ATTACHMENT D



Marion County Board of County Commissioners

Growth Services • Code Enforcement

2710 E. Silver Springs Blvd.

Ocala, FL 34470 Phone: 352-671-8900 Fax: 352-671-8903

Case No.: 986026-CM

June 16, 2025

MAIRIELYS ORDONEZ, REGISTERED AGENT OCALA FREEDOM INVESTMENTS LLC 1911 MORNING DR ORLANDO, FL 32809-7936

PARCEL #: 3578-017-030

NOTICE OF VIOLATION

On June 16, 2025, at 10:55 a.m., an inspection was made of your property located at 10320 SW 42ND AVE, OCALA WATERWAY ESTATES, OCALA, in Marion County. This inspection revealed a violation of the Marion County Land Development Code, Article 4. Specifically noted: storing and parking of commercial/business equipment, vehicles, inventory supplies and debris; large shipping container, private utilization of the right-of-way.

Ø Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Residential Zoning Classifications, by operating a business in an improper zone. Cease operating the business in an improper zone and remove all business related equipment, vehicles, inventory, supplies and debris.

Ø Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization. A *Right-of-Way Utilization Permit* is required for all construction, herbicide/pesticide spraying, tree clearing, and all temporary private use of public right-of-way. Cease the unpermitted activity immediately and contact me to discuss the matter in detail. You may contact the Zoning Division to apply for a Special Use Permit at: 352-438-2675.

Ø Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a); Repeat Violation - Reference Case #934742, 934741, 934740, 934739 presented June 12, 2024 and July 10, 2024. NOTICE: This case will be presented to the Code Enforcement Board even if the violation has been corrected prior to the Code Enforcement Board Hearing.

This property will be re-inspected after June 30, 2025, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation will result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

C.Marti nez

Code Enforcement Officer 352-671-8914 Catherine.Martinez@MarionFL.org

Empowering Marion for Success

ATTACHMENT D

