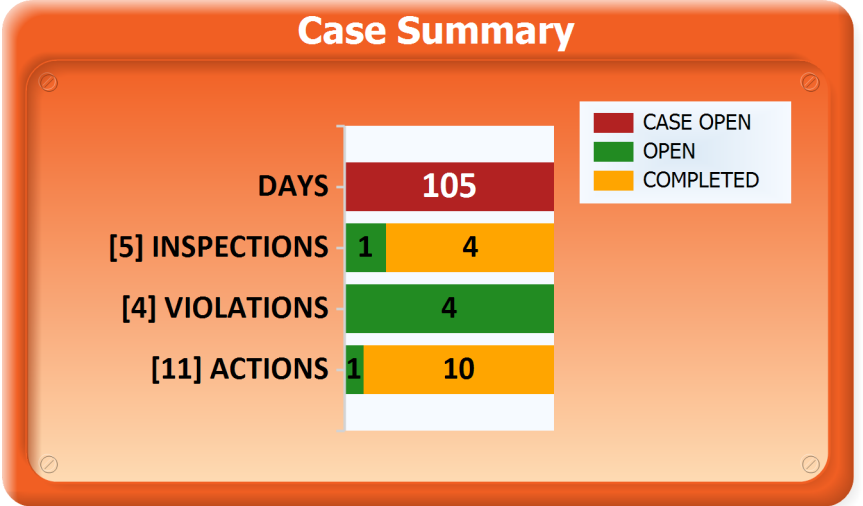


Description: OVERGROWTH/VACANT COMMERCIAL			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: VACANT COMMERCIAL STRUCTURE	
Opened: 2/25/2025	Closed:	Last Action: 6/12/2025	Flw Up: 6/11/2025
Site Address: 540 NW 3RD AVE OCALA, FL 34475			
Site APN: 2860-008-001		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH MAILED 91 7199 7039 7682 2088 LIQUID VENTURE HOLDING LLC C/O CASEY ANNE COSTA (REGISTERED AGENT) 519 NW 3RD AVE OCALA, FL. 34475
COMPLAINT RECEIVED	YVETTE J GRILLO	2/25/2025	2/25/2025	
CONTACT	STEPHEN KNIGHT	2/27/2025	2/27/2025	David Church (352)233-3642. Business owner across from property.
CONTACT	STEPHEN KNIGHT	5/5/2025	5/5/2025	I spoke to David Church and he did paint over the graffiti, and stated he was getting some help to remove the overgrowth. I moved the follow up to Friday and told him I would check on the progress at that time.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	5/13/2025	5/13/2025	NOVPH READY FOR POSTING Posted the NOVPH on the property. View attachments
PREPARE NOTICE	SHANEKA GREENE	2/28/2025	2/27/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH FOR JUNE HEARING LIQUID VENTURE HOLDINGS LLC 519 NW 3RD AVE OCALA, FL 34475
REGULAR MAIL	SHANEKA GREENE	2/27/2025	2/27/2025	CLTO MAILED
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-146, and 82-182 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, 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, 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.</p> <p>(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.</p> <p>2.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, August 7th, 2025. This includes:</p> <p>(a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/4/2025	<p>using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official.</p> <p>(b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure.</p> <p>(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.</p> <p>(d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load.</p> <p>(e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> <p>(f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment).</p> <p>(g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection.</p> <p>(h) Have a plan for weatherization of the vacant property if necessary.</p> <p>(i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times.</p> <p>If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, August 8th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include</p>
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				<p>securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.</p> <p>3.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, August 7th 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply.</p> <p>(b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to include demolition and removal of the structure and structure contents. Additionally, 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>4.) Pay the cost of prosecution of \$250.16 by August 7th, 2025</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	RADUNS, ANNE E PA : RADUNS, ANNE E	221 NW 4TH ST OCALA, FL 34475	(352)840-9660		ASSISTANT@OCALAFAMILYLAW.COM

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	LIQUID VENTURE HOLDINGS LLC	519 NW 3RD AVE Ocala, FL 34475			
RESPONDENT 1	LIQUID VENTURE HOLDINGS LLC	519 NW 3RD AVENUE Ocala, FL 34475			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$250.16	\$0.00						
TOTALS:			\$250.16	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	3/27/2025	3/27/2025	NON COMPLIANT		I followed up to the property and spoke with David Church (Manager of property) and he stated he needed a little more time to get everything done. David Church also stated he would speak to the owner about the situation. View attachments, follow up scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

FOLLOW UP	SKN	4/18/2025	4/18/2025	NON COMPLIANT		Upon arrival I spoke to David Church (Manager of the property) and he stated he just rented a lift so he could get up to the building and remove the overgrowth. He did paint over the graffiti on the building. View attachments, follow up scheduled.
FOLLOW UP	SKN	5/9/2025	5/9/2025	NON COMPLIANT		I followed up to the property and observed no change to the violation. NOVPH issued.
HEARING INSPECTION	SKN	6/11/2025				
INITIAL	SKN	2/26/2025	2/26/2025	NON COMPLIANT		<p>COMPL ADVISED OF HOMELESS ACTIVITY ON OVERGROWN PARCEL. HOMELESS LEAVING NEEDLES ON THE ROADWAY AND SETTING UP CAMPS IN THE TALL WEEDS. LOTS OF JUNK AND DEBRIS ON THE PROPERTY FROM OLD CAR PARTS TO TRASH</p> <p>I responded to a citizens complaint involving a property with overgrown vegetation and trash. Upon arrival I observed the property to have grass that was overgrown, and a building. The building has metal siding, and a metal roof with vegetation growing out of the two corners of the roof. One side of the building had two separate graffiti tags. The building itself had several areas with bent up pieces from the roof and the side. I continued my observation from the street and was able to see debris from a homeless encampment located near the rear of the property. I was contacted by the owner (David Church) of the business across the street, and he stated he was in charge of taking care of the property in this complaint. David Church stated he would like to be notified of any correspondence from our office, and he would do his best to rectify the situation. Photos attached. Courtesy letter mail to property owner(s). Follow up scheduled.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-146 VACANT COMMERCIAL STRUCTURES	STEPHEN KNIGHT	2/27/2025				Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances. Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). Obtain any required permits for repairs as needed.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	2/26/2025				Unsightly or unsanitary items upon property to include overgrowth, trash, and tree debris. Cut and clean property.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JENNIPHER L BULLER	2/26/2025				Any exterior appendage or portion of the structure is not securely fastened. The building has several areas where the roof is damaged and in need of repair. The roof is in disrepair and several places are not secured to the walls or facia. Obtain for any required permits, and complete repairs as needed.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/26/2025				All dangerous buildings are declared to be public nuisances. Apply for permits if required, complete repairs and painting as needed.

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

THE CITY OF OCALA

CASE NO: CE25-0141

Petitioner,

VS.

LIQUID VENTURE HOLDINGS LLC

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Enforcement Officer 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	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	7	\$154.00

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:	\$0.55	1	\$14.36	2	\$14.36

Total Costs: \$250.16

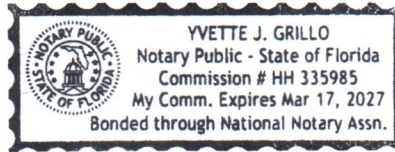
FURTHER. AFFIANT SAYETH NOT. Dated This:
6/2/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Jun by
STEPHEN KNIGHT 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 Real Estate

2860-008-001

[GOOGLE Street View](#)

Prime Key: 1237548

[MAP IT+](#)

Current as of 2/26/2025

[Property Information](#)

LIQUID VENTURE HOLDINGS LLC
519 NW 3RD AVE
OCALA FL 34475

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

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

[PC:](#) 48

[Acres:](#) .39

Situs: Situs: 540 NW 3RD AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$33,750
Buildings	\$11,368
Miscellaneous	\$0
Total Just Value	\$45,118
Total Assessed Value	\$45,118
Exemptions	\$0
Total Taxable	\$45,118

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$33,750	\$11,368	\$0	\$45,118	\$45,118	\$0	\$45,118
2023	\$33,750	\$11,039	\$0	\$44,789	\$42,620	\$0	\$42,620
2022	\$33,750	\$9,552	\$0	\$43,302	\$38,745	\$0	\$38,745

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6824/1107	08/2018	05 QUIT CLAIM	0	U	I	\$100
5608/0807	08/2011	07 WARRANTY	8 ALLOCATED	Q	I	\$75,000
5339/0151	04/2010	31 CERT TL	8 ALLOCATED	U	I	\$300
3929/0719	12/2004	07 WARRANTY	8 ALLOCATED	U	I	\$100,000
1505/0668	05/1988	07 WARRANTY	8 ALLOCATED	U	V	\$45,000
1003/1337	12/1979	07 WARRANTY	0	U	V	\$10,000
0995/1167	09/1979	07 WARRANTY	0	U	V	\$9,300

[Property Description](#)

SEC 18 TWP 15 RGE 22
PLAT BOOK E PAGE 002
NEW SURVEY NORTH OCALA
BLK 8 LOTS 1.2 S OF RR BEING MORE PARTICULARLY DESC AS:
BEGIN AT THE SE COR OF LOT 1 TH N 00-11-38 E 108.94 FT TO A
PT BEING ON A CURVE CONCAVE SELY HAVING A RADIUS OF 1899.86
FT TH SWLY ALONG CURVE A CHORD BEARING & DISTANCE OF
S 76-17-53 W 230.76 FT TH S 00-11-33 W 52.18 FT TH
S 89-27-40 E 224.01 FT TO THE POB

[Land Data - Warning: Verify Zoning](#)

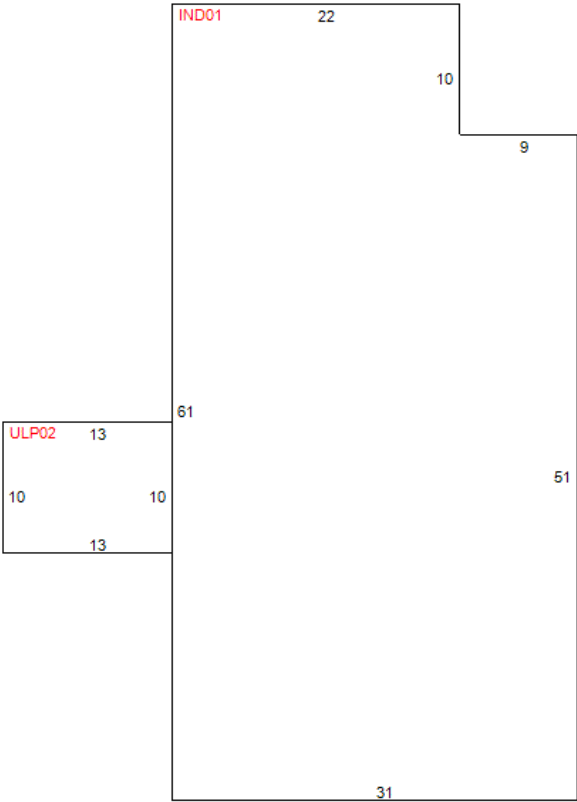
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	4800	75.0	225.0	FBC	16,875.00	SF						
Neighborhood 9979 - COMM-NORTH FBC ZONING												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

IND01=R31U51L9U10L22D61.U19

ULP02=L13U10R13D10.



[Building Characteristics](#)

Structure	2 - STUD FRAME WOODMTL	Year Built	1941
Effective Age	9 - 40-99 YRS	Physical Deterioration	0%
Condition	3	Obsolescence: Functional	0%
Quality Grade	100 - POOR	Obsolescence: Locational	0%
Inspected on	6/7/2024 by 253	Base Perimeter	184

Exterior Wall 02 CORRUGATED MTL								
Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1943	0	1,801	F48 WAREHOUSE/DISTRIBUTE	100 %	N
2	8.0	1.00	1943	0	130	ULP LOADING-UNFINS	100 %	N

Section: 1								
Elevator Shafts: 0			Aprtments: 0		Kitchens: 0		4 Fixture Baths: 0	
Elevator Landings: 0			Escalators: 0		Fireplaces: 0		3 Fixture Baths: 0	
							2 Fixture Baths: 0	
							Extra Fixtures: 0	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

STORAGE BLDG FOR DELCO OIL CO.

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
Joy Ewertz, Esq
Downtown Title Services
236 S. Woodland Blvd
DeLand FL 32720

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made and executed as of the 20th day of August, 2018, by Gregory S. Lamb a married man whose address is 316 Elkwood Avenue, Imperial Beach CA 91932 (the "Grantor") to Liquid Venture Holdings LLC, a Florida limited liability Company whose address is 519 NW 3RD Avenue Ocala FL 34475 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, partnerships [including joint ventures], public bodies and quasi-public bodies.)

WITNESSETH:

THAT the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever all the right, title, interest, claim and demand which Grantor has in and to that certain land situate in Marion County, Florida, more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference

Tax Parcel ID No.: R2860-015-000 & R2860-008-001

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or in equity, to the only proper use, benefit and behoof of the Grantee forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its proper officer thereunto duly authorized, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Kenneth W. Kelley Sr
Signature
Print/Type Name

Gregory S. Lamb
Signature

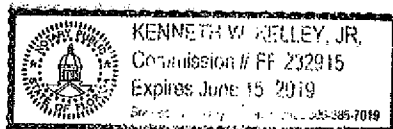
8/20/2018
Date

Adam Winkler
Signature
Printed/Typed Name

STATE OF FLORIDA
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Gregory S. Lamb he/she acknowledged executing the same and in the presence of two subscribing witnesses freely and voluntarily.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of AUGUST, 2018.



Kenneth W. Kelley Jr.
Notary Signature
Print Name

This unencumbered property is being conveyed to an entity that is wholly owned by the Grantor.
No documentary stamps are due.

EXHIBIT A

PARCEL #1:

BEGINNING AT THE SE CORNER OF LOT 1, BLOCK 8, NEW SURVEY NORTH CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN PLAT BOOK E, AT PAGE 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N. 00 DEGREES 11'38"E. ALONG THE EAST BOUNDARY OF SAID LOT 108.94 FEET TO A POINT 10.00 FEET FROM AND RADIAL TO THE CENTERLINE OF SOUTHERN MOST TRACK, SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1899.86 FEET, THENCE SOUTHWESTERLY ALONG AND WITH SAID CURVE A CHORD BEARING AND DISTANCE OF S.76 DEGREES 17'53"W. 230.76 FEET TO THE WEST BOUNDARY OF LOT 2 OF SAID BLOCK, THENCE S. 00 DEGREES 11'33"W. ALONG SAID WEST BOUNDARY 52.18 FEET TO THE SW CORNER OF SAID LOT, THENCE S.89 DEGREES 27'40"E. ALONG SOUTH BOUNDARY OF SAID LOTS 2 AND 1, A DISTANCE OF 224.01 FEET TO THE POINT OF BEGINNING.

AND

PARCEL #2

BEGINNING AT THE SW CORNER OF BLOCK 13 NEW SURVEY NORTH OF OCALA AS RECORDED IN PLAT BOOK E, AT PAGE 2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N. 00 DEGREES 08'41"E. ALONG THE EAST RIGHT OF WAY LINE OF NORTHWEST THIRD AVENUE 228.89 FEET TO A POINT 10 FEET SOUTH OF THE CENTER LINE OF A SPUR TRACK OF THE SEABOARD COAST LINE RAILROAD; THENCE N. 79 DEGREES 46'22"E. PARALLEL TO THE CENTER LINE OF SAID SPUR TRACK 177.49 FEET; THENCE S. 00 DEGREES 19'10"W. 260.49 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTHWEST FIFTH STREET. THENCE N.89 DEGREES 58'24"W ALONG SAID NORTH RIGHT OF WAY LINE 173.80 FEET TO THE POINT OF BEGINNING.

Subject to taxes for 2011 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.



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

Detail by Entity Name

Florida Limited Liability Company
LIQUID VENTURE HOLDINGS LLC

Filing Information

Document Number L18000130057
FEI/EIN Number 83-0706756
Date Filed 05/24/2018
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 02/29/2020

Principal Address

519 NW 3RD AVENUE
OCALA, FL 34475

Mailing Address

526 Parkson Road
Henderson, NV 89011

Changed: 03/13/2024

Registered Agent Name & Address

Costa , Casey Anne
519 NW 3RD AVENUE
OCALA, FL 34475

Name Changed: 03/13/2024

Authorized Person(s) Detail

Name & Address

Title Mgr

Costa, Casey Anne
526 Parkson Road
Henderson, NV 89011

Annual Reports

Report Year	Filed Date
2022	03/23/2022

2023	05/22/2023
2024	03/13/2024

Document Images

[03/13/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/22/2023 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[03/23/2022 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[07/01/2021 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[02/29/2020 -- REINSTATEMENT](#)

[View image in PDF format](#)

[05/24/2018 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

2/27/2025

CASE NO: CE25-0141

LIQUID VENTURE HOLDINGS LLC
C/O CASEY ANNE COSTA (REGISTERED AGENT)
519 NW 3RD AVE
OCALA, FL, 34475

RE: 2860-008-001 | 540 NW 3RD AVE OCALA, FLORIDA

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: 3/27/2025

Violations:

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

Unsightly or unsanitary items upon property to include overgrowth, trash, and tree debris. Cut and clean property.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS- The building has several areas where the roof is damaged and in need of repair. The roof is in disrepair and several places are not secured to the walls or fascia. Obtain for any required permits, and complete repairs as needed.

Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits- All dangerous buildings are declared to be public nuisances. Apply for permits if required, complete repairs and painting as needed.

SECTION 34-146 VACANT COMMERCIAL STRUCTURES- Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances. Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). Obtain any required permits for repairs as needed.

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.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@ocalafl.gov



CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CL70-0141

LIQUID VENTURE HOLDINGS LLC
C/O CASEY ANNE COSTA (REGISTERED AGENT)
519 NW 3RD AVE
OCALA, FL, 34475

JACKSONVILLE FL 320

3 MAR 2025 PM 3 L



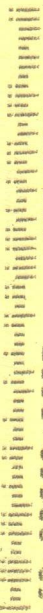
ZIP 34471 \$000.69⁰
02 4W
0000373291 FEB 28 2025

MMR

NIXIE 326 EE 1 7203/07/25

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

SC: 34472217299 *1530-03350-03-37



34475-002219



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

05/12/2025

LIQUID VENTURE HOLDING LLC
C/O CASEY ANNE COSTA (REGISTERED AGENT)
519 NW 3RD AVE
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 540 NW 3RD AVE|2860-008-001

Case Number: CE25-0141

Officer Assigned: Stephen Knight

Required Compliance Date: 06/11/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Unsightly or unsanitary items upon property to include overgrowth, trash, and tree debris. Cut and clean property.

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Any exterior appendage or portion of the structure is not securely fastened.

The building has several areas where the roof is damaged and in need of repair. The roof is in disrepair and several places are not secured to the walls or facia. Obtain for any required permits, and complete repairs as needed.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits

All dangerous buildings are declared to be public nuisances. Apply for permits if required, complete repairs and painting as needed.

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances. Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). Obtain any required permits for repairs as needed.

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:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0141

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

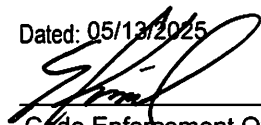
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/13/2025 post the Notice of Violation & Public Hearing to the property, located at 540 NW 3RD AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

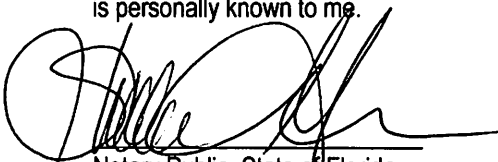
FURTHER, AFFIANT SAYETH NAUGHT.

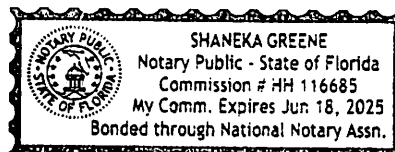
Dated: 05/13/2025


Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CASE NO: CE25-0141

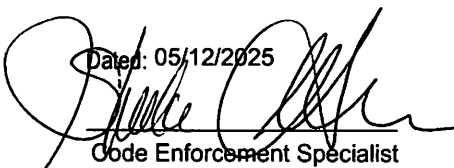
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 05/12/2025 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.

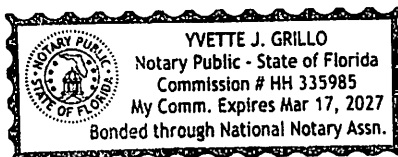
Dated: 05/12/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/12/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





CITY OF OCALA

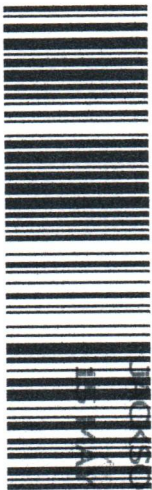
CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

HOVPH-0141

LIQUID VENTURE HOLDING LLC
C/O CASEY ANNE COSTA (REGISTERED AGENT
519 NW 3RD AVE
OCALA FL 34475

CERTIFIED MAIL



91 7199 9991 7039 7682 2088

HOVPH-0141
JUN 11 2025 PM 1
SPRINGVILLE RPDC 320

FIRST-CLASS



US POSTAGE
PITNEY BOWES

ZIP 34471 \$ 008.16⁰
02 7W
0008039548 MAY 14 2025

NMR

NIXIE 32608 05/25/2025

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
NO MAIL RECEIPTABLE
SORT IN MANUAL ONLY NO AUTOMATION
BC: 5699899955

569989999

34475-88221

🍴 Restaurants

🏨 Hotels

📅 Things to do

🚗 Transit

🅑 Parking



Midwest Gas

Old Pine St

NW 5th St

NW 5th St

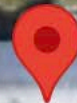
NW 3rd Ave

NW 2nd Ave

Old Pine St

NW 4th St

NW 4th St





City of Ocala
Code Enforcement Division
2/26/2025 9:36 AM



City of Ocala
Code Enforcement Division
2/26/2025 9:36 AM



City of Ocala
Code Enforcement Division
2/26/2025 9:36 AM



City of Ocala
Code Enforcement Division
2/26/2025 9:36 AM



City of Ocala
Code Enforcement Division
2/26/2025 9:37 AM



City of Ocala
Code Enforcement Division
2/26/2025 9:37 AM



City of Ocala
Code Enforcement Division
3/27/2025 10:56 AM



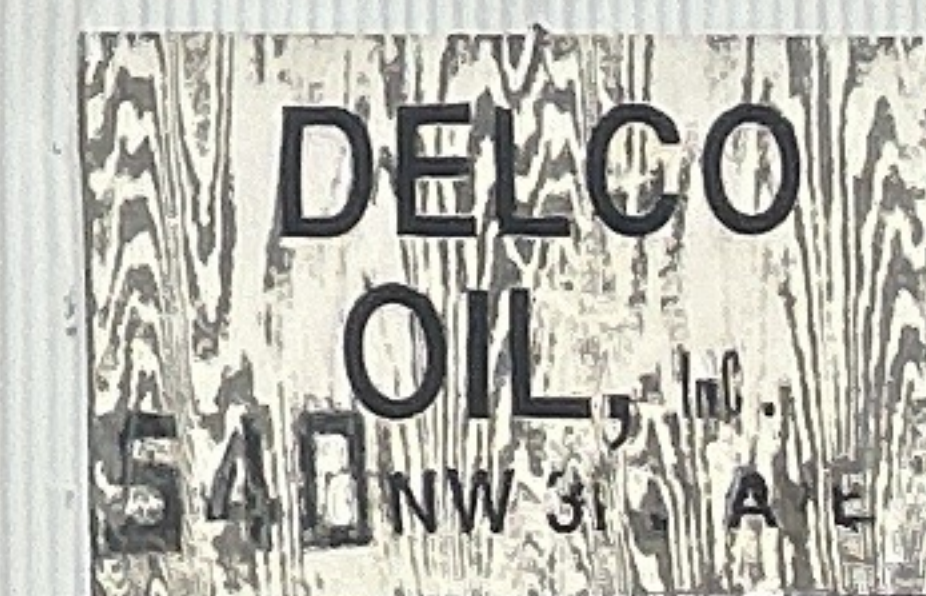
City of Ocala
Code Enforcement Division
3/27/2025 10:56 AM



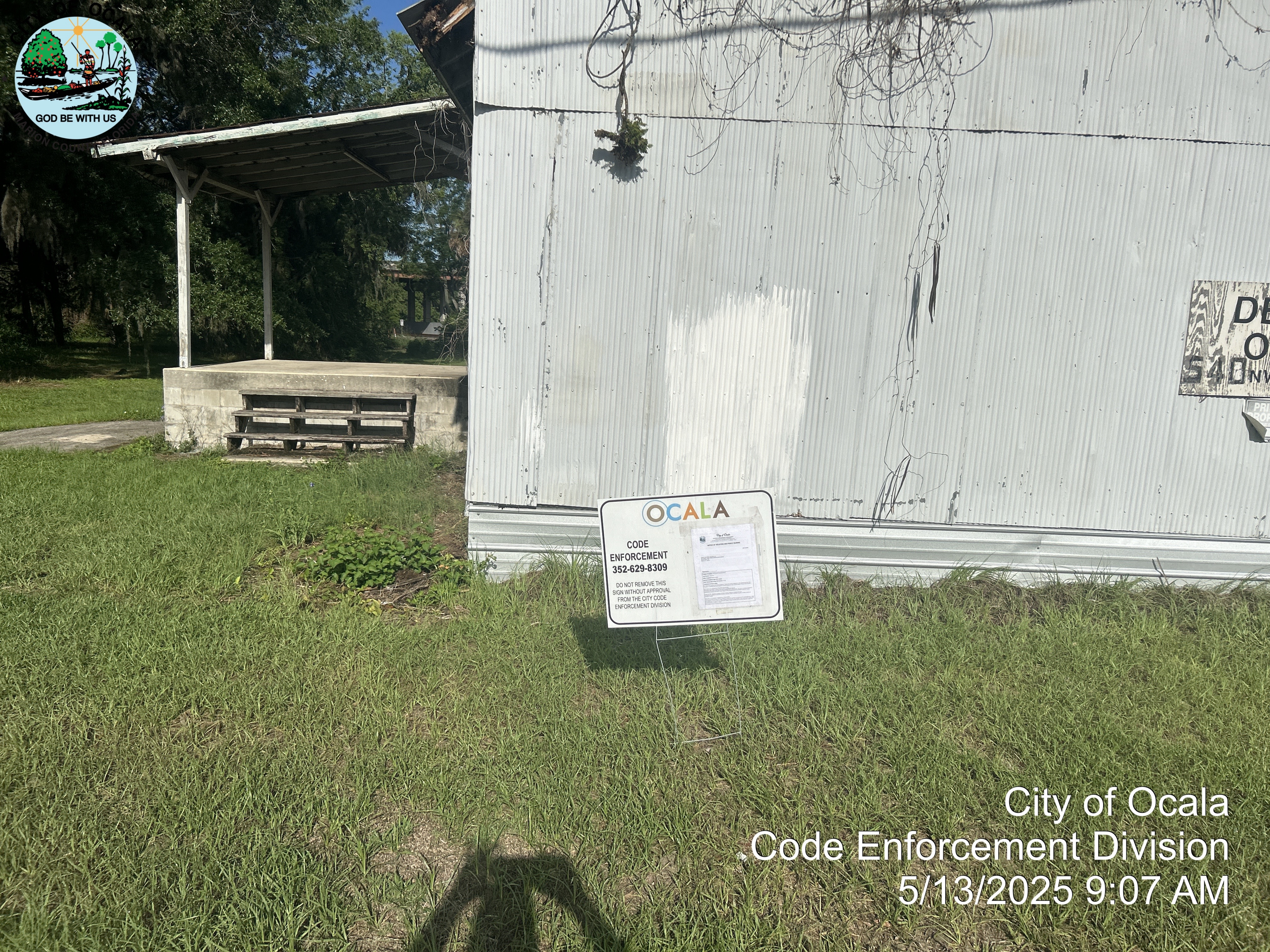
City of Ocala
Code Enforcement Division
5/9/2025 1:38 PM



City of Ocala
Code Enforcement Division
5/9/2025 1:38 PM



City of Ocala
Code Enforcement Division
5/13/2025 9:07 AM



City of Ocala
Code Enforcement Division
5/13/2025 9:07 AM