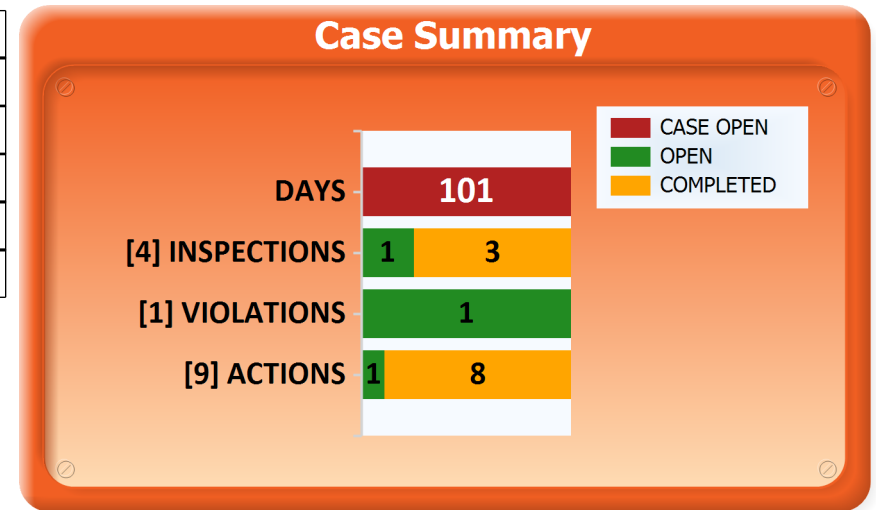


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0217

Description: DEAD TREES			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/28/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/11/2026
Site Address: 815 S PINE AVE OCALA, FL 34471			
Site APN: 2852-007-001		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	815 S PINE AVENUE LLC	79 CHESTNUT ST RIDGEWOOD, NJ 07450-2563			
RESPONDENT 1	815 S PINE AVENUE LLC	79 CHESTNUT ST RIDGEWOOD, NJ 07450-2563			
RESPONDENT 2	REGISTERED AGENTS INC.	7901 4TH ST N STE 300 ST PETERSBURG, FL 33702			
RESPONDENT 3	CALIBER CAR WASH	815 S PINE AVE 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	4	\$36.96	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	4	\$2.96	\$0.00						
Total Paid for CASE FEES:			\$58.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$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	4	\$9.84	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$46.74	\$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	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$203.65	\$0.00						
VIOLATIONS										



OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0217

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	4/28/2026				DEAD TREES (PALMS X 2) ON PROPERTY NEED TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION/ CONTACT PERMITTING DIVISION AT 352-629-8421 FOR ASSISTANCE WITH PERMIT. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	4/28/2026	4/28/2026	COMPLETED		On 4-28-26, I observed dead palm trees on the property (Caliber Car Wash). The trees were located on the South corner of the property near Pine Ave and the adjacent business. I submitted a request to Admin. to generate/mail a courtesy letter advising of the violation and requirements for compliance and case closure. Photos were attached and follow-up was scheduled accordingly.
FOLLOW UP	RSM	5/28/2026	5/28/2026	COMPLETED		On 5-28-26, I noted the violation remained with no permits showing in the city's permit data base. Based on these circumstances, I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Follow-up was scheduled accordingly.
FOLLOW UP	RSM	6/26/2026	6/26/2026	COMPLETED		On 6-26-26, I checked the property in relation to the previously sent/posted Notice of Violation and Public Hearing. On this day, I noted the violation remained. Follow-up scheduled in accordance with pending hearing.
HEARING INSPECTION	RSM	8/11/2026				



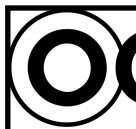
OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0217

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/29/2026	4/29/2026	C L T O COMP DATE 05/28/2026
REGULAR MAIL	SHANEKA GREENE	4/29/2026	4/29/2026	CLTO MAILED (4)
ADMIN POSTING	SHANEKA GREENE	5/29/2026	5/29/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/29/2026	5/29/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9953 36 815 S PINE AVENUE LLC 79 CHESTNUT ST RIDGEWOOD, NJ. 07450-2563 9489 0090 0027 6696 9953 43 REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST N STE 300 ST PETERSBURG, FL. 33702
PREPARE NOTICE	SHANEKA GREENE	5/29/2026	5/29/2026	N O V P H COMP DATE 06/26/2026
FIELD POSTING	ROBERT MOORE	6/1/2026	6/1/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
CONTACT	ROBERT MOORE	6/22/2026	6/22/2026	RECEIVED CALL FROM MANAGER - JACOB -813-327-1271 - CALLED INQUIRING AS TO EXCACT DETAILS OF VIOLATION- ADVISED OF REQUIRED PERMIT PRIOR TO TREE REMOVAL EFFORTS.



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0217

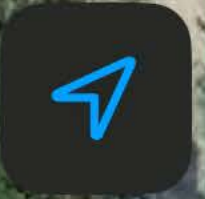
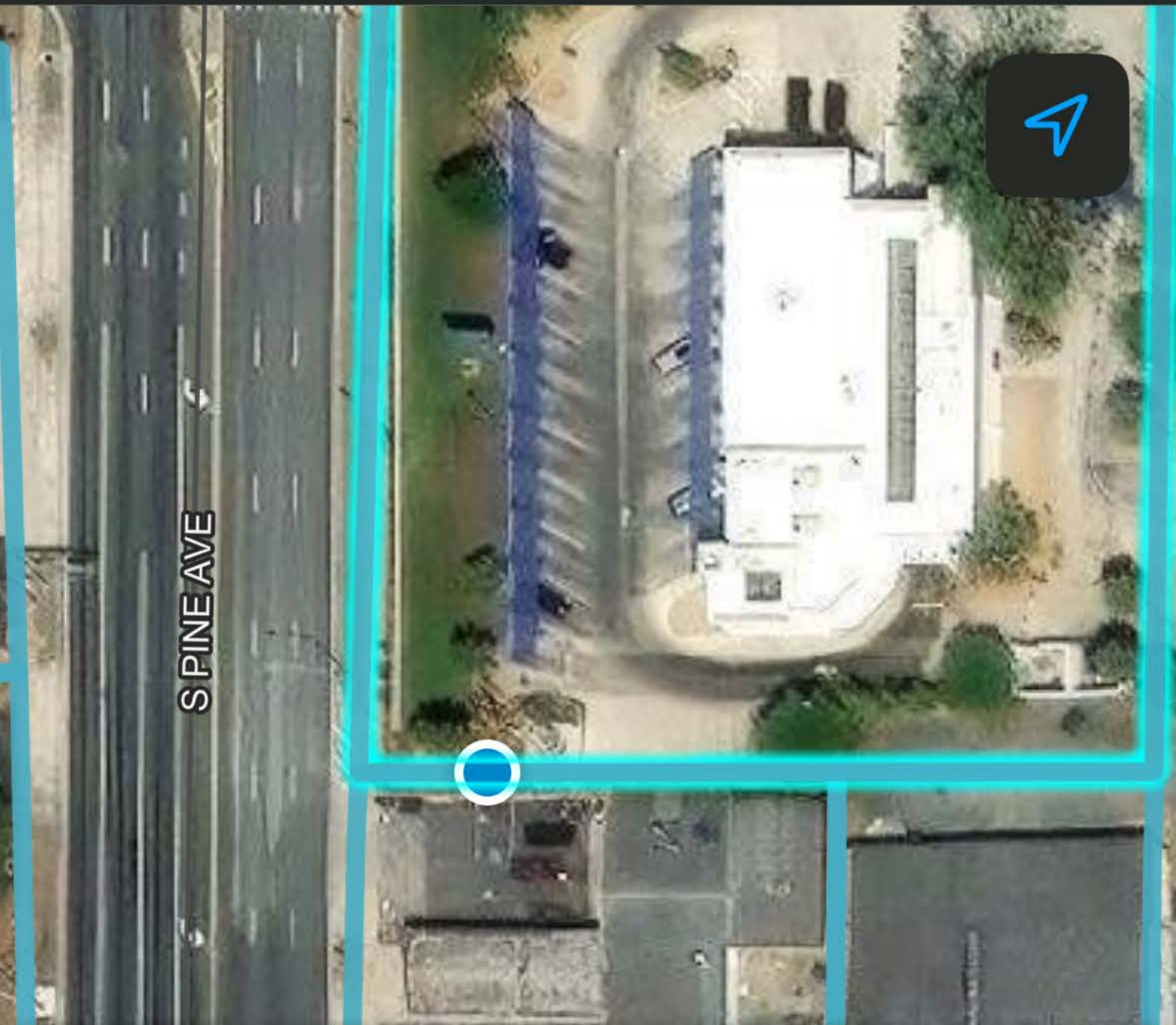
STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/29/2026	Find that the Respondent(s) violated City Code Section 34-95 and order the Respondent(s) to: 1. (a) Clean the property by removing all tree debris and dead trees (tree removal permit required) in violation of City Code Section 34-95 by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 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, including cleaning the property and removing all tree debris and dead trees. (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. Pay the cost of prosecution of \$203.65 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS

8:33

5G+



GPS accuracy 17.5 ft



PID: 2852-007-001

Area 1.22 ac



0.0 ft



Directions



Compass



Favorite

Owner: 815 S PINE AVENUE LLC

Property Address: 815 S PINE AVE

[Google Map](#)

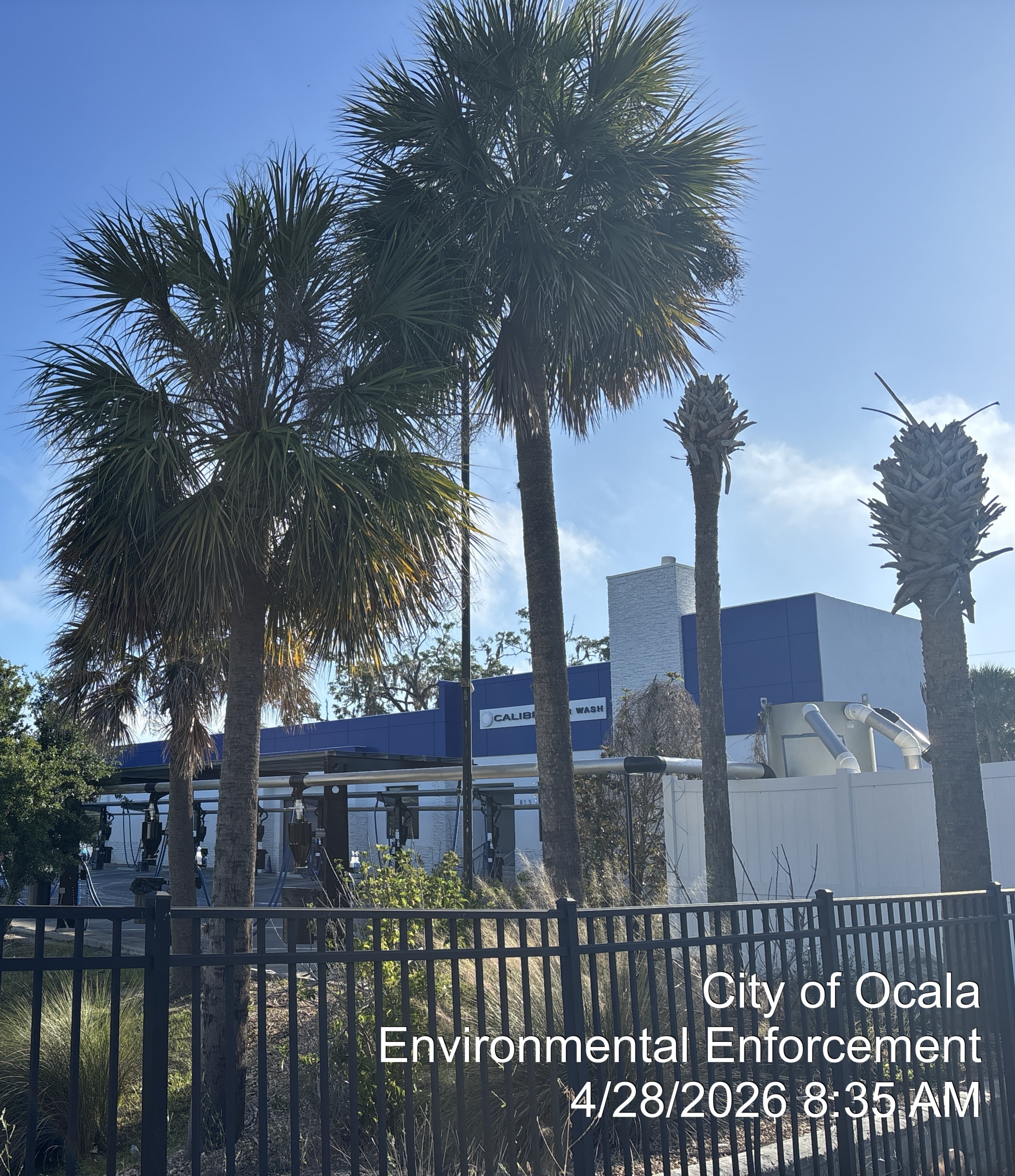
[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



City of Ocala
Environmental Enforcement
4/28/2026 8:33 AM



City of Ocala
Environmental Enforcement
4/28/2026 8:35 AM



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

2852-007-001

[GOOGLE Street View](#)

Prime Key: 1237971

[MAP IT+](#)

Current as of 4/28/2026

[Property Information](#)

815 S PINE AVENUE LLC
79 CHESTNUT ST
RIDGEWOOD NJ 07450-2563

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 27

Acres: 1.15

Situs: 815 S PINE AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$351,232
Buildings	\$689,832
Miscellaneous	\$35,279
Total Just Value	\$1,076,343
Total Assessed Value	\$1,076,343
Exemptions	\$0
Total Taxable	\$1,076,343

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$351,232	\$689,832	\$35,279	\$1,076,343	\$1,076,343	\$0	\$1,076,343
2024	\$351,232	\$652,691	\$35,479	\$1,039,402	\$1,039,402	\$0	\$1,039,402
2023	\$301,056	\$674,758	\$35,680	\$1,011,494	\$1,011,494	\$0	\$1,011,494

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8802/0113	01/2026	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$4,750,000
8014/1891	03/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$4,779,500
7652/1598	12/2021	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,000,000
6092/0798	09/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,200,000
5186/1664	08/2008	09 EASEMNT	0	U	V	\$100
4795/0855	03/2007	08 CORRECTIVE	0	U	V	\$100
4778/1287	03/2007	07 WARRANTY	0	U	V	\$100
4517/1569	07/2006	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,047,700
4301/0863	01/2006	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$750,000
3163/1683	05/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$430,000
3163/1678	05/2002	09 EASEMNT	0	U	I	
1025/1524	06/1980	07 WARRANTY	0	Q	I	
0447/0327	06/1970	02 DEED NC	0	U	I	

Property Description

SEC 18 TWP 15 RGE 22
 PLAT BOOK E PAGE 002
 NEW SURVEY SOUTH OCALA
 ALL OF BLK 7 E OF DIXIE HWY &
 N 1/2 OF 9TH ST

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	2708	224.0	224.0	FBC	50,176.00	SF						
Neighborhood 9980												
Mkt: 2 70												

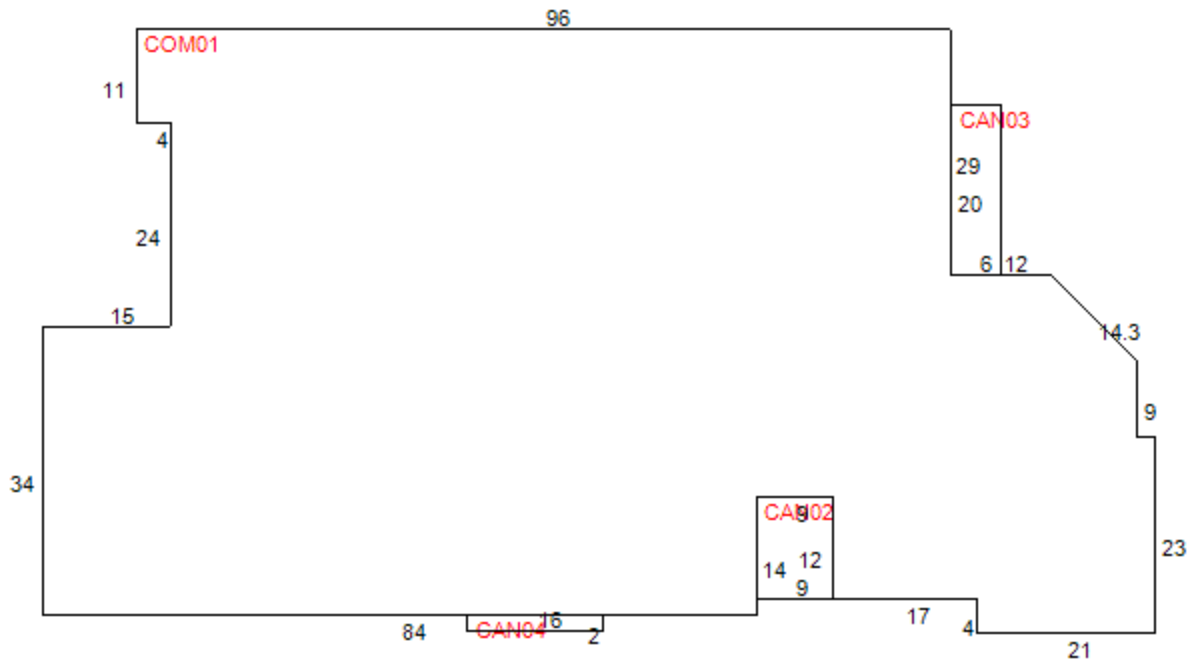
Traverse**Building 1 of 1**

COM01=L84U34R15U24L4U11R96D29R12A135|14,3D9R2D23L21U4L17U12L9D14.U2

CAN02=U12R9D12L9.R27D4R21U23L3U14L10U5,1L12

CAN03=U20R6D20L6.R12D5R10D14R3D23L21U16L27D14L18

CAN04=D2L16U2R16.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 12/20/2022 by 117

Year Built 2008
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 434

Exterior Wall 32 CONC BLK-STUCO66 STONE VEN-BLK01 NO EXTERIOR

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	16.5	1.00	2009	0	7,664	M48 WAREHOUSE/DISTRIBUTE C27 CAR WASH C27 CAR WASH	30 % N N 33 % N Y 37 % N N
2	11.0	1.00	2009	0	108	CAN CANOPY-ATTACHD	100 % N N
3	13.0	1.00	2009	0	120	CAN CANOPY-ATTACHD	100 % N N
4	12.0	1.00	2009	0	32	CAN CANOPY-ATTACHD	100 % N N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	23,971.00	SF	20	2009	3	0.0	0.0
159 PAV CONCRETE	364.00	SF	20	2009	5	0.0	0.0
184 RETAIN WALL	228.00	SF	50	2009	5	0.0	0.0
105 FENCE CHAIN LK	90.00	LF	20	2009	5	0.0	0.0
105 FENCE CHAIN LK	27.00	LF	20	2009	3	0.0	0.0
250 WALLS MASONRY	836.00	SF	50	2009	3	0.0	0.0
280 FIREPLACE	1.00	UT	50	2009	1	0.0	0.0
115 FENCE ALUMINUM	285.00	LF	20	2009	3	57.0	5.0
184 RETAIN WALL	132.00	SF	50	2009	3	0.0	0.0
116 FENCE VINYL	60.00	LF	99	2022	4	0.0	0.0

Appraiser Notes

CALIBER CAR WASH

10/20/2022----2022 PERMITS FOR NEW CAR WASH INCOMPLETE DAY OF REVIEW # 192 ER

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN22-0151	1/28/2023	-	CALIBER CARWASH / SIGN
BLD22-1093	6/15/2022	1/31/2023	CALIBER CAR WASH / RENO
SITE22-0060	6/15/2022	-	CALIBER CAR WASH / RENO
BLD15-1797	1/7/2016	11/16/2016	SHADE STRUCTURE
OCO1140	6/30/2008	-	CARWASH
OC00335	3/1/2003	-	DEMO
OC01430	10/1/2002	-	DEMOLITION OF ALL BLDGS
OC00726	5/1/1999	-	RE-ROOF
OC01233	7/1/1991	-	BLDG03= NEW ROOF
OC0100	1/1/1990	-	BLDG01= ?
OC02263	12/1/1989	-	BLDG01= ?
OC01602	9/1/1986	-	REPAIRS

*This instrument prepared by and
after recording, please return to:*
First American Title Insurance Company
4795 Regent Blvd.
Irving, TX 75063
Attn: Jacqueline Harris

This space reserved for Recorder's use only.

Tax Parcel No:
2852-007-001

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 1 day of January, 2026, by and between **GILL OCALA, LLC**, a Florida limited liability company, whose address is 13515 Paul Circle, Omaha, Nebraska 68154 (hereinafter referred to as "Grantor") and **815 S. PINE AVENUE, LLC**, a Florida limited liability company, whose address is 79 Chestnut Street, Ridgewood, New Jersey 07450 (hereinafter referred to as "Grantee").

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies and corporations).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, transferred, conveyed and confirmed and by these presents does grant, bargain, sell and convey unto Grantee in fee simple, all that certain tract or parcel of land lying and being in Marion County, Florida, and being more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "Land"), together with all improvements located thereon, if any, and all easements and appurtenances thereon or appertaining to the Land (collectively, the "Property"), subject to and without warranty as to those certain matters set forth and described on **Exhibit "B"** attached hereto and incorporated herein by this reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, to the only proper use, benefit and behoof of Grantee forever in fee simple.

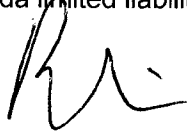
AND Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns (other than a claim arising of the Permitted Exceptions), but not further or otherwise.

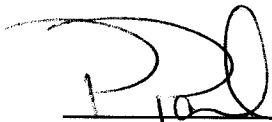
IN WITNESS WHEREOF, Grantor has caused this deed to be signed, sealed and delivered as of the day and year first above written.

GRANTOR:

Sherry L Ruffner
Witness
Print Name: Sherry L Ruffner

GILL OCALA, LLC,
a Florida limited liability company

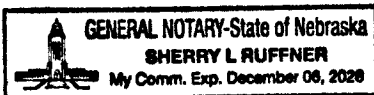
By: 
Name: J. Brain Gill
Title: Manager


Witness
Print Name: Paula Palmer

STATE OF NEBRASKA)

COUNTY OF Douglas)

The foregoing instrument was acknowledged before me this 2nd day of January, 2026, by J. Brain Gill, manager on behalf of **GILL OCALA, LLC**, a Florida limited liability company.



Sherry L Ruffner
Notary Public

[AFFIX NOTARY SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

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

All of Block 7 of NEW SURVEY SOUTH OF OCALA, Florida, as per plat thereof according to Plat Book E, Page 2, of the Public Records of Marion County, Florida.

Together with: The North 1/2 of 9th Street lying South of and adjacent to said Block as per plat thereof originally recorded in Miscellaneous Records Book A, Page 139, of the Public Records of Marion County, Florida, being Lots 1, 2, 3, and 4, of Block 7,

TOGETHER WITH 13 feet added to each boundary of said Block as originally platted by Board of County Commissioners, Marion County, Florida, dated April 6, 1847, and measuring at the time of such resolution.

Exhibit "B"
[Permitted Exceptions]

- 1.(a) taxes and assessments which are not yet due and payable;
- (b) building, zoning and subdivision laws and ordinances, and local, state and federal laws, rules and regulations;
- (c) the lease affecting the Property between Seller, as landlord, and Caliber Ocala Pine Operating Company, LLC, as tenant
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
4. Any minerals or mineral rights leased, granted or retained by current or prior owners.
5. Matters shown on the Plat of New Survey South of Ocala, Florida, recorded in Plat Book E, Page 2.
6. Terms and conditions of the Easement Agreement between Jui Cho Han and Win Hsiu Han, husband and wife and Joseph Sabo and Zlata Sabo, husband and wife recorded in Book 3163, Page 1678 of Official Records; as recited in Book 6092, Page 798 of Official Records.
7. Terms and conditions of the Electric Service Agreement between the City of Ocala, a Florida municipal corporation and NADA Car Wash LLC recorded in Book 5169, Page 328 of Official Records; as recited in Book 6092, Page 798 of Official Records.
8. Easement, granted from NADA Car Wash, LLC to the City of Ocala, a municipal corporation, under the laws of the State of Florida, recorded in Book 5186, Page 1664 of Official Records; as recited in Book 6092, Page 798 of Official Records.



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

Detail by Entity Name

Florida Limited Liability Company
815 S. PINE AVENUE LLC

Filing Information

Document Number	L25000556351
FEI/EIN Number	41-3265366
Date Filed	12/18/2025
State	FL
Status	ACTIVE

Principal Address

79 CHESTNUT ST
RIDGEWOOD, NJ 07450

Mailing Address

79 CHESTNUT ST
RIDGEWOOD, NJ 07450

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH ST N STE 300
ST PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title MGR

BOLGER, JAMES T
79 CHESTNUT ST
RIDGEWOOD, NJ 07450

Annual Reports

Report Year	Filed Date
2026	03/13/2026

Document Images

[03/13/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[12/18/2025 -- Florida Limited Liability](#)

[View image in PDF format](#)

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Florida Department of State, Division of Corporations



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

4/29/2026

CASE NO: ENV26-0217

815 S PINE AVENUE LLC
79 CHESTNUT ST
RIDGEWOOD, NJ. 07450-2563

815 S PINE AVENUE LLC
79 CHESTNUT ST
RIDGEWOOD, NJ. 07450

REGISTERED AGENTS INC (REGISTERED AGENT)
7901 4TH ST N STE 300
ST PETERSBURG, FL. 33702

CALIBER CAR WASH (BUSINESS)
815 S PINE AVE
OCAL, FL. 34471

RE: 2852-007-001 | 815 S PINE AVE OCALA, FL.

Dear Property Owner:

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

Compliance Requested on or before: 5/28/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
DEAD TREES (PALMS X 2) ON PROPERTY NEED TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION/ CONTACT PERMITTING DIVISION AT 352-629-8421 FOR ASSISTANCE WITH PERMIT. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

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.

ROBERT MOORE,
Code Environmental Inspector
352-274-3725 rsmoore@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

06/01/2026

815 S PINE AVENUE LLC
79 CHESTNUT ST
RIDGEWOOD, NJ. 07450-2563

REGISTERED AGENTS INC (REGISTERED AGENT)
7901 4TH ST N STE 300
ST PETERSBURG, FL. 33702

Respondent(s) _____ /

Location of Violation: 815 SPINE AVE|2852-007-001

Case Number: ENV26-0217

Inspector Assigned: Robert Moore

Required Compliance Date: 06/26/2026

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

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
DEAD TREES (PALMS X 2) ON PROPERTY NEED TO BE REMOVED/REPLACED TO ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS ACTION/ CONTACT PERMITTING DIVISION AT 352-629-8421 FOR ASSISTANCE WITH PERMIT. CONTACT INSPECTOR UPON COMPLETION TO SCHEDULE RE-INSPECTION FOR COMPLIANCE AND CASE CLOSURE.

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:

Robert Moore Environmental Inspector
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: ENV26-0217

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/01/2026 post the Notice of Violation & Public Hearing to the property, located at 815 S PINE AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

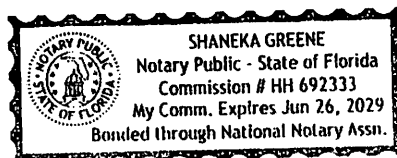
Dated: 06/01/2026

Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/01/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





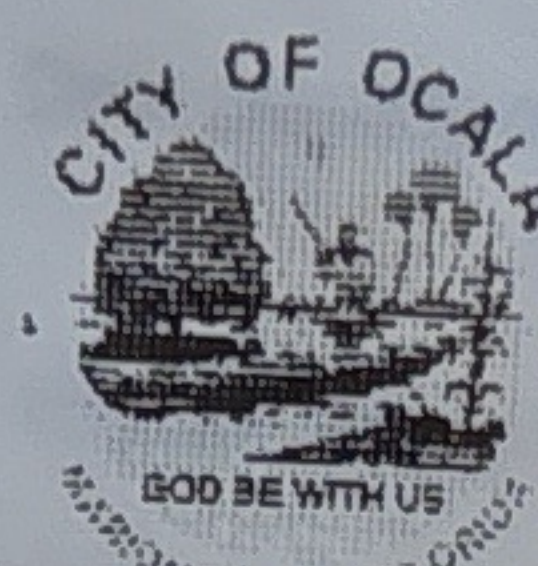
OCALA
CODE
ENFORCEMENT
352-629-8309
NO USE OF PUBLIC SPACE
FOR UNAUTHORIZED PURPOSES
WITHOUT THE CITY OF OCALA
ENFORCEMENT DIVISION

City of Ocala
Environmental Enforcement
Jun 1, 2026
07:59:08 AM



Ocala

**E
EMENT
-8309
MOVE THIS
T APPROVAL
CITY CODE
ENT 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

06/01/2026

815 S PINE AVENUE LLC
79 CHESTNUT ST
RIDGEWOOD, NJ. 07450-2563

REGISTERED AGENTS INC (REGISTERED AGENT)
7901 4TH ST N STE 300
ST PETERSBURG, FL. 33702

Respondent(s) _____ /

Location of Violation: 815 SPINE AVE|2852-007-001

Case Number: ENV26-0217

Inspector Assigned: Robert Moore

Required Compliance Date: 06/26/2026

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

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
DEAD TREES (PALMS X 2) ON PROPERTY NEED TO BE REMOVED/REPLACED TO
ACHIEVE COMPLIANCE WITH CITY CODE. CITY ISSUED PERMIT REQUIRED FOR THIS
ACTION/ CONTACT PERMITTING DIVISION AT 351-2318/21 FOR ASSISTANCE WITH
PERMIT. CONTACT INSPECTOR UPON COMPLETION OF SCHEDULED REINSPECTION
FOR COMPLIANCE AND CASE CLOSURE.

City of Ocala
Environmental Enforcement
Jun 1, 2026
07:58:59 AM

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

CASE NO: ENV26-0217

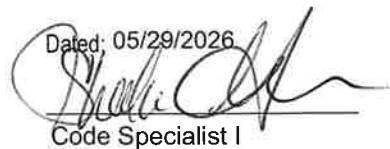
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/29/2026 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: 05/29/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/29/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

