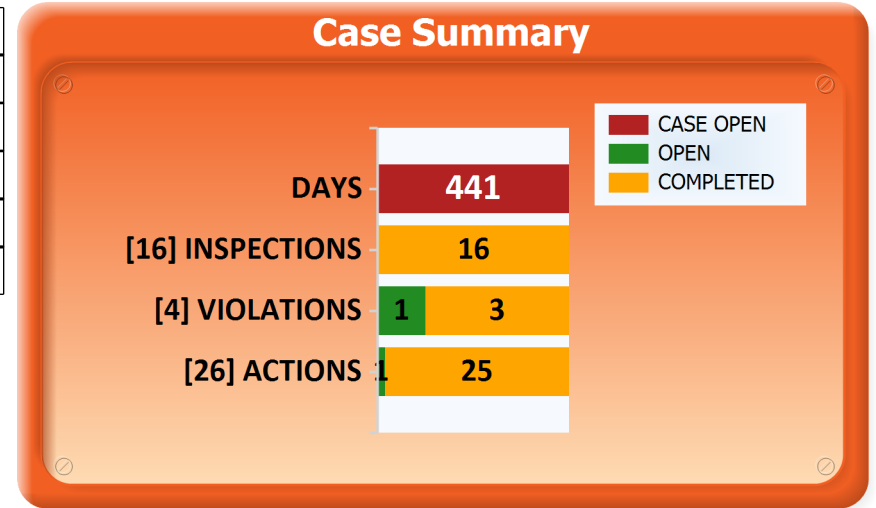


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

Description:		Status: NON COMP HEARING	
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 2/20/2025	Closed:	Last Action: 5/14/2026	Flw Up: 4/10/2026
Site Address: 2507 NE JACKSONVILLE RD OCALA, FL 34470			
Site APN: 24692-001-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	CHARLES WHITE FENCE INC	6828 NE JACKSONVILLE RD OCALA, FL 34479	(352)369-9592		CWHITEFENCE@HOTMAIL.COM
OWNER	GERMAN DIANE	4549 NE 6TH ST OCALA, FL 34470-1553			
RESPONDENT 1	NE JAX ROAD INVESTMENTS LLC	12701 NW 36TH AVE GAINESVILLE, FL 32606			
RESPONDENT 2	MARKOW LAW, PLLC (REGISTERED AGENT)	240 NW 76TH DRIVE UNIT D GAINESVILLE, FL 32607			

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	\$53.16	4/21/26	CODE411	2004	CHECK	Michael OBrien	JLB

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	10	\$220.00	\$220.00	4/21/26	CODE411	2004	CHECK	Michael OBrien	JLB
INSPECTION FEE	001-359-000-000-06-35960	13	\$162.50	\$162.50	4/21/26	CODE411	2004	CHECK	Michael OBrien	JLB
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	4/21/26	CODE411	2004	CHECK	Michael OBrien	JLB
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$2.96	4/21/26	CODE411	2004	CHECK	Michael OBrien	JLB
Total Paid for CASE FEES:			\$457.37	\$457.37						
TOTALS:			\$457.37	\$457.37						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	STEPHANI SMITH	2/21/2025	7/28/2025			Please ensure that the property adheres to the site plan. Obtain permit(s) related to the fencing on the property. Contact the Planning and Zoning Department at (352)-629-8404 for additional information.
SECTION 110-51 SIGN WORK REQUIRING PERMIT	STEPHANI SMITH	2/21/2025	1/28/2026			Please obtain permit(s) for any signage displayed on the property (such as large metallic signage displaying the name of the business "Fencing Experts". The permit SGN25-0045 has NOT been issued with an incomplete application. Or, remove the signage from off the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	2/21/2025				Please ensure that BLD25-0704 (for silver carport). BLD25-0704 has not been issued. Or, remove the carport from off the property. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

SECTION 110-131 PROHIBITED SIGNS	STEPHANI SMITH	11/21/2025	3/17/2026			Please remove the window signage or reduce window signage to not exceed 25% per window.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	2/21/2025	2/21/2025	NON COMPLIANT		COMPL ADVISED A FENCE BUSINESS HAS MOVED INTO THIS BUILDING AND HAS PLACED A 6FT HIGH PRIVACY FENCE AROUND BUSINESS AND IS ADVERTISING FENCE BUSINESS WITH A PHONE NUMBER OUT OF TEXAS. CHECKED IN HOUSE RECORDS AND THEY HAVE OBTAINED A BTR FOR THE BUSINESS AND HAS BEEN APPROVED

INITIAL	SMS	2/21/2025	2/21/2025	NON COMPLIANT	<p>On 02/21/2025, I have responded out to the listed location (of 2507 NE Jacksonville RD) in reference to a citizen's complaint received about possible work being done without a permit (large fencing and a sign displayed). I have verified via the CS Permitting module prior to initial inspection, and I have verified that the only permit on-file at the time of inspection was for preliminary electric PRLM25-0010 (ISSUED ON 01/07/25). I have observed no other active permit(s) applied and/or issued for the property itself. While the fencing does appear to be approximately 6 feet tall (and does not exceed this height)(fencing still requires a permit with commercial properties), there was a large metallic signage displaying the business's name and any other relevant information pertaining to the business pinned onto the front section of the fence. The fencing is also in the process of being installed (some incomplete posts towards the rear).In addition to this, it appears that the silver carport was recently erected and completed without an issued permit (confirmed via aerial visual from Marion County GIS that displays no silver carport in 2024). Along with this, window display of signage does not have a permit (exceeds 25% of window coverage). View attachments. A stop work order was placed onto the door along with a case card (for the business was vacant/did not appear to be operating out of the location at time of inspection). Double fee permit requested via e-mail. CLTO notice assignment has been placed. Follow-Up inspection scheduled.</p>
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FOLLOW UP	SMS	3/24/2025	3/24/2025	COMPLETED		<p>On 03/24/2025, I have re-inspected the property in reference to work done without permit(s) such as the fencing, carport, and signage displayed at the property. I have observed that two permits have been recently applied for referencing the carport and the fencing at the property. For FENC25-0004, the permit has been applied for on 03/19/2025. However, a remark was made by one of the permit technicians stating that the application is incomplete on 03/20/2025 (paper application required with contractor's signature and notary). For BLD25-0704 (for the carport), the permit has been applied for on 03/20/2025, and on 03/21/2025, a remark was made by a permit technician that the NOC (Notice of Commencement) was missing from the application. There are no other active permit(s) that have been applied and/or issued for this property (other than PRLM25-0010 for preliminary electric). View attachments. Set inspection to monitor progress (such as issuance of a permit).</p>
CASE WORK	SMS	4/9/2025	4/9/2025	COMPLETED		<p>On 04/08/2025, I have received an e-mail from Admin about an additional complaint received from the complainant that they were storing items on the property. An inspection has been set for 04/09/2025. On 04/09/2025, I have responded out to the property in reference to the mentioned complaint about storage at the property. I have observed that the business is operating within its permitted use (25% or less). View attachments. No additional violation at the time of inspection.</p>

CASE WORK	SMS	4/25/2025	4/25/2025	COMPLETED	On 04/25/2025, I have responded out to the listed location of 2507 NE Jacksonville RD in reference to an inspection related to permits for specific items such as the carport, displayed signage, and the fencing. I have observed that SN25-0045 was applied for on 04/16/2025 for the large signage at the front of the property with the most recent note being an "incomplete application". In addition to this, BLD25-0704 (for carport installation) was applied for on 03/20/2025 and is currently in review. As for FENC25-0004, the permit has been finalized on 04/11/2025. View attachments. Set inspection to monitor progress.
CASE WORK	SMS	5/27/2025	5/27/2025	COMPLETED	On 05/27/2025, I have re-inspected the property in reference to the permits pertaining to the signage and the carport. I have observed that BLD25_0704 has been applied for on 03/20/2025 with the last remarks related to the file upload contents and provided engineering plans on 03/25/2025. As for SGN25_0045, it remains as an incomplete application. In addition to this, I have taken updated pictures to reflect the current condition of the property. An e-mail has been sent to the contractor in relation to this permits. View attachments. Set inspection to monitor progress.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

CASE WORK	SMS	6/27/2025	6/27/2025	COMPLETED		<p>On 06/27/2025, I have re-inspected the property in reference to two permits related to the signage and the carport. I have observed the following: SGN25-0045 (applied on 04/16/2025)(permit technician noted that it is an incomplete application the day after on 04/17/2025) and BLD25-0704 (carport)(applied on 03/20/2025 "in-review" status; upload notification error noted by the permit technician such as title of documents when uploading). View attachments. A second e-mail has been sent to the contractor related to these permits. Set inspection to monitor progress. If no progress is made with the permits by next inspection, a consideration of the drafting to the NOVPH will be considered.</p>
CASE WORK	SMS	7/28/2025	7/28/2025	NON COMPLIANT		<p>On 07/28/2025, I have re-inspected the property in reference to the carport and the signage on the property. I have observed the following via the CS Permitting module;SGN25-0045 applied for but never issued (incomplete application for large signage on the fence) and BLD25-0704 applied but also never issued (for the carport). As a last attempt, I have contacted the current property owner (German Diane), and I have informed her of my findings as of today (such as the window signage of the business exceeding 25%, the statuses of the permits for the large signage of the fencing, and the carport) via text message with the hopes that she can come into contact with the business owner or even the contractor (I have also included pictures in this message). Then, I have done some research on the ownership, only to confirm that the ownership has changed. A new CLTO will be generated to alert the new owners of the violations.</p>

FOLLOW UP	SMS	11/5/2025	11/5/2025	NON COMPLIANT	On 11/05/2025, I have re-inspected the property in reference to numerous violations. I have observed that the permits for the carport and signage displayed still remain in an inactive status. SGN25-0045 has an incomplete application as of 04/17/2025 and BLD25-0704 has been abandoned for the carport. Both the signage and the carport still remain at the property. Due to the lapse of time to have this corrected and the abandonment of these permits, I have decided to proceed with an NOVPH. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	11/19/2025	11/19/2025	NON COMPLIANT	On 11/19/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the property still remains in a state of non-compliance. Both permits for the large signage and the carport have not been issued as of this date. SGN25-0045 still remains in an "Incomplete Application" status and BLD25-0704 is listed as "Abandoned". As for the windows, the signage still exceeds 25%. View attachments.
CASE WORK	SMS	11/21/2025	11/21/2025	NON COMPLIANT	On 11/21/2025 after brief discussion with Admin, we have decided to remove the case from off the December docket. Additional violation has been added for the case. Along with this, the contractor has been notified once more in reference to the incomplete and abandoned projects (consisting of large displayed signage, the carport installation, and also window signage). View attachments. Set inspection to monitor progress.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

CASE WORK	SMS	12/22/2025	12/29/2025	NON COMPLIANT		<p>On 12/29/2025, I have re-inspected the property in reference to multiple violations. I have observed that the large signage displayed at the property was removed. The window signage still remains.</p> <p>The carport remains as is with an abandoned project. View attachments. If no progress is made by next inspection, consideration for the NOVPH will be made.</p>
CASE WORK	SMS	1/28/2026	1/28/2026	NON COMPLIANT		<p>On 01/27/2026, I have re-inspected the property in reference to the unpermitted carport and signage of the windows. The signage of the windows and the unpermitted carport remain on the property (without an issued permit). View attachments.</p> <p>NOVPH generation assigned to Admin, and inspections have been scheduled.</p>
CASE WORK	SMS	2/19/2026	2/19/2026	NON COMPLIANT		<p>On 02/19/2026, I have re-inspected the property in reference to a NOVPH compliance date. I have observed that car port (installed without a permit) still remains without an issued permit (previous one has expired). Window signage still remains on the property. View attachments.</p>
HEARING INSPECTION	SMS	3/9/2026	3/9/2026	COMPLETED		<p>On 03/09/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that the installed carport remains with an "abandoned" permit (BLD25-0704) with no re-issuances. Signage of windows also continues to exist. View attachments.</p>
CASE WORK	SMS	3/17/2026	3/17/2026	COMPLETED		<p>On 03/17/2026, while posting the Final Administrative Order, I have observed that the signage on the windows has been removed. Violation tab has been reflected for the compliance of the signage. View related attachments.</p>
COMPLIANCE	SMS	4/10/2026	4/10/2026	COMPLETED		MASSEY INSPECTION

OCALA Case Details - No Attachments

City of Ocala

Case Number
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COMPLIANCE	SMS	4/10/2026	4/10/2026	COMPLETED	<p>On 04/10/2026, I have re-inspected the property in reference to a compliance inspection for Massey. I have previously observed that 110-131 was abated on 03/17/2026 with the removal of the signage. All that remains as of this date is violation 122-51 for the unpermitted silver carport on the premises along with the unpaid prosecution costs of \$457.37. View attachments. Affidavit of Non-Compliance has been completed and submitted to Admin.</p>
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	2/20/2025	2/20/2025	COMPL ADVISED A FENCE BUSINESS HAS MOVED INTO THIS BUILDING AND HAS PLACED A 6FT HIGH PRIVACY FENCE AROUND BUSINESS AND IS ADVERTISING FENCE BUSINESS WITH A PHONE NUMBER OUT OF TEXAS. CHECKED IN HOUSE RECORDS AND THEY HAVE OBTAINED A BTR FOR THE BUSINESS AND HAS BEEN APPROVED
EMAIL	JENNIPHER L BULLER	2/21/2025	2/21/2025	Email to Permitting for double permit fee request. See attached.
CONTACT	STEPHANI SMITH	2/21/2025	2/21/2025	CALLED & INFORMED THAT PERMITS ARE REQUIRED FOR WORK AND DIRECTION THEY MUST TAKE (APPLY FOR PERMITS VIA CITY) DANIELLE & DAVID 512-738-0600
REGULAR MAIL	SHANEKA GREENE	2/21/2025	2/21/2025	CLTO MAILED (2)

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

PREPARE NOTICE	SHANEKA GREENE	2/24/2025	2/21/2025	<p>CLTO X 2 (CORRECTION DATE BY 03/24/2025)</p> <p>GERMAN DIANE 4549 NE 6TH ST OCALA FL 34470-1553</p> <p>CARDOSO ALFONSO, ORDANIEL (REGISTERED AGENT) 2507 NE Jacksonville Rd Ocala, FL 34470</p>
CONTACT	STEPHANI SMITH	2/28/2025	2/28/2025	<p>DIANE GERMAN- 352-216-1449</p> <p>PROP CALL AND LEFT VM. I HAVE ATTEMPTED TO RETURN PHONE CALL. WENT TO VOICE-MAIL AND VOICE-MAIL INBOX WAS FULL. OPTION WAS TO 5# (LEAVE TEXT MESSAGE NOTIFICATION). SOON AFTER, I RECEIVED A PHONE CALL BACK. THE PROPERTY OWNER WAS NOT AWARE THAT THEY PUT FENCING UP AND A CARPORT UP WITHOUT A PERMIT (FOR SHE LEASES THE PLACE). SHE WILL ALSO BE INFORMING THEM.</p>
CONTACT	JENNIPHER L BULLER	4/8/2025	4/8/2025	<p>Phone call at office from complainant, Mr. White 352-895-3721. Is concerned with outdoor storage at location. Does not believe that business is in compliance with zoning restrictions for district (B-4). Information emailed to officer assigned to the case.</p>
EMAIL	STEPHANI SMITH	5/27/2025	5/27/2025	<p>E-MAIL SENT TO CONTRACTOR AT REMODELINGACOSTATEAM@GMAIL.COM REF BLD25-0704 & SGN25-0045.</p>
EMAIL	STEPHANI SMITH	6/27/2025	6/27/2025	<p>REMODELINGACOSTATEAM@GMAIL.COM Second reminder e-mail sent to the contractor on-file for SGN25-0045 and BLD25-0704 permits (one incomplete application and upload error notification for the other). View related PDF attachment.</p>
REGULAR MAIL	SHANEKA GREENE	7/29/2025	7/29/2025	<p>CLTO MAILED (2)</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>7/29/2025</p>	<p>7/29/2025</p>	<p>CLTO X 2</p> <p>**NEW OWNERSHIP NOTIFICATION**</p> <p>NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE FL 32606</p> <p>MARKOW LAW, PLLC (REGISTERED AGENT) 240 NW 76TH DRIVE SUITE D GAINESVILLE, FL 32607</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>11/6/2025</p>	<p>11/6/2025</p>	<p>NOVPH X 2</p> <p>NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE FL 32606</p> <p>MARKOW LAW, PLLC (REGISTERED AGENT) 240 NW 76TH DRIVE SUITE D GAINESVILLE, FL 32607</p>
<p>OFFICER POSTING</p>	<p>STEPHANI SMITH</p>	<p>11/7/2025</p>	<p>11/7/2025</p>	<p>NOVPH MAILED (2)</p> <p>9489 0090 0027 6697 0026 51 NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE, FL. 32606</p> <p>9489 0090 0027 6697 0026 68 NE JAX ROAD INVESTMENTS LLC MARKOW LAW PLLC (REGISTERED AGENT) 240 NW 76TH DRIVE SUITE D GAINESVILLE, FL. 32607</p> <p>NOVPH posted to door.</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

EMAIL	STEPHANI SMITH	11/21/2025	11/21/2025	remodelingacosteam@gmail.com COURTESY E-MAIL SENT TO CONTRACTOR IN REFERENCE TO WORK COMMENCED WITHOUT AN ISSUED PERMIT (SUCH AS DISPLAYED SIGNAGE AND CARPORT INSTALL). VIEW RELATED PDF ATTACHMENT.
ADMIN POSTING	SHANEKA GREENE	1/29/2026	1/29/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/29/2026	1/29/2026	NOVPH MAILED (2) 9489 0090 0027 6697 0495 02 NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE, FL. 32606 9489 0090 0027 6696 9985 11 NE JAX ROAD INVESTMENTS LLC MARKOW LAW PLLC (REGISTERED AGENT) 240 NW 76TH DRIVE SUITE D GAINESVILLE, FL. 32607
PREPARE NOTICE	SHANEKA GREENE	1/29/2026	1/29/2026	NOVPH X 2 NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE FL 32606 MARKOW LAW, PLLC (REGISTERED AGENT) 240 NW 76TH DRIVE SUITE D GAINESVILLE, FL 32607
OFFICER POSTING	STEPHANI SMITH	1/30/2026	1/30/2026	NOVPH READY FOR POSTING NOVPH POSTED ONTO FRONT DOOR. SIGNED AFFIDAVIT PROVIDED TO ADMIN.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/2/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 110-131 and 122-51 and order to:</p> <p>1.) Remove all unpermitted signs or sign structures in violation of city code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of all signs in violation. 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>2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted carport by 4:00pm on Thursday, April 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$457.37 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026	3/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	3/16/2026	3/16/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	3/16/2026	3/16/2026	<p>FOF</p> <p>91 7199 9991 7039 7682 2002 NE JAX ROAD INVESTMENTS LLC 12701 NW 36TH AVE GAINESVILLE, FL. 32606</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0133

CONTACT	STEPHANI SMITH	3/16/2026	3/16/2026	VOICE-MAIL RECVD FROM PROP REP (RICHARD MARCO) AT 11:54 A.M. CALLED BACK AT 11:59 P.M. AND LEFT A DETAILED VM ABOUT THE PROPERTY, AND WHAT NEEDED TO BE DONE IN ORDER TO BE IN COMPLIANCE SUCH AS REMOVAL OF SIGNAGE AND EITHER OBTAINING PERMIT FOR SILVER CARPORT OR REMOVING SILVER CARPORT.
OFFICER POSTING	STEPHANI SMITH	3/17/2026	3/17/2026	FOF FOF POSTED. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
CONTACT	STEPHANI SMITH	4/2/2026	4/2/2026	MICHAEL O' BRIEN (HASSEL FREE CONSTRUCTION)- (352)-999-1405 REACHED OUT IN REF TO CLIENT. ASKED WHAT NEEDED TO BE DONE. PROVIDED THE INFO FOR THIS CASE.
MASSEY	YVETTE J GRILLO	5/14/2026		

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

THE CITY OF OCALA
Petitioner,

vs.

NE JAX ROAD INVESTMENTS LLC
12701 NW 36TH AVE
GAINESVILLE, FL 32606
Respondents _____/

CASE NO: CE25-0133



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/24/2026 04:15:31 PM
FILE #: 2026036595 OR BK 8861 PGS 17-18
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 12th, 2026, 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), **NE JAX ROAD INVESTMENTS LLC, 12701 NW 36TH AVE, GAINESVILLE, FL 32606**, owner(s) in charge of the property described as: **2507 NE JACKSONVILLE RD, OCALA, FL | 24692-001-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between February 21st, 2025, and March 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 110-131 PROHIBITED SIGNS**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **NE JAX ROAD INVESTMENTS LLC**, 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 110-131 PROHIBITED SIGNS**, 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:

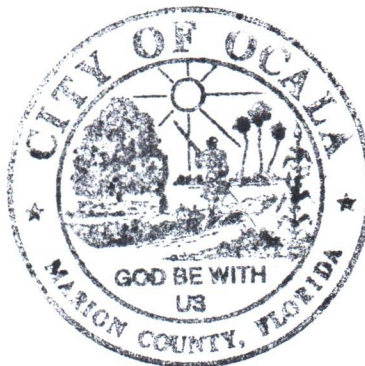
- A.** Find the Respondent(s) guilty of violating city code section(s): 110-131 and 122-51 and order to:
 - 1.) Remove all unpermitted signs or sign structures in violation of city code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of all signs in violation. 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.
 - 2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted carport by 4:00pm on Thursday, April 9th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 3.) Pay the cost of prosecution of \$457.37 by April 9th, 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 12 day of March 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **NE JAX ROAD INVESTMENTS LLC, 12701 NW 36TH AVE, GAINESVILLE, FL 32606**, this 12 day of March 2026.


Yvette Grillo, Board 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 MAY 14TH, 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 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.

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

CASE NO: CE25-0133

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/17/2026 post the Final Administrative Order to the property, located at 2507 NE JACKONVILLE RD, 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.

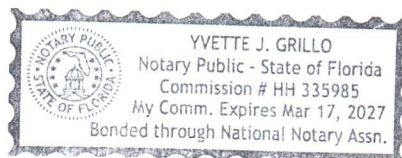
Dated: 03/17/2026

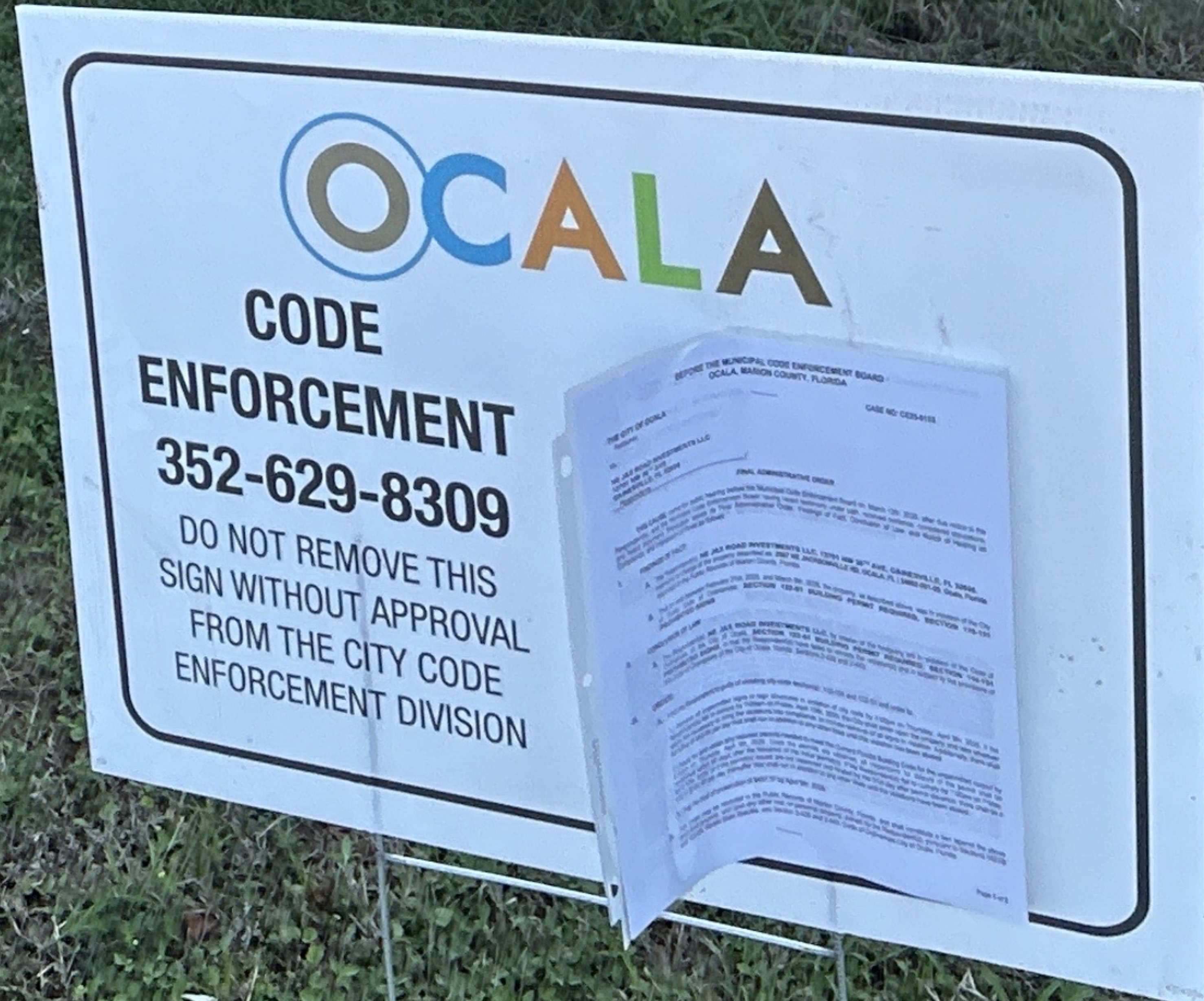

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/17/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/17/26, 8:47 AM



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

CASE NO: CE25-0133

THE CITY OF OCALA

Petitioner,

MUNICIPAL CODE ENFORCEMENT BOARD
VS. Ocala, Florida

**NE JAX ROAD INVESTMENTS LLC
12701 NW 36TH AVE
GAINESVILLE, FL 32606**

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 12th, 2026, 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), **NE JAX ROAD INVESTMENTS LLC, 12701 NW 36TH AVE, GAINESVILLE, FL 32606**, owner(s) in charge of the property described as: **2507 NE JACKSONVILLE RD, OCALA, FL | 24692-001-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between February 21st, 2025, and March 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 110-131 PROHIBITED SIGNS**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **NE JAX ROAD INVESTMENTS LLC**, 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 110-131 PROHIBITED SIGNS**, 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:

Find the Respondent(s) guilty of violating city code section(s): 110-131 and 122-51 and order to: **Remove or sign structures in violation of city code by 4:00pm on Thursday, April 9th, 2026. If the Respondent(s) fail to comply with this order by 4:00pm on Thursday, April 9th, 2026, the City shall enter upon the property and take whatever action is necessary to comply with this order. Additionally, there shall be a fine of \$500 per violation.**

City of Ocala
Code Enforcement Division
3/17/26, 8:47 AM

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

CASE NO: CE25-0133

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 03/16/2026 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.

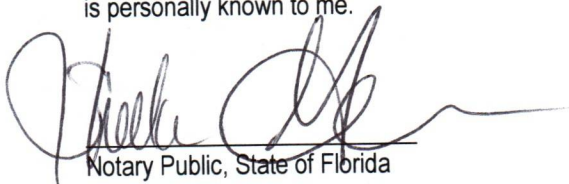
FURTHER, AFFIANT SAYETH NAUGHT.

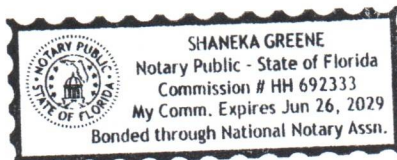
Dated: 03/16/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/16/2026 by Shaneka Greene Code 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: CE25-0133

NE JAX ROAD INVESTMENTS LLC
12701 NW 36TH AVE
GAINESVILLE, FL 32606

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

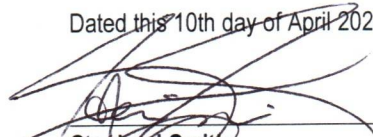
STATE OF FLORIDA
COUNTY OF MARION

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

1. That on March 12th, 2026, 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 April 10th, 2026.
3. That a re-inspection was performed on April 10th, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have NOT been** taken:
Abatement of violations as ordered; Section 122-51
5. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **has been** taken:
Abatement of violations as ordered; Section 110-131
6. The prosecution costs of \$457.37 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.


Dated this 10th day of April 2026



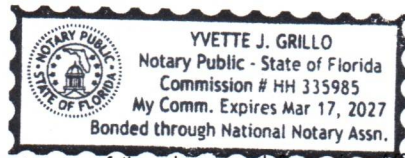
Stephani Smith
 Code Enforcement Officer
 City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

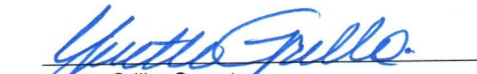
The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 10 day of April 2026, who is personally known to me, and who did take an oath.



 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 10 day of April 2026.



 Yvette Grillo, Secretary
 Municipal Code Enforcement Board
 Ocala, Florida



City of Ocala
Code Enforcement Division
4/10/26, 11:23 AM



City of Ocala
Code Enforcement Division
4/10/26, 11:23 AM