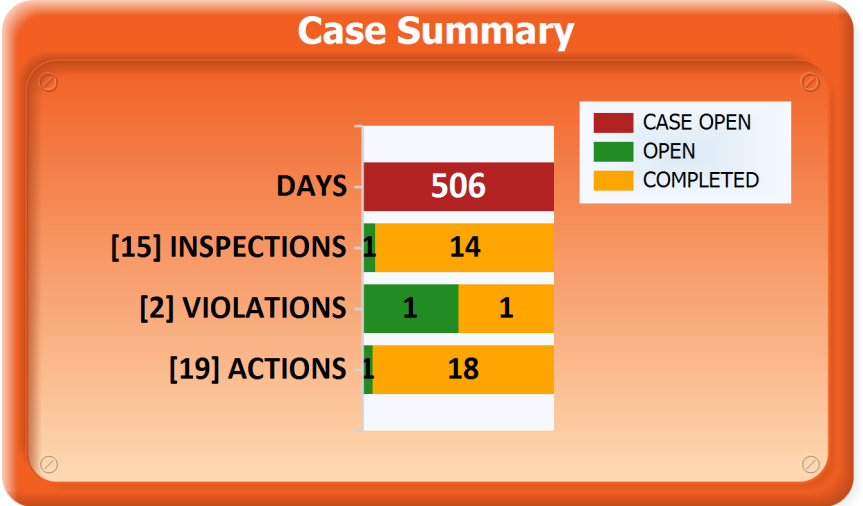


Description: Unpermitted signs, BTR and more violations			Status: HEARING		
Type: COMMERCIAL			Subtype: MISC ORDINANCE VIOLATION		
Opened: 3/18/2025	Closed:		Last Action: 8/13/2026		Flw Up: 8/11/2026
Site Address: 35 SE 1ST AVE OCALA, FL 34471					
Site APN: 2823-066-000			Officer: OSIAS FERREIRA		
Details:					

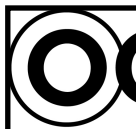


ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SILVER RIVER REAL ESTATE GROUP LLC	PO BOX 4409 OCALA, FL 34478-4409			
RESPONDENT 1	SILVER RIVER REAL ESTATE GROUP LLC	PO BOX 4409 OCALA, FL 34478-4409			
RESPONDENT 2	Adam Woods	405 SE OSCEOLA AVE SUITE 209 Ocala, fl 34471			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	8	\$70.88	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE25-0213

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:			\$91.11	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	3	\$7.38	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	8	\$19.68	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	4	\$24.60	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$68.88	\$0.00						
CONTACT	001-359-000-000-06-35960	3	\$9.72	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	3	\$24.30	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$34.02	\$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	15	\$243.15	\$0.00						
Total Paid for INSPECTION FEES:			\$243.15	\$0.00						
TOTALS:			\$459.22	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

Case Details - No Attachments

City of Ocala

Case Number

CE25-0213

SECTION 62-62 TAX CERTIFICATE REQUIRED	OSIAS FERREIRA	3/18/2025	7/29/2025			Obtain a business tax certificate for the Pay per Parking. Business tax certificate obtained BTR25-0485
SEC. 122-969 SIGNAGE	OSIAS FERREIRA	3/18/2025				Obtain permits for the parking signs that are placed on the property.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	OSF	4/29/2025	4/29/2025	NON COMPLIANT		Inspection re-scheduled, I'll be off that day. On 04/29/2025 I did a follow up for this case and observed nothing on this property has change, nor contact has been made with the property representative after a CLTO was mailed to the property representative. Photos attached. If nothing else gets done by my next inspection this case will move to the hearing.
FOLLOW UP	OSF	5/21/2025	5/21/2025	NON COMPLIANT		On 5/21/2025 I did a follow up and check the system for permits. At this time there were no new permits for the signs or the BTR, case will proceed to a hearing, no contact either.
HEARING INSPECTION	OSF	7/7/2025	7/7/2025	NON COMPLIANT		On 7/7/2025 I spoke with Bryan at 352-304-1323 property manager and we spoke about the violations on this particular property. At this time there has been no new permits or licenses for the parking lot. We talked about what needs to be done and how to bring the property into compliance.



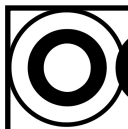
Case Details - No Attachments

City of Ocala

Case Number

CE25-0213

HEARING INSPECTION	JLB	8/13/2025	8/13/2025	NON COMPLIANT	Hearing case follow up	BTR25-0485 for parking lot issued 07/29/2025. SGN25-0087 for freestanding sign applied for 07/21/2025 and is in-review. Case removed from 08/14/2025 Code Board agenda and status changed to "Active." Section 62-620 violation updated. Follow up scheduled concerning sign permit status.
INITIAL	OSF	9/3/2025	9/3/2025	NON COMPLIANT		We received a complaint from Brian Ray regarding site surfacing and signage violations. Upon further inspection of the site, I observed that they don't have a BTR or permits for the parking signs through out the property. They do have a parking lot restriping permit SITE24-0046. I will send a CLTO to the property owners
FOLLOW UP	OSF	9/3/2025	9/3/2025	NON COMPLIANT		SGN25-0087 for freestanding sign applied for 07/21/2025. Status? Issued? On 9/3/2025 I did a follow up and found the permit SGN25-0087 on the system. At this time they need to do some corrections on the permit. I will continue to follow up until they get a final inspection.
FOLLOW UP	OSF	10/3/2025	10/3/2025	NON COMPLIANT		On 10/3/2025 I did a reinspection for this case and observed the permit SGN25-0087 has been issued and recently they made some payments on some of the fees within that permit. I will continue to monitor the case and the permit to ensure compliance.
FOLLOW UP	OSF	12/3/2025	12/3/2025	NON COMPLIANT		On 12/3/2025 I did a follow up and observed that the permit SGN25-0087 is issued, I also called the contractor for this permit and the property manager. The manager told me he will be requesting an inspection soon so he can get a final and the case could be closed. I will continue to follow up to insure compliance.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0213

FOLLOW UP	OSF	1/9/2026	1/9/2026	NON COMPLIANT		On 1/9/2026 I did a follow up and observed that the permit is still issued but not yet final. I will continue to follow up to ensure the permit gets a final.
FOLLOW UP	OSF	2/11/2026	2/11/2026	NON COMPLIANT		On 2/11/2026 I did a follow up and observed that they have a permit SGN25-0087, they are still missing some paperwork. I will continue to follow up to ensure they get a final.
FOLLOW UP	OSF	3/11/2026	3/11/2026	COMPLETED		On 3/11/2026 I called the company in charged of the permit BWC CONSTRUCTION (352)644-8383, they told me to wait for a call back for more information but they still have not call. The permit is submitted but no yet final and close to the expiration date on the permit. At a later time I called again and they told me they will be applying for an extension on the current permit.
FOLLOW UP	OSF	4/8/2026	4/8/2026	COMPLETED		On 4/8/2026 I did a follow up and observed that the permit has been extended, SGN25-0087. They had these signs on the shop and were going to be put out but apparently they had misplace them and were no longer, so they had to get them done again before they get a final. I will continue to follow up to ensure they get that final inspection.

CASE REVIEW	OSF	5/7/2026	5/7/2026	COMPLETED	On 5/7/2026 I did another follow up for the case and observed that nothing has changed since our last conversation. I did find in the permit the extension requested by LACEY RITCHIE Extension Granted ORD5992 We need more time to complete project. The sign company lost the original signs they were making, so they are re-making them and as soon as they are done we will hang the signs. 3/12/2026 4:49:49 PM I will continue to follow up if by my next inspection they have not finish this project the case will be referred to a hearing.
CASE REVIEW	OSF	6/18/2026	6/18/2026	COMPLETED	On 6/18/2026 I did a follow up and observed that the permit is expired. The case will go to the hearing for this permit not being final and the illegal parking lot signs.
HEARING INSPECTION	OSF	8/11/2026			

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	3/19/2025	3/19/2025	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH



Case Details - No Attachments

City of Ocala

Case Number

CE25-0213

CERTIFIED MAIL	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH MAILED (2) 91 7199 9991 7039 7682 2453 SILVER RIVER REAL ESTATE GROUP LLC PO BOX 4409 OCALA, FL. 34478-4409 91 7199 9991 7039 7682 2460 ADAM WOODS (REGISTERED AGENT) 405 SE OSCEOLA AVE SUITE 209 OCALA, FL. 34471
PREPARE NOTICE	SHANEKA GREENE	5/22/2025	5/22/2025	NOVPH
OFFICER POSTING	OSIAS FERREIRA	5/23/2025	5/23/2025	NOVPH READY FOR POSTING Posted at the property.
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	NOVPH UPDATED
CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	NOVPH UPDATED 91 7199 9991 7039 7680 9294 SILVER RIVER REAL ESTATE GROUP LLC PO BOX 4409 OCALA, FL 34478-4409 91 7199 9991 7039 7680 9300 ADAM WOODS (RAR) 405 SE OSCEOLA AVE, SUITE 209 OCALA, FL 34471
OFFICER POSTING	OSIAS FERREIRA	7/10/2025	7/10/2025	UPDATED NOVPH READY FOR POSTING Posted at the property
CONTACT	OSIAS FERREIRA	7/29/2025	7/29/2025	Text messages from the proeprrty manager, he is working on the permits. BTR25-0485 is final and SGN25-0087 is still being work on.



OCALA Case Details - No Attachments

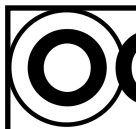
City of Ocala

Case Number

CE25-0213

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/4/2025	8/6/2025	Find the Respondent(s) guilty of violating city code section(s): 122-969 and order to: 1.) Apply for and obtain any required permit needed to meet the City of Ocala ordinance section 122-969 by 4:00 pm on Thursday, October 2nd, 2025, or remove the signs by 4:00 pm on Thursday, October 2nd, 2025. If the Respondent fails to comply by 7:00 am on Friday, October 3rd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of the signs. 2.) Pay the cost of prosecution of \$301.43 by October 2nd, 2025.
CONTACT	OSIAS FERREIRA	12/3/2025	12/3/2025	I called the following contacts for the case, Bryan at 352-304-1323 property manager BWC CONSTRUCTION (352)644-8383 in charged of the sign permit. see inspection.
CONTACT	OSIAS FERREIRA	3/11/2026	3/11/2026	BWC CONSTRUCTION CONTRACTOR 352-644-8383, I called this contractor for a follow up on the case since the permit is still open and expiring soon. They told me they will call me back with more information.
PREPARE NOTICE	YVETTE J GRILLO	6/23/2026	6/24/2026	NOVPH
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH

CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 9489 0090 0027 6696 9838 52 SILVER RIVER REAL ESTATE GROUP LLC PO BOX 4409 OCALA, FL 34478-4409 9489 0090 0027 6696 9838 69 MCGRAW, RAUBA & MUTARELLI, PA (RA) 35 SE 1ST AVENUE OCALA, FL 34471
FIELD POSTING	OSIAS FERREIRA	6/25/2026	6/24/2026	NOVPH Posted at the property affidavit on file.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0213

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/16/2026	Find that the Respondent(s) violated City Code Section 122-969 and order the Respondent(s) to: 1,) (a) Remove all unpermitted signs or sign structures in violation of city code by 4:00 p.m. on Thursday, September 10, 2026, or (b) Apply for and obtain the required sign permit by 4:00 p.m. on Thursday, September 10, 2026. Once the permit is obtained, all inspections for closure of the permit 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 permit issued is not inspected and finalized for closure by the 61st day after permit issuance, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance, a fine of \$100.00 per day shall be imposed until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, to include removal of all unpermitted signs. 2.) Pay the cost of prosecution of \$459.22 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



07/07/2025 13:59:22
City of Ocala
Code Enforcement Division



N
G

Location #
P2928

**Pay Before
Walking Away.**



**Camera
Pay.TM**

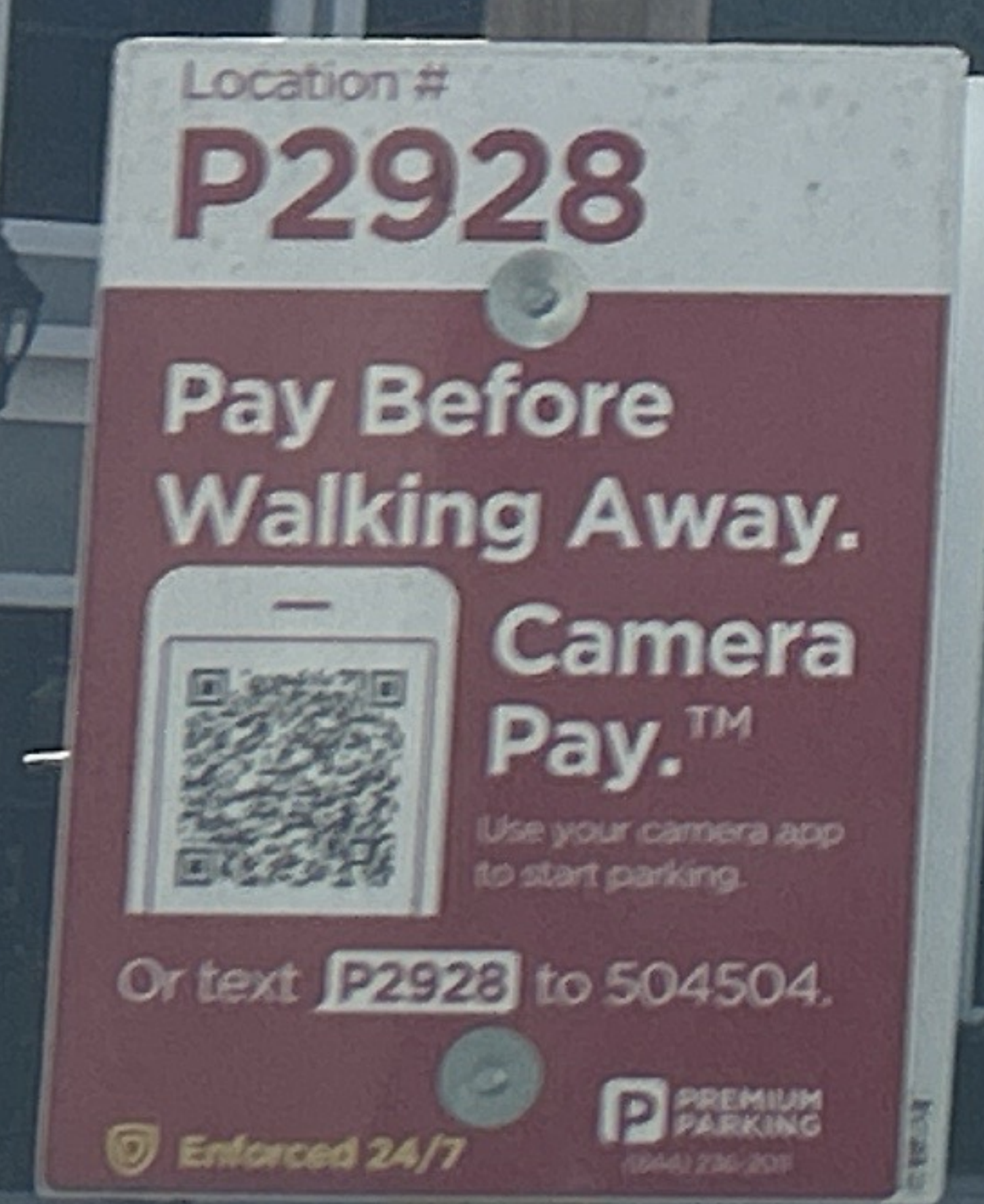
Use your camera app
to start parking.

Or text **P2928** to 504504.

 **Enforced 24/7**

 **PREMIUM
PARKING**
(844) 236-2011

07/07/2025 13:59:35
City of Ocala
Code Enforcement Division



09/03/2025 10:07:08
City of Ocala
Code Enforcement Division



03/18/2025 11:39:10
City of Ocala
Code Enforcement Division



03/18/2025 11:40:25
City of Ocala
Code Enforcement Division

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

2823-066-000

[GOOGLE Street View](#)

Prime Key: 1245699

[MAP IT+](#)

Current as of 3/18/2025

[Property Information](#)

SILVER RIVER REAL ESTATE GROUP
LLC
PO BOX 4409
OCALA FL 34478-4409

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1002 - OCALA

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

[PC:](#) 18

[Acres:](#) 1.18

[More Situs](#)

Situs: 35 SE 1ST AVE ALL UNITS OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$4,336,992
Total Assessed Value	\$4,336,992
Exemptions	\$0
Total Taxable	\$4,336,992

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,439,228	\$2,702,594	\$19,383	\$4,336,992	\$4,336,992	\$0	\$4,336,992
2023	\$1,233,624	\$2,819,125	\$19,383	\$4,333,687	\$4,025,920	\$0	\$4,025,920
2022	\$986,899	\$2,233,296	\$19,383	\$3,542,106	\$3,335,288	\$0	\$3,335,288

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6996/1358	07/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$3,300,000
5957/1354	11/2013	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$3,300,000
5780/1774	12/2012	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$2,881,800
3513/0251	09/2003	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$1,962,900

[Property Description](#)

SEC 17 TWP 15 RGE 22
PLAT BOOK E PAGE 002
OLD SURVEY OF OCALA
COM AT NE COR BK 66 TH W 231 FT TH S 230 FT TH E 231 FT TH
N 230 FT TO THE POB
TOGETHER WITH EASEMENTS DESC AS FOLLOWS:
COM AT NW COR OF BLK 66 TH S 57 FT FOR POB TH S
62 FT TH W 3 FT TH N 62 FT TH E 3 FT TO POB. &

COM AT NW COR OF BLK 66 TH S 119 FT FOR POB TH E
66 FT TH S 3 FT TH W 66 FT TH N 3 FT TO POB. &
COM AT NW COR OF BLK 66 TH S 119 FT TH W 1.83 FT
TH N 119 FT TH E 1.83 FT TO POB.

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1830	.0	.0	FBC	51,401.00	SF						
Neighborhood 9980 - COMM SOUTH FBC ZONING												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

COM01=D58L4D21L1D29R5D10L9D1R5D17L31U11L21D19L18U28L5D16L14U25R1U41R7U14L1U36L8U16R16D3R44U3R14D16R4
U16R16.L34D3

CAN02=U9L16D9R16.

CAN03=U9L16D9R16.

PTO04=U9L16D9R16.L44U3L16D16R8D36R1

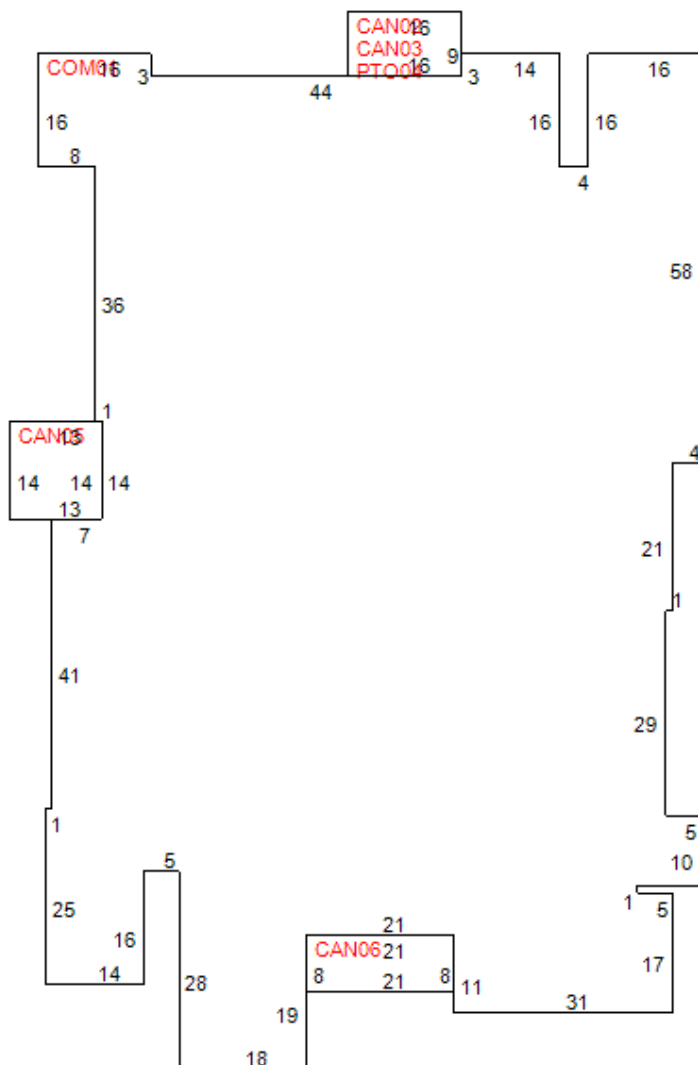
CAN05=L13D14R13U14.D14L7D41L1D25R14U16R5D28R18U19

CAN06=R21D8L21U8.

CAN07=56.

PTO08=56.

56



[Building Characteristics](#)

Structure	1 - WH STL FR	Year Built 1965
Effective Age	4 - 15-19 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	700 - GOOD	Obsolescence: Locational 0%
Inspected on	2/13/2023 by 117	Base Perimeter 604

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	2.79	1965	0	11,514	M21 RESTAURANT	13 %	Y
						F18 MULTI-STORY OFFICE	87 %	Y
2	10.0	1.00	1965	0	144	CAN CANOPY-ATTACHD	100 %	N
3	10.0	1.00	1965	0	144	CAN CANOPY-ATTACHD	100 %	N
4	10.0	1.00	1965	0	144	PTO PATIO	100 %	N
5	10.0	1.00	1965	0	182	CAN CANOPY-ATTACHD	100 %	N
6	10.0	1.00	1965	0	168	CAN CANOPY-ATTACHD	100 %	N
7	10.0	1.00	1965	0	56	CAN CANOPY-ATTACHD	100 %	N
8	10.0	1.00	1965	0	56	PTO PATIO	100 %	N

Section: 1

Elevator Shafts: 1	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 4	2 Fixture Baths: 5
Elevator Landings: 3	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 27

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	24,772.00	SF	5	1977	3	0.0	0.0
159 PAV CONCRETE	2,427.00	SF	20	1985	3	0.0	0.0
FST UTILITY-FINISH	64.00	SF	40	1985	3	8.0	8.0

Appraiser Notes

SQUARED TO TRAVERSE , SEE FOLDER
1978 SF OF LOBBY AREA COVERS 1ST 2 FLOORS

TENANT LIST AS OF 2/13/2023

-
UNIT 101 = CANTINA TEX-MEX & TEQUILA BAR....2-4FX, 15X (MEZZ. S/F INCLUDED WITHIN RESTAURANT %)

UNIT 102 = MCGRAW, RAUBA, & MUTARELLI ATTORNEY`S AT LAW...3-2FX, 4X

-
UNIT 200 = SPACR COWORKING.....2-4FX 3X

-
UNIT 300 = U.S. ATTORNEY`S OFFICE.....2-3FX, 2-2FS, 5X

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SITE24-0046	6/17/2024	7/31/2024	SEAL AND STRIPE
BLD22-0423	3/3/2022	7/26/2022	SPACR/ INT RENO
BLD21-1102	6/25/2021	10/26/2021	BRICK CITY CANTINA/ INT RENO
BLD20-2509	6/23/2021	-	US ATTY OFC / SHOWER TO BATH
BLD21-1114	5/6/2021	-	BRICK CITY CANTINA/ INT RENO/EARLY START
BLD20-2411	2/5/2021	12/30/2021	SMRM LAW OFFICE/INTER RENO
BLD15-0091	9/18/2015	-	RESURFACE PARKING LOT
OC01023	8/27/2009	-	3RD FLOOR RENO.
OC00806	7/13/2009	9/22/2009	NEW WINDOW OPENINGS
OC00963	5/1/2004	-	FIRESPRINKLERS
OC00741	4/1/2004	-	INT. RENO. FIREMAIN
OC00375	2/1/2004	-	INTERIOR RENOVATION
OC01432	8/1/1998	-	NEW TELLER LINE INSIDE
OC00473	4/1/1995	-	ROOF

OC00303	3/1/1993	-	CMRA NEW VAULT
OC01606	10/1/1992	-	CMRA OFFICES
OC01541	9/1/1991	-	BLDG01= SATELITE DISH
OC18411	10/1/1984	-	ADD AUTOMATED TELLER
OC17183	3/1/1984	-	ADDITION
OC16670	11/1/1983	-	REMODEL

Rec. **\$18.50**
DS **\$23,100.00**

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: **F2018095**
Property Appraisers Parcel Identification (Folio) Number: **2823-066-000**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1 day of July, 2019 by NEW HORIZONS, LLC, a Florida limited liability company, whose post office address is 35 SE 1st Avenue, Units 100, 200, 300, Ocala, FL 34471 herein called the Grantor, to SILVER RIVER REAL ESTATE GROUP, LLC, a Florida limited liability company, whose post office address is P.O. Box 4409, Ocala, FL 34478, hereinafter called 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

The land referred to herein below is situated in the County of MARION, State of Florida, and described as follows:

ALL OF BLOCK 66, OLD SURVEY OF THE CITY OF OCALA, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN DEED BOOK L, PAGE 55, AND RERECORDED IN PLAT BOOK E, PAGE 1, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH EASEMENTS AS CONVEYED IN OFFICIAL RECORDS BOOK 37, PAGE 145, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(A) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 57.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 62.0 FEET; WEST 3.0; NORTH 62.0 FEET, EAST 3.0 FEET TO THE POINT OF BEGINNING, BEING AN EASEMENT THREE FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

(B) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 119.0 FEET FOR A POINT OF BEGINNING; THENCE EAST 66.0 FEET; SOUTH 3.0 FEET; WEST 66.0 FEET; NORTH 3.0 FEET TO THE POINT OF BEGINNING, BEING AN EASEMENT 3.0 FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

(C) COMMENCING AT THE NORTHWEST CORNER OF BLOCK 66, OLD SURVEY, OCALA, FLORIDA, AS RECORDED IN PLAT BOOK E, PAGE 1, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; FOR A POINT OF BEGINNING; THENCE SOUTH 119.0 FEET; WEST 1.83 FEET; NORTH 119.0 FEET; EAST 1.83 FEET, TO THE POINT OF BEGINNING, BEING AN EASEMENT 1.83 FEET IN WIDTH FOR UNDERGROUND FOOTINGS.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2019 and thereafter.

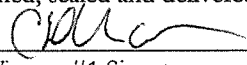
TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

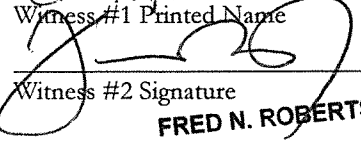
Signed, sealed and delivered in the presence of:



Witness #1 Signature

Christophe S. Wiedons

Witness #1 Printed Name

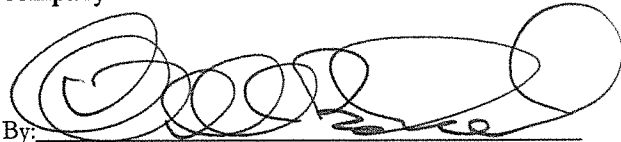


Witness #2 Signature

FRED N. ROBERTS, JR.

Witness #2 Printed Name

NEW HORIZONS, LLC, a Florida limited liability company



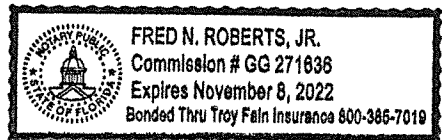
By:

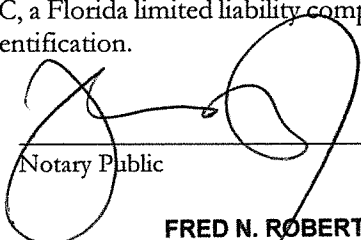
William B. Scheel, Authorized Representative

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing instrument was acknowledged before me this 28th day of June, 2019, by William B. Scheel as Authorized Representative of NEW HORIZONS, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

«{NOTARY_SEAL}»





Notary Public

FRED N. ROBERTS, JR.

Printed Notary Name
My Commission Expires:



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

Detail by Entity Name

Florida Limited Liability Company
SILVER RIVER REAL ESTATE GROUP LLC

Filing Information

Document Number	L18000255815
FEI/EIN Number	83-2424090
Date Filed	10/31/2018
Effective Date	10/31/2018
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	03/27/2020
Event Effective Date	NONE

Principal Address

35 SE 1ST AVE
OCALA, FL 34471

Changed: 03/27/2020

Mailing Address

P.O. BOX 4409
OCALA, FL 34478

Registered Agent Name & Address

WOODS, ADAM
405 SE OSCEOLA AVE
SUITE 209
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

Title MGR

WOODS, ADAM
405 SE OSCEOLA AVE SUITE 209
OCALA, FL 34471

Title MGR

MCGRAW, JON
2101 SW 42ND ST
OCALA, FL 34471

Title MGR

LINDSAY, RUSSELL
112 E FORT KING ST
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2022	01/26/2022
2023	02/15/2023
2024	02/14/2024

Document Images

02/14/2024 -- ANNUAL REPORT	View image in PDF format
02/15/2023 -- ANNUAL REPORT	View image in PDF format
01/26/2022 -- ANNUAL REPORT	View image in PDF format
03/05/2021 -- ANNUAL REPORT	View image in PDF format
03/27/2020 -- LC Amendment	View image in PDF format
01/28/2020 -- ANNUAL REPORT	View image in PDF format
02/07/2019 -- ANNUAL REPORT	View image in PDF format
10/31/2018 -- Florida Limited Liability	View image in PDF format



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

3/19/2025

CASE NO: CE25-0213

SILVER RIVER REAL ESTATE GROUP LLC
PO BOX 4409
OCALA, FL. 34478-4409

ADAM WOODS (REGISTERED AGENT)
405 SE OSCEOLA AVE SUITE 209
OCALA, FL. 34471

RE: 2823-066-000 | 35 SE 1ST 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: 4/21/2025

Violations:

SECTION 62-62 TAX CERTIFICATE REQUIRED

Obtain a business tax certificate for the Pay per Parking

SEC. 122-969 SIGNAGE

Obtain permits for the parking signs that are placed on the property

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 oferriera@ocalafl.gov



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

CLTO-0213

ADAM WOODS (REGISTERED AGENT)
405 SE OSCEOLA AVE SUITE 209
OCALA, FL. 34471

JACKSONVILLE FL 320

19 MAR 2025PM 4 L

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



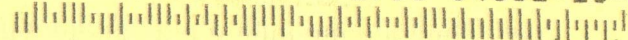
ZIP 34471 \$ 000.69⁰
02 7W
0008039548 MAR 19. 2025

Vac

NIXIE 326 SE 1 7210/22/25

RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

BC: 34471218701 *1738-04091-19-41



34471-217859



CITY OF OCALA
CODE ENFORCEMENT DIVISION

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

CL 70 - 0213

3/19/2025

SILVER RIVER REAL ESTATE GROUP LLC
PO BOX 4409
OCALA, FL. 34478-4409

UTP
34478-440909 2

JACKSONVILLE FL 320

19 MAR 2025PM 4 L

FIRST-CLASS



US POSTAGETM PITNEY BOWES



ZIP 34471 \$ 000.69⁰
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0008039548 MAR 19 2025

NIXIE

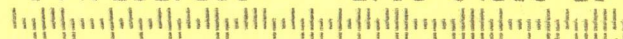
326 EE 1

7203/25/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299

*1738-04226-19-41





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

SILVER RIVER REAL ESTATE GROUP LLC
PO BOX 4409
OCALA FL 34478-4409

06/25/2026

MCGRAW, RAUBA & MUTARELLI PA
(Registered Agent)
35 SE 1ST AVENUE
SUITE 102
OCALA, FL 34471

Respondent(s) _____ /

Location of Violation: 35 SE 1ST AVE/ 2823-066-000

Case Number: CE25-0213

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/11/2026

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

Violation(s) and How to Abate:

SECTION 122-969 SIGNAGE

Obtain permits for the parking signs that are placed on 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*

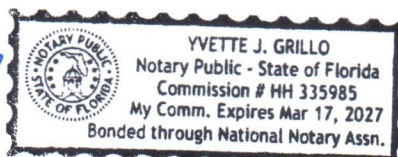
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case 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 Sr Code Inspector
oferreira@ocalafl.gov
352-789-5305





**PAID PUBLIC
PARKING LOT**



PARK

Pay by text/app



Enforced 24/7



**PREMIUM
PARKING**

(844) 236-2011

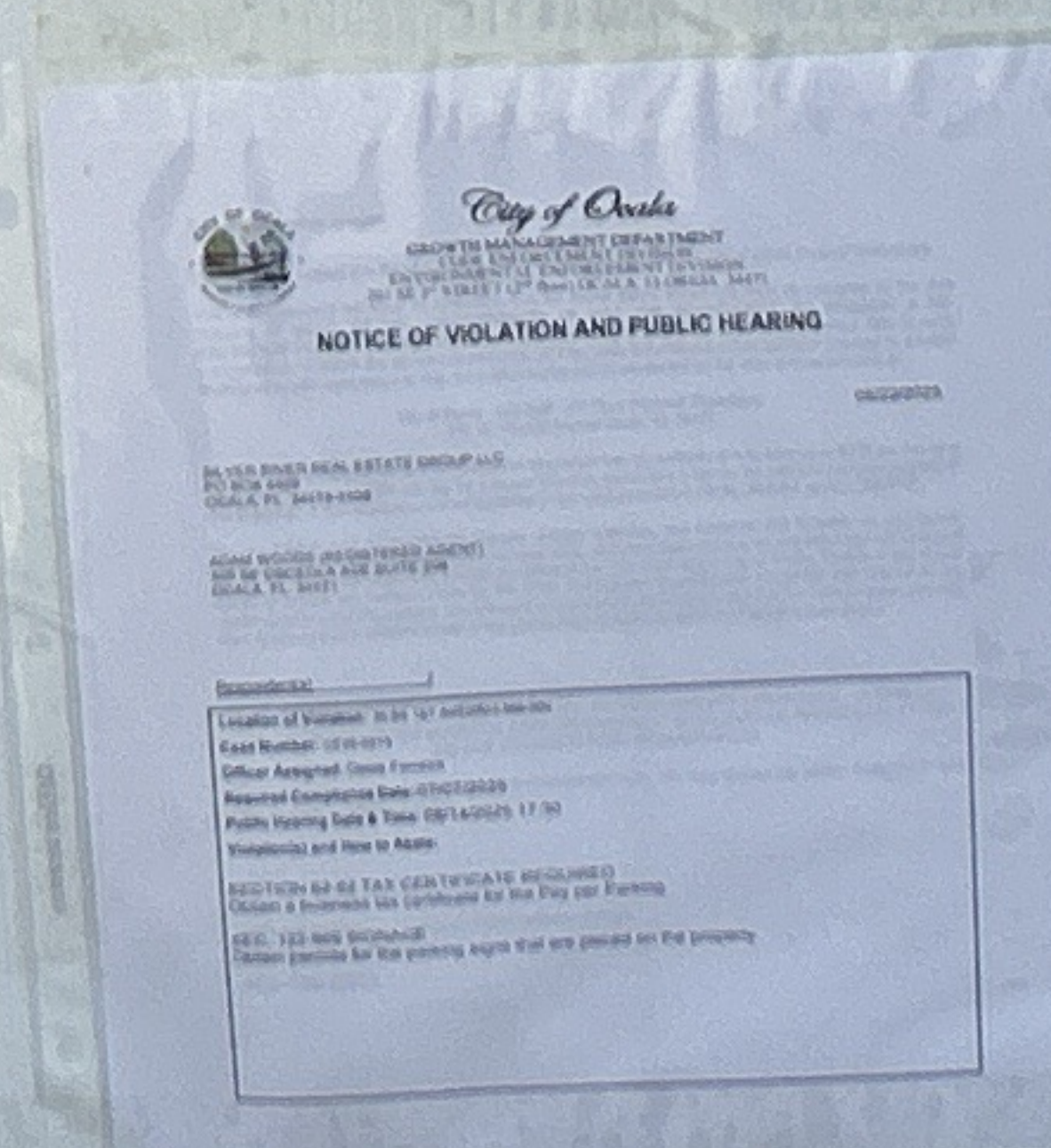
NO DELIVERY TRUCKS IN PARKING LOT

ALL TRUCKS MUST BE PARKED IN ROAD



**CODE
ENFORCEMENT
352-629-8309**

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



07/10/2025 10:36:26

City of Ocala

Code Enforcement Division



NO DELIVERY TRUCKS IN PARKING LOT

ALL TRUCKS MUST BE PARKED IN ROAD



**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

City of Ocala - City Hall - 3RD Floor (Council Chambers)
121 N. Park Avenue Ocala, FL 34471

05/22/2025

SILVER RIVER REAL ESTATE GROUP LLC
PO BOX 4409
OCALA, FL 34478-4409

ADAM WOODS (REGISTERED AGENT)
405 SE OSCEOLA AVE SUITE 209
OCALA, FL 34471

Respondent(s) _____

Location of Violation: 35 SE 1ST AVE/2023-098-000
Case Number: CE25-0213
Officer Assigned: Osias Ferreira
Required Compliance Date: 07/07/2025
Public Hearing Date & Time: 08/14/2025 17:30
Violation(s) and How to Abate:
SECTION 62-62 TAX CERTIFICATE REQUIRED
Obtain a business tax certificate for the Pay per Parking.
SEC 122-969 SIGNAGE
Obtain permits for the parking signs that are placed on the property.

07/10/2025 10:36:31
City of Ocala
Code Enforcement Division



EMENT

8309

VE THIS
APPROVAL
Y CODE
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

05/22/2025

SILVER RIVER REAL ESTATE GROUP LLC
PO BOX 4409
OCALA, FL. 34478-4409

ADAM WOODS (REGISTERED AGENT)
405 SE OSCEOLA AVE SUITE 209
OCALA, FL. 34471

Respondent(s) _____ /

Location of Violation: 35 SE 1ST AVE|2823-066-000

Case Number: CE25-0213

Officer Assigned: Osias Ferreira

Required Compliance Date: 07/07/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
Obtain a business tax certificate for the Pay per Parking.

SEC. 122-969 SIGNAGE
Obtain permits for the parking signs that are placed on the property.

352-789-5305

07/10/2025 10:35:03

City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0213

AFFIDAVIT OF POSTING

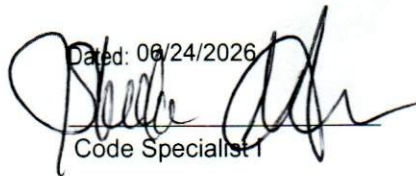
Section 2-446 (b) 2 (b)

**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:

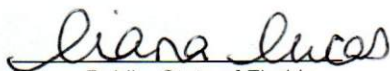
1. I did on 06/24/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/24/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/24/2026 by Liana Lucas, City of Ocala, who is personally known to me.


Notary Public, State of Florida

