



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.Martinez

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

