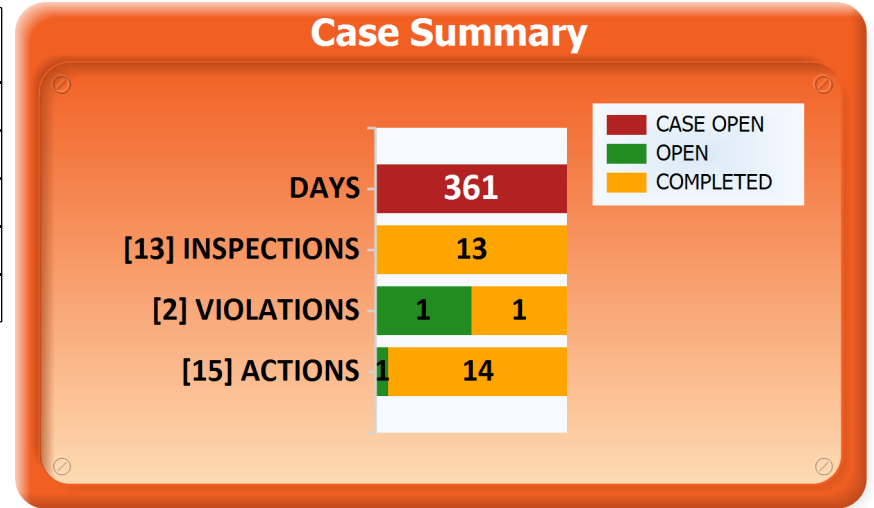


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

Description: Unpermitted removal of trees and site plan violations.		Status: NON COMP HEARING	
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 6/12/2025	Closed:	Last Action: 6/11/2026	Flw Up: 5/29/2026
Site Address: 1015 SE 17TH ST OCALA, FL 34471			
Site APN: 2937-010-008		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES	LINKED CASES
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	ROC HOLDINGS OF OCALA LLC	1500 SE MAGNOLIA EXT STE 104 OCALA, FL 34471			
RESPONDENT 2	MCGRAW, JON	35 SE 1ST AVENUE SUIT 102 OCALA, FL 34471			
RESPONDENT 3	KARL SIEBUHR M.D	1015 SE 17TH ST SUITE 100 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	6	\$53.16	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$74.13	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$49.20	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	12	\$194.52	\$0.00						
Total Paid for INSPECTION FEES:			\$194.52	\$0.00						
TOTALS:			\$354.49	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	OSIAS FERREIRA	6/17/2025	5/29/2026		COMPLIED	Changes to the approved Site Plan. Obtain an updated Site Plan to include changes made to the property. Stop parking vehicles on the grass since the site plan does not allow it.
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	OSIAS FERREIRA	6/17/2025				Four shade trees and ornamental shrubs were removed without a permit or the approval of a new site plan. Obtain a permit for the removal of the trees.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	6/12/2025	6/12/2025	NON COMPLIANT		On 6/12/2025 I was patrolling the area and observed a pile of wood and tree debris at the corner of the property. Upon further investigation, it was determined that four trees were removed from the property and shrubs surrounding the front parking lot area were removed as well. All of this work took place without the benefit of a permit nor an updated site plan. I will obtain the site plan of this property to ensure the owners bring it back to his original plan. Photos attached.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

FOLLOW UP	OSF	6/17/2025	6/17/2025	NON COMPLIANT	On 6/17/2025 I did a follow up and spoke to my supervisor Jenipher and she found the site plan of the property, it was determined that several shade trees and shrubs were removed without the proper permits and approval from the city. I spoke with the property representative from the office of Karl Siebuhr M.D. I explained that several trees were removed, shrubs and they are cars parking on the grass, and these are violation of the code and they need to be corrected. I will send a CLTO to the property owners and work with them to get these issues resolved. Photos attached.
FOLLOW UP	OSF	7/15/2025	7/15/2025	NON COMPLIANT	On 7/15/2025 I did a follow up and observed that nothing else has been done on this property. There was a meeting at the Code Enforcement office with property representatives in regards to the changes made to the landscape and the need for permits. At this point there are no new permits submitted at this location I will continue to follow up.
FOLLOW UP	OSF	8/19/2025	8/19/2025	NON COMPLIANT	On 8/19/2025 I did a follow up inspection for this property, no progress was made on this case still, no news from the last meeting that took place with the property representatives and city officials. If by my next follow up nothing else gets done or submitted this case will move to a hearing.
FOLLOW UP	OSF	9/17/2025	9/17/2025	NON COMPLIANT	On 9/17/2025 I did a follow up and observed that nothing has been done no new landscaping plans have been submitted or updated site plan.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

FOLLOW UP	OSF	10/13/2025	10/13/2025	NON COMPLIANT	On 10/13/2025 I did a follow up for this property and found that some plants have been replanted on this property. I reach out to the zoning department and spoke with Indira and Andy and they told me a meeting was held at this property and they were told that planting some of the shrubs that were originally remove was ok but they still need to submit a landscape plan. They need to submit the landscape plan to replace some of the initial oak trees that were remove without a permit. They have professionals working with the zoning department. I will continue to work on this, photos attached.
FOLLOW UP	OSF	11/18/2025	11/19/2025	NON COMPLIANT	On 11/19/2025 I did a follow up at this time I did not see any permits submitted. There are new shrubs planted at the property. I will check with the zoning department for more progress on this property.
FOLLOW UP	OSF	12/9/2025	12/9/2025	NON COMPLIANT	On 12/9/2025 I did a follow up and observed that nothing has been done as of today, we are still waiting for the landscape plan to be submitted to the zoning department. They were told this plan needs to be submitted to include all the trees that were removed and the replacements. I will continue to follow up to ensure compliance.
FOLLOW UP	OSF	1/27/2026	1/27/2026	NON COMPLIANT	On 1/27/2026 I did a follow up for the case and found that nothing has been done. I reach out to the zoning department via email but I have not gotten anything back yet. If they don't show any progress and the zoning department have not gotten any new plans the case will move into a hearing.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

CASE REVIEW	OSF	2/10/2026	2/10/2026	NON COMPLIANT	<p>On 2/10/2026 I did a case review and called the property representative for a follow up and status of the permits.</p> <p>I called Clein 352-804-7777 for a follow up on the landscape plan but at this time I got no answer. Later on the day, Clein call me back and he told me they are waiting to replant some of the trees for a more favorable weather. I also asked him about the landscaping plan they were going to submit, he said a guy named Paul was working on this and submitting everything together with the plans for the parking lot. I asked him if he had a copy since I could not find anything on the system and the last time I spoke with the zoning department they had not gotten anything. He told me he was personally going to be reaching out and find out about it.</p>
FOLLOW UP	OSF	3/11/2026	3/11/2026	COMPLETED	<p>On 3/11/2026 I did a case review and found that no new plans, site plan or landscape plans have been submitted, after multiple conversation no new changes. This case will move into a hearing.</p>
HEARING INSPECTION	OSF	4/20/2026	4/20/2026	COMPLETED	<p>On 4/20/2026 I did a hearing inspection and observed that nothing else has been submitted. They are no longer parking their cars on the grass but no new permits have been submitted, no new site plan or landscaping plan.</p>
COMPLIANCE	OSF	5/29/2026	5/29/2026	COMPLETED	<p>Final Administrative Order compliance date.</p> <p>On 5/29/2026 I did a compliance inspection and observed that they have maintain compliance with 122-212 and have not parked any vehicles on the grass. But they have not submitted for any new permits for the removal of the trees and no new landscaping plan has been submitted. Affidavit of non-compliance is on file.</p>

CHRONOLOGY

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	6/18/2025	6/18/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	6/18/2025	6/18/2025	CLTO MAILED (3)
CONTACT	OSIAS FERREIRA	6/23/2025	6/23/2025	Phone call with Klein 352-804-7777 about the issues with the landscape and the lack of permits. He was not in agreement with the need of permits for the removal of the landscape, shade trees and shrubs. He also did not agree with the no parking allowed on the grass. We spoke about how to come into compliance and what departments to reach out to.
OFFICER POSTING	OSIAS FERREIRA	6/23/2025	6/23/2025	Posted CLTO at the property.
CONTACT	OSIAS FERREIRA	2/10/2026	2/10/2026	I called Clein 352-804-7777 for a follow up on the landscape plan but at this time I got no answer. Later on the day, Clein call me back and he told me they are waiting to replant some of the trees for a more favorable weather. I also asked him about the landscaping plan they were going to submit, he said a guy named Paul was working on this and submitting everything together with the plans for the parking lot. I asked him if he had a copy since I could not find anything on the system and the last time I spoke with the zoning department they had not gotten anything. He told me he was personally going to be reaching out and find out about it.
ADMIN POSTING	SHANEKA GREENE	3/12/2026	3/12/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-0514

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>3/12/2026</p>	<p>3/12/2026</p>	<p>NOVPH MAILED (3) 9489 0090 0027 6696 9844 46 ROC HOLDINGS OF OCALA LLC 1500 SE MAGNOLIA EXT STE 104 OCALA, FL. 34471-4452</p> <p>9489 0090 0027 6696 9844 39 ROC HOLDINGS OF OCALA LLC 1015 SE 17TH ST SUITE 100 OCALA, FL. 34471</p> <p>9489 0090 0027 6697 0470 89 MCGRAW JON (REGISTERED AGENT) 35 SE 1ST AVE SUITE 102 OCALA, FL. 34471</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>3/12/2026</p>	<p>3/12/2026</p>	<p>NOVPH</p>
<p>OFFICER POSTING</p>	<p>OSIAS FERREIRA</p>	<p>3/13/2026</p>	<p>3/13/2026</p>	<p>NOVPH READY FOR POSTING Novph posted at the property, affidavit on file.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/14/2026	<p>Find the Respondent(s) guilty of violating city code sections(s) 118-71 and 122-219 and Order to:</p> <p>1.) Maintain compliance with section 122-219.</p> <p>2.) Obtain any required permit(s) needed to bring the site into compliance with Section 118-71 Tree removal permit required; exceptions- for the unpermitted removal of four (4) shade trees by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all site work shall be completed by a licensed vendor/contractor within sixty (60) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized for closure by the 61st day after the permit(s) issuance, there shall be a fine of \$100 per day thereafter, that shall run in addition to any other fines.</p> <p>3.) Pay the cost of prosecution of \$354.49 by May 28th, 2026.</p> <p>Non-compliance (Massey) Code Board hearing: 06/11/2026</p>
CONTACT	JENNIPHER L BULLER	4/28/2026	4/28/2026	Property owner, Clay Albright came to the office concerning the status of the code case. Proceed to hearing as scheduled.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026	4/29/2026	NEW BUSINESS
CERTIFIED MAIL	SHANEKA GREENE	5/4/2026	5/4/2026	<p>FAO MAILED</p> <p>9489 0090 0027 6697 0316 13</p> <p>ROC HOLDING OF OCALA LLC</p> <p>1500 SE MAGOLIA EXT STE 104</p> <p>OCALA FL 34471-4452</p>
FIELD POSTING	OSIAS FERREIRA	5/6/2026	5/6/2026	<p>FAO READY FOR POSTING</p> <p>Posted at the property affidavit on file.</p>
MASSEY	SHANEKA GREENE	6/11/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0514

vs.

ROC HOLDINGS OF OCALA LLC
1500 SE MAGNOLIA EXT STE 104
OCALA, FL. 34471-4452

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), ROC HOLDINGS OF OCALA LLC, owner(s) in charge of the property described as 2937-010-008 | 1015 SE 17TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.**
- B. That on and between June 12th, 2025, and April 20th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-219 CONFORMANCE WITH APPROVED PLAN; CHANGES TO APPROVED PLAN; CERTIFICATION OF COMPLIANCE; MAINTENANCE OF IMPOROVEMENTS and SECTION 118-71 TREE REMOVAL PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), ROC HOLDINGS OF OCALA LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-219 CONFORMANCE WITH APPROVED PLAN; CHANGES TO APPROVED PLAN; CERTIFICATION OF COMPLIANCE; MAINTENANCE OF IMPOROVEMENTS and SECTION 118-71 TREE REMOVAL PERMIT REQUIRED, 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.**

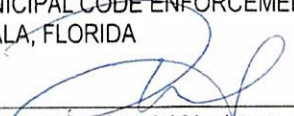
III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 118-71 and 122-219 and order to:**
 - 1.) Maintain compliance with section 122-219.**
 - 2.) Obtain any required permit(s) needed to bring the site into compliance with Section 118-71 Tree removal permit required; exceptions- for the unpermitted removal of four (4) shade trees by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all site work shall be completed by a licensed vendor/contractor within sixty (60) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized for closure by the 61st day after the permit(s) issuance, there shall be a fine of \$100 per day thereafter, that shall run in addition to any other fines.**
 - 3.) Pay the cost of prosecution of \$354.49 by May 28th, 2026.**
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.**

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

DONE AND ORDERED; this 30th day of April 2026.

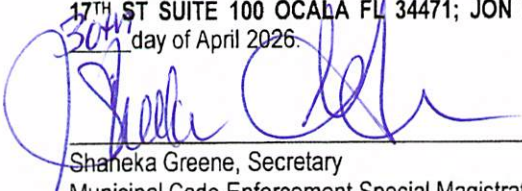
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal 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: ROC HOLDINGS OF OCALA LLC 1500 SE MAGNOLIA EXT STE 104 OCALA FL 34471-4452; ROC HOLDINGS OF OCALA LLC 1015 SE 17TH ST SUITE 100 OCALA FL 34471; JON MCGRAW (REGISTERED AGENT) 35 SE 1ST AVE SUITE 102 OCALA FL 34471, this 30th day of April 2026.



Shaheka Greene, Secretary
Municipal Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT CODE BOARD IS TO BE HELD ON JUNE 11TH, 2026, 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 SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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

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

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

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

CASE NO: CE25-0514

**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 05/06/2026 post the Final Administrative Order to the property, located at 1015 SE 17TH ST.
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: 05/06/2026



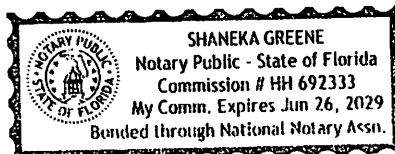
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/06/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida





1015
RECONSTRUCTIVE
ORTHOPAEDICS
OF CENTRAL FLORIDA
advanced
REHABILITATION

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
5/6/2026 3:32 PM



PERMIT
309
THIS
REMOVAL
CODE
DIVISION

Office DEPOT®

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

THE CITY OF OCALA
Petitioner,
vs.
ROC HOLDINGS OF OCALA LLC
1500 SE MAGNOLIA EXT STE 104
OCALA, FL. 34471-4452
Respondents

CASE NO: CE25-0514

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), ROC HOLDINGS OF OCALA LLC, owner(s) in charge of the property described as 2937-010-008 | 1015 SE 17TH ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between June 12th, 2025, and April 20th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-219 CONFORMANCE WITH APPROVED PLAN; CHANGES TO APPROVED PLAN; CERTIFICATION OF COMPLIANCE; MAINTENANCE OF IMPOROVEMENTS and SECTION 118-71 TREE REMOVAL PERMIT REQUIRED.

II. CONCLUSION OF LAW:

- A. The Respondent(s), ROC HOLDINGS OF OCALA LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-219 CONFORMANCE WITH APPROVED PLAN; CHANGES TO APPROVED PLAN; CERTIFICATION OF COMPLIANCE; MAINTENANCE OF IMPOROVEMENTS and SECTION 118-71 TREE REMOVAL PERMIT REQUIRED, 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): 118-71 and 122-219 and order to:
 - 1.) Maintain compliance with section 122-219.
 - 2.) Obtain any required permit(s) needed to bring the site into compliance with Section 118-71 Tree removal permit required; exceptions- for the unpermitted removal of four (4) shade trees by 4:00 pm on Thursday, May 28th, 2026. Once the permit(s) are obtained, all site work shall be completed by a licensed vendor/contractor within sixty (60) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized for closure by the 61st day after the permit(s) issuance, there shall be a fine of \$100 per day thereafter, that shall run in addition to any other fines.
 - 3.) Pay the cost of prosecution of \$354.49 by May 28th, 2026.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

City of Ocala
Code Enforcement Division
5/6/2026 3:32 PM

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

CASE NO: CE25-0514

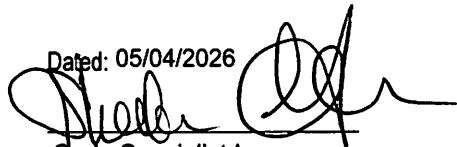
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

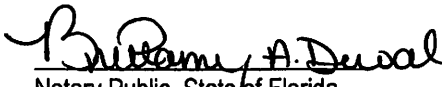
1. I did on 05/04/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

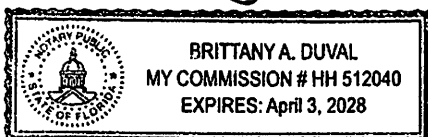
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/04/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/04/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

FAO CE25-0514

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL**



9489 0090 0027 6697 0316 13

JACKSONVILLE RPDC 320

Label 890-PB, Oct. 2015
Pitney-Bowes
FIRST-CLASS



US POSTAGE™SM PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548MAY 06 2026

ANK

vs.

ROC HOLDINGS OF OCALA LLC
1500 SE MAGNOLIA EXT STE 104
OCALA, FL. 34471-4452

Respondents

FINAL ADM

ANK

34471-445299

NIXIE

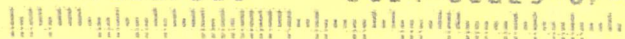
326 RE 1

0005/14/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299

*3024-06829-07-38



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0514

ROC HOLDINGS OF OCALA LLC
1500 SE MAGNOLIA EXT STE 104
OCALA, FL 34471
Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

1. That on **04/29/2026**, the Municipal Code Enforcement Special Magistrate 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; **05/29/2026**
3. That Respondent has not brought the property located in the city limits of Ocala, into compliance on; **05/29/2026**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:
Abatement of violations as Ordered 122-219.
5. 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
6. The prosecution costs remain unpaid **\$354.49**. Any additional costs will result in a lien.

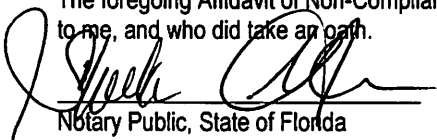
FURTHER AFFIANT SAYETH NOT.

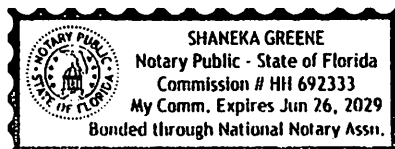
Dated May 29, 2026


Osias Ferreira
Senior Code Inspector
City of Ocala

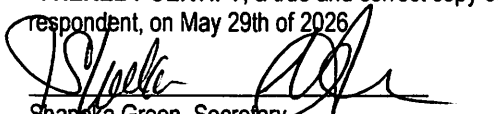
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this May 29th of 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 May 29th of 2026


Shanela Green, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida



City of Ocala
Code Enforcement Division
5/29/2026 10:10 AM