Official, Eric Smit with Hill Point, possible buyer and the property owner Mr. Thariani Ayaz. During the inspection it was observed:1- Most of the second floor units/rooms sinks were remove and pipes relocated without permits. 2- Electrical work was also done without permits in rooms. 3- A gas water heater was removed on the second floor and an old unit was reinstall incorrectly with wrong pipes and electrical connection and no permits. 4- Several of the stairs have cracks steps and are in need of repairs or replacement. Per Captain Ortiz OFD the railing is in need of repairs in some locations but it should be minimal repairs to rusted metal. The Certificate Of Occupancy was denied and the property RED TAG and a STOP WORK also posted at the property until all permits are applied, issued and approved. See photos attached and NOH sent to admin and special magistrate inspection scheduled.
SPECIAL MAGISTRATE INSPECTION	HECTOR DELVALLE REYES	5/20/2022	5/20/2022	NON COMPLIANT	On 5/19/2022 I drove to the property and it was closed, unable to make contact. On 5/20/2022 I verified in TRACKIT that no permits have being applied for and all violations still remain noncompliance. See copy of TRACKIT permit search attached.



Case Details - No Attachments

City of Ocala

Case Number
2022_7517

COMPLIANCE	HECTOR DELVALLE REYES	6/24/2022	6/24/2022	NON COMPLIANT		On 6/24/2022 I conducted a compliance inspection and checked TRACKIT and no permit applied for as on this morning. See TRACKIT permit info attached, pros cost paid but no permits applied for. Affidavit of partial compliance sent to admin.
CASE WORK	HECTOR DELVALLE REYES	7/14/2023	7/14/2023	NON COMPLIANT		On 7/14/2023 I drove by the property and observed work in progress on the roof and rooms. I checked TRAKIT and found 8 new permits, GAS23-0078 applied on 6/20/2023 and in review E-plans status, BLD23-1050 applied on 5/10/2023 approved on 5/10/2023 and expiration date of 11/6/2023, PLM23-0404 applied on 5/9/2023 and on E-application status, PLM23-0329 applied on 4/19/2023 approved on 6/6/2023 and expires on 12/3/2023, ELE23-0418 applied on 4/17/2023 approved on 6/6/23 and expires on 12/3/2023, BLD23-0843 applied on 4/17/2023 approved on 6/5/2023 and expires on 12/2/2023, PLM23-0304 applied on 4/12/2023 approved on 4/18/2023 and expires on 10/15/2023, SDC23-0014 applied on 1/12/2023 approved on 1/12/2023 and on application status. I observed roof work, the property has been painted, some of the rooms are being worked on and painted, I was unable to access the property because it is fence in and gates closed. See photos attached and I spoke to James Pogue and Yiovanni Santiago, and they will be meeting and will let me know what to do next. Inspection scheduled for two weeks.
CASE WORK	HECTOR DELVALLE REYES	8/3/2023	8/3/2023	NON COMPLIANT		Waiting for management decision on this case. Need to set up a time with a building inspector to inspect if they are following the scoop of work on the permits. On 8/3/2023 I spoke to Greg McClellan Building inspector, and he will be scheduling an inspection for next week and will be letting me know to attend with him. Inspection rescheduled for 8/11/2023 for now.



Case Details - No Attachments

City of Ocala

Case Number

2022_7517

CASE WORK	HECTOR DELVALLE REYES	2/15/2024	2/15/2024	NON COMPLIANT	On 2/15/2024 in the afternoon I received a call from the project manager Mr. Nathanson at 954-325-8828 advising permits PLM23-0329, PLM23-0304 and ELE23-0418 were extended until 6/18/2024 and ELE23-0078 should be final in the next few days.
FOLLOW-UP	HECTOR DELVALLE REYES	2/16/2024	2/15/2024	NON COMPLIANT	ELECTRICAL WORK BEING DONE WITH AN EXPIRED PERMIT AT THIS TIME. On 2/15/2024 I inspected the property and met with the project manager Mr. Eric Nathanson 654-325-8828 and went over all the expired permits. ELE23-0812 exp 1/31/24, ELE23-0418 exp 12/3/23, PLM23-0329 exp 12/3/23 and PLM23-0304 exp 10/15/23. He advised they just submitted and email to Robert Boulette and the permit department last week requesting an extension on the forth mentioned permits. I walked the property and didn't observed any trees that were removed at this time but there is a tree remediation in the site plan before the completion of the permit for some trees that were removed originally under the first case. No violations found at this time as the permits will be extended by the permit department soon.
FOLLOW-UP	HECTOR DELVALLE REYES	5/28/2024	5/28/2024	NON COMPLIANT	Check on violations and permits progress. On 5/28/2024 I inspected the property and observed lots of progress with the- renovations and the permit were all extended and some just expired. I spoke to the project manager Mr. Nathanson at 954-325-8808 and advised him of the expired permits and he called the city permit department to have them extended. Follow up inspection scheduled and see photos attached.

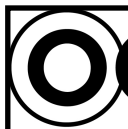


Case Details - No Attachments

City of Ocala

Case Number
2022_7517

FOLLOW-UP	HECTOR DELVALLE REYES	7/23/2024	7/23/2024	NON COMPLIANT	Check on permits progress. On 7/23/2024 I inspected the property and observed the renovation is at full speed and almost completed and all permits active at this time. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	8/27/2024	8/27/2024	NON COMPLIANT	Check on permits progress. On 8/27/2024 I inspected the property and observed the renovation is in full progress and all permits active at this time, see photos attached and follow up inspection scheduled. After my inspection I met with Greg McClelland, building inspector and Mike Brown, Chief building inspector about the permit's status for this property and they requested for me to send them an email with all of the permit's information. Per Mike Brown they should be finalizing all permits in the next few weeks. See copy of my email sent to them attached.
FOLLOW UP	HDR	10/23/2024	10/23/2024	NON COMPLIANT	Check on permits progress. On 10/23/2024 I inspected the property and observed the renovation is in full progress and all permits active at this time, see photos attached and follow up inspection scheduled. I met with the new hotel managers Dave and Brian, and they stated the renovations should be completed by the end of the year and the hotel opening in January.
FOLLOW UP	HDR	12/17/2024	12/17/2024	NON COMPLIANT	On 12/17/2024 I inspected the property and observed the renovation is in full progress and all permits active at this time, see photos attached and follow up inspection scheduled. I met with the new hotel managers Dave and Brian, and they stated the renovations should be completed by the end of the year and the hotel opening in January. See photos attached and follow up inspection scheduled.



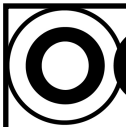
OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_7517

FOLLOW UP	JLB	2/10/2025	2/10/2025	NON COMPLIANT		I conducted a follow up inspection concerning remaining code violations. Building officials Mike Brown and John Davis were also on site at the time. I observed the parking lot had been resurfaced and re-stripped without a SITE permit. No self-latching/locking gates on pool barrier. A possible sink hole repair was also observed. Cosmetic damage to stucco on one of the pillars on the North side of the building. Photos attached. Contact made with the general manager. Photos attached.
FOLLOW UP	HDR	2/17/2025	2/17/2025	NON COMPLIANT		Check on violations and permits progress. On 2/17/2025 I inspected the property and observed the renovations are completed and verified in central square permit app that all permits were final. I met with the code enforcement manager Dale Hollingsworth, and he stated there are other permits that they just found out are needed for the repaving of the property and a sink hole that was repaired, and they will be handling the rest of the case until closure. See photos attached.
FOLLOW UP	JLB	2/18/2025	2/18/2025	NON COMPLIANT		Pool gates I conducted a follow up inspection. I observed the latches on (3) gates to pool are in compliance. Remaining issues/violations: SITE permit required for new asphalt and re-stripping of parking lot. Building numbers required. Cosmetic repairs to damaged pillars or columns on North side (Blitchton Road side). Porte cochere ceiling is incomplete (at front entrance), sheathing showing. Missing covering (vinyl) material Follow up scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_7517

FOLLOW UP	HDR	5/20/2025	5/20/2025	NON COMPLIANT	Check on permits progress	On 5/20/2025 I inspected the property and observed it appears most of the renovation is completed and permits BLD23-0843 remains active until 9/10/2025 and no final inspection as of this morning, SITE25-0021 applied on 2/19/2025 for the landscape on hold status and SPLM25-0003 applied for on 3/6/2025 for the restriping and resurfacing of the parking lot remains under review. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	6/18/2025	6/18/2025	NON COMPLIANT	Check on permits progress	On 6/18/2025 I inspected the property and observed it appears most of the renovation is completed and permits BLD23-0843 remains active until 9/10/2025 and no final inspection as of this morning, SITE25-0021 applied on 2/19/2025 for the landscape on hold status and SPLM25-0003 applied for on 3/6/2025 for the restriping and resurfacing of the parking lot remains under review. Follow up inspection scheduled.
FOLLOW UP	JLB	7/16/2025	7/17/2025	NON COMPLIANT	Check on permits progress	I conducted a follow up inspection concerning open permits. BLD23-0843 expired 9/10/2025. SITE25-0021 applied on 2/19/2025 (New asphalt overlay coat for existing parking lot. New parking Stalls re-striping as per site plan) hold status and SPLM25-0003 applied for on 3/6/2025 (Renovation to existing hotel and associated site work) remains under review. Follow up scheduled.
FOLLOW UP	JLB	9/11/2025	9/11/2025	NON COMPLIANT		Status of any remaining permits- BLD23-0843, SITE25-0021, and SPLM25-0003 I conducted a follow up inspection concerning BLD23-0843 finalized 03/21/2025, SITE25-0021 expires 03/21/2025 SPLM25-0003 active. Follow up scheduled.
FOLLOW UP	JLB	10/30/2025	10/31/2025	NON COMPLIANT		Status of SITE25-0021 and SPLM25-0003 active.

FOLLOW UP	JLB	10/30/2025	10/31/2025	NON COMPLIANT		I conducted a follow up inspection concerning outstanding permits. I found the following permits remain open: ELE25-0812 expires 04/18/2026 for parking lot lighting; SITE25-0021 expires 02/25/2026 for parking lot restripe. Follow up scheduled.
FOLLOW UP	JLB	12/8/2025	12/8/2025	NON COMPLIANT		ELE25-0812 expires 04/18/2026 for parking lot lighting; SITE25-0021 expires 02/25/2026 No change in permit status.
FOLLOW UP	JLB	2/26/2026	2/27/2026	COMPLETED		ELE25-0812 expires 04/18/2026 for parking lot lighting; SITE25-0021 expires 02/25/2026. SITE25-0021 finaled on 12/23/2025. ELE25-0812 now expires 06/08/2026. Follow up scheduled.
FOLLOW UP	JLB	7/8/2026	7/8/2026	COMPLETED		ELE25-0812 now expires 06/08/2026. Status. Permit was finaled 12/10/2025.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
POST; NOH	HD	2/25/2022	5/10/2022	POST NOH IF NOT SERVICED. NOH DELIVERED ON 4/9/2022 AT 12:46PM. SEE USPS TRACKING REPORT ATTACHED.
POSTING; FAO	HD	6/3/2022	6/3/2022	ON 6/3/2022 I POSTED THE FINAL ADMINISTRATIVE ORDER AT THE PROPERTY. SEE PHOTOS ATTACHED AND AFFIDAVIT OF POSTING SENT TO ADMIN.
CONTACT	HECTOR D REYES	12/17/2024	12/17/2024	I met with the new hotel managers Dave and Brian.
EMAIL	JENNIPHER L BULLER	2/10/2025	2/10/2025	Email from property owner Eric Nathanson wallst77@gmail.com See attached.
CONTACT	HECTOR D REYES	2/17/2025	2/17/2025	I met with the new hotel managers Dave and Brian.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2022_7517

CONTACT	HECTOR D REYES	2/17/2025	2/17/2025	Phone call from property owner, Eric 954-352-8828. Wanting to know what code violations remain and I gave him Jennipher Buller number.
CONTACT	JENNIPHER L BULLER	2/17/2025	2/17/2025	Phone call from property owner, Eric 954-352-8828. Wanting to know what code violations remain. SITE permit and self latching gates for pool.
EMAIL	JENNIPHER L BULLER	2/19/2025	2/19/2025	Email to property owner Eric Nathanson wallst77@gmail.com
CONTACT	HECTOR D REYES	5/20/2025	5/20/2025	Met with hotel general manager John 352-867-6996 and he took me around the property and conducted an inspection.
ADMIN POSTING	SHANEKA GREENE	6/22/2026	6/22/2026	NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	6/22/2026	6/22/2026	NOTICE NON COMP HEARING FOR LIEN MAILED 9489 0090 0027 6696 9934 31 OCALA BLITCHTON LLC 120 NW SPANISH RIVER BLVD STE 4 BOCA RATON, FL. 33431-4219 9489 0090 0027 6696 9934 48 OCALA BLITCHTON LLC TRANS GLOBAL REALTY INC (REGISTERED AGENT) 8809 TWIN LAKE DRIVE BOCA RATON, FL. 33496
FIELD POSTING	LIVIU EAGLEN	6/23/2026	6/23/2026	NON COMP HEARING NOTICE READY FOR POSTING Posted Affidavit On File
MASSEY	SHANEKA GREENE	7/9/2026		MASSEY FOR LIEN

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

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 6/22/2026

Case No: 2022_7517

**To: OCALA BLITCHTON LLC
120 NW SPANISH RIVER BLVD STE 4
BOCA RATON, FL. 33431-4219**

**OCALA BLITCHTON LLC
TRANS GLOBAL REALTY INC (REGISTERED AGENT)
8809 TWIN LAKE DRIVE
BOCA RATON, FL. 33496**

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Dale Hollingsworth, Chief Code Official for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

**3767 NW BLITCHTON RD OCALA, FL. 34474
21767-000-00**

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **July 9, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

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 22nd day of June 2026

Shaneka Greene

Shaneka Greene

Code Specialist I



City of Ocala
Code Enforcement Division
6/23/26, 11:17



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

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 6/22/2026

Case No: 2022_7517

To: OCALA BLITCHTON LLC
120 NW SPANISH RIVER BLVD STE 4
BOCA RATON, FL. 33431-4219

OCALA BLITCHTON LLC
TRANS GLOBAL REALTY INC (REGISTERED AGENT)
8809 TWIN LAKE DRIVE
BOCA RATON, FL. 33496

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Dale Hollingsworth, Chief Code Official for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

3767 NW BLITCHTON RD OCALA, FL. 34474
21767-000-00

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **July 9, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

You are entitled to be represented by counsel, present testimony and evidence, and to testify on your behalf. Subpoena 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 or 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 will need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

**City of Ocala
Code Enforcement Division
6/23/26, 11:17**

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

CASE NO: 2022_7517

AFFIDAVIT OF POSTING

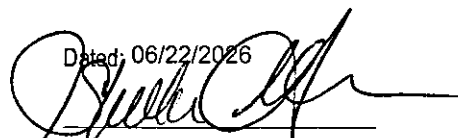
Section 2-446 (b) 2 (b)

**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 06/22/2026 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.

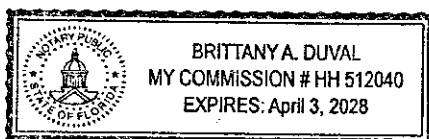
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/22/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/22/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: 2022_7517

Petitioner,

VS.

**OCALA QUALITY MANAGEMENT INC
AYAZ, THARIANI (REGISTERED AGENT)
3767 NW BLITCHTON RD
OCALA FL 34475-4635**

Respondents /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/15/2022 02:14:50 PM
FILE #: 2022134777 OR BK 7880 PGS 122-124
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Code Enforcement Special Magistrate on May 25, 2022, after due notice to the Respondent(s), and the 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), **OCALA QUALITY MANAGEMENT INC** owner(s) in charge of the property described as: **21767-000-00 | 3767 NW BLITCHTON RD, OCALA FLORIDA** recorded in the Public Records of Marion County, Florida.

B. That on and between February 24, 2022 and May 25, 2022 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 122-51. - Building permit required, Section 82-181. - Definition, Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183. - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184. - Standards for ordering repair, vacation or demolition.

II. CONCLUSION OF LAW:

A. The Respondent(s), **OCALA QUALITY MANAGEMENT INC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 122-51. - Building permit required, Section 82-181. - Definition, Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits, Section 82-183. - Unsafe electrical conditions, authority to discontinue electrical service, Section 82-184. - Standards for ordering repair, vacation or demolition, 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. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 122-51, 82-181, 82-182, 82-183, 82-184 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code, and the 1994 Edition of the International Standard Housing Code by 4:00pm on Thursday, June 23rd, 2022. Once the permits are obtained, all repairs to the structure 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 7:00am on Friday, June 24th, 2022, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, June 23rd, 2022. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, June 24th, 2022 or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, June 23rd, 2022. If the Respondent(s) fail to comply by 7:00am on Friday, June 24th, 2022, subsection (d) shall apply.

(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until this violation has been abated.

2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, the 2017 National Electric Code by 4:00pm on Thursday, June 23rd, 2022. Once the permits are obtained, all repairs to the structure 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 7:00am on Friday, June 24th, 2022, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, June 23rd, 2022. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, June 24th, 2022; or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code, the 2017 National Electric Code, or the 1994 Edition of the International Standard Housing Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, June 23rd, 2022. If the Respondent(s) fail to comply by 7:00am on Friday, June 24th, 2022, subsection (d) shall apply.

(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include: demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until this violation has been abated.

3.) Pay the cost of prosecution of \$162.80 by June 23rd, 2022.

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 27th day of May
2022

CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA


Thomas J. Dobbins

Code Enforcement Special Magistrate

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: OCALA QUALITY MANAGEMENT INC, AYAZ, THARIANI (REGISTERED AGENT), 3767 NW BLITCHTON RD, OCALA FL 34475-4635, AND OCALA INN MANAGEMENT, INC, (F/K/A OCALA QUALITY MANAGEMENT INC), 3767 NW BLITCHTON RD, OCALA, FL 34475-4635, this 27 day of May 2022.



Yiovanni Santiago, Secretary
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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JUNE 29, 2022, AT 9:00AM, 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 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 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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE 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.



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

DEPUTY CITY CLERK



Jun 18, 2025 at 10:48:13 AM
United States
City of Ocala
Environmental Division



5/28/24, 11:46 AM
City of Ocala
Environmental Enforcement Division