



Case Details - No Attachments

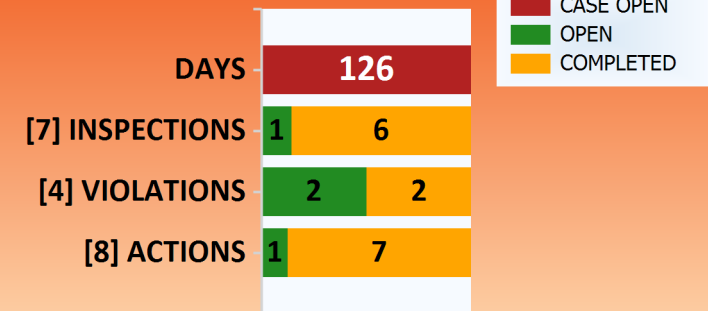
City of Ocala

Case Number

CE26-0261

Description: No site plan tree removal			Status: HEARING
Type: ZONING		Subtype: CONFORMANCE WITH SITE PLAN	
Opened: 3/2/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/7/2026
Site Address: 2806 W SILVER SPRINGS BLVD OCALA, FL 34475			
Site APN: 22770-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	LHL COMPANY LLC	7012 SE 23RD CT OCALA, FL 34480-6260			
RESPONDENT 1	LHL COMPANY LLC	7012 SE 23RD CT OCALA, FL 34480			
RESPONDENT 2	ALVAREZ, LUZ ANGELA	REGISTERED AGENT OCALA, FL 34480			
RESPONDENT 3	GREEN COAST LAND SERVICES LLC	2409 NW 63RD PL 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	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$37.95	\$0.00						
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	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$36.90	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$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	7	\$113.47	\$0.00						
Total Paid for INSPECTION FEES:			\$113.47	\$0.00						
TOTALS:			\$218.48	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0261

SECTION 122-212 SITE PLAN APPROVAL REQUIRED	CHARLES HANNAH	3/2/2026				Sec. 122-213. - Exceptions; waivers; additional requirements for certain developments. Grade work and lot clearing without approved site plan. PLEASE SUBMIT A SITE PLAN PRIOR TO PERFORMING ANY WORK UNTIL APPROVED.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	CHARLES HANNAH	3/2/2026	4/20/2026			Sec. 34-95. - Weeds; accumulations of trash or other unsightly or unsanitary matter. PLEASE REMOVE ALL JUNK AND DEBRIS FROM VACANT PROPERTY SPECIFICALLY LARGE CABLE REELS. Lot was cleared and violation in compliance.
SECTION 110-131 PROHIBITED SIGNS	CHARLES HANNAH	3/2/2026	3/23/2026			Sec. 110-131. - Prohibited signs. VACANT LOT HAS TWO FEATHER ON THE RIGHT OF WAY WHICH ARE PROHIBITED. PLEASE REMOVE BOTH FLAGS. Signs were removed.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	5/19/2026				Overgrowth, tree debris and tree stump on the property. Remove or reduce the tree stump to 12 inches in height or remove it all together. Cut the overgrowth and maintain the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	3/2/2026	3/2/2026			Observed the vacant lot on this date with large tree (s) cut down and tree debris piled up. Appears to have started on land grading. Several large cable reels on property along with excess feather flags in ROW.



OCALA Case Details - No Attachments

City of Ocala

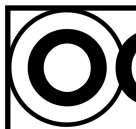
Case Number

CE26-0261

FOLLOW UP	CAN	3/3/2026	3/3/2026			I spoke to the tree service and they agreed to stop all work until permits were approved. They were told by the owner that permits were obtained and valid. The tree service manager stated the owner did not speak English and he attempted several times to call while I was on sight but was not able to connect.
FOLLOW UP	CAN	3/23/2026	3/23/2026			One violation was cleared. Giving owner additional time to obtain permits. No further work has been done since first informed to stop.
FOLLOW UP	CAN	4/20/2026	4/20/2026			Owner will be getting permit for the tree removed at this time. He does not plan on grading the lot at this time.
FOLLOW UP	OSF	5/18/2026	5/19/2026	COMPLETED		Case re-assigned from C. Hannah to O. Ferreira. No active/current permits on file. On 5/19/2026 I did a follow up and observed that the grass has grown back, there is still the fallen tree and a tree stump still on the property. No permits has been submitted for the site grading.
CASE WORK	OSF	6/11/2026	6/11/2026	COMPLETED		On 6/11/2026 I had a meeting with Andrew Grey zoning representative in regards to this property. It was discuss all the trees removed from the proeprty and the property owners intentions on working to obtain a sit plan to develop the property. Aubrey mentioned that a double fee tree removal permit could be obtain since they are still working on the site plan, and that way they would be showing progress to bring the property into compliance.
HEARING INSPECTION	OSF	7/7/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	3/3/2026	3/3/2026	CLTO X 2 LHL COMPANY LLC 7012 SE 23RD CT OCALA FL 34480-6260 ALVAREZ, LUZ ANGELA REGISTERED AGENT 7012 SE 23RD CT OCALA, FL 34480
REGULAR MAIL	SHANEKA GREENE	3/3/2026	3/3/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH MAILED 9489 0090 0027 6696 9950 60 LHL COMPANY LLC ALVAREZ LUZ ANGELA (REGISTERED AGENT) 7012 SE 23RD CT OCALA, FL. 34480-6260
PREPARE NOTICE	SHANEKA GREENE	5/21/2026	5/21/2026	NOVPH
FIELD POSTING	OSIAS FERREIRA	5/22/2026	5/22/2026	NOVPH READY FOR POSTING Posted at the property, affidavit on file.
				Find the Respondent(s) guilty of violating city code section 34-95 and 122-212 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, tree stumps greater than 12 inches in height above ground level, and unsightly or unsanitary items by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 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



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0261

STAFF RECOMMENDATION	JENNIPHER L BULLER	6/19/2026	6/24/2026	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. (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 site approval and any permits needed to bring the site into compliance with Section 122-212 Site plan approval required and/or Section 118-71 Tree removal permit required; exceptions by 04:00 pm on Thursday, August 13th, 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 permit(s). If the Respondent(s) fail to comply by 07:00 am on Friday, August 14th, 2026, or if the permit(s) issued are not inspected and finalized by the 61st day after the permit(s) issuance, there shall be a fine of \$150.00 per day thereafter, that shall run in addition to any other fines. 3.) Pay the cost of prosecution of \$218.48 by August 13th, 2026 Non-compliance (Massey) hearing: 09/10/2026
HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		NEW BUSINESS

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

22770-000-00

[GOOGLE Street View](#)

Prime Key: 564575

[MAP IT+](#)

Current as of 3/2/2026

Property Information

LHL COMPANY LLC
7012 SE 23RD CT
OCALA FL 34480-6260

Taxes / Assessments:
Map ID: 162
Millage: 1001 - OCALA

M.S.T.U.
PC: 10
Acres: .52

Situs: 2806 W SILVER SPRINGS BLVD
OCALA

2025 Certified Value

Land Just Value	\$113,255		
Buildings	\$0		
Miscellaneous	\$3,058		
Total Just Value	\$116,313	Impact	
Total Assessed Value	\$103,967	<u>Ex Codes:</u>	(\$12,346)
Exemptions	\$0		
Total Taxable	\$103,967		
School Taxable	\$116,313		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$113,255	\$0	\$3,058	\$116,313	\$103,967	\$0	\$103,967
2024	\$113,255	\$0	\$3,058	\$116,313	\$94,515	\$0	\$94,515
2023	\$113,255	\$0	\$3,058	\$116,313	\$85,923	\$0	\$85,923

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8662/1713	07/2025	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	V	\$180,000
7077/1973	11/2019	07 WARRANTY	0	U	V	\$100
7077/1961	11/2019	07 WARRANTY	0	U	V	\$100
3949/1139	02/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$100,000
3949/1138	02/2005	05 QUIT CLAIM	0	U	I	\$100
2105/1461	01/1995	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$34,500

Property Description

SEC 14 TWP 15 RGE 21
BEG 445 FT W OF NE COR OF NE 1/4 OF SE 1/4 TH S 0 8 W 285 FT
TH E 100 FT TH N 0 8 E 285 FT TH W 100 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1000	.0	.0	B2	22,651.00	SF						

Neighborhood 9973
Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	3,150.00		SF	5	1985	3	0.0	0.0
105 FENCE CHAIN LK	500.00		LF	20	1995	4	0.0	0.0

[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
DEMO13-0056	9/27/2013	10/23/2013	COMMERCIAL DEMO
OC00472	4/1/1995	-	CMRA
OC00174	2/1/1985	-	ADD PAVING

Marion County

Prepared By and Return To:

Joanne M. DeGraff

Florida First Title & Transaction Services, LLC

211 NW 3rd Street

Ocala, Florida 34475

File No.: 25099

PROPERTY APPRAISER'S PID NO: 22770-000-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

This Indenture, made this 15th day of July, 2025, between **The Alvarez Family Investment Lots, LLC, a Florida limited liability company**, whose post office address is P.O. Box 772169, Ocala, Florida 34477 (hereinafter "**Grantor**"), and **LHL Company LLC, a Florida limited liability company**, whose post office address is 7012 SE 23RD CT, Ocala, Florida 34480 (hereinafter "**Grantee**").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

Beginning at a point 445.00 feet West of the Northeast corner of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, MARION County, Florida; thence run S.0°8'W. 285.00 feet; thence East 100.00 feet; thence N.0°8'E. 285.00 feet; thence West 100.00 feet to the Point of Beginning.

SUBJECT TO:

1. Ad valorem and real estate taxes for the calendar year 2025 and all subsequent years.
2. Easements, restrictions and limitations of record without thereby reimposing any of the same.

GRANTOR covenants that Grantor will warrant and defend the property hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

"Grantor" and "Grantee" are used for singular or plural, as context required.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and sealed in our presence as witnesses:

Witness #1:

Witness #1 Signature

Witness #1 Print Name

Address: 3910 SW College
Ocala, FL 34474

**THE ALVAREZ FAMILY INVESTMENT LOTS,
LLC, A FLORIDA LIMITED LIABILITY
COMPANY**

By:

John L. Alvarez

Its:

Manager

Witness #2:

Witness #2 Signature

Witness #2 Print Name

Address: 211 NW Third Street
Ocala FL 34475

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of July, 2025 by John L. Alvarez, as Manager of **The Alvarez Family Investment Lots, LLC, a Florida limited liability company**, who is:

☒ Personally known by me, OR

☐ Produced _____ as identification.



Joanne M. DeGraff
Notary Public
State of Florida
Comm# HH267108
Expires 6/28/2026

Notary Signature

Print Name: _____

Notary Public, State of Florida

Commission number: _____

Commission expires: _____



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

Detail by Entity Name

Florida Limited Liability Company
LHL COMPANY LLC

Filing Information

Document Number	L20000333321
FEI/EIN Number	85-3970099
Date Filed	10/21/2020
State	FL
Status	ACTIVE
Last Event	LC STMNT OF RA/RO CHG
Event Date Filed	11/30/2020
Event Effective Date	NONE

Principal Address

7012 SE 23RD CT
OCALA, FL 34480

Changed: 04/29/2025

Mailing Address

7012 SE 23RD CT
OCALA, FL 34480

Changed: 04/29/2025

Registered Agent Name & Address

ALVAREZ, LUZ ANGELA
7012 SE 23RD CT
OCALA, FL 34480

Name Changed: 04/29/2024

Address Changed: 04/29/2025

Authorized Person(s) Detail

Name & Address

Title MGR

ALVAREZ MEYENDORFF, LUZ ANGELA
7012 SE 23RD CT
OCALA, FL 34480

Annual Reports

Report Year	Filed Date
2023	04/25/2023
2024	04/29/2024
2025	04/29/2025

Document Images

04/29/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
09/22/2023 -- AMENDED ANNUAL REPORT	View image in PDF format
04/25/2023 -- ANNUAL REPORT	View image in PDF format
03/30/2022 -- ANNUAL REPORT	View image in PDF format
02/09/2021 -- ANNUAL REPORT	View image in PDF format
11/30/2020 -- CORLCRACHG	View image in PDF format
10/21/2020 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
GREEN COAST LAND SERVICES LLC

Filing Information

Document Number	L25000536814
FEI/EIN Number	41-2986951
Date Filed	12/01/2025
Effective Date	11/26/2025
State	FL
Status	ACTIVE

Principal Address

2409 NW 63RD PL
OCALA, FL 34475

Mailing Address

2409 NW 63RD PL
OCALA, FL 34475

Registered Agent Name & Address

CAICEDO MAZUERA, JAVIER
2409 NW 63RD PL
OCALA, FL 34475

Authorized Person(s) Detail

Name & Address

Title MGR

CAICEDO MAZUERA, JAVIER
2409 NW 63RD PL
OCALA, FL 34475

Title Holding Company

KCDO Holdings, LLC
30 N Gould
Ste R
Sheridan, WY 82801

Annual Reports

Report Year	Filed Date
2026	01/05/2026

Document Images

[01/05/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/01/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

3/3/2026

CASE NO: CE26-0261

LHL COMPANY LLC
ALVAREZ LUZ ANGELA (REGISTERED AGENT)
7012 SE 23RD CT
OCALA, FL. 34480-6260

RE: 22770-000-00 | 2806 W SILVER SPRINGS BLVD

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 3/23/2026

Violations:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

PLEASE SUBMIT A SITE PLAN PRIOR TO PERFORMING ANY WORK UNTIL APPROVED.

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

PLEASE REMOVE ALL JUNK AND DEBRIS FROM VACANT PROPERTY SPECIFICALLY LARGE CABLE REELS.

SECTION 110-131 PROHIBITED SIGNS

VACANT LOT HAS TWO FEATHER ON THE RIGHT OF WAY WHICH ARE PROHIBITED. PLEASE REMOVE BOTH FLAGS.

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 inspector 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.

CHARLES HANNAH,
Code Inspector
352-615-3108 channah@ocalafl.gov



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

05/22/2026

LHL COMPANY LLC
ALVAREZ LUZ ANGELA (REGISTERED AGENT)
7012 SE 23RD CT
OCALA, FL. 34480-6260

Respondent(s) _____ /

Location of Violation: 2806 W SILVER SPRINGS BLVD|22770-000-00

Case Number: CE26-0261

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

PLEASE SUBMIT A SITE PLAN PRIOR TO PERFORMING ANY WORK UNTIL APPROVED.

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

Overgrowth, tree debris and tree stump on the property. Remove or reduce the tree stump to
12 inches in height or remove it all together. Cut the overgrowth and maintain the property.

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:

Osias Ferreira Senior Code Inspector
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: CE26-0261

**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 05/22/2026 post the Notice of Violation & Public Hearing to the property, located at 2806 W SILVER SPRINGS BLVD.
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.

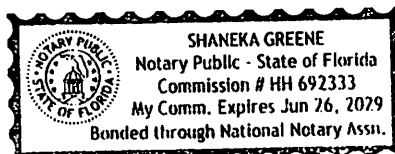
Dated: 05/22/2026

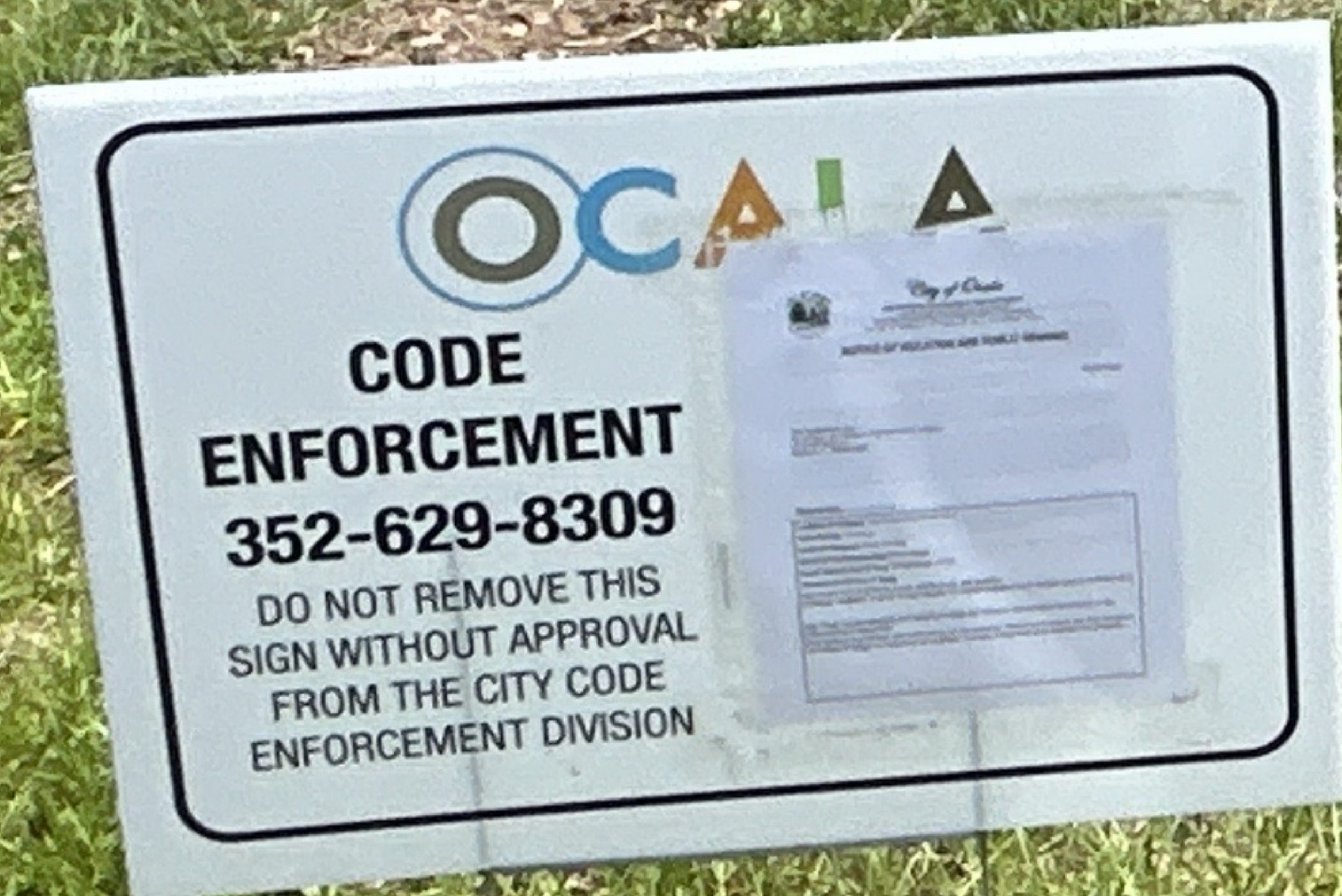
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/22/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/22/2026 3:15 PM



MENT
-8309
OVE THIS
T APPROVAL
CITY CODE
NT 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

05/22/2026

LHL COMPANY LLC
ALVAREZ LUZ ANGELA (REGISTERED AGENT)
7012 SE 23RD CT
OCALA, FL. 34480-6260

Respondent(s) _____/

Location of Violation: 2806 W SILVER SPRINGS BLVD/22770-000-00

Case Number: CE26-0261

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:
SECTION 122-212 SITE PLAN APPROVAL REQUIRED
PLEASE SUBMIT A SITE PLAN PRIOR TO PERFORMING ANY WORK UNTIL APPROVED.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Overgrowth, tree debris and tree stump on the property. Remove or reduce the tree stump to
12 inches in height or remove it all together. Cut the overgrowth and maintain the property.

City of Ocala
Code Enforcement Division
5/22/2026 3:15 PM

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

CASE NO: CE26-0261

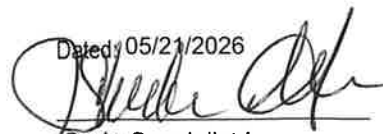
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

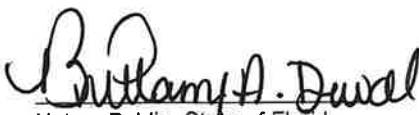
1. I did on 05/21/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/21/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/21/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

MapH26-0261

Nr
5/26

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0090 0027 6696 9950 60

Label 890-Per Oct 2015
Pitney Bowes



US POSTAGE™
PITNEY BOWES



ZIP 34471 **\$ 008.86⁰**
02 7W
0008039548 MAY 22 2026

LHL COMPANY LLC
ALVAREZ LUZ ANGELA (REGISTERED AGENT)
7012 SE 23RD CT
OCALA, FL. 34480-6260

ANKK1: 9400922091

UNC

34480-6260174

NIXIE

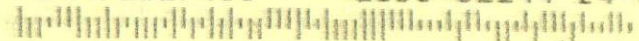
326 DE 1

0006/15/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217499

*1639-01144-24-01





City of Ocala
Code Enforcement Division
5/19/2026 9:50 AM



City of Ocala
Code Enforcement Division
5/19/2026 9:50 AM



City of Ocala
Code Enforcement Division
5/19/2026 9:50 AM



City of Ocala
Code Enforcement Division
5/19/2026 9:51 AM



City of Ocala
Code Enforcement Division
3/2/26, 8:45 AM



City of Ocala
Code Enforcement Division
3/2/26, 8:44 AM



City of Ocala
Code Enforcement Division
3/2/26, 8:44 AM



City of Ocala
Code Enforcement Division
3/2/26, 8:44 AM



City of Ocala
Code Enforcement Division
3/2/26, 8:45 AM



352.957.3386

**GREEN
COAST**
LAND SERVICES LLC

City of Ocala
Code Enforcement Division
3/3/26, 11:27 AM



City of Ocala
Code Enforcement Division
3/3/26, 11:27 AM