

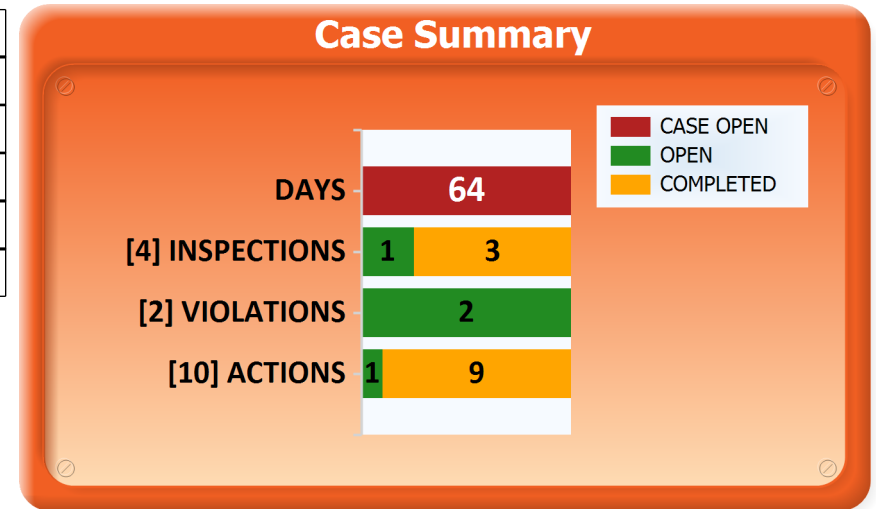


Case Details - No Attachments

City of Ocala

Case Number
ENV25-0165

Description: DRA BEHIND ROSS ON 40			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 7/21/2025	Closed:	Last Action: 9/24/2025	Flw Up: 9/23/2025
Site Address: 4901 E SILVER SPRINGS BLVD ALL UNITS OCALA, FL 34470			
Site APN: 24245-001-01		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH MAILED 9489 0090 0027 6697 0039 55 EMMA VI LLC RAMBILAS TODD (REGISTERED AGENT) 12031 SPRITE LN ORLANDO, FL. 32832
CONTACT	JEFFREY GUILBAULT	7/22/2025	7/22/2025	I made contact with the owners of Sandy Shack wine and beer to see if they had a contact for the new owners or the maintenance company they did not have there contact information.
CONTACT	JEFFREY GUILBAULT	9/15/2025	9/15/2025	Per Jen, owners are working on getting a gator removed from the DRA and working on getting them cut.

HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	8/27/2025	8/27/2025	NOVPH READY FOR POSTING NOVPH POP
PREPARE NOTICE	SHANEKA GREENE	7/23/2025	7/23/2025	clto
PREPARE NOTICE	SHANEKA GREENE	8/26/2025	8/26/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	7/23/2025	7/23/2025	CLTO MAILED

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/16/2025	Find the Respondent(s) guilty of violating city code section(s): 34-95 and 82-3 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, 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, 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.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, October 23rd, 2025, or remove the fence by 4:00 pm on Thursday, October 23rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, October 24th, 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 repair or removal of all fencing. 3.) Pay the cost of prosecution of \$219.21 by October 23rd, 2025.
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832			
REGISTERED AGENT	RAMBILAS, TODD	12031 SPRITE LN ORLANDO, FL 32832			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	EMMA VI LLC	12031 SPRITE LN ORLANDO, FL 32832			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
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	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$219.21	\$0.00						
TOTALS:			\$219.21	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JGB	9/9/2025	9/9/2025	NON COMPLIANT		Verified today at 1032 that there are no changes to the property. The DRAs have not been cut. Please see photos. I have not had contact with anyone associated with this property.
FOLLOW UP	JGB	8/25/2025	8/25/2025	NON COMPLIANT		Verified at 1029 that the DRAs have not been cut and maintained. I have not had contact with anyone associated with the property. NOVPH sent to admin.
HEARING INSPECTION	JGB	9/23/2025				



Case Details - No Attachments

City of Ocala

Case Number
ENV25-0165

INITIAL	JGB	7/22/2025	7/22/2025	NON COMPLIANT		Today at 0946 I conducted an initial inspection and verified the three DRA's are overgrown and not being maintained regularly. One of the DRA's has trash scattered throughout it. Please cut and clean the DRA's behind six gun plaza. Also Some of the chain link fencing is missing gates or is damaged. Please repair or replace the missing chain link fencing. Please see 17 photos taken this morning. CLTO sent to admin. RI in 30 days.
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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	JEFFREY GUILBAULT	7/22/2025				Overgrown WRA's that need to be cut, cleaned, garbage removed and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. Three WRA's behind six gun plaza are overgrown with trash in them.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	7/22/2025				Please repair or replace damaged or missing fencing around WRA's. Fencing must be replaced with like material.

**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: ENV25-0165

Petitioner,

VS.

**EMMA VI LLC
C/O RAMBILAS, TODD**

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
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Attorney Fees:

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
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Clerical:

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

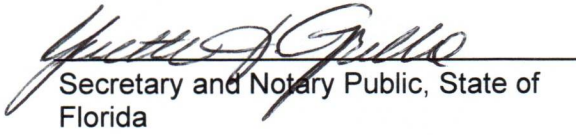
Total Costs: \$219.21

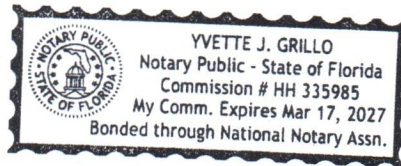
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/16/2025

**STATE OF FLORIDA
COUNTY OF MARION**


JEFFREY GUILBAULT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 16 Sep
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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

24245-001-01

[GOOGLE Street View](#)

Prime Key: 2027215

[MAP IT+](#)

Current as of 7/22/2025

[Property Information](#)

EMMA VI LLC
12031 SPRITE LN
ORLANDO FL 32832-6594

[Taxes / Assessments:](#)

Map ID: 212

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 16

Acres: 21.18

[More Situs](#)

Situs: 4901 E SILVER SPRINGS BLVD ALL UNITS
OCALA

[2024 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$8,633,784
Total Assessed Value	\$8,633,784
Exemptions	\$0
Total Taxable	\$8,633,784

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$4,282,380	\$10,432,448	\$335,999	\$8,633,784	\$8,633,784	\$0	\$8,633,784
2023	\$4,282,380	\$10,763,289	\$335,999	\$8,459,095	\$8,459,095	\$0	\$8,459,095
2022	\$4,282,380	\$9,711,753	\$335,999	\$7,757,010	\$7,757,010	\$0	\$7,757,010

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8598/1514	04/2025	08 CORRECTIVE	0	U	I	\$100
8583/0876	04/2025	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$12,300,000
8583/0588	02/2016	48 CORP CHNGE	0	U	I	\$100
4973/0063	01/2008	09 EASEMNT	0	U	I	\$100
4973/0040	01/2008	09 EASEMNT	0	U	I	\$100
4396/0018	04/2006	08 CORRECTIVE	0	U	I	\$100
4258/1204	12/2005	09 EASEMNT	0	U	I	\$100
4258/1174	12/2005	09 EASEMNT	0	U	I	\$100
3390/0209	04/2003	09 EASEMNT	0	U	I	\$100
2693/0296	08/1999	60 CRT ORD	0	U	I	\$100
IL94/0268	10/1994	EI E I	0	U	I	\$2,177,415
1985/1341	12/1993	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$3,000,000
1790/0391	12/1991	31 CERT TL	0	U	I	\$5,400,000
UNRE/INST	03/1988	96 ANNEX	9 UNVERIFIED	U	I	\$100

Property Description

SEC 01 TWP 15 RGE 22
 COM AT INTER OF W BDRY OF SEC 1 & NWLY ROW OF SR 40,
 N 53-46-52 E AL NWLY ROW 42.66 FT TO POB, N 53-46-52 E
 AL ROW 1200.03 FT, N 36-13-40 W 689.01 FT TO N BDRY OF
 SW 1/4 OF SW 1/4 OF SEC 1, S 89-28-43 W 198 FT,
 S 00-04-50 E 100 FT, S 89-40-01 W 400.01 FT, N 00-04-50 W
 100 FT, S 89-42-34 W AL N LINE OF SE 1/4 OF SE 1/4 OF
 SEC 2 500.35 FT, S 00-07-38 E 490.94 FT, S 34-57-03 E
 935.94 FT TO THE POB &

THE W 200 FT OF THE N 100 FT OF THE W 400 FT OF THE
 SW 1/4 OF THE SW 1/4

EX COM AT SW COR TH RUN N 00-05-38 W
 37.08 FT TO NWLY ROW OF SR 40 TH N 53-46-20 E 43.22 FT
 TH CONT N 53-46-20 E 609.65 FT FOR POB TH N 35-54-10 W
 141.30 FT TH N 21-57-01 W 57.47 FT TH N 35-54-10 W 88.46
 FT TH S 55-02-08 W 193.10 FT TH N 34-57-52 W 206.52 FT
 TH N 53-49-38 E 462.63 FT TH S 34-53-16 E 32.61 FT TH
 N 53-51-53 E 264.42 FT TH S 36-08-07 E 165 FT TH S
 53-51-53 W 268.01 FT TH S 34-53-16 E 18.63 FT TH S
 55-02-08 W 239.21 FT TH S 35-54-10 E 87.98 FT TH S
 52-02-37 E 55.29 FT TH S 35-54-10 E 143.87 FT TO NWLY
 ROW OF SR 40 TH S 53-46-20 W 59.16 FT TO POB &
 COM AT SW COR TH RUN N 00-05-38 W 37.08 FT TO NWLY
 ROW OF SR 40 TH N 53-46-20 E 43.22 FT TH CONT N

53-46-20 E 609.65 FT FOR POB TH N 35-54-10 W 141.30 FT
 TH N 21-57-01 W 57.47 FT TH N 35-54-10 W 88.46 FT
 TH S 55-02-08 W 193.10 FT TH N 34-57-52 W 206.52 FT
 TH N 53-49-38 E 462.63 FT TH S 34-53-16 E 32.61 FT TH
 N 53-51-53 E 264.42 FT TH S 36-08-07 E 165 FT TH
 S 53-51-53 W 268.01 FT TH S 34-53-16 E 18.63 FT TH
 S 55-02-08 W 239.21 FT TH S 35-54-10 E 87.98 FT TH
 S 52-02-37 E 55.29 FT TH S 35-54-10 E 143.87 FT
 TO NWLY ROW OF SR 40 TH S 53-46-20 W 59.16 FT TO POB &

EXC COM AT THE INTERSECTION OF THE W LINE OF SEC 1 AND THE
 NWLY ROW LINE OF SR 40 TH N 53-46-20 E 886.69 FT TO THE POB
 TH CONT N 53-46-20 E 240 FT TH N 08-46-20 E 28.28 FT TH
 N 36-13-40 W 110 FT TH S 53-46-20 W 260 FT TH S 36-13-40 E
 130 FT TO THE POB &

LESS & EXCEPT ANY PT OF THE FOLLOWING DESC:
 COM AT SW COR OF SEC 1 TH N 00-05-38 W 37.08 FT TH N 53-46-
 20 E 198 FT TO POB TH N 53-46-20 E 514.03 FT TH N 35-54-10 W
 143.87 FT TH N 52-02-37 W 55.29 FT TH N 55-02-08 E 508.04
 FT TH N 36-08-07 W 277.10 FT TH S 55-02-08 W 264.42 FT TH N
 34-53-16 W 32.81 FT TH S 53-49-38 W 272.94 FT TH S 35-54-
 10 E 299.01 FT TH S 21-57-01 E 27.10 FT TH S 53-46-20 W
 270.67 FT TH S 36-11-25 E 24.05 FT TH S 53-46-20 W 192.38
 FT TH S 36-11-25 E 146.68 FT TO POB

LESS & EXCEPT ANY PART OF THE FOLLOWING:
 PLAT BOOK 011 PAGE 085 SHOPPES OF SILVER SPRINGS OUT PARCEL NO. 1
Parent Parcel: 24245-001-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSC	1600	.0	.0	SC	905,176.00	SF						
GCOU	1600	.0	.0	SC	17,424.00	SF						

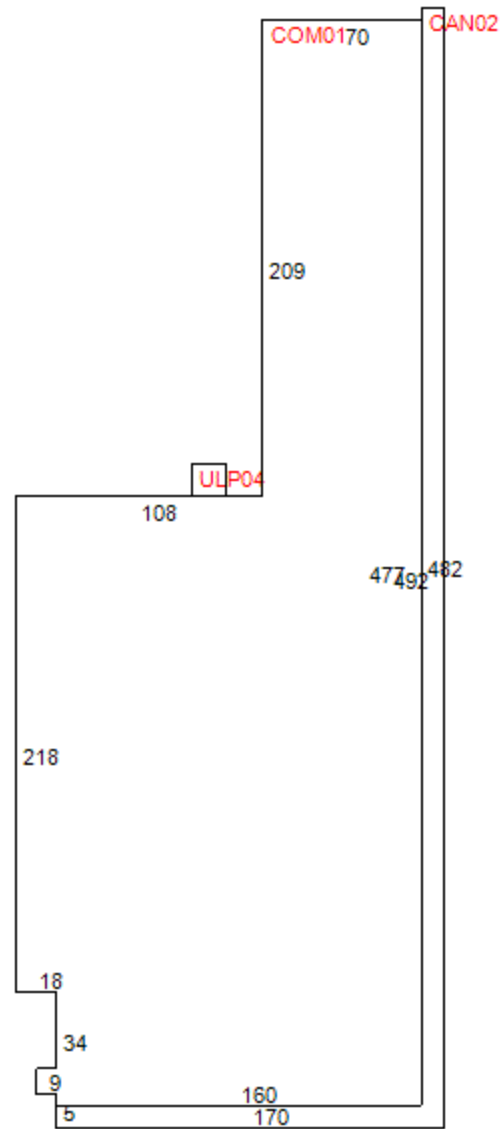
Neighborhood 9977 - COMM - SR 40 SE 25TH/BASELINE
 Mkt: 2 70

[Traverse](#)

Building 1 of 3

COM01=L160U5L9U11R9U34L18U218R108U209R70
 D477.L160
 CAN02=D10R170U492L10D482L160.
 MZS03=5232.U268R74
 ULP04=U14L15D14R15.

5232



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 4 - 15-19 YRS
Condition 0

Year Built 1987
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade
Inspected on

700 - GOOD
2/16/2023 by 117

Obsolescence: Locational 0%
Base Perimeter 1328

Exterior Wall 24 CONC BLK-PAINT38 WD SIDING-SHTG54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	18.0	1.00	1987	0	61,533	M13 DEPARTMENT STORE	63 %	Y	Y
						M16 COMMUNITY SHOP CTR	37 %	Y	Y
2	14.0	1.00	1989	0	6,520	CAN CANOPY-ATTACHD	100 %	N	N
3	12.0	1.00	1989	0	5,232	MZS MEZZANINE STOR	100 %	Y	Y
4	12.0	1.00	2000	0	210	ULP LOADING-UNFINS	100 %	N	N

Section: 1

Elevator Shafts: 0

Apmtments: 0

Kitchens: 1

4 Fixture Baths: 2

2 Fixture Baths: 21

Elevator Landings: 0

Escalators: 0

Fireplaces: 0

3 Fixture Baths: 2

Extra Fixtures: 38

[Traverse](#)

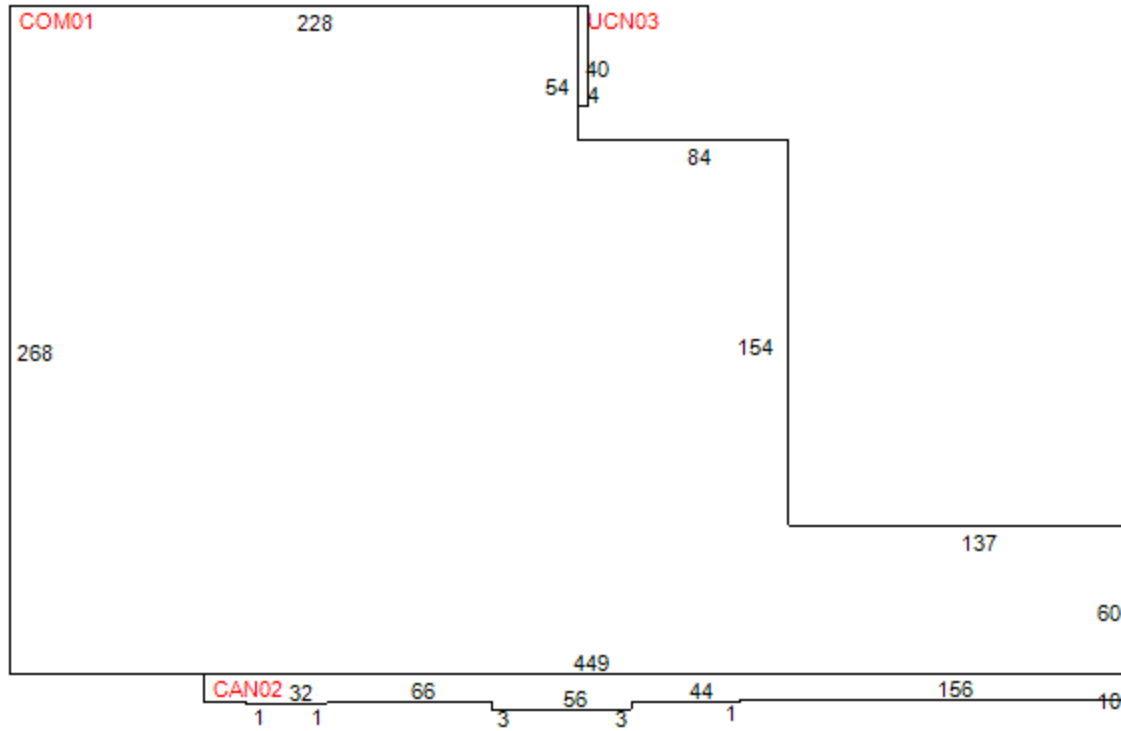
Building 2 of 3

COM01=L449U268R228D54R84D154R137D60.D10

CAN02=L156D1L44D3L56U3L66D1L32U1L17U11R3

71D10.U70L137U154L84U54

UCN03=D40R4U40L4.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 4 - 15-19 YRS
Condition 1

Year Built 1987
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade
Inspected on

700 - GOOD
2/16/2023 by 117

Obsolescence: Locational 0%
Base Perimeter 1434

Exterior Wall 24 CONC BLK-PAINT38 WD SIDING-SHTG54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	18.5	1.00	1987	0	87,300	M13 DEPARTMENT STORE	91 %	Y	Y
						M15 REGIONAL SHOP CTR	9 %	Y	Y
2	14.0	1.00	1989	0	4,125	CAN CANOPY-ATTACHD	100 %	N	N
3	14.0	1.00	1989	0	160	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0

Apartment: 0

Kitchens: 1

4 Fixture Baths: 2

2 Fixture Baths: 21

Elevator Landings: 0

Escalators: 0

Fireplaces: 0

3 Fixture Baths: 0

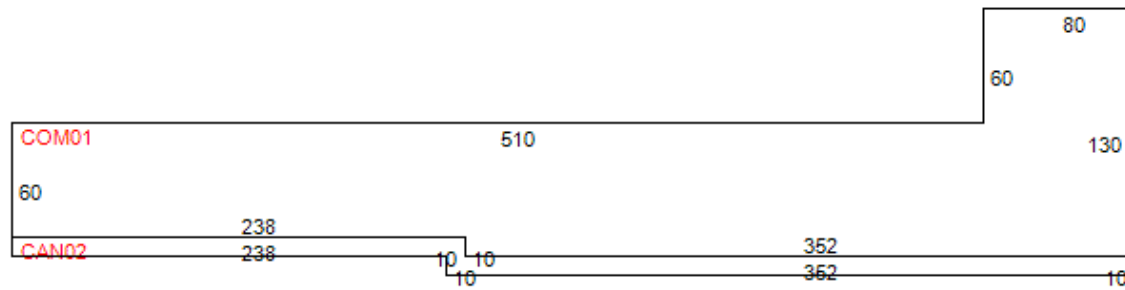
Extra Fixtures: 49

[Traverse](#)

Building 3 of 3

COM01=L352U10L238U60R510U60R80D130.

CAN02=L352U10L238D10R228D10R362U10.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 4 - 15-19 YRS
Condition 0

Year Built 1989
Physical Deterioration 0%
Obsolescence: Functional 0%

Quality Grade 700 - GOOD
Inspected on 2/16/2023 by 117

Obsolescence: Locational 0%
Base Perimeter 1440

Exterior Wall 24 CONC BLK-PAINT38 WD SIDING-SHTG

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	14.0	1.00	1989	0	43,720	M15 REGIONAL SHOP CTR	100 %	Y	Y
2	14.0	1.00	1989	0	6,000	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 2 **2 Fixture Baths:** 5
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 1 **Extra Fixtures:** 13

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	482,754.00	SF	5	1987	3	0.0	0.0
250 WALLS MASONRY	334.00	SF	50	1989	3	0.0	0.0
159 PAV CONCRETE	562.00	SF	20	1989	3	0.0	0.0
170 LOADING WELL	420.00	SF	20	1989	3	0.0	0.0
170 LOADING WELL	4,536.00	SF	20	1989	3	0.0	0.0

Appraiser Notes

SIX GUN PLAZA

BLDG 01

TENANT LIST AS OF 2/16/2023

101=FAMOUS PRONTO PIZZA EXPRESS....1-2FX 5X COL=77/SF

102=X FUSION SMOKE & VAPE SHOP.....1-2FX

103=VACANT.....1-2FX

104=JACKSON HEWITT TAX SERVICE.....1-2FX

105=HEMP PANTRY.....1-2FX (2023)

106=ELIPSIS ENGINEERING & CONSULTING..1-2FX EST

107=ICE CREAM KING.....1-2FX 5X (2023)

108/109=ELITE TANNING & NAILS.....2-2FX 17X

-

200=BEALLS OUTLET.....1-5FX 1-4FX 1-3FX 1-2FX 4X

-

301=OCALA POSTAL N SHIPPING.....1-2FX

302=THE OCALA ESCAPE.....1-2FX 2X

303=MILD TO WILD HAIR DESIGNS.....1-2FX 4X

304/305=GERIL THERAPY.....2-2FX

306/307=SANDY'S SHACK IMPORTED WINES....2-2FX (2023)
 308/309=ONE MAIN FINANCIAL.....1-3FX 2-2FX 3X
 310=VACANT.....2-2FX

BLDG02

400=BEALL'S.....1-7FX 1-4FX 2-2FX 9X
 -
 501=MATTRESSES BY APPOINTMENT.....2-2FX
 502/503=MAE BEWING CO.....3-2FX 5X
 504=RIYA'S EYEBROW LOUNGE.....1-2FX (2022)
 505=ALL ABOUT YOU WOMEN'S BOUTIQUE...1-2FX
 506=COMING SOON- UPLIFT YOUR COACHING ANF NUTRITION1-2FX (2024)
 601/602=SAGE DENTAL.....2-2FX 17X (2023)
 603/604=HOSPICE THRIFT.....2-2FX
 605=BOOST MOBILE.....1-2FX
 606=BRICK CITY CROSS STITCH.....1-2FX
 701=VACANT.....1-2FX
 702=GREAT WALL CHINESE.....1-2FX 9X EST
 703/704=PREMIER MEDICAL.....2-2FX 6X (2022)
 705=LIME MARKET.....1-2FX (2023)

BLDG03=

706-712=POPSHELF.....2-2FX 4X (2022)
 713/714=RENT A CENTER.....1-2FX 4X
 715=FARMERS INSURANCE.....1-2FX
 716=H & R BLOCK.....1-2FX
 800=ROSS SHOE DEPT.....2-4FX 7X

ROSS STORE ON PA#24245-001-02

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
ELE25-0244	3/11/2025	-	SHOPPES OF SS VOLT CIRC
PLM25-0123	3/5/2025	3/6/2025	SHOPPES / WATER HEATER CO
HAR24-1586	1/2/2025	1/23/2025	HOSPICE SIX GUN HVAC CHANGE OUT
FHD24-0014	10/23/2024	-	STONERS PIZZA JOINT FHD
HAR24-0769	6/24/2024	7/24/2024	SHOPPES AT SS 5 TON C/O
SGN22-0064	7/20/2022	-	SAGE DENTAL/ WALL SIGN
BLD22-1490	5/31/2022	7/8/2022	HEMP PANTRY / REPAIR
BLD22-0143	2/24/2022	5/5/2022	ICE CREAM KING /PARTITION WALL
SGN21-0129	10/7/2021	1/7/2022	FARMERS INSURANCE/WALL

BLD21-2189	9/23/2021	12/21/2021	POPSHELF / REMODEL 706-712
BLD21-2102	9/2/2021	10/14/2021	PRONTO PIZZA/ INTERIOR WALL
SGN21-0041	7/7/2021	-	RENT-A-CENTER/WALL SIGN
BLD21-1222	5/25/2021	6/8/2021	SHOPPES OF SS/RENO
BLD21-0650	5/12/2021	9/22/2021	PREMIERE MEDICAL ASSOC/RENO
BLD21-0022	3/30/2021	5/4/2021	RENT A CENTER / REMODEL
BLD20-2097	12/9/2020	1/22/2021	MAE BEER / NEW WALL 502
BLD20-1905	10/7/2020	-	SIX GUN PLAZA/ ROOF
BLD19-1611	9/27/2019	11/14/2019	MAE BEER & TAPAS/INT RENO 503
BLD19-1796	9/19/2019	9/30/2019	SHOPPES OF SS/DOOR REPLACEMENT
BLD19-0374	2/25/2019	4/18/2019	BEALLS OUTLET/ROOF OVER
BLD18-2254	10/31/2018	4/2/2019	LEVEL 2 ALTERATION
BLD17-1025	6/30/2017	-	JOIN UNIT 108/109
SGN16-0139	3/8/2017	-	GREENBERG DENTAL/WALL
BLD16-1675	1/12/2017	-	PARTITION WALL UNIT 102
BLD16-1335	9/15/2016	-	GREENBERG DENTAL
BLD16-0141	2/11/2016	-	AIR PLUS IPADS
SGN14-0195	9/13/2014	-	BANNER CHECK N GO
SGN14-0073	3/26/2014	-	BANNER JACKSON HEWITT
SGN14-0028	2/4/2014	-	BANNER CHECK N GO
SGN14-0029	2/4/2014	-	BANNER
SGN13-0260	11/25/2013	-	CHECK N GO / BANNER / 11/26/13-12/10/13
SGN13-0186	8/14/2013	-	BANNER CHECK & GO
SGN13-0120	6/4/2013	-	OUTBACK FREESTANDING SIGN
SGN13-0075	3/13/2013	-	SIGNAGE #308 & 309
BLD13-0215	3/4/2013	12/4/2013	INTERIOR RENOVATION
BLD13-0139	2/15/2013	12/4/2013	INTERIOR RENOVATION
SGN12-0309	12/19/2012	-	#103 BANNER
BLD12-1579	12/18/2012	1/18/2013	INTERIOR RENOVATION
SGN12-0300	12/6/2012	-	BANNER MCCALL COMM
SGN12-001-01	10/5/2012	11/2/2012	TEMP SIGN MCCALL COMM
SGN12-0239	9/20/2012	-	TEMP SIGN MCCALL COMMUNICATIONS
SGN12-0229	9/20/2012	-	SHOE DEPT SIGN
BLD12-1096	9/5/2012	9/7/2012	FIRE SPRINKLERS
BLD12-1017	8/20/2012	9/7/2012	RENOVATION
SGN12-0197	8/15/2012	-	BANNER CHECK N GO
BLD12-0594	5/22/2012	-	INTERIOR RENOVATION
SGN11-0231	3/12/2012	3/18/2012	BANNER #716
BLD12-0254	3/2/2012	-	INTERIOR RENOVATION
SGN12-0022	1/31/2012	-	BANNER
SGN12-0023	1/31/2012	-	BANNER
SGN11-0230	1/30/2012	2/6/2012	BANNER #716
SGN11-0229	1/23/2012	1/28/2012	BANNER #716
SGN11-0228	1/1/2012	1/22/2012	BANNER #716
SGN11-0197	10/24/2011	-	BANNER CHECK N GO
BLD11-1324	10/12/2011	12/7/2011	ADD ONE FIRE SPRINKLER CHINA EXPRESS

SGN11-0147	8/17/2011	8/31/2011	BEALLS OUTLET / WALL SIGN
SGN11-0146	8/15/2011	-	TEMP BANNER #103
BLD11-1008	8/4/2011	9/16/2011	FIRE SPRINKER FOR INTERIOR RENO
BLD11-0869	7/15/2011	9/16/2011	BEALLS OUTLET
BLD11-0906	7/11/2011	9/16/2011	INTERIOR RENO
BLD11-0561	4/29/2011	6/3/2011	SILVER SPRIMGS SWEEPSTAKES INTERIOR RENO
SGN11-0067	4/19/2011	4/20/2011	CHECK N GO BANNER 4/22-5/6/11
SGN11-0016	1/21/2011	2/21/2011	H & R BLOCK BANNER 1/24-2/7/11
SGN11-0017	1/21/2011	1/21/2011	H & R BLOCK BANNER 2/7-2/21/11
SGN11-0018	1/21/2011	1/21/2011	H & R BLOCK BANNER 2/21-3/7/11
SGN11-0019	1/21/2011	1/21/2011	H & R BLOCK BANNER 1/24-2/7/11
SGN11-0010	1/19/2011	1/19/2011	TEMP SIGN 1/19-2/2/11
SGN11-0011	1/19/2011	1/19/2011	TEMP SIGN 2/2-2/16/11
SGN11-0012	1/19/2011	1/19/2011	TEMP SIGN 2/16-3/2/11
SGN11-0013	1/19/2011	1/19/2011	TEMP SIGN 3/2-3/16/11
SGN10-0022	1/21/2010	1/27/2010	BANNER
OC00507	4/1/2008	-	800 WOMENS BOUTIQUE
OC02134	10/1/2007	-	303 INT. RENOV.
OC01523	8/1/2006	-	FIRE SPRKL BEALLS
OC01061	5/1/2006	9/1/2006	INT RENO, BEALLS
OC00631	3/1/2006	4/1/2006	304
OC00632	3/1/2006	4/1/2006	305
OC00121	1/1/2006	-	800
OC00231	1/1/2006	2/1/2006	WEIGHT WATCHERS INT.
OC02543	12/1/2005	6/1/2006	EXT FACAD SH CENTR
OC02476	8/1/2005	-	UNIT 308 BLD WALL
OC00595	3/1/2005	-	BEALLS INT RENOVATION
OC00248	2/1/2005	-	#709 DOLLAR GENERAL INTER
OC01646	8/1/2004	-	305
OC01239	6/1/2004	-	PARTITION WALL 715
OC00947	6/1/2004	9/1/2004	INT RENO 713,714
OC00945	5/1/2004	-	REMOVE INT WALL 713
OC01366	8/1/2003	-	CMRA 606
OC01281	7/1/2003	8/1/2003	CMRA 307
OC00199	2/1/2003	-	CMRA BEALLS
OC01946	12/1/2001	-	ELITE RESP. SUPPLY
OC01089	7/1/2001	-	CMRA PLAYERS
OC00375	3/1/2001	-	CMRA LITTLE CAESARS
OC00243	2/1/2001	-	CMRA PLAYERS
OC00226	2/1/2001	-	CMRA LITTLE CAESARS
OC01290	8/1/2000	-	CMRA
OC01202	8/1/2000	-	LIQOUR STORE REN.
OC00378	3/1/2000	-	CMRA
OC00012	1/1/2000	-	TIEKLEE RES. FIRE SPR.
OC00090	1/1/2000	-	CMRA
OC00073	1/1/2000	-	GRIFFIS TILE CMRA

OC01770	11/1/1999	-	TEIKLEE CMRA
OC01585	10/1/1999	-	TEIKLEE KITCHEN CMRA
OC01406	9/1/1999	-	CMRA
OC01278	8/1/1999	-	CAT SHOPPE CMRA
OC01240	8/1/1999	-	BELTONE CMRA
OC00417	3/1/1999	-	ASHLEY HOME FURNISHINGS
OC01587	9/1/1998	-	CMRA
OC01651	9/1/1998	-	CMRA(MARYTIME CRUISES)
OC01220	7/1/1998	-	CMRA BARONI BOOKS
OC01079	6/1/1998	-	CMRA ALWAYS XMAS
OC01075	6/1/1998	-	CMRA
OC00947	6/1/1998	-	CMRA FAY'S NAIL SALON
OC00962	5/1/1998	-	BEALL'S CMRA
OC00761	5/1/1997	-	CMRA
OC00836	5/1/1996	-	CMRA
OC00135	1/1/1996	-	CMRA
OC00482	4/1/1995	-	CMRA
OC00302	3/1/1995	-	CMRA
OC00867	5/1/1994	-	CMRA
OC00497	3/1/1994	-	CMRA
OC00278	2/1/1994	-	CMRA
OC01659	10/1/1993	-	CMRA BEAUTY SCHOOL
OC00950	6/1/1993	-	CMRA BEAUTY SCHOOL
OC00850	5/1/1993	-	CMRA BEAUTY SCHOOL
OC01709	1/1/1992	-	CMRA
OC01770	11/1/1991	-	INT. REN. ON VACANT STORE
OC01862	10/1/1989	-	BLDG03= ADD FOR ONE PRICE
OC01481	8/1/1989	-	BLDG01= PARTION FOR BARBE
OC01290	7/1/1989	-	BLDG01= ADD FOR CLEANERS
OC01309	7/1/1989	-	BLDG01= ADD RESTROOM
OC00958	5/1/1989	-	BLDG03= ADD RETAIL D
OC00959	5/1/1989	-	BLDG03= ADD RETAIL D
OC00916	5/1/1989	-	BLDG03= ADD RETAIL D
OC02098	11/1/1988	-	BLDG03=ADD FOOD LION

Prepared by/Return to:
Lloyd Granet, P.A.
2295 NW Corporate Blvd, Suite 235
Boca Raton, FL 33431
Attention: Lloyd Granet, Esq.

CORRECTIVE SPECIAL WARRANTY DEED

THIS CORRECTIVE SPECIAL WARRANTY DEED made this 29 day of April, 2025, between **SIX GUN ASSOCIATES LLC**, a Florida limited liability company ("Grantor"), whose address is 1645 SER 3rd Court, Suite 200, Deerfield Beach, FL 33441, and **EMMA VI, LLC**, a Florida limited liability company ("Grantee"), whose mailing address is 12031 Sprite Ln, Orlando FL 32832.

WITNESSETH:

Grantor, for and in consideration of the sum of Ten and No/100ths dollars (\$10.00), and other good and valuable consideration, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto Grantee, and Grantee's successors and assigns forever, that certain real property in the County of Marion and State of Florida (the "Property"), more particularly described on **Exhibit "A"**, attached hereto and made a part hereof.

Together with all of Grantor's interest in all easements, tenements, hereditaments and appurtenances belonging or in any ways appertaining to the Property, and the reversion and reversions, remainder and remainders, rents, issues and profits of the Property, and all estate, right, title, interest, claims and demands whatsoever of the Grantor, either in law or in equity, of, in, and to the Property.

Together with all of Grantor's interest in all buildings and improvements located on the Property.

Subject to taxes and assessments for the year 2025 and subsequent years; covenants, conditions restrictions, easements reservations and limitations of record, if any.

Grantor hereby specially warrants the title to the Property and will defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

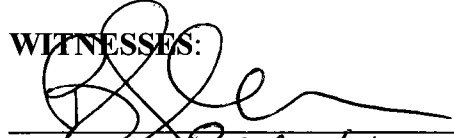
The purpose of this Corrective Special Warranty Deed is to correct an error in the legal description on the Special Warranty Deed (the "Original Deed") recorded in ORB 8583, Page 0876-0878 Marion County official records, for failure to include Parcel 3. The attached legal is substituted for the legal in the Original Deed in its entirety.

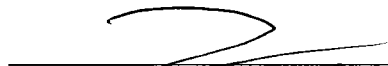
No documentary stamps are due.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed this deed on the day and year above set forth.

WITNESSES:

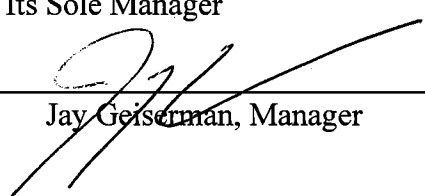

Print Name: Brooke Gleeson
Address: 2295 NW CAMP BLVD.
STE 235, BOCA RATON, FL 33431


Print Name: Lloyd Grant
Address: 2295 NW CAMP BLVD.
STE 235, BOCA RATON FL
33431

GRANTOR:

SIX GUN ASSOCIATES LLC,
a Florida limited liability company

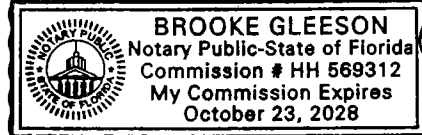
By: MJB Management LLC,
a Florida limited liability company,
Its Sole Manager

By: 
Jay Geiserman, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29, day of April, 2025, by Jay Geiserman, as Manager of MJB Management LLC, a Florida limited liability company, the sole manager of Six Gun Associates LLC, a Florida limited liability company, on behalf of the Company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

[NOTARY SEAL]



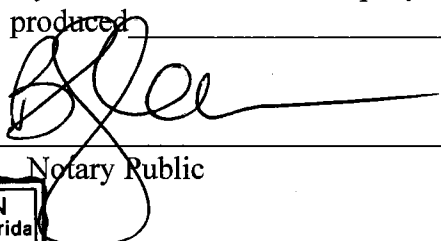

Notary Public

EXHIBIT "A"

PARCEL 1

A PORTION OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND THE S.E. 1/4 OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID SECTION 1 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE N53°46'52" E ALONG SAID RIGHT OF WAY LINE, 42.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'52" E ALONG SAID RIGHT OF WAY LINE, 1200.03 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N36°13'40" W, 689.01 FEET TO THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 1; THENCE S89°28'43" W ALONG SAID NORTH BOUNDARY, 198 FEET; THENCE DEPARTING SAID NORTH BOUNDARY S00°04'50" E, 100 FEET; THENCE S89°40'01" W, 400.01 TO THE EAST BOUNDARY OF SECTION 2, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE N00°04'50" W ALONG SAID EAST BOUNDARY, 100 FEET TO THE NORTH BOUNDARY OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 2. THENCE DEPARTING SAID EAST BOUNDARY, S69°42'34" W ALONG SAID NORTH BOUNDARY, 500.35 FEET; THENCE DEPARTING SAID NORTH BOUNDARY S00°07'58" E, 490.94 FEET; THENCE S34°57'03" E, 935.94 FEET TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 AND THE POINT OF BEGINNING.

AND ALSO TOGETHER WITH

THE WEST 200 FEET OF THE NORTH 100 FEET OF THE WEST 400 FEET OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL "A" DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 1 AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 40; THENCE N53°46'20"E ALONG THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 886.69 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION; THENCE CONTINUE N53°46'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 240.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE N08°46'20"E, A DISTANCE OF 28.28 FEET; THENCE N36°13'40"W, A DISTANCE OF 110.00 FEET; THENCE S53°46'20"W, A DISTANCE OF 260.00 FEET; THENCE S36°13'40"E, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT PARCEL "B" DESCRIBED AS FOLLOWS:

SHOPPES OF SILVER SPRINGS OUTPARCEL NO. 1, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGES 85 & 86, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT PARCEL "C" DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 1, THENCE N00°05'38"W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 37.08 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE DEPARTING SAID WEST BOUNDARY N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 198.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 514.03 FEET; THENCE

DEPARTING SAID RIGHT OF WAY LINE N35°54'10"W, 143.87 FEET; THENCE N52°02'37"W, 55.29 FEET; THENCE N55°02'08"E, 508.04 FEET; THENCE N36°08'07"W, 277.10 FEET; THENCE S55°02'08"W, 264.42 FEET; THENCE N34°53'16"W, 32.61 FEET; THENCE S53°49'38"W, 272.94 FEET; THENCE S35°54'10"E, 299.01 FEET; THENCE S21°57'01"E, 27.10 FEET; THENCE S53°46'20"W, 270.67 FEET; THENCE S36°11'25"E, 24.05 FEET; THENCE S53°46'20"W, 192.38 FEET; THENCE S36°11'25"E, 146.68 FEET TO THE POINT OF BEGINNING.

PARCEL 2

COMMENCE AT THE S.W. CORNER OF SAID SECTION 1, THENCE N00°05'38"W ALONG THE WEST BOUNDARY THEREOF, A DISTANCE OF 37.08 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (200 FEET WIDE); THENCE DEPARTING SAID WEST BOUNDARY N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 198.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N53°46'20"E ALONG SAID RIGHT OF WAY LINE, 514.03 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N35°54'10"W, 143.87 FEET; THENCE N52°02'37"W, 55.29 FEET; THENCE N55°02'08"E, 508.04 FEET; THENCE N36°08'07"W, 277.10 FEET; THENCE S55°02'08"W, 264.42 FEET; THENCE N34°53'16"W, 32.61 FEET; THENCE S53°49'38"W, 272.94 FEET; THENCE S35°54'10"E, 299.01 FEET; THENCE S21°57'01"E, 27.10 FEET; THENCE S53°46'20"W, 270.67 FEET; THENCE S36°11'25"E, 24.05 FEET; THENCE S53°46'20"W, 192.38 FEET; THENCE S36°11'25"E, 146.68 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

LOTS 1 AND 2, SHOPPES OF SILVER SPRINGS OUTBACK, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 & 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 3:

LOT 1, SHOPPES OF SILVER SPRINGS OUTBACK, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGES 14 & 15, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

[2024-155/863936/1]

[2024-155/863397/3]



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

Detail by Entity Name

Florida Limited Liability Company

EMMA VI LLC

Filing Information

Document Number L25000039999

FEI/EIN Number NONE

Date Filed 01/22/2025

Effective Date 01/22/2025

State FL

Status ACTIVE

Principal Address

12031 SPRITE LN
ORLANDO, FL 32832

Mailing Address

12031 SPRITE LN
ORLANDO, FL 32832

Registered Agent Name & Address

RAMBILAS, TODD
12031 SPRITE LN
ORLANDO, FL 32832

Authorized Person(s) Detail**Name & Address**

Title MGR

RAMBILAS, TODD
12031 SPRITE LN
ORLANDO, FL 32832

Annual Reports

No Annual Reports Filed

Document Images

[01/22/2025 -- Florida Limited Liability](#)

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

7/23/2025

CASE NO: ENV25-0165

EMMA VI LLC
RAMBILAS TODD (REGISTERED AGENT)
12031 SPRITE LN
ORLANDO, FL. 32832

RE: 24245-001-01 | 4901 E SILVER SPRINGS BLVD ALL UNITS

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: 8/25/2025

Violations:

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

Overgrown WRA's that need to be cut, cleaned, garbage removed and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. Three WRA's behind six gun plaza are overgrown with trash in them.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please repair or replace damaged or missing fencing around WRA's. Fencing must be replaced with like material.

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.

JEFFREY GUILBAULT,
Code Enforcement Environmental Officer
352-598-7571 jguilbault@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

08/27/2025

EMMA VI LLC
RAMBILAS TODD (REGISTERED AGENT)
12031 SPRITE LN
ORLANDO, FL. 32832

Respondent(s) _____ /

Location of Violation: 4901 E SILVER SPRINGS BLVD|24245-001-01

Case Number: ENV25-0165

Officer Assigned: Jeff Guilbault

Required Compliance Date: 09/23/2025

Public Hearing Date & Time: 09/24/2025 10:30

Violation(s) and How to Abate:

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

Overgrown WRA's that need to be cut, cleaned, garbage removed and maintained according to the site plan agreement, City's ordinance and storm water regulatory program. Three WRA's behind six gun plaza are overgrown with trash in them.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Please repair or replace damaged or missing fencing around WRA's. Fencing must be replaced with like material.

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 enforcement officer 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:

Jeff Guilbault Environmental Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV25-0165

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

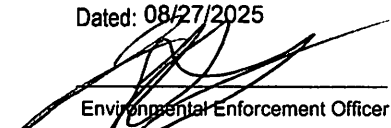
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/27/2025 post the Notice of Violation & Public Hearing to the property, located at 4901 E SILVER SPRINGS BLVD.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

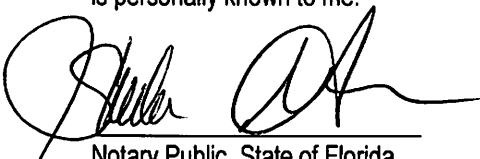
FURTHER, AFFIANT SAYETH NAUGHT.

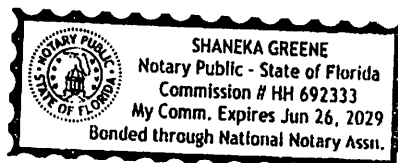
Dated: 08/27/2025


Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/27/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
08/27/2025 13:51:21



**CODE
ENFORCEMENT**
352-629-8309

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



City of Ocala
Environmental Enforcement
05/27/2025 16:51:18



City of Ocala
Code Enforcement Division
07/22/2025 09:46:31



City of Ocala
Code Enforcement Division
07/22/2025 09:46:42



City of Ocala
Code Enforcement Division
07/22/2025 09:47:35



City of Ocala
Code Enforcement Division
07/22/2025 09:47:54



City of Ocala
Code Enforcement Division
07/22/2025 09:48:14



City of Ocala
Code Enforcement Division
07/22/2025 09:49:28



City of Ocala
Code Enforcement Division
07/22/2025 09:49:36



City of Ocala
Code Enforcement Division
07/22/2025 09:49:44



City of Ocala
Code Enforcement Division
07/22/2025 09:50:15



City of Ocala
Code Enforcement Division
07/22/2025 09:50:23



City of Ocala
Code Enforcement Division
07/22/2025 09:52:11



City of Ocala
Code Enforcement Division
07/22/2025 09:52:16



City of Ocala
Code Enforcement Division
07/22/2025 09:52:20



City of Ocala
Code Enforcement Division
07/22/2025 09:53:05



City of Ocala
Code Enforcement Division
07/22/2025 09:53:14



City of Ocala
Environmental Enforcement
08/25/2025 10:27:51



City of Ocala
Environmental Enforcement
08/25/2025 10:26:14



City of Ocala
Environmental Enforcement
09/09/2025 10:28:34



City of Ocala
Environmental Enforcement
08/25/2025 10:25:37



City of Ocala
Environmental Enforcement
09/09/2025 10:30:01



City of Ocala
Environmental Enforcement
08/25/2025 10:24:46



City of Ocala
Environmental Enforcement
08/25/2025 10:27:55

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

CASE NO: ENV25-0165

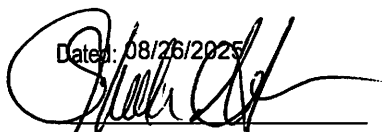
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 08/26/2025 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.

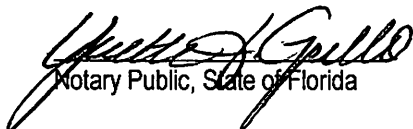
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 08/26/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/26/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida

