

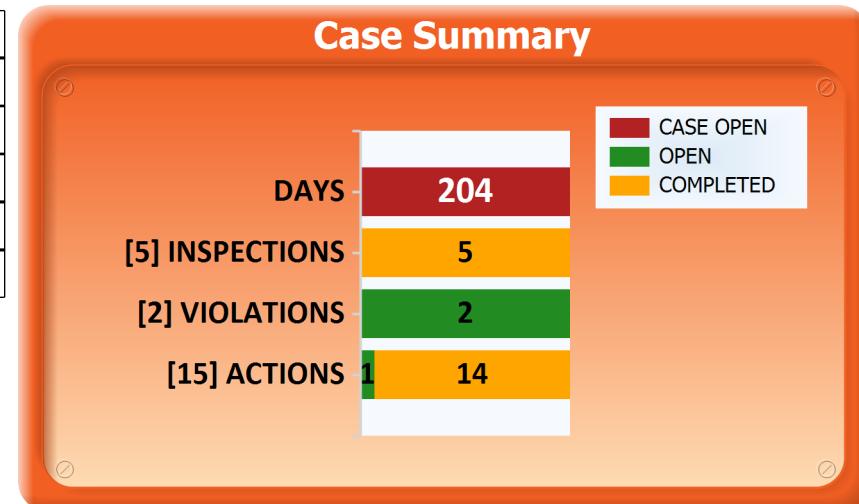


Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

Description: Dead trees and/or tree stumps		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERTGROWTH	
Opened: 7/23/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/6/2026
Site Address: 3435 N PINE AVE OCALA, FL 34475			
Site APN: 25226-004-02		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134			
RESPONDENT 1	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134			
RESPONDENT 2	OCARIZ, HIRAM	1 SE 3RD AVE MIAMI, FL 33131			

FINANCIAL INFORMATION

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0760

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$299.39	\$0.00						
TOTALS:			\$299.39	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	7/24/2025				Several dead trees within the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris.
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	OSIAS FERREIRA	10/22/2025				Obtain a permit for the removal of the dead trees that were removed.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	7/24/2025	7/24/2025	NON COMPLIANT		Several dead and/or tree stumps where trees were cut down in parking lot. Photo attached.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0760

INITIAL	OSF	7/24/2025	7/24/2025	NON COMPLIANT		On 7/24/2025 I observed several dead trees whiting the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris. Follow up scheduled and pictures attached a CLTO will be mailed out to the owners on record.
FOLLOW UP	OSF	9/2/2025	9/3/2025	NON COMPLIANT		On 9/3/2025 I did a follow up and found still dead trees on the property, the tree debris has been pick up. Dead trees still on the property case will move to a hearing.
CASE WORK	OSF	10/22/2025	10/22/2025	NON COMPLIANT		On 10/22/2025 I did a follow up for this case and found that some of the dead trees have been removed and one of the stumps have been removed. As today they have removed 2 dead trees without a permit, there is 1 dead tree still standing. 1 stomp has been removed 1 is still on the property over 12 inches that needs to be removed. A new NOVPH will be mailed out with a new date to include the removal of these trees without a permit.
HEARING INSPECTION	OSF	12/8/2025	12/8/2025	NON COMPLIANT		On 12/8/2025 I did a inspection before the hearing. At this time there is no active permits for the removal of dead trees, and there is still stumps left on the property. The case will move into the hearing.
COMPLIANCE	OSF	2/6/2026	2/6/2026	NON COMPLIANT		MASSEY INSPECTION On 2/6/2026 I did a follow up and observed that not much has been done on the property besides removing some of the dead trees without permits. There is still dead trees and stumps. An affidavit of non-compliance has been file.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES



Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

PREPARE NOTICE	SHANEKA GREENE	7/25/2025	7/25/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	7/25/2025	7/25/2025	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH NOVPH WITH NEW HEARING DATE
CERTIFIED MAIL	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0033 68 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 9489 0090 0027 6697 0033 75 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131 UPDATED NOVPH MAILED (2) 9489 0090 0027 6697 0023 54 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 9489 0090 0027 6697 0023 61 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131
PREPARE NOTICE	SHANEKA GREENE	9/4/2025	9/4/2025	NOVPH SM
OFFICER POSTING	OSIAS FERREIRA	9/5/2025	9/5/2025	NOVPH READY FOR POSTING Posted at the property, affidavit on file.
PREPARE NOTICE	SHANEKA GREENE	10/23/2025	10/22/2025	NOVPH
OFFICER POSTING	OSIAS FERREIRA	10/23/2025	10/23/2025	NOVPH READY FOR POSTING Posted at the property and affidavit on file.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0760

				<p>TO SEE IF PREVIOUS RECOMMENDATIONS NEED TO BE UPDATED</p> <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 118-71 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead trees (permit required), and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 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 weeds, undergrowth, dead trees, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday February 5th, 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 permits. If the Respondent(s) fail to comply by 07:00 am on Friday February 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.</p> <p>3.) Pay the cost of prosecution of \$299.39 by February 5th, 2026.</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	
HEARING CODE BOARD	OSIAS FERREIRA	12/11/2025	12/16/2025	NEW BUSINESS



Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	91 7199 9991 7039 7931 6164 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 91 7199 9991 7039 7931 6171 OCALA NORTH PROPERTY LLC 1 SE 3RD AVE, SUITE 1100 MIAMI, FL 33131
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	FOF Posted at the property
CONTACT	OSIAS FERREIRA	1/29/2026	1/29/2026	I spoke with Chet 352-396-2690 he is a landscaper adn wanting to know what to do in regards to the violations. I explained what they need to do and the permits they will be needing.
CONTACT	OSIAS FERREIRA	1/29/2026	1/29/2026	Vanessa call me from Harvey's 904-252-3979 she is the manager from the store. She wanted to know more information, we spoke and I answer all her questions.
MASSEY	YVETTE J GRILLO	2/12/2026		

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

Petitioner,

VS.

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLES, FL 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVENUE, SUITE 1100
MIAMI, FL 33131

Respondents

CASE NO: CE25-0760



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166898 OR BK 8787 PGS 910-912
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **OCALA NORTH PROPERTY LLC, 999 PONCE DE LEON BLVD, STE 650, CORAL GABLES, FL 33134 AND OCALA NORTH PROPERTY LLC, 1 SE 3RD AVENUE, SUITE 1100, MIAMI, FL 33131**, owner(s) in charge of the property described as: **3435 S. PINE AVE| 25226-004-02, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 24th, 2025, and December 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 118-71 TREE REMOVAL PERMIT REQUIRED**.
- C. .

II. CONCLUSION OF LAW:

- A. The Respondent(s), **OCALA NORTH PROPERTY LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 118-71 TREE REMOVAL PERMIT REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and 118-71 and order to:

- 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead trees (permit required), and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 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 weeds, undergrowth, dead trees, 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 permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday February 5th, 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 permits. If the Respondent(s) fail to comply by 07:00 am on Friday February 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.

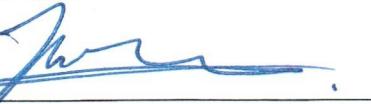
3.) Pay the cost of prosecution of \$299.39 by February 5th, 2026.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 11th day of December 2025.

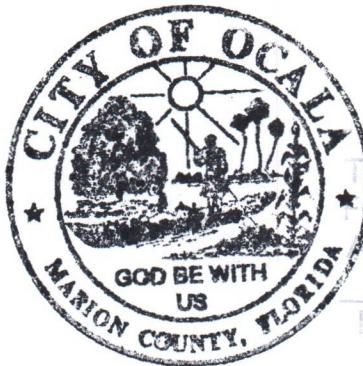
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **OCALA NORTH PROPERTY LLC, 999 PONCE DE LEON BLVD, STE 650, CORAL GABLES, FL 33134 AND OCALA NORTH PROPERTY LLC, 1 SE 3RD AVENUE, SUITE 1100, MIAMI, FL 33131**, this 11th day of December 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON FEBRUARY 12TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE25-0760

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 12/22/2025 post the Final Administrative Order to the property, located at 3435 N. PINE AVE, OCALA.
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.

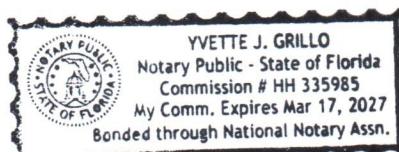
Dated: 12/22/2025


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette Grillo
Notary Public, State of Florida





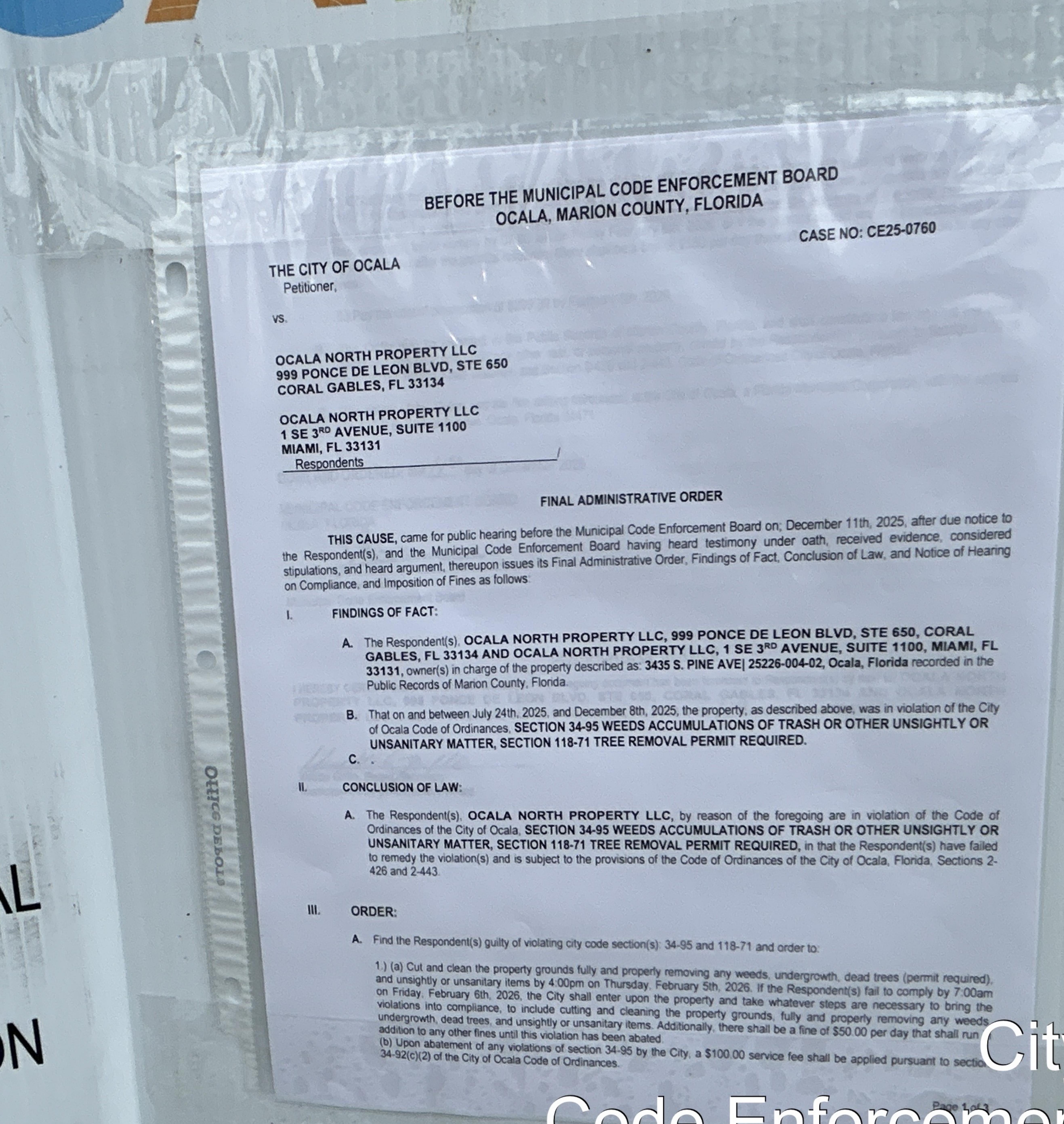
City of Ocala
Code Enforcement Division
12/22/2025 1:24 PM



OCALA

CODE ENFORCEMENT 352-629-8309

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



City of Ocala
Code Enforcement Division
12/22/2025 1:24 PM

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

CASE NO: CE25_0760

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 12/19/2025 post the Final Administrative Order 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.

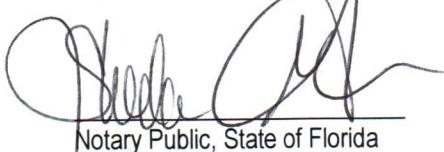
FURTHER, AFFIANT SAYETH NAUGHT.

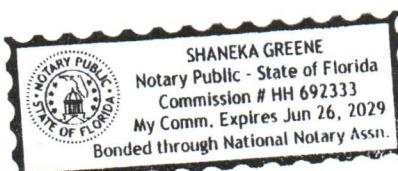
Dated: 12/19/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



CERTIFIED MAIL



CITY OF OCALA

CODE ENFORCEMENT DIVISION

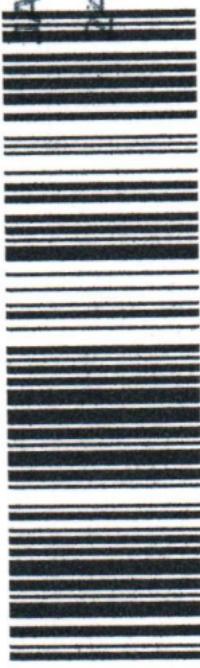
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF-0740



US POSTAGE TM PITNEY BOWES
ZIP 34471 **\$ 008.86⁰**
02 7W
0008039548DEC 23 2025

FIRST CLASS MAIL
24 DEC 2025 PM 1



91 7199 9991 7039 7931 6164

VS.

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLES, FL 33134

NIXIE 326 CE 1 7201/08/25

RETURN TO SENDER
VACANT
UNABLE TO FORWARD

EC: 34471217299 21639-21765-24-25
UTFK1: 9333120019 3334730755
VS

BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0760

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLES, FL 33134
Respondent/

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

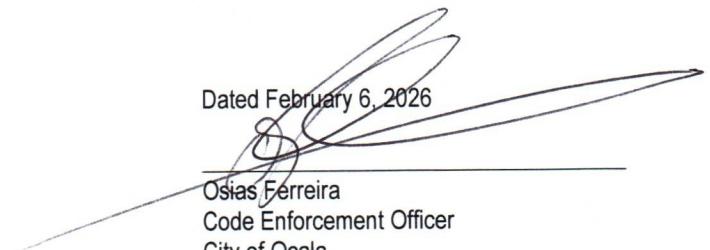
1. That on **12/11/2025**, the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **02/06/2026**.
3. That the Respondent has not brought the property located in the city limits of Ocala, into compliance on; **02/06/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; SECTION 118-71, 34-95.

5. The prosecution costs \$299.39 remain unpaid. Any additional costs will result in a lien.

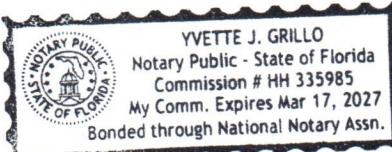
FURTHER AFFIANT SAYETH NOT.

Dated February 6, 2026


Osias Ferreira
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this February 6, 2026, by Osias Ferreira who is personally known to me, and who did take an oath.



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to respondent, on February 6, 2026


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
2/6/2026 10:49 AM



City of Ocala
Code Enforcement Division
2/6/2026 10:49 AM



City of Ocala
Code Enforcement Division
2/6/2026 10:49 AM