

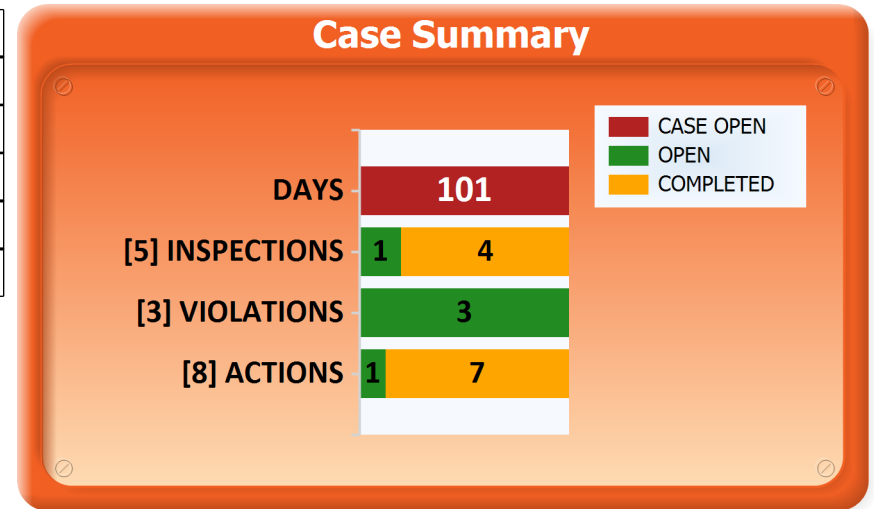


Case Details - No Attachments

City of Ocala

Case Number
CE26-0562

Description: Vacant commercial			Status: HEARING
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/27/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 920 N PINE AVE OCALA, FL 34475			
Site APN: 2571-003-001		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

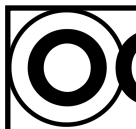
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	MERAKI PROPERTIES LLC	1498 S ROCKY RIDGE LN SARATOGA SPRINGS, UT 84045-5137			
RESPONDENT 2	SANTANA, LUIS	13552 CANOPY GROVE DR. TAMPA, FL 33625			

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE26-0562

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:			\$57.19	\$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	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$41.82	\$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	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						
TOTALS:			\$210.22	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0562

SECTION 34-146 VACANT COMMERCIAL STRUCTURES	OSIAS FERREIRA	4/27/2026				Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances.
SECTION 110-131 PROHIBITED SIGNS	OSIAS FERREIRA	4/27/2026				A conforming sign or sign structure shall be considered a conforming abandoned sign or sign structure 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the sign face with a blank panel on all conforming abandoned signs and sign structures.
SECTION 110-31 REMOVAL OF PROHIBITED OR ABANDONED SIGNS	OSIAS FERREIRA	5/26/2026				A conforming sign or sign structure shall be considered a conforming abandoned sign or sign structure 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the sign face with a blank panel on all conforming abandoned signs and sign structures.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	4/27/2026	4/27/2026	COMPLETED		On 4/27/2026 I observed that this property has changed owners, I will notify the new owners of all the violations for abandoned signs on this property. The business "Ola" its no longer active and the property was sold. I will send a new notice to the new owners.
COMPLIANCE	OSF	5/26/2026	5/26/2026	COMPLETED		On 5/26/2026 I did a follow up and observed that nothing has been done after my letter was send out. The case will be referred to the hearing.
FOLLOW UP	OSF	6/30/2026	6/30/2026	COMPLETED		On 6/30/2026 I did a follow up and I observed that they have not come into compliance yet.

CASE REVIEW	OSF	7/17/2026	7/17/2026	COMPLETED		On 7/17/2026 I did a follow up and observed that they have removed the letters and the signs but the big sign is still missing the blank panels. They are not in compliance yet.
HEARING INSPECTION	OSF	8/10/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/28/2026	4/28/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	4/28/2026	4/28/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9951 83 MERAKI PROPERTIES LLC 1498 S ROCKY RIDGE LN SARATOGA SPRINGS, UT. 8405-5137 9489 0090 0027 6696 9951 90 BLO REGISTERED AGENCY (REGISTERED AGENT) 32 WEST 200 SOUTH # 307 SALT LAKE CITY, UT. 84101
PREPARE NOTICE	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH
FIELD POSTING	OSIAS FERREIRA	5/28/2026	5/28/2026	NOVPH READY FOR POSTING Posted at the property, affidavit on file.
				Find that the Respondent(s) violated City Code Sections 34-146, 110-31, and 110-131 and order the Respondent(s) to: 1. Comply with all sections of the vacant commercial structure code requirements listed in code Section 34-146 by 4:00 p.m. September 10, 2026. This includes: (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well



Case Details - No Attachments

City of Ocala

Case Number

CE26-0562

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/29/2026	as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official. (b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. (c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. (d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load. (e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). (f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). (g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection. (h) Have a plan for weatherization of the vacant property if necessary. (i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at all times. If the Respondent(s) fail to comply with any subsection of this item by 7:00 a.m. on Friday, September 11, 2026, a fine of \$100.00 per day shall be imposed that will run in addition to any other fines until this violation has been fully abated. The
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				City shall have the authority to enter upon the property and take any action necessary to bring the violation into compliance, to include securing the structure, making necessary repairs, or demolition and removal of the structure. 2. Repair or replace missing sign face with blank panel(s) or remove sign structure in accordance with City of Ocala Code of Ordinances Sections 110-31, 110-131, and current Florida Building Code (Permit required for removal) 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 \$100.00 per day shall be imposed that will run in addition to any other fines until this violation has been 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 the non-conforming sign structure(s). 3. Pay the cost of prosecution of \$210.22 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
7/17/2026 3:19 PM



City of Ocala
Code Enforcement Division
7/17/2026 3:19 PM



City of Ocala
Code Enforcement Division
5/26/2026 3:05 PM



City of Ocala
Code Enforcement Division
4/27/2026 8:40 AM



City of Ocala
Code Enforcement Division
4/27/2026 8:40 AM



City of Ocala
Code Enforcement Division
4/27/2026 8:39 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

2571-003-001

[GOOGLE Street View](#)

Prime Key: 1225566

[MAP IT+](#)

Current as of 4/27/2026

[Property Information](#)

MERAKI PROPERTIES LLC
1498 S ROCKY RIDGE LN
SARATOGA SPRINGS UT 84045-5137

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

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

[PC:](#) 22

Acres: .54

Situs: 920 N PINE AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$188,176
Buildings	\$141,411
Miscellaneous	\$16,326
Total Just Value	\$345,913
Total Assessed Value	\$345,913
Exemptions	\$0
Total Taxable	\$345,913

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$188,176	\$141,411	\$16,326	\$345,913	\$345,913	\$0	\$345,913
2024	\$188,176	\$113,171	\$21,030	\$322,377	\$322,377	\$0	\$322,377
2023	\$188,176	\$39,426	\$11,873	\$284,394	\$284,394	\$0	\$284,394

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8861/0918	03/2026	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$1,815,000
7944/1440	11/2022	08 CORRECTIVE	0	U	I	\$100
7931/0812	11/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$580,000
2204/0495	12/1995	05 QUIT CLAIM	0	U	I	\$100
2125/1546	03/1995	05 QUIT CLAIM	0	U	I	\$100
1903/0552	02/1993	05 QUIT CLAIM	0	U	I	\$100
1903/0542	02/1993	05 QUIT CLAIM	0	U	I	\$100
1366/1862	06/1986	07 WARRANTY	0	U	I	\$100
UNRE/INST	12/1978	71 DTH CER	0	U	I	\$100
UNRE/INS1	12/1978	74 PROBATE	0	U	I	\$100
UNRE/INST	11/1966	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK A PAGE 6
DUNNS NW ADD TO OCALA
BLK C LOT 1 LOTS 3.5.7 &
BLK B LOTS 2.4.6 &
N 25 FT OF 8 W OF DIXIE HWY &
THAT PART OF PALMETTO ST LYING BTWN BLK C LOTS 1.3.5.7
EXC RD

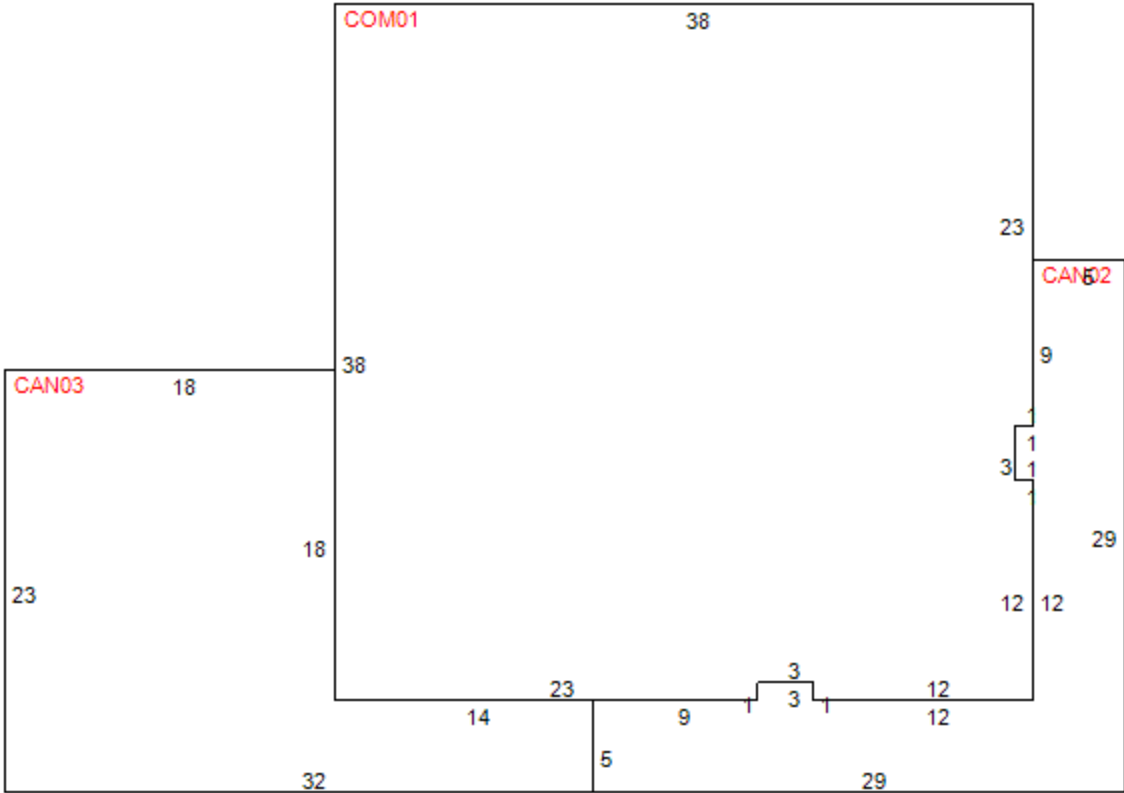
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	2200	.0	.0	B4	23,522.00	SF							
Neighborhood 9941													
Mkt: 2 70													

Traverse

Building 1 of 1

COM01=L38D38R23U1R3D1R12U12L1U3R1U23.D14
CAN02=R5D29L29U5R9U1R3D1R12U12L1U3R1U9.D24L24
CAN03=L14U18L18D23R32U5.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 1960
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	8/1/2023 by 117	Base Perimeter 156

Exterior Wall 24 CONC BLK-PAINT64 EXCELLENT TYPE

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	13.0	1.00	1960	0	1,438	M22 FAST FOOD RESTAURANT	100 %	N	Y
2	9.0	1.00	1960	0	271	CAN CANOPY-ATTACHD	100 %	N	N
3	9.0	1.00	2023	0	484	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	13,891.00	SF	5	2023	3	0.0	0.0
159 PAV CONCRETE	153.00	SF	20	2023	3	0.0	0.0
159 PAV CONCRETE	299.00	SF	20	2023	5	23.0	13.0
250 WALLS MASONRY	259.00	SF	50	2023	3	0.0	0.0

Appraiser Notes

OLA COFFEE (2024)

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN23-0043	5/9/2023	-	OLA COFFEE/ WALL SIGNS
BLD22-3191	1/18/2023	6/1/2023	OLA COFFEE / DRIVE THRU
BLD22-3677	12/14/2022	-	OLA COFFEE / DRIVE THRU/EARLY START
SITE22-0105	12/1/2022	6/1/2023	OLA COFFEE / DRIVE THRU
BLD22-2741	8/26/2022	9/14/2022	L C BREWER & ASSOCIATES / RE-ROOF
OC00802	11/1/2001	-	AWNING

Prepared By and Return To:

Jeffrey D. Ostlie
Jeffrey D. Ostlie, P.A.
1615 Edgewater Drive, Suite 100
Orlando, FL 32804

Order No.: JDO2506005

Property Appraiser's Parcel I.D. (folio) Number:
2571-003-001

WARRANTY DEED

THIS WARRANTY DEED dated March 24, 2026, by Broadway Corner, L.L.C. an Oklahoma limited liability company, existing under the laws of Oklahoma, and having its principal place of business at P.O. Box 2422, Edmond, Oklahoma 73083 (the "Grantor"), to Meraki Properties, LLC, a Utah limited liability company, whose post office address is 1498 South Rocky Ridge Lane, Saratoga Springs, Utah, 84045 (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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Marion, State of Florida, viz:

The part of Lots 1, 3, 5 and 7 of Block "C" with the West half of Palmetto Street adjacent thereto lying South of Lincoln Street, also that part of Lots 2, 4, 6 and the North 25 feet of Lot 8, Block "B" with the East half of Palmetto Street adjacent thereto, lying South of Lincoln Street and West of Pine Avenue, all in Dunn's North West Addition, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 6, of the Public Records of Marion County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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; that the Grantor hereby fully 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, 2025.

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

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Deborah L Maxwell
Printed Name of First Witness

33 S. Air Depot Blvd
Address of First Witness Edmond 73034

[Signature]
Witness Signature

[Signature]
Printed Name of Second Witness

1304 SW 20th St
Address of Second Witness Moore OK 73170

Broadway Corner, L.L.C.

BY: [Signature]
Joe Javadzadeh
Manager

Grantor Address:
P.O. Box 2422
Edmond, OK 73083

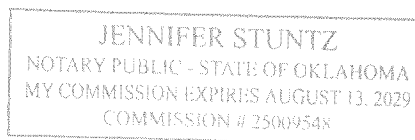
STATE OF OKLAHOMA

COUNTY OF Oklahoma

The foregoing instrument was executed and acknowledged before me by means of ✓ Physical Presence or Online Notarization on 3/19/2026, by Joe Javadzadeh, Manager of Broadway Corner, L.L.C..

Personally known
or Produced Identification ✓
Type of Identification Produced Driver's License T083457963

[Signature]
Notary Public
Print Name: Jennifer Stuntz
My Commission Expires: 8/13/2029





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

Detail by Entity Name

Florida Limited Liability Company
MERAKEI PROPERTIES, LLC

Filing Information

Document Number	L20000078152
FEI/EIN Number	86-3551150
Date Filed	03/10/2020
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/26/2025
Event Effective Date	NONE

Principal Address

13352 CANOPY GROVE DR.
TAMPA, FL 33625

Changed: 04/28/2021

Mailing Address

928 Whitstable Boulevard
Arnold, MD 21012

Changed: 02/13/2024

Registered Agent Name & Address

SANTANA, LUIS
13552 CANOPY GROVE DR.
TAMPA, FL 33625

Name Changed: 02/13/2024

Authorized Person(s) Detail

Name & Address

Title MGR

SANTANA, LUIS
13618 CLUBSIDE DR
TAMPA, FL 33624

Annual Reports

Report Year	Filed Date
2022	08/11/2022
2023	02/13/2024
2024	02/13/2024

Document Images

02/13/2024 -- REINSTATEMENT	View image in PDF format
08/11/2022 -- ANNUAL REPORT	View image in PDF format
04/28/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- Florida Limited Liability	View image in PDF format

Home > Utah > Saratoga Springs

Meraki Properties LLC

ACTIVE

Utah Department of Commerce

Domestic LLC

File Number: 10766323-0160

Updated 10 days ago

Company Overview

Meraki Properties LLC is a Domestic LLC organized under the laws of the State of Utah. The business was filed on July 20, 2018 and is currently listed as Active with the Utah Department of Commerce. The official file number for this entity is 10766323-0160.

5313 - activities related to real estate.

The principal office address is located at 1498 South Rocky Ridge Lane Saratoga Springs, UT 84045.

The Registered Agent on file is Blo Registered Agency, located at 32 West 200 South #307 Salt Lake City, Ut, UT 84101.

The company's leadership includes Daniel Floyd Lowe, who serves as Member and is associated with an address at 1498 South Rocky Ridge Lane Saratoga Springs, UT 84045 and Susana Piedad Lowe, who serves as Member and is associated with an address at 1498 South Rocky Ridge Lane Saratoga Springs, UT 84045.

The entity is scheduled to expire on July 31, 2024.

Core Information

ENTITY NAME

Meraki Properties LLC

ENTITY TYPE

Domestic LLC

FILE NUMBER

10766323-0160

FILING STATUS

Active

FILING DATE

July 20, 2018



Ad ends in 3



Quantum Fiber service usually means 100% fiber-optic network to your location but, in limited circumstances, Quantum Fiber may need to deploy alternative technologies coupled with a non-fiber connection from a certain point (usually the curb) to your location in order to provide the advertised download speeds. ©2025 Q Fiber, LLC. All Rights Reserved. Quantum, Quantum Fiber and Quantum Fiber Internet are trademarks of Quantum Wireless LLC and used under license to Q Fiber, LLC.



Filing & Jurisdiction

GOVERNING AGENCY

Utah Department of Commerce

FILING JURISDICTION

Utah

LAST REFRESHED
April 17, 2026

EXPIRATION DATE
July 31, 2024

Addresses

PRINCIPAL ADDRESS
1498 South Rocky Ridge Lane
Saratoga Springs, UT 84045

Registered Agent

REGISTERED AGENT NAME
Blo Registered Agency

REGISTERED AGENT ADDRESS
32 West 200 South #307
Salt Lake City, Ut, UT 84101

Business Details

BUSINESS DESCRIPTION
5313 - Activities Related to Real Estate

Principals

- Daniel Floyd Lowe**
Member
1498 South Rocky Ridge Lane Saratoga Springs, UT 84045
- Susana Piedad Lowe**
Member
1498 South Rocky Ridge Lane Saratoga Springs, UT 84045

 Ad ends in 3

Reviews

[Write Review](#)
There are no reviews yet for this company.

Questions

[Post Question](#)

There are no questions yet for this company.

Additional Links

INFORMATION LINKS

[Request an Update to the Meraki Properties LLC Profile](#)

[Ask a Question for Meraki Properties LLC to Answer](#)

[Companies Named "Meraki Properties LLC" in Other States](#)

[Search All Registered Utah Businesses](#)

BUSINESS LINKS

[Unlock Advanced Business Search with Bizapedia Pro](#)

[Download New Business Lists with Pro Data \(Free Trial\)](#)

[Explore Bizapedia Pro API Developer Samples](#)

The information on this page is being provided for the purpose of informing the public about a matter of genuine public interest.





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

4/28/2026

CASE NO: CE26-0562

MERAKI PROPERTIES LLC
1498 S ROCKY RIDGE LN
SARATOGA SPRINGS, UT. 8405-5137

BLO REGISTERED AGENCY (REGISTERED AGENT)
32 WEST 200 SOUTH # 307
SALT LAKE CITY, UT. 84101

RE: 2571-003-001 | 920 N 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: 5/26/2026

Violations:

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances.

SECTION 110-131 PROHIBITED SIGNS

A conforming sign or sign structure shall be considered a conforming abandoned sign or sign structure 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the sign face with a blank panel on all conforming abandoned signs and sign structures

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.

OSIAS FERREIRA,
Code Senior Inspector
352-789-5305 oferreira@ocalafl.gov



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

CL 10 26-0502

DIS

~~BLO REGISTERED AGENCY (REGISTERED AGENT)~~
32 WEST 200 SOUTH # 307
SALT LAKE CITY, UT. 84101

RE: 2571-003-001 | 920 N PINE AVE OCALA, FL.

84101-999999 ANK
34471>2172

JACKSONVILLE RPDC 320

30 APR 2026 PM 4 L

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 APR 29 2026

NIXIE

841 PE 1

0005/07/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299

*2589-04072-07-18





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

05/28/2026

MERAKI PROPERTIES LLC
1498 S ROCKY RIDGE LN
SARATOGA SPRINGS, UT. 8405-5137

BLO REGISTERED AGENCY (REGISTERED AGENT)
32 WEST 200 SOUTH # 307
SALT LAKE CITY, UT. 84101

Respondent(s) _____ /

Location of Violation: 920 N PINE AVE|2571-003-001

Case Number: CE26-0562

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

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

Violation(s) and How to Abate:

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances.

SECTION 110-131 PROHIBITED SIGNS

A conforming sign or sign structure shall be considered a conforming abandoned sign or sign structure 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the sign face with a blank panel on all conforming abandoned signs and sign structures.

SECTION 110-31 REMOVAL OF PROHIBITED OR ABANDONED SIGNS

A conforming sign or sign structure shall be considered a conforming abandoned sign or sign structure 90 days after a business ceases operation at that location. The owner, agent or person in charge of the premises shall replace the sign face with a blank panel on all conforming abandoned signs and sign structures.

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*

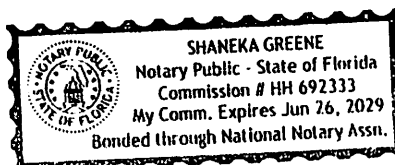
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case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





COLD BREW

SMOOTHIES

ENERGY



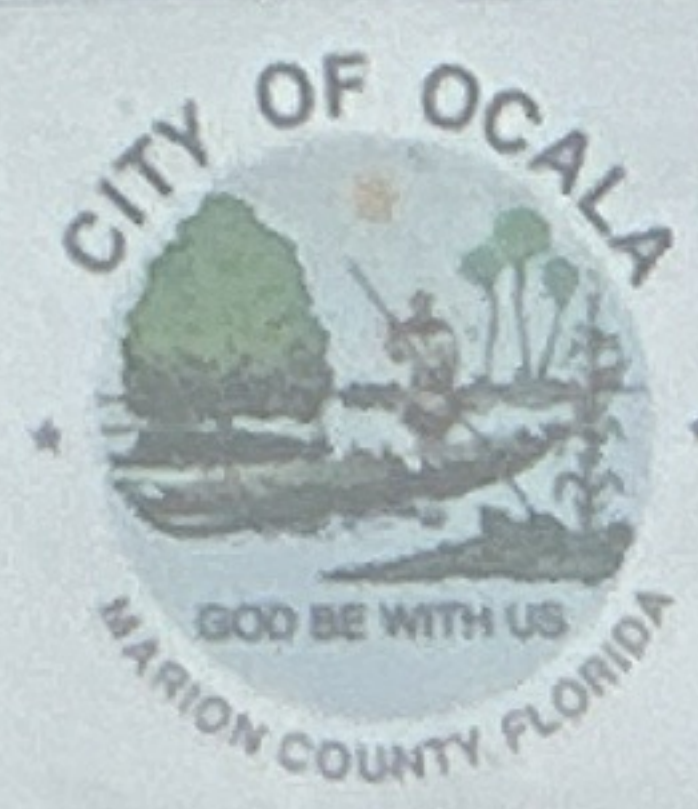
DRIVE THRU



920



City of Ocala
Code Enforcement Division
5/28/2026 2:52 PM



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

05/28/2026

MERAKI PROPERTIES LLC
1498 S ROCKY RIDGE LN
SARATOGA SPRINGS, UT. 8405-5137

BLO REGISTERED AGENCY (REGISTERED AGENT)
32 WEST 200 SOUTH # 307
SALT LAKE CITY, UT. 84101

Respondent(s) _____ /

Location of Violation: 920 N PINE AVE|2571-003-001

Case Number: CE26-0562

Inspector Assigned: Osias Ferreira

Required Compliance Date: 08/10/2026

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

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City of Ocala
Code Enforcement Division
5/28/2026 2:51 PM

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

CASE NO: CE26-0562

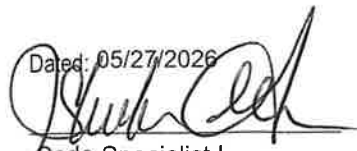
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/27/2026 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: 05/27/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



BRITTANY A. DUVAL
MY COMMISSION # HH 512040
EXPIRES: April 3, 2028



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

MapH CE-26-0562



9489 0090 0027 6696 9951 90

Label 890 PB, Oct 2015
Pitney Bowes
FIRST-CLASS



US POSTAGE PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 MAY 27 2026

BLO REGISTERED AGENCY (REGISTERED AGENT)
32 WEST 200 SOUTH # 307
SALT LAKE CITY, UT. 84101

Respondent(s) /

NIXIE 841 FE 1 0006/03/26

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

ANK
041248160087

SL: 34471218/01 1046-00000-00-00



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

Maple CE-26-0562

MERAKI PROPERTIES LLC
1498 S ROCKY RIDGE LN
SARATOGA SPRINGS, UT. 8405-5137

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL**



9489 0090 0027 6696 9951 83

Label 990-PB, Oct. 2015
Pitney Bowes
FIRST CLASS

JACKSONVILLE, FL 32201
26 MAY 2026 PM 1:11



US POSTAGE PAID BY PITNEY BOWES



ZIP 34471 \$006.86⁰⁰
02 7N
0008039548 MAY 27 2026

NIXIE 841 DE 1 0007/01/26

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471218701 *1639-00318-28-34

344712187