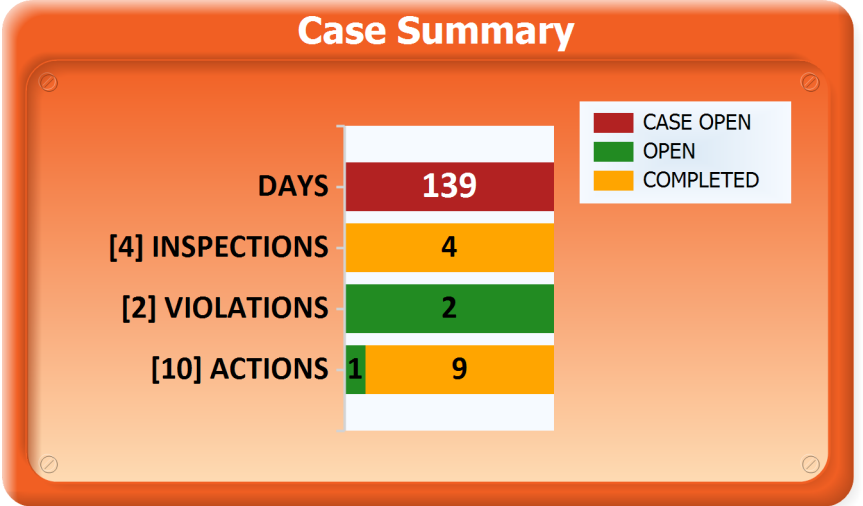


Description: Dead trees and/or tree stumps			Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH		
Opened: 7/23/2025	Closed:	Last Action: 12/11/2025		Flw Up: 12/8/2025
Site Address: 3435 N PINE AVE OCALA, FL 34475				
Site APN: 25226-004-02		Officer: OSIAS FERREIRA		
Details:				



ADDITIONAL SITES

LINKED CASES

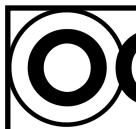
CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH NOVPH WITH NEW HEARING DATE
CERTIFIED MAIL	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0033 68 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 9489 0090 0027 6697 0033 75 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

CERTIFIED MAIL	SHANEKA GREENE	9/4/2025	9/4/2025	UPDATED NOVPH MAILED (2) 9489 0090 0027 6697 0023 54 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 9489 0090 0027 6697 0023 61 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	OSIAS FERREIRA	9/5/2025	9/5/2025	NOVPH READY FOR POSTING Posted at the property, affidavit on file.
OFFICER POSTING	OSIAS FERREIRA	10/23/2025	10/23/2025	NOVPH READY FOR POSTING Posted at the property and affidavit on file.
PREPARE NOTICE	SHANEKA GREENE	7/25/2025	7/25/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH SM
PREPARE NOTICE	SHANEKA GREENE	10/23/2025	10/22/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	7/25/2025	7/25/2025	CLTO MAILED (2)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	TO SEE IF PREVIOUS RECOMMENDATIONS NEED TO BE UPDATED



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0760

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and 118-71 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead trees (permit required), and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, dead trees, and unsightly or unsanitary items. 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. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2,) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday February 5th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday February 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines. 3.) Pay the cost of prosecution of \$299.39 by February 5th, 2026.
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CONTACTS										
NAME TYPE	NAME	ADDRESS			PHONE	FAX		EMAIL		
OWNER	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134								
RESPONDENT 1	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134								
RESPONDENT 2	OCARIZ, HIRAM	1 SE 3RD AVE MIAMI, FL 33131								
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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$299.39	\$0.00						
TOTALS:			\$299.39	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE25-0760

CASE WORK	OSF	10/22/2025	10/22/2025	NON COMPLIANT		On 10/22/2025 I did a follow up for this case and found that some of the dead trees have been removed and one of the stumps have been removed. As today they have removed 2 dead trees without a permit, there is 1 dead tree still standing. 1 stump has been removed 1 is still on the property over 12 inches that needs to be removed. A new NOVPH will be mailed out with a new date to include the removal of these trees without a permit.
FOLLOW UP	OSF	9/2/2025	9/3/2025	NON COMPLIANT		On 9/3/2025 I did a follow up and found still dead trees on the property, the tree debris has been pick up. Dead trees still on the property case will move to a hearing.
HEARING INSPECTION	OSF	12/8/2025	12/8/2025	NON COMPLIANT		On 12/8/2025 I did a inspection before the hearing. At this time there is no active permits for the removal of dead trees, and there is still stumps left on the property. The case will move into the hearing.
INITIAL	OSF	7/24/2025	7/24/2025	NON COMPLIANT		Several dead and/or tree stumps where trees were cut down in parking lot. Photo attached. On 7/24/2025 I observed several dead trees whiting the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris. Follow up scheduled and pictures attached a CLTO will be mailed out to the owners on record.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	OSIAS FERREIRA	10/22/2025				Obtain a permit for the removal of the dead trees that were removed.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	7/24/2025				Several dead trees within the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris.

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

THE CITY OF OCALA

CASE NO: CE25-0760

Petitioner,

VS.

OCALA NORTH PROPERTY LLC

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

Cost	# of hour(s)	Total:
Attorney Fees:		

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	4	\$50.00

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s): \$18.75	1			\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified
Postage: \$1.48	2	\$53.16	6

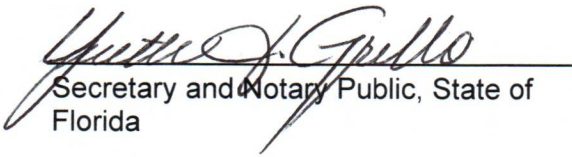
Total Costs: \$299.39

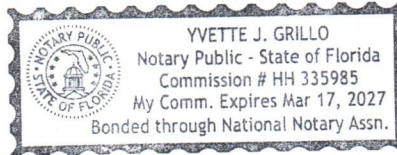
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

**STATE OF FLORIDA
COUNTY OF MARION**


OSIAS FERREIRA
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
by OSIAS FERREIRA who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

25226-004-02

[GOOGLE Street View](#)

Prime Key: 2818832

[MAP IT+](#)

Current as of 7/24/2025

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 16

Acres: 9.18

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES FL 33134

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 3435 N PINE AVE ALL UNITS
OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$3,840,576	Ex Codes:
Total Assessed Value	\$3,840,576	
Exemptions	\$0	
Total Taxable	\$3,840,576	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,399,584	\$2,541,230	\$152,685	\$3,840,576	\$3,840,576	\$0	\$3,840,576
2023	\$1,399,584	\$2,644,666	\$152,685	\$3,782,537	\$3,782,537	\$0	\$3,782,537
2022	\$999,702	\$2,218,003	\$152,685	\$3,540,607	\$3,540,607	\$0	\$3,540,607

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6425/1946	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$1,278,800
6425/1943	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$1,278,800
6425/1940	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$2,092,500
6425/1937	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$907,200
6425/1934	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$907,200
6355/1940	02/2016	43 R-O-W	0	U	V	\$100

[Property Description](#)

SEC 06 TWP 15 RGE 22
PLAT BOOK 3 PAGE 123
OCALA NORTH PLAZA

LOT 2 &
EXC COM AT THE SE COR OF LOT 2 TH N 17-26-33 E 313.98 FT TH
N 72-33-27 W 57.97 FT TO THE POB TH S 74-31-33 W 100 FT TH
N 15-28-27 W 165 FT TH N 74-31-33 E 100 FT TH S 15-28-27 E
165 FT TO THE POB
LESS & EXCEPT THE FOLLOWING:
BEG AT NW COR OF LOT 2 TH S 89-34-00 E 543.93 FT TO NE COR OF
LOT 2 TH S 15-21-27 E 9.02 FT TH N 89-40-29 W 543.63 FT TH
N 15-25-49 W 10.09 FT TO POB.
Parent Parcel: 25226-004-01

Land Data - Warning: Verify Zoning													
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1600	.0	.0	B4	399,881.00	SF							
Neighborhood 9941													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1
COM01=R196A135|17R66U12R67U200L21U16L33U20L41D17L47D19L79D120L120D80.
MZS02=1304.
CAN03=R196A135|17R66U12R67D15L57D1L80D3L11U13L8D7L5D3L120U4L60U12.U236D2R287
UCN04=R5D18L5U18.L41
UCN05=L4D10R4U10.D50L126

1304



Year Built 1994
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 1171

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	19.0	1.00	1994	0	57,558	M14 MARKET	83 %	Y	Y
						M16 COMMUNITY SHOP CTR	17 %	Y	Y
2	14.0	1.00	1994	0	1,304	MZS MEZZANINE STOR	100 %	Y	N
3	14.0	1.00	1994	0	4,237	CAN CANOPY-ATTACHD	100 %	N	N
4	12.0	1.00	1994	0	90	UCN CANOPY UNFIN	100 %	N	N
5	12.0	1.00	1994	0	40	UCN CANOPY UNFIN	100 %	N	N
6	10.0	1.00	1994	0	36	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 3	4 Fixture Baths: 2	2 Fixture Baths: 8
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 47

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	209,460.00	SF	5	1994	3	0.0	0.0
159 PAV CONCRETE	11,678.00	SF	20	1994	3	0.0	0.0
159 PAV CONCRETE	600.00	SF	20	1994	5	0.0	0.0

Appraiser Notes

OCALA NORTH SHOPPING CENTER
TENANT LIST AS OF 1/12/2023
SUITE300= HARVEY'S SUPERMARKET 2-4FX 36X
SUITE203= HUNGRY HOWIES 2-2FX 5X
SUITE202= WOK-N-STUFF II 2-2FX 5X
SUITE201= H & R BLOCK 1-2FX
SUITE101=SMOKE SHOP 2-2FX 1X
SUITE102-103= OCALA WINE AND SPIRITS 1- 2FX COL=25X8

MEZZANINE IN HARVEY'S SUPERMARKET=1304SF

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-1147	5/22/2025	-	ONE STOP FIREWORK TENT
TSP24-0032	12/19/2024	-	ONE STOP FIREWORK
BLD24-0988	5/30/2024	6/17/2024	ONE STOP FIREWORKS JULY 4 TENT
BLD23-2697	12/14/2023	-	ONE STOP FIREWORKS / TENT
BLD23-1203	6/8/2023	6/20/2023	ONE STOP FIREWORKS / TENT
BLD22-3565	12/9/2022	12/15/2022	ONE STOP FIREWORKS / TENT
BLD22-1534	6/16/2022	-	ONE STOP FIREWORKS / TENT
SGN22-0022	3/3/2022	10/20/2022	SMOKE SHOP / SIGN
BLD21-3038	12/14/2021	-	ONE STOP FIREWORKS/TENT
BLD21-1243	6/2/2021	-	ONE STOP FIREWORKS/TENT
BLD20-2195	12/1/2020	-	ONE STOP FIREWORKS/TENT
BLD20-0937	6/11/2020	6/19/2020	ONE STOP FIREWORKS/TENT/6.15-7.6
BLD20-0356	2/26/2020	4/21/2020	HARVEYS SUPERMARKET/ REPLACE OH DOOR
BLD19-2143	11/15/2019	12/20/2019	ONE STOP /FIREWORKS
BLD19-1087	6/3/2019	-	ONE STOP FIREWORKS/TNT
BLD18-2475	11/26/2018	12/17/2018	ONE STOP FIREWORKS/TENT/12/14-1/2
BLD18-1275	6/11/2018	-	ONE STOP FIREWORKS / TENT / 6/15/18-7/5/18
BLD17-1920	12/4/2017	12/18/2017	FIREWORKS TENT
SGN17-0094	8/17/2017	8/28/2017	METRO PCS / WALL SIGN
BLD17-1228	8/1/2017	-	DIVIDER WALL IN METRO PCS
SGN17-0089	7/27/2017	8/16/2017	WINN DIXIE / SIGN
BLD15=-544	4/24/2015	5/11/2015	ADD HC BATHROOM #101
SGN14-0227	10/23/2014	-	WALL SIGN LIQUORS
BLD14-1000	8/12/2014	-	FIRE WALL
SGN12-0277	11/7/2012	-	SIGN INTERNET
OC00865	4/1/2006	-	SPRKLR #203
OC00366	2/1/2006	7/1/2006	INT RENO #203
OC01878	12/1/2002	-	CMRA #202
OC01793	12/1/2002	-	CMRA #202
OC01255	8/1/2002	1/1/2003	CMRA #202
OC00817	6/1/2002	-	CMRA LITTLE WOKERY
OC00341	3/1/1999	-	CMRA CELLMAX
OC01047	7/1/1995	-	CMRA

OC00897	6/1/1995	8/1/1995	COMM
OC00488	4/1/1995	-	CMRA
OC00123	1/1/1995	-	CMRA
OC02014	12/1/1994	-	CMRA
OC02079	12/1/1994	-	CMRA
OC00952	5/1/1994	12/1/1994	UNDERGROUND UTILITIES
OC00727	4/1/1994	12/1/1994	CA
OC00725	4/1/1994	12/1/1994	BLDG01= ADD COMM BLDG
OC00726	4/1/1994	12/1/1994	BLDG01= ADD COMM BLDG

This instrument prepared by:
Larry R. Stout
P. O. Box 15200
Daytona Beach, FL 32115-5200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on July 15, 2016, between **BASIN STREET CAPITAL LLC**, a Florida limited liability company (hereinafter the "Grantor"), whose mailing address is 444 Seabreeze Boulevard, Suite 1002, Daytona Beach, Florida 32118, and **OCALA NORTH PROPERTY, LLC**, a Delaware limited liability company (hereinafter the "Grantee"), whose mailing address is 999 Ponce de Leon Blvd, Suite 650, Coral Gables, Florida 33134.

WITNESSETH

For and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described property (hereinafter the "Property") situated in Marion County, Florida and more particularly described as follows:

AN UNDIVIDED 27.5% INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY AND EASEMENTS; TO WIT:

Parcel 1 - FEE

Lot 2, Ocala North Plaza, according to the map or plat thereof as recorded in Plat Book 3, Page 123, Public Records of Marion County, Florida.
Parcel No.: 25226-004-02

LESS AND EXCEPT right of way conveyed to Marion County by deed recorded in O.R. Book 6355, Page 1940, Public Records of Marion County, Florida more particularly described as follows:

Beginning at the Northwest corner of Lot 2, Ocala North Plaza, as per plat thereof recorded in Plat Book 3, Pages 123-124 of the Public Records of Marion County, Florida said point being on the South right of way of NW 35th Street; thence proceed S89°34'00"E along said South right of way a distance of 543.93 feet to the Northeast corner of said Lot 2; thence S15°21'27"E along the Easterly boundary of said Lot 2 a distance of 9.02 feet; thence departing said Easterly boundary proceed N89°40'29"W a distance of 543.63 feet to the Westerly boundary of said

Lot 2; thence N15°25'49"W along said Westerly boundary a distance of 10.09 feet to the Point of Beginning.

PARCEL 2- EASEMENT:

Together with a non-exclusive easement for drainage facilities as described in Grant of Non-Exclusive Easement recorded in O.R. Book 2072, Page 938, Public Records of Marion County, Florida.

PARCEL 3 - EASEMENT:

Together with a non-exclusive easement for parking, ingress and egress as described in Shopping Center Easement Agreement recorded in O.R. Book 2133, Page 1760, Public Records of Marion County, Florida.

Subject to taxes for the year 2016 and subsequent years, and to covenants, conditions, restrictions, easements, restrictions, reservations and limitations of record, the mention of which shall not serve to reimpose serve the same.

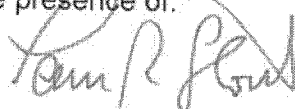
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever.

The Grantor hereby covenants with the Grantee (i) that said Grantor is lawfully seized of the Property in fee simple, (ii) that Grantor has good right and lawful authority to sell, transfer and convey the Property, and (iii) that said Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but no others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its Manager on the day and year set forth in the acknowledgment below.

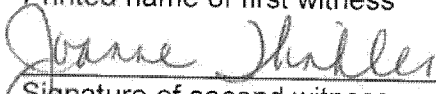
Signed, sealed and delivered
in the presence of:



Signature of first witness

LARRY R STOUT

Printed name of first witness



Signature of second witness

JOANNE WINKLER

Printed name of second witness

BASIN STREET CAPITAL LLC

By: 

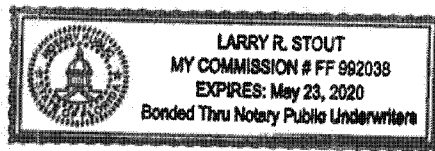
Sanford Miller, Its Manager

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on July 13, 2016, Sanford Miller, as the Manager of Basin Street Capital LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Larry R. Stout

Notary Public, State of Florida at Large





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
OCALA NORTH PROPERTY, LLC

Filing Information

Document Number M16000005842
FEI/EIN Number 81-3012766
Date Filed 07/20/2016
State FL
Status ACTIVE

Principal Address

1 SE 3rd Avenue
suite 1100
miami, FL 33131

Changed: 06/08/2022

Mailing Address

1 SE 3rd Avenue
suite 1100
miami, FL 33131

Changed: 06/08/2022

Registered Agent Name & Address

OCARIZ, HIRAM
1 SE 3rd Avenue
suite 1100
miami, FL 33131

Name Changed: 03/20/2023

Address Changed: 03/20/2023

Authorized Person(s) Detail

Name & Address

Title MGR

SLAKE CFP, LTD
1 SE 3RD AVENUE
SUITE 1100

MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	03/20/2023
2024	04/30/2024
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
03/20/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/26/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
07/20/2016 -- Foreign Limited	View image in PDF format



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

7/25/2025

CASE NO: CE25-0760

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL, 33134

OCALA NORTH PROPERTY LLC
OCARIZ HIRAM (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL. 33131

RE: 25226-004-02 | 3435 N PINE AVE OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 09/02/2025

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Several dead trees whiting the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

OSIAS FERREIRA,
Code Enforcement Officer
352-789-5305 oferreira@ocalafl.gov



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

CL 10-6760

7/25/2025

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL, 33134

.. 9486921687219258

VAC

33134-3073302

JACKSONVILLE RPDC 320

29 JUL 2025 AM 1 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



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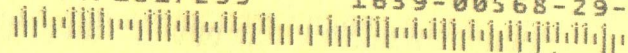
RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 34471217299

*1639-00568-29-21





City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

10/22/2025

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, GL. 33134

OCALA NORTH PROPERTY LLC
OCARIZ HIRAM (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL. 33131

Respondent(s) /

Location of Violation: 3435 S PINE AVE|25226-004-02

Case Number: CE25-0760

Officer Assigned: Osias Ferreira

Required Compliance Date: 11/24/2025

Public Hearing Date & Time: 12/11/2025 5:30 pm

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Several dead trees whiting the property, tree stumps and tree debris. Remove the dead trees
with a permit, cut and remove tree stumps and clean and maintain the property free of debris.

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Obtain a permit for the removal of the dead trees that were removed.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

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/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/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.

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/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Oσίας Ferreira Code Enforcement Officer
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE25-0760

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

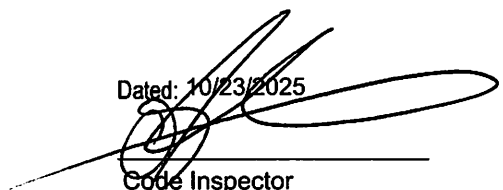
**STATE OF FLORIDA
COUNTY OF MARION**

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 10/23/2025 post the Notice of Violation & Public Hearing to the property, located at 3435 N PINE AVE.
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.

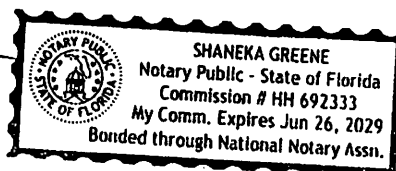
Dated: 10/23/2025


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

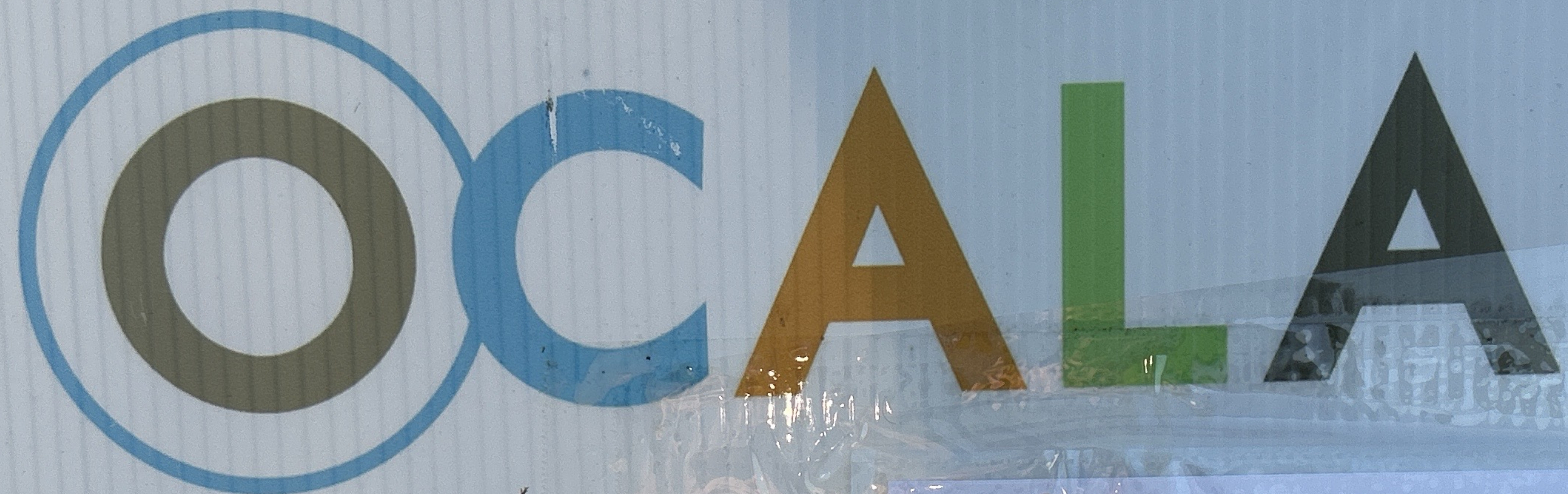
SWORN TO (or affirmed) before me: 10/23/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

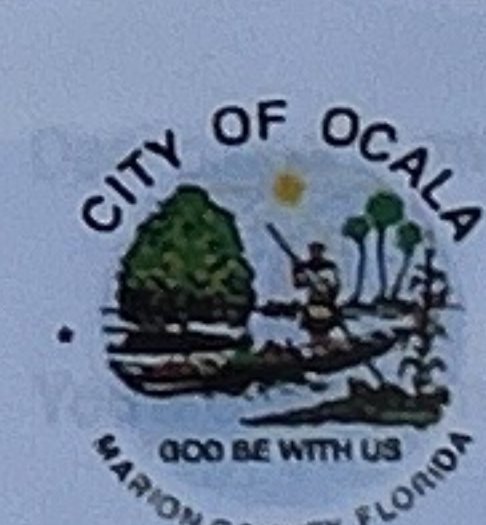




City of Ocala
Code Enforcement Division
10/23/2025 8:51 AM



**CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND floor) OCALA, FLORIDA 34471

NOTICE OF VIOLATION AND PUBLIC HEARING

10/22/2025

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL 33134

OCALA NORTH PROPERTY LLC
OCARIZ HIRAM (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL 33131

Respondent(s) _____

Location of Violation: 3435 S PINE AVE|25226-004-02
Case Number: CE25-0760
Officer Assigned: Osias Ferreira
Required Compliance Date: 11/24/2025
Public Hearing Date & Time: 12/11/2025 5:30 pm
Violation(s) and How to Abate:

SECTION 118-05 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATERIALS
Several dead trees along property line are a safety hazard. If a permit is not obtained, the trees will be removed at the owner's expense. The owner is required to obtain a permit for the removal of the dead trees that were removed.

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED
Obtain a permit for the removal of the dead trees that were removed.

City of Ocala
Code Enforcement Division
10/23/2025 8:51 AM

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

CASE NO: CE25-0760

AFFIDAVIT OF POSTING

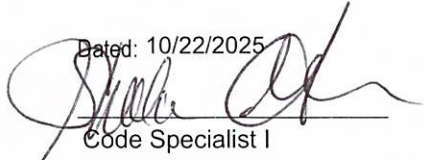
Section 2-446 (b) 2 (b)

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 10/22/2025 post the Notice of Violation & Public 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.

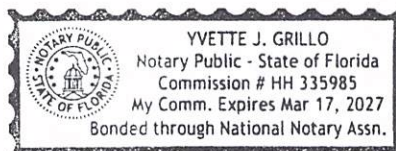
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/22/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/22/2025 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
12/8/2025 9:26 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:26 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:25 AM



City of Ocala
Code Enforcement Division
12/8/2025 9:25 AM



OCALA SHOPPING CENTER
HARVEYS
supermarket
LIQUOR
WOK N' STUFF
Hungry Howie's
H&R BLOCK



07/24/2025 15:18:29
City of Ocala
Code Enforcement Division



07/24/2025 15:18:36

City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
7/23/2025 8:44 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:44 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:45 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:46 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:46 AM