



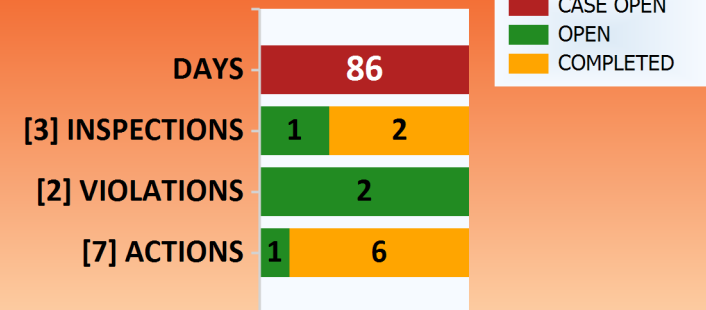
Case Details - No Attachments

City of Ocala

Case Number
CE26-0633

Description: Damaged/unsafe monument sign			Status: HEARING
Type: SIGNS		Subtype: OTHER SIGN VIOLATION	
Opened: 5/13/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/11/2026
Site Address: 4901 E SILVER SPRINGS BLVD UNIT 900 OCALA, FL 34470			
Site APN: 24245-001-05		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832-6594			
REGISTERED AGENT	RAMBILAS, TODD	12031 SPRITE LN ORLANDO, FL 32832			
RESPONDENT 1	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832			

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	\$18.48	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$37.23	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$145.09	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				
Section 110-133. - General construction and maintenance standards.	JENNIPHER L BULLER	5/13/2026				The property has a monument sign at the main entrance to the shopping center. The monument sign is in disrepair and a part of the siding is hanging. The monument sign needs to be repaired and maintained.				



Case Details - No Attachments

City of Ocala

Case Number

CE26-0633

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	STEPHEN KNIGHT	5/13/2026				The property has several spots where trees have been removed and not replaced according to the site plan. Proper permits must be obtained, and trees must be replaced according to the site plan.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	5/13/2026	5/13/2026	COMPLETED		While in the area, staff observed that the monument sign had been damaged. The sign face (s) were missing, and the metal top cap was not properly secured, creating a potential hazard near E. Silver Springs Blvd. Possible trees and landscaping removed without a permit or approval and U-Haul trucks parked in parking lot (stored) in violation of permitted uses for shopping center zoning district. U-Haul unit 301 Phone: (352) 274-9804 (a separate case will be required- check for correct BTR). I responded to the location and made contact with Ashlyn, (Manager of Ross) and asked her for the property management contact. She stated she would contact me with any info she could find. I gave her my card.
FOLLOW UP	SKN	7/14/2026	7/14/2026	COMPLETED		Upon follow up, no permit has been pulled. I will follow up again.
HEARING INSPECTION	SKN	8/11/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/18/2026	6/18/2026	NOVPH



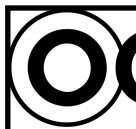
Case Details - No Attachments

City of Ocala

Case Number

CE26-0633

CERTIFIED MAIL	SHANEKA GREENE	6/18/2026	6/18/2026	NOVPH MAILED 9489 0090 0027 6696 9934 24 EMMA VI LLC RAMBILAS TODD (REGISTERED AGENT) 12031 SPRITE LN ORLANDO, FL. 32832-6594
PREPARE NOTICE	SHANEKA GREENE	6/18/2026	6/18/2026	NOVPH Compliance date 7/14/26 EMMA VI LLC 12031 SPRITE LN ORLANDO, FL 32832-6594 RAMBILAS, TODD (REGISTERED AGENT) 12031 SPRITE LN ORLANDO, FL 32832
FIELD POSTING	STEPHEN KNIGHT	6/22/2026	6/22/2026	NOVPH READY FOR POSTING NOVPH has been posted by the sign.
CONTACT	STEPHEN KNIGHT	7/7/2026	7/7/2026	I made contact with Bruce from sign crafters who stated they were surveying the job for an estimate. I informed him that the work would require a permit from the city. Bruce stated Laura Pennington in his office would pull the permit for the work. (352)323-1862



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0633

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/24/2026	Find that the Respondent(s) violated City Code Section 110-133 and 118-71 and order the Respondent(s) to: 1. Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electrical Code for the damaged monument sign by 4:00pm on Thursday, September 10, 2026. Once the permits are obtained, all repairs to the monument sign shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, September 11, 2026 or if the permits issued are not inspected and finalized by the 91st day after the permits issuance, a fine of \$150.00 per day shall be imposed that shall run in addition to any other fines until this violation is fully abated. 2. Obtain tree removal permit for the unpermitted removal of numerous trees by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is obtained, the permitted work shall be completed within sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permitted work has not received final inspection and approval by the sixty-first (61st) day after the issuance of the initial permit(s), a fine of \$150.00 per day shall be imposed that shall run in addition to any other fines until this violation is fully abated. 3. Pay the cost of prosecution of \$145.09 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
6/17/2026 2:57 PM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

24245-001-05

[GOOGLE Street View](#)

Prime Key: 3720041

[MAP IT+](#)

Current as of 6/18/2026

[Property Information](#)

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

[PC:](#) 16

Acres: 3.85

EMMA VI LLC
12031 SPRITE LN
ORLANDO FL 32832-6594

[Taxes / Assessments:](#)

Map ID: 212

[Millage:](#) 1001 - OCALA

Situs: 4901 E SILVER SPRINGS BLVD
UNIT 900 OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$1,587,061	Impact	
Total Assessed Value	\$1,199,575	Ex Codes:	(\$387,486)
Exemptions	\$0		
Total Taxable	\$1,199,575		
School Taxable	\$1,587,061		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$754,677	\$1,233,578	\$64,181	\$1,587,061	\$1,199,575	\$0	\$1,199,575
2024	\$754,677	\$1,177,329	\$64,181	\$1,090,523	\$1,090,523	\$0	\$1,090,523
2023	\$754,677	\$1,226,867	\$64,181	\$1,069,497	\$1,069,497	\$0	\$1,069,497

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8598/1514	04/2025	08 CORRECTIVE	0	U	I	\$100
8583/0876	04/2025	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$12,300,000
8583/0588	02/2016	48 CORP CHNGE	0	U	I	\$100
5296/1065	12/2009	70 OTHER	0	U	V	\$100

[Property Description](#)

SEC 01 TWP 15 RGE 22
COM AT SW COR OF SEC 1 TH N 00-05-38 W 37.08 FT TH N 53-46-20 E
198 FT TO POB TH N 53-46-20 E 514.03 FT TH N 35-54-10 W 143.87 FT
TH N 52-02-37 W 55.29 FT TH N 55-02-08 E 508.04 FT TH N 36-08-07 W
277.10 FT TH S 55-02-08 W 264.42 FT TH N 34-53-16 W 32.81 FT TH

S 53-49-38 W 272.94 FT TH S 35-54-10 E 299.01 FT TH S 21-57-01 E
27.10 FT TH S 53-46-20 W 270.67 FT TH S 36-11-25 E 24.05 FT TH
S 53-46-20 W 192.38 FT TH S 36-11-25 E 146.68 FT TO POB.

LESS & EXCEPT THE FOLLOWING:

COM AT INTERSECTION OF W BDY OF SEC 1 & NWLY ROW OF ST RD 40 TH
N 53-46-20 E 326.34 FT TO POB TH N 53-46-20 E 313.56 FT TH N 36-13-40 W
170.73 FT TH S 53-46-20 W 249.97 FT TH S 36-11-25 E 24.05 FT TH S 53-46-20 W
192.38 FT TH S 36-11-25 E 45.72 FT TH N 53-46-20 E 128.90 FT TH S 36-11-25 E
100.96 FT TO POB.

LESS & EXCEPT THE FOLLOWING:

COM AT INTERSECTION OF W BDY OF SEC 1 & NWLY ROW OF ST RD 40 TH
N 53-46-20 E 197.44 FT TO POB TH N 53-46-20 E 128.90 FT TH N 36-11-25 W
100.96 FT TH S 53-46-20 W 128.90 FT TH S 36-11-25 E 100.98 FT TO POB.

Parent Parcel: 24245-001-02

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

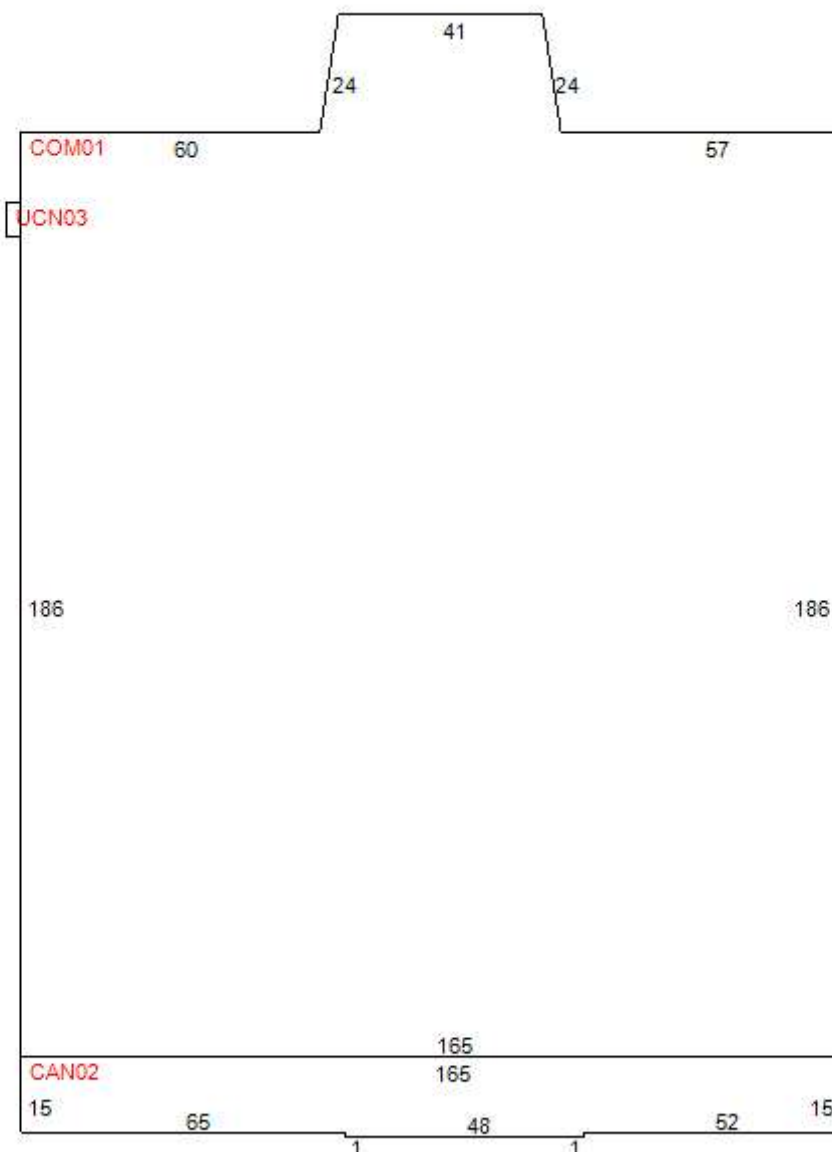
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSC	1600	.0	.0	SC	167,706.00	SF						
Neighborhood 9977												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

COM01=R165U186L57A351|24L41A189|24L60D186.
CAN02=R165D15L52D1L48U1L65U15.U172

UCN03=L3D7R3U7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 2
Quality Grade 600 - AVERAGE
Inspected on 9/22/2020 by 117

Year Built 1989
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 743

Exterior Wall 54 OCALA BLOCK24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.5	1.00	1989	0	31,798	D13 DISCOUNT STORE	63 %	Y
						M48 WAREHOUSE/DISTRIBUTE	10 %	Y
						M00 MINIMUM FINISH	27 %	Y
2	10.0	1.00	1989	0	2,523	CAN CANOPY-ATTACHD	100 %	N
3	10.0	1.00	1989	0	21	UCN CANOPY UNFIN	100 %	N

Section: 1

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

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	78,797.00	SF	5	1989	3	0.0	0.0
159 PAV CONCRETE	1,920.00	SF	20	1989	5	0.0	0.0
170 LOADING WELL	1,682.00	SF	20	1989	3	0.0	0.0
170 LOADING WELL	1,740.00	SF	20	1989	3	0.0	0.0

[Appraiser Notes](#)

ROSS DRESS FOR LESS

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
TRE26-0055	3/30/2026	-	SIX GUN PLAZA TREE REMOVAL
BLD12-0068	2/6/2012	2/22/2012	RACKING,FITTING ROOMS
BLD11-0985	8/11/2011	8/30/2011	FIRE SPRINKLER
BLD11-0483	6/7/2011	9/29/2011	CONVERT TO ROSS
BLD11-0262	3/18/2011	3/29/2011	DEMO AND REMOVE

Prepared by/Return to:
Lloyd Granet, P.A.
2295 NW Corporate Blvd, Suite 235
Boca Raton, FL 33431
Attention: Lloyd Granet, Esq.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED made this 29 day of April, 2025, between **SIX GUN ASSOCIATES LLC**, a Florida limited liability company ("Grantor"), whose address is 1645 SER 3rd Court, Suite 200, Deerfield Beach, FL 33441, and **EMMA VI, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 12031 Sprite Ln, Orlando FL 32832.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee's successors and assigns forever, that certain real property in the County of Marion and State of Florida (the "Property"), more particularly described on **Exhibit "A"**, attached hereto and made a part hereof.

Together with all of Grantor's interest in all easements, tenements, hereditaments and appurtenances belonging or in any ways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all of Grantor's interest in all buildings and improvements located on the Property.

Subject to taxes and assessments for the year 2025 and subsequent years; covenants, conditions restrictions, easements reservations and limitations of record, if any.

Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

The purpose of this Corrective Special Warranty Deed is to correct an error in the legal description on the Special Warranty Deed (the "Original Deed") recorded in ORB 8583, Page 0876-0878 Marion County official records, for failure to include Parcel 3. The attached legal is substituted for the legal in the Original Deed in its entirety.

No documentary stamps are due.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

Print Name: Brooke Gleeson
Address: 2295 NW COR BLVD.
STE 235, BOCA RATON, FL 33431

Print Name: Lloyd Grant
Address: 2295 NW COR BLVD.
STE 235, BOCA RATON FL
33431

GRANTOR:

SIX GUN ASSOCIATES LLC,
a Florida limited liability company

By: MJB Management LLC,
a Florida limited liability company,
Its Sole Manager

By: Jay Geiserman
Jay Geiserman, Manager

STATE OF FLORIDA
COUNTY OF PAUM PUENT

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29, day of April, 2025, by Jay Geiserman, as Manager of MJB Management LLC, a Florida limited liability company, the sole manager of Six Gun Associates LLC, a Florida limited liability company, on behalf of the Company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

[NOTARY SEAL]



Notary Public

EXHIBIT "A"

PARCEL 1

A PORTION OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND THE S.E. 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID SECTION 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE N53°46'52" E ALONG SAID RIGHT-OF-WAY LINE, 42.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'52" E ALONG SAID RIGHT-OF-WAY LINE, 1200.03 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N36°13'40" W, 689.01 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 1; THENCE S89°28'43" W ALONG SAID NORTH BOUNDARY, 198 FEET; THENCE DEPARTING SAID NORTH BOUNDARY S00°04'50" E, 100 FEET; THENCE S89°40'01" W, 400.01 TO THE EAST BOUNDARY OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N00°04'50" W ALONG SAID EAST BOUNDARY, 100 FEET TO THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID EAST BOUNDARY, S69°42'34" W ALONG SAID NORTH BOUNDARY, 500.35 FEET; THENCE DEPARTING SAID NORTH BOUNDARY S00°07'38" E, 490.94 FEET; THENCE S34°15'03" E, 935.94 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 AND THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH

THE WEST 200 FEET OF THE NORTH 100 FEET OF THE WEST 400 FEET OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40; THENCE N53°46'20" E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 886.69 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUE N53°46'20" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N08°46'20" E, A DISTANCE OF 28.28 FEET; THENCE N36°13'40" W, A DISTANCE OF 110.00 FEET; THENCE S53°46'20" W, A DISTANCE OF 260.00 FEET; THENCE S36°11'25" E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL "B" DESCRIBED AS FOLLOWS:

SHOPPES OF SILVER SPRINGS OUTPARCEL NO. 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 85 & 86, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL "C" DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 1, THENCE N00°05'38" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 37.08 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE DEPARTING SAID WEST BOUNDARY N53°46'20" E ALONG SAID RIGHT-OF-WAY LINE, 198.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'20" E ALONG SAID RIGHT-OF-WAY LINE, 514.03 FEET; THENCE

DEPARTING SAID RIGHT-OF-WAY LINE N35°54'10" W, 143.87 FEET; THENCE N52°02'37" W, 55.29 FEET; THENCE N55°02'08" E, 508.04 FEET; THENCE N36°08'07" W, 277.10 FEET; THENCE S55°02'08" W, 264.42 FEET; THENCE N34°53'16" W, 32.61 FEET; THENCE S53°49'38" W, 272.94 FEET; THENCE S36°54'10" E, 299.01 FEET; THENCE S21°57'01" E, 27.10 FEET; THENCE S53°46'20" W, 270.67 FEET; THENCE S36°11'25" E, 24.05 FEET; THENCE S53°46'20" W, 192.38 FEET; THENCE S36°11'25" E, 146.66 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE S.W. CORNER OF SAID SECTION 1, THENCE N00°05'38" W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 37.08 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE DEPARTING SAID WEST BOUNDARY N53°46'20" E ALONG SAID RIGHT-OF-WAY LINE, 198.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'20" E ALONG SAID RIGHT-OF-WAY LINE, 514.03 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N35°54'10" W, 143.87 FEET; THENCE N52°02'37" W, 55.29 FEET; THENCE N55°02'08" E, 508.04 FEET; THENCE N36°08'07" W, 277.10 FEET; THENCE S55°02'08" W, 264.42 FEET; THENCE N34°53'16" W, 32.61 FEET; THENCE S53°49'38" W, 272.94 FEET; THENCE S36°54'10" E, 299.01 FEET; THENCE S21°57'01" E, 27.10 FEET; THENCE S53°46'20" W, 270.67 FEET; THENCE S36°11'25" E, 24.05 FEET; THENCE S53°46'20" W, 192.38 FEET; THENCE S36°11'25" E, 146.66 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1 AND 2, SHOPPES OF SILVER SPRINGS OUTBACK, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 & 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 3:

LOT 1, SHOPPES OF SILVER SPRINGS OUTBACK, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 & 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

[2024-155/863936/1]

[2024-155/863397/3]



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

Detail by Entity Name

Florida Limited Liability Company
EMMA VI LLC

Filing Information

Document Number L25000039999
FEI/EIN Number 33-2976649
Date Filed 01/22/2025
Effective Date 01/22/2025
State FL
Status ACTIVE

Principal Address

12031 SPRITE LN
ORLANDO, FL 32832

Mailing Address

12031 SPRITE LN
ORLANDO, FL 32832

Registered Agent Name & Address

RAMBILAS, TODD
12031 SPRITE LN
ORLANDO, FL 32832

Authorized Person(s) Detail

Name & Address

Title MGR

RAMBILAS, TODD
12031 SPRITE LN
ORLANDO, FL 32832

Annual Reports

Report Year	Filed Date
2026	01/27/2026

Document Images

[01/27/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[01/22/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

06/22/2026

EMMA VI LLC
RAMBILAS TODD (REGISTERED AGENT)
12031 SPRITE LN
ORLANDO, FL. 32832-6594

Respondent(s) _____ /

Location of Violation: 4901 E SILVER SPRINGS BLVD UNIT 900

Case Number: CE26-0633

Inspector Assigned: Stephen Knight

Required Compliance Date: 07/14/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 110-133. - General construction and maintenance standards. The property has a monument sign at the main entrance to the shopping center. The monument sign is in disrepair and a part of the siding is hanging. The monument sign needs to be repaired and maintained.

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

The property has several spots where trees have been removed and not replaced according to the site plan. Proper permits must be obtained, and trees must be replaced according to the site plan.

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 inspector 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 Inspector
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: CE26-0633

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

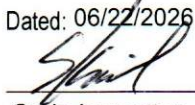
**STATE OF FLORIDA
COUNTY OF MARION**

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 06/22/2026 post the Notice of Violation & Public Hearing to the property, located at 4901 E SILVER SPRINGS BLVD UNIT 900.
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.

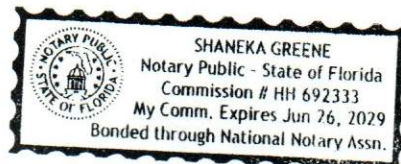
Dated: 06/22/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/22/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





FedEx PACK & SHIP

FARMERS INSURANCE

MI FAMILIA MEXICAN RESTAURANT

Rent-A-Center

H&R BLOCK

HOSPICE THRIFT STORE

THE OCALA ESCAPE

SHOE DEPT.

ROSS

bealls

City of Ocala
Code Enforcement Division
6/22/2026 1:49 PM





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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

06/22/2026

EMMA VI LLC
RAMBILAS TODD (REGISTERED AGENT)
12031 SPRITE LN
ORLANDO, FL. 32832-6594

Respondent(s) /

Location of Violation: 4901 E SILVER SPRINGS BLVD UNIT 900

Case Number: CE26-0633

Inspector Assigned: Stephen Knight

Required Compliance Date: 07/14/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 110-133. - General construction and maintenance standards. The property has a monument sign at the main entrance to the shopping center. The monument sign is in disrepair and a part of the siding is hanging. The monument sign needs to be repaired and maintained.

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

The property has several spots where trees have been removed and not replaced according to the site plan. Proper permits must be obtained, and trees must be replaced according to the site plan.

City of Ocala
Code Enforcement Division
6/22/2026 1:49 PM

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

CASE NO: CE26-0633

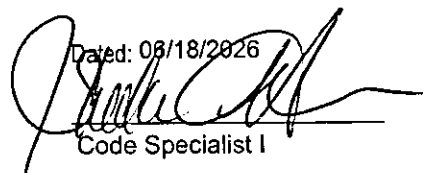
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

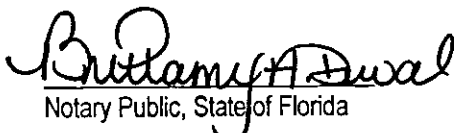
1. I did on 06/18/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/18/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 06/18/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

