



Case Details - No Attachments

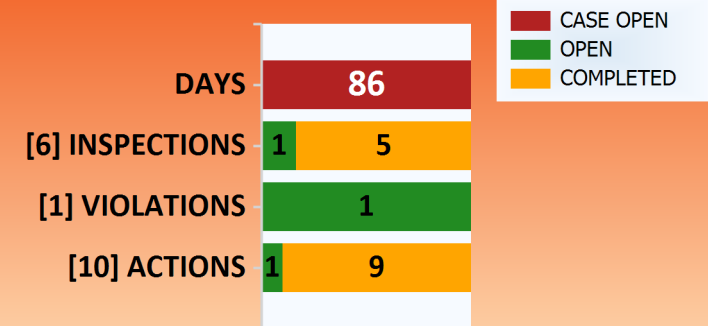
City of Ocala

Case Number

CE25-0366

Description: sign face			Status: HEARING
Type: SIGNS		Subtype: ABANDONED SIGNS	
Opened: 4/30/2025	Closed:	Last Action: 7/30/2025	Flw Up: 7/28/2025
Site Address: 923 N MAGNOLIA AVE UNIT 1500 OCALA, FL 34470			
Site APN: 2572-010-002		Officer: STEPHEN KNIGHT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/14/2025	7/14/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/14/2025	7/14/2025	NOVPH MAILED (2) 91 7199 9991 7039 7682 8493 FLORIDA FOOD FUN LEISURE LLC 7960 SW 60TH AVE OCALA, FL. 34476-6408 91 7199 9991 7039 7682 8509 FLORIDA FOOD FUN LEISURE LLC OAKS OF OCALA LLC (REGISTERED AGENT) 6091 SW 80TH ST OCALA, FL. 34476
CONTACT	STEPHEN KNIGHT	6/3/2025	6/3/2025	Spoke to employee (Gabriela) regarding the issue with the sign face. She stated she would speak to the owner.



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0366

CONTACT	STEPHEN KNIGHT	7/15/2025	7/15/2025	Posted NOVPH sign. View attachments.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINES
OFFICER POSTING	STEPHEN KNIGHT	7/15/2025	7/15/2025	NOVPH READY FOR POSTING NOVPH posted.
PREPARE NOTICE	SHANEKA GREENE	5/1/2025	5/1/2025	CLTO FLORIDA FOOD FUN LEISURE LLC 6091 SW 80th St OCALA, FL 34476 OAKS OF OCALA, LLC 6091 SW 80th St OCALA, FL 34476 MGR Oaks of Ocala, LLC 6091 SW 80th St OCALA, FL 34476
PREPARE NOTICE	SHANEKA GREENE	7/14/2025	7/14/2025	NOVPH for July FLORIDA FOOD FUN LEISURE LLC 6091 SW 80th St OCALA, FL 34476 OAKS OF OCALA, LLC 6091 SW 80th St OCALA, FL 34476 MGR Oaks of Ocala, LLC 6091 SW 80th St OCALA, FL 34476 Submit Delete Note
REGULAR MAIL	SHANEKA GREENE	5/1/2025	5/1/2025	CLTO MAILED (2)

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 110-133 and order to:</p> <p>1,) Repair or replace missing sign face with blank panel(s) or remove sign structure in accordance with City of Ocala Code of Ordinances Section 110-3, 110-133, and current Florida Building Code by 4:00pm on Thursday, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday September 19th, 2025 there shall be a fine of \$50.00 per day thereafter that shall 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 into compliance, to include: Removal of the sign structure(s).</p> <p>2.) Pay the cost of prosecution of \$274.32 by September 18th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FLORIDA FOOD FUN LEISURE LLC	7960 SW 60TH AVE OCALA, FL 34476-6408			
REGISTERED AGENT	OAKS OF OCALA, LLC	6091 SW 80th St OCALA, FL 34476			
RESPONDENT 1	FLORIDA FOOD FUN LEISURE LLC	7960 SW 60TH AVE OCALA, FL 34476			
RESPONDENT 2	FLORIDA FOOD FUN LEISURE LLC	6091 SW 80th St OCALA, FL 34476			
RESPONDENT 3	Title MGR Oaks of Ocala, LLC	6091 SW 80th St OCALA, FL 34476			

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	\$28.72	\$0.00						



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0366

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.10	\$0.00						
Total Paid for CASE FEES:			\$274.32	\$0.00						
TOTALS:			\$274.32	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	SKN	6/18/2025	6/18/2025	NON COMPLIANT		I followed up and spoke to Gabriella (Employee) and she stated she did speak to the owner and he is working on it. I told her I would follow up again next week.
FOLLOW UP	SKN	6/3/2025	6/3/2025	NON COMPLIANT		I followed up and spoke to employee (Gabriela) who stated the owner was working on the sign. I asked her if she could let him know that I would follow up in two weeks to see if there was any progress.
FOLLOW UP	SKN	5/28/2025	5/28/2025	NON COMPLIANT		I spoke to Amanda (Business owner) and she stated she and the property manager had discussed the issue, and the property manager was going to take care of the issue. Property manager was not available but will tomorrow morning. I will follow up tomorrow with the property manager.
FOLLOW UP	SKN	7/14/2025	7/14/2025	NON COMPLIANT		I followed up and observed the sign had not been corrected. NOVPH will be sent.

HEARING INSPECTION	SKN	7/28/2025				
INITIAL	SKN	4/30/2025	5/28/2025	NON COMPLIANT		I drove by the business and observed the sign face missing from front of the business. I made contact with an employee (Gabriella) and let her know the violation and how to correct it. View attachments, Follow up scheduled.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 110-133. - General construction and maintenance standards.	STEPHEN KNIGHT	4/30/2025				Property has sign in front missing the face. Sign face must be replaced.

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

THE CITY OF OCALA

CASE NO: CE25-0366

Petitioner,

VS.

**FLORIDA FOOD FUN LEISURE LLC
C/O OAKS OF OCALA LLC**

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	6	\$75.00

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	2			\$37.50

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			


6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.10	2	\$43.08	6	\$43.08

Total Costs: \$288.68

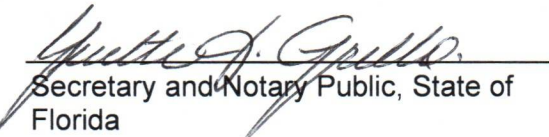
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

**STATE OF FLORIDA
COUNTY OF MARION**

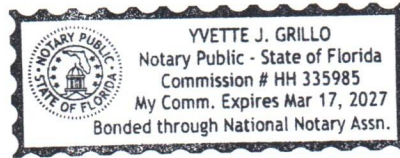


STEPHEN KNIGHT
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by
STEPHEN KNIGHT 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 Real Estate

2572-010-002

[GOOGLE Street View](#)

Prime Key: 1214106

[MAP IT+](#)

Current as of 4/30/2025

Property Information

FLORIDA FOOD FUN LEISURE LLC
7960 SW 60TH AVE
OCALA FL 34476-6408

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALA

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

PC: 16

Acres: 2.05

[More Situs](#)

Situs: 923 N MAGNOLIA AVE ALL UNITS
OCALA

2024 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$1,862,578
Total Assessed Value	\$1,862,578
Exemptions	\$0
Total Taxable	\$1,862,578

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$178,596	\$1,070,440	\$12,940	\$1,862,578	\$1,862,578	\$0	\$1,862,578
2023	\$178,596	\$1,113,937	\$12,940	\$1,832,756	\$1,832,756	\$0	\$1,832,756
2022	\$178,596	\$965,984	\$12,940	\$1,286,121	\$1,268,507	\$0	\$1,268,507

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7745/0037	03/2022	07 WARRANTY	9 UNVERIFIED	Q	I	\$2,250,000
6729/0069	03/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,451,000
4917/0565	10/2007	07 WARRANTY	0	U	V	\$100
4010/0284	04/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$840,000
PT98/0262	10/1998	EI E I	0	U	I	\$447
2532/1620	05/1998	43 R-O-W	0	U	I	\$100

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK A PAGE 074
ALLREDS ADD OCALA

COM AT SW COR OF SEC 8 TH N 00-16-38 E 861.44 FT TH S 89-02-39 E 34 FT
TO THE POB TH N 44-32-00 W 35.47 FT TH N 00-16-38 E 264.99 FT TH S 89-39-29 E
200.97 FT TH S 00-20-36 W 291.09 FT TH N 89-20-39 W 175.64 FT TO THE POB &

ALLREDS ADD OCALA

BLK J

N 1/2 OF SE 1/4 &

S 1/2 OF NE 1/4 & W 30 FT OF N 1/2 OF NE 1/4

TOGETHER WITH EASEMENT FOR INGRESS & EGRESS ACROSS E 13.80 FT OF SW 1/4

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1610	268.0	333.0	B5	89,298.00	SF							
Neighborhood 9969 - COMM NE 10/14TH EAST OF 441													
Mkt: 2 70													

[Traverse](#)

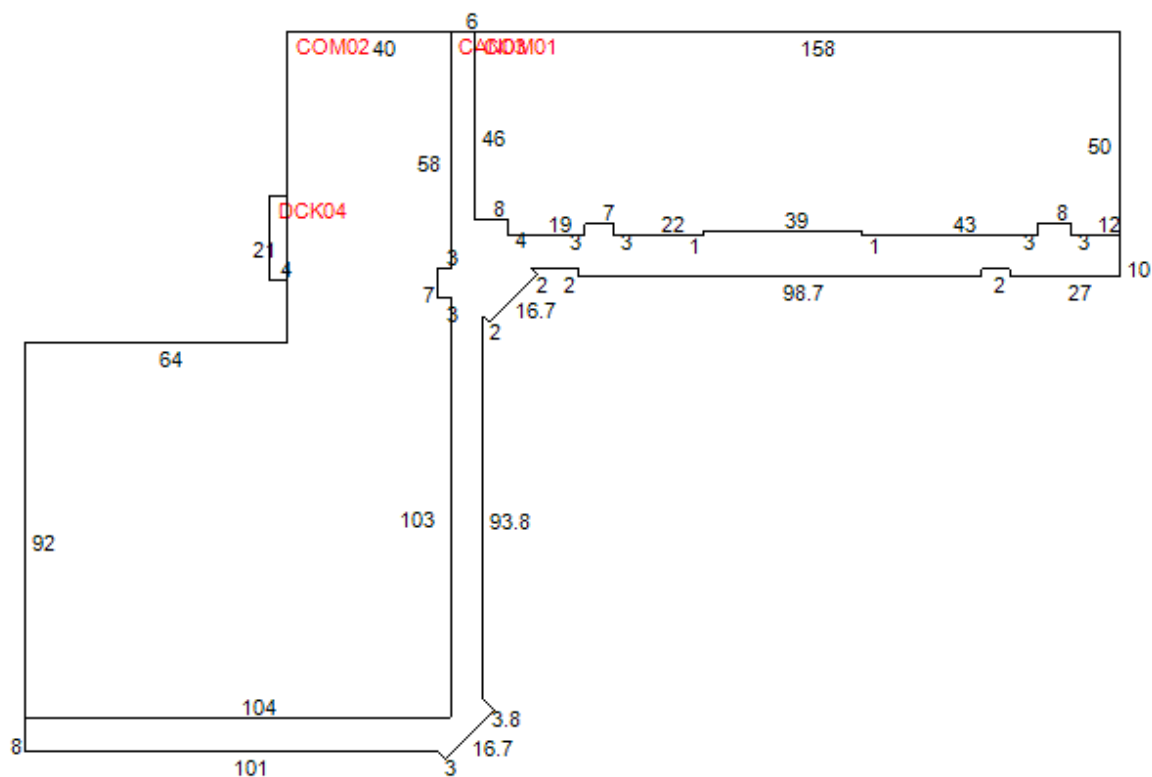
Building 1 of 1

COM01=L12U3L8D3L43U1L39D1L22U3L7D3L19U4L8U46R158D50.U50L164D58

COM02=U58L40D76L64D92R104U103L3U7R3.D110L104

CAN03=R104U103L3U7R3U58R6D46R8D4R19U3R7D3R22U1R39D1R43U3R8D3R12D10L27U2L6,8D2L98,7U2L11,6A135|2A225
|16,7A315|2D93,8A135|3,8A225|16,7A315|3L101U8.U92R64U15

DCK04=L4U21R4D21.



Building Characteristics

Structure	6 - PILASTERS	Year Built 1940
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	2/13/2024 by 117	Base Perimeter 980

Exterior Wall 24 CONC BLK-PAINT42 COM BRK VEN-BK34 WD FRAME-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	1940	0	7,784	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	10.5	1.00	1940	0	12,587	M16 COMMUNITY SHOP CTR	100 %	N	Y
3	10.0	1.00	2007	0	3,876	CAN CANOPY-ATTACHD	100 %	N	N
4	1.0	1.00	2003	0	84	DCK DECK-WOOD	100 %	N	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 0	2 Fixture Baths: 8
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 31

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	18,055.00	SF	5	2007	3	0.0	0.0
159 PAV CONCRETE	858.00	SF	20	2007	5	0.0	0.0

Appraiser Notes

MAGNOLIA VILLAGE SHOPPING CENTER
TENANT LIST AS OF 2/13/2024

-
COM01

-
100-EXOTIC EXTENSIONS.....1-2FX EST

300-THE CAFE HAVANA.....2-2FX 5X

400-COBRA CLASSIC TATTOO.....1-2FX 1X EST

401-COBRA CLASSIC TATTOO.....1-2FX 2X

402=H & H REALTY.....1-2FX

500-SPIN CITY LAUNDRY.....1-2FX 23

600-THE ROYAL PALACE BEAUTY BAR.....1-2FX EST

-
COM02

-
700,800,900,-JOINER'S MARTIAL ARTS.....2-2FX 2X EST

1000-GENARO TAX.....1-2FX 2X EST

1100-MARLENE'S HAIR RESTORATION.....1-2FX 4X

1200-EVERY LAST DETAIL PHOTOGRAPHY...1-2FX 1X

1300-EVOLVE POWER YOGA.....1-2FX 1X (2024)

-
1400-VACANT.....1-2FX 2X EST

1500-VACANT1-2FX 1X

1600-UNIQUELY KOILED HAIR STUDIO1-2FX 4X

1700-EMPIRE BARBERSHOP.....1-2FX 1X

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
HAR24-0649	5/29/2024	6/6/2024	RES HVAC CHANGE OUT
BLD23-1417	6/23/2023	6/23/2023	EVOLVE POWER YOGA
SGN21-0163	12/28/2021	-	JOINERS MARTIAL ARTS/WALL
BLD21-1437	6/14/2021	7/16/2021	MAGNOLIA VILLAGE/RESTORE FIREWALL #1300/1400
BLD21-1347	6/2/2021	6/18/2021	JOINER KARATE STUDIO/CEILING TILES #700
SGN20-0136	10/21/2020	-	COBRA CLASSIC/ SIGN
BLD20-0561	5/28/2020	1/11/2021	923 MAGNOLIA/INT WALL #1000
BLD19-0302	3/8/2019	11/5/2019	CAFE HAVANA/EXPANSION
SGN18-0076	6/22/2018	6/27/2018	SPIN CITY / SIGNS
BLD17-1740	11/2/2017	11/13/2017	CLOSE OPENING UNIT 1000
BLD16-0542	4/22/2016	5/18/2016	INT DEMO #1300
SGN15-0103	9/21/2015	-	EXOTIC EXTENSIONS/WALL SIGN
BLD15-0274	3/13/2015	-	REPAIR/RENOVATION
BLD12-0834	7/10/2012	12/1/2014	INTERIOR RENO
BLD12-0657	5/23/2012	6/27/2012	HANDICAP BATHROOM
BLD11-1474	11/28/2011	-	INSTALL WALL #1700
SGN10-0100	5/28/2010	6/4/2010	SIGN#1300
SGN10-0081	4/30/2010	5/10/2010	SIGN#1600
OC00102	1/27/2010	-	PLATFORM
OC01285	7/1/2008	7/1/2008	EXTEND FIRE WALL #1200
OC00919	6/1/2008	8/1/2008	INTERIOR REMODEL #1100
OC01017	6/1/2008	8/1/2008	INTERIOR PARTITIONS #402
OC00514	4/1/2008	-	REPAIRS #600
OC02685	12/1/2007	-	PAVING
OC02637	12/1/2007	-	COM REPAIR
OC02637	12/1/2007	12/1/2007	INT.PARTITIONS #401
OC02190	10/1/2007	-	INT RENO #1100
OC01577	7/1/2007	10/1/2007	INT. RENO #1000
OC00187	3/1/2007	-	INT RENO #400
OC02453	10/1/2006	10/1/2007	INT RENO
OC02098	8/1/2006	5/1/2007	INT RENO
OC00422	3/1/2006	12/1/2006	INT RENO 1200-1700
OC00465	2/1/2006	-	EXT.FACADE
OC00220	1/1/2006	10/1/2006	ELECTRIC
OC01169	8/1/2000	-	REROOF
OC00867	6/1/2000	-	REROOF
OC00432	3/1/1993	-	CMRA
OC01729	11/1/1992	-	BLDG01=ROOF

Prepared by and Return to:
Elenice Portz, Esq.
Portz Legal, P.A.,
261 Westward Dr., Suite 206
Miami Springs, FL 33166

Property Appraiser's (Folio)
Parcel Identification No.: **R2572-010-002**

[Three-inch Space Above This Line Reserved For Recording Office Use]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 30th day of **March, 2022**, between:

923 Magnolia Avenue, LLC, a Florida limited liability company, whose mailing address is 2255 Glades Road, Suite 122-A, Boca Raton, FL 33431, of the County of **Palm Beach**, State of **Florida**, grantor*, and
Florida Food Fun Leisure LLC, a Florida limited liability company, whose post office address is 7960 SW 60th Avenue., Ocala, FL 34476, of the County of **Marion**, State of **Florida**, grantee*,

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described real property, situate, lying and being in **Marion County Florida**, to-wit:

See attached Exhibit A.

Subject to:

- 1. Taxes and assessments for the year 2022 and subsequent years; and**
- 2. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to reimpose the same;**

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 real property in fee simple; that the grantor has good right and lawful authority to sell and convey said real property; that the grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:

923 Magnolia Avenue, LLC,
a Florida limited liability company

1. *Elenice*
Witness Name: ELENICE PORTZ

By: *Nayla Pradines*
Nayla Pradines, Manager

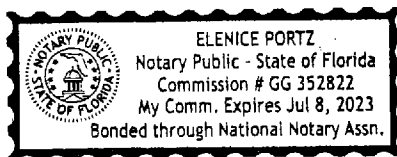
2. *Maria E. Diaz*
Witness Name: Maria E Diaz

(Company Seal)

State of Florida
County of Miami-Dade

The foregoing Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23rd day of March, 2022 by Nayla Pradines, as Manager of 923 Magnolia Avenue, LLC, a Florida limited liability company, on behalf of the company, who () is personally known to me or (☒) has produced FL DRIVER LICENSE as identification.

[Notary Seal]



Elenice
Notary Public

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

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

Parcel 1:

A parcel in the West 1/2 of that unnamed block bounded on the West by North Magnolia Avenue (Main) and the South by NE 9th Street (Henry Avenue) and on the North by NE 10th Street (Power Street) and the East by the Railroad right of way, also identified in previous Deeds as Block J, ALLRED'S ADDITION TO OCALA, according to the Plat thereof as recorded in Plat Book A, Page 74, of the Public Records of Marion County, Florida, said parcel also lying partially in the platted right of way of North Magnolia Avenue (Main) as per the City of Ocala, said parcel being more particularly described as follows:

Commencing at the Southwest corner of Section 8, Township 15 South, Range 22 East, Marion County, Florida; thence N. 0°16'38" E., along the West line of said Section 8, a distance of 861.44 feet; thence S. 89°2'39" E., a distance of 34.00 feet to the Point of Beginning of this description; thence N. 44°32'00" W., along the new right of way line, a distance of 35.47 feet; thence N. 0°16'38" E., along said new right of way line of North Magnolia Avenue, a distance of 264.99 feet to a line parallel with and 130.00 feet South of, as measured at right angles to, the North line of said Block J; thence S. 89°39'29" E., along said line, a distance of 200.97 feet to the East line of the said West 1/2 of Block J; thence S. 0°20'36" W., along said East line, a distance of 291.09 feet; thence N. 89°20'39" W., a distance of 175.64 feet to the Point of Beginning.

AND

Parcel 2:

The North 1/2 of the SE 1/4; the South 1/2 of the NE 1/4; the West 30.00 feet of the North 1/2 of the NE 1/4; all in Block J, ALLRED'S ADDITION TO OCALA, as per plat thereof, recorded in Plat Book A, Page 74, Public Records of Marion County, Florida.



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

Detail by Entity Name

Florida Limited Liability Company
FLORIDA FOOD FUN LEISURE LLC

Filing Information

Document Number	L21000222239
FEI/EIN Number	87-0956751
Date Filed	05/12/2021
Effective Date	05/12/2021
State	FL
Status	ACTIVE

Principal Address

6091 SW 80th St
OCALA, FL 34476

Changed: 04/10/2025

Mailing Address

6091 SW 80th St
OCALA, FL 34476

Changed: 04/10/2025

Registered Agent Name & Address

Oaks of Ocala, LLC
6091 SW 80th St
OCALA, FL 34476

Name Changed: 04/10/2025

Address Changed: 04/10/2025

Authorized Person(s) Detail

Name & Address

Title MGR

Oaks of Ocala, LLC
6091 SW 80th St
OCALA, FL 34476

Annual Reports

Report Year	Filed Date
2023	03/10/2023
2024	04/09/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
04/09/2024 -- ANNUAL REPORT	View image in PDF format
03/10/2023 -- ANNUAL REPORT	View image in PDF format
03/04/2022 -- ANNUAL REPORT	View image in PDF format
05/12/2021 -- Florida Limited Liability	View image in PDF format



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

5/1/2025

CASE NO: CE25-0366

FLORIDA FOOD FUN LEISURE LLC
7960 SW 60TH AVE
OCALA, FL. 34476-6408

FLORIDA FOOD FUN LEISURE LLC
OAKS OF OCALA LLC (REGISTERED AGENT)
6091 SW 80TH ST
OCALA, FL. 34476

RE: 2572-010-002 | 923 N MAGNOLIA AVE UNIT 1500 OCALA, FL. 34470

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: 05/28/2025

Violations:

Section 110-133. - General construction and maintenance standards.
Property has sign in front missing the face. Sign face must be replaced.

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.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@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

07/15/2025

FLORIDA FOOD FUN LEISURE LLC
7960 SW 60TH AVE
OCALA, FL. 34476-6408

FLORIDA FOOD FUN LEISURE LLC
OAKS OF OCALA LLC (REGISTERED AGENT)
6091 SW 80TH ST
OCALA, FL. 34476

Respondent(s) _____ /

Location of Violation: 923 N MAGNOLIA AVE UNIT 1500|2572-010-002

Case Number: CE25-0366

Officer Assigned: Stephen Knight

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

Section 110-133. - General construction and maintenance standards.
Property has sign in front missing the face. Sign face must be replaced.

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:

Stephen Knight Code Enforcement Officer
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0366

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/15/2025 post the Notice of Violation & Public Hearing to the property, located at 923 N MAGNOLIA AVE UNIT 1500.
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.

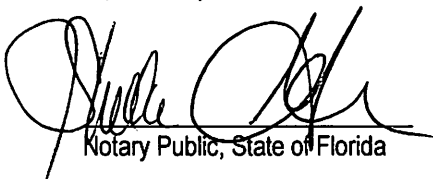
Dated: 07/15/2025



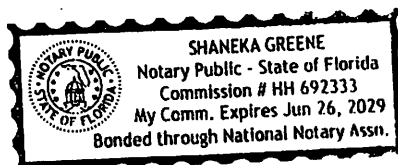
Senior Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/15/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





OCALA
**CODE
ENFORCEMENT**

352-629-8309

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

City of Ocala
GROWTH MANAGEMENT DEPARTMENT
ENVIRONMENTAL ENFORCEMENT DIVISION
200 W. FIRST ST. SUITE 100
OCALA, FL 34701-1471

NOTICE OF VIOLATION AND PUBLIC HEARING

07/15/2025

FLORIDA FOOD FUN LEBURE LLC
200 W. 8TH AVE
OCALA, FL 34701-8408

FLORIDA FOOD FUN LEBURE LLC
DAYS OF OCALA LLC (REGISTERED AGENT)
200 W. 8TH ST
OCALA, FL 34701

RECOMMENDATION:

Location of Violation: 200 W. 8TH AVE (at intersection of 1st St)
Case Number: CE25-006
Officer Assigned: Matthew Knight
Required Compliance Date: 07/20/2025
Public Hearing Date & Time: 07/20/2025 10:30
Violations(s) and How to Abate:

Section 15-1.23 - General operation and maintenance standards.
Property not kept in best condition; this block sign must be replaced.

City of Ocala
Code Enforcement Division
7/15/2025 9:27 AM



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

07/15/2025

FLORIDA FOOD FUN LEISURE LLC
7960 SW 60TH AVE
OCALA, FL. 34476-6408

FLORIDA FOOD FUN LEISURE LLC
OAKS OF OCALA LLC (REGISTERED AGENT)
6091 SW 80TH ST
OCALA, FL. 34476

Respondent(s) _____ /

Location of Violation: 823 N MAGNOLIA AVE UNIT 1500(2572-010-002)

Case Number: CE25-0366

Officer Assigned: Stephen Knight

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

Section 110-133. - General construction and maintenance standards.
Property has sign in front missing the face. Sign face must be replaced.

City of Ocala
Code Enforcement Division
7/15/2025 9:27 AM

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

CASE NO: CE25-0366

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 07/14/2025 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.

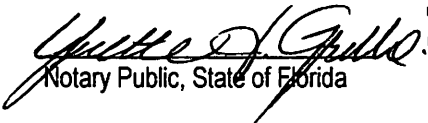
Dated: 07/14/2025

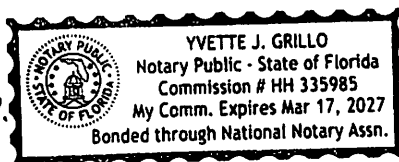
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/14/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
7/18/2025 8:12 AM



Uniquely Koiled
Hair Studios, LLC

HOURS
TUESDAY - SATURDAY
9am - 6pm
APPOINTMENTS
AVAILABLE AFTER HOURS

LOC SERVICES
LOC MAINTENANCE STARTER LOCS INSTANT LOCS
WICK MAINTENANCE LOC EXTENSIONS
INTERLOCKING
BRAIDS SERVICES
FEED IN BRAIDS BOX PLAITS [KNOTLESS & TRADITIONAL]
KIDS BRAIDS [TRADITIONAL AND FREE STYLE]
MEN BRAIDS
NATURAL HAIR CARE AND STYLES

1500

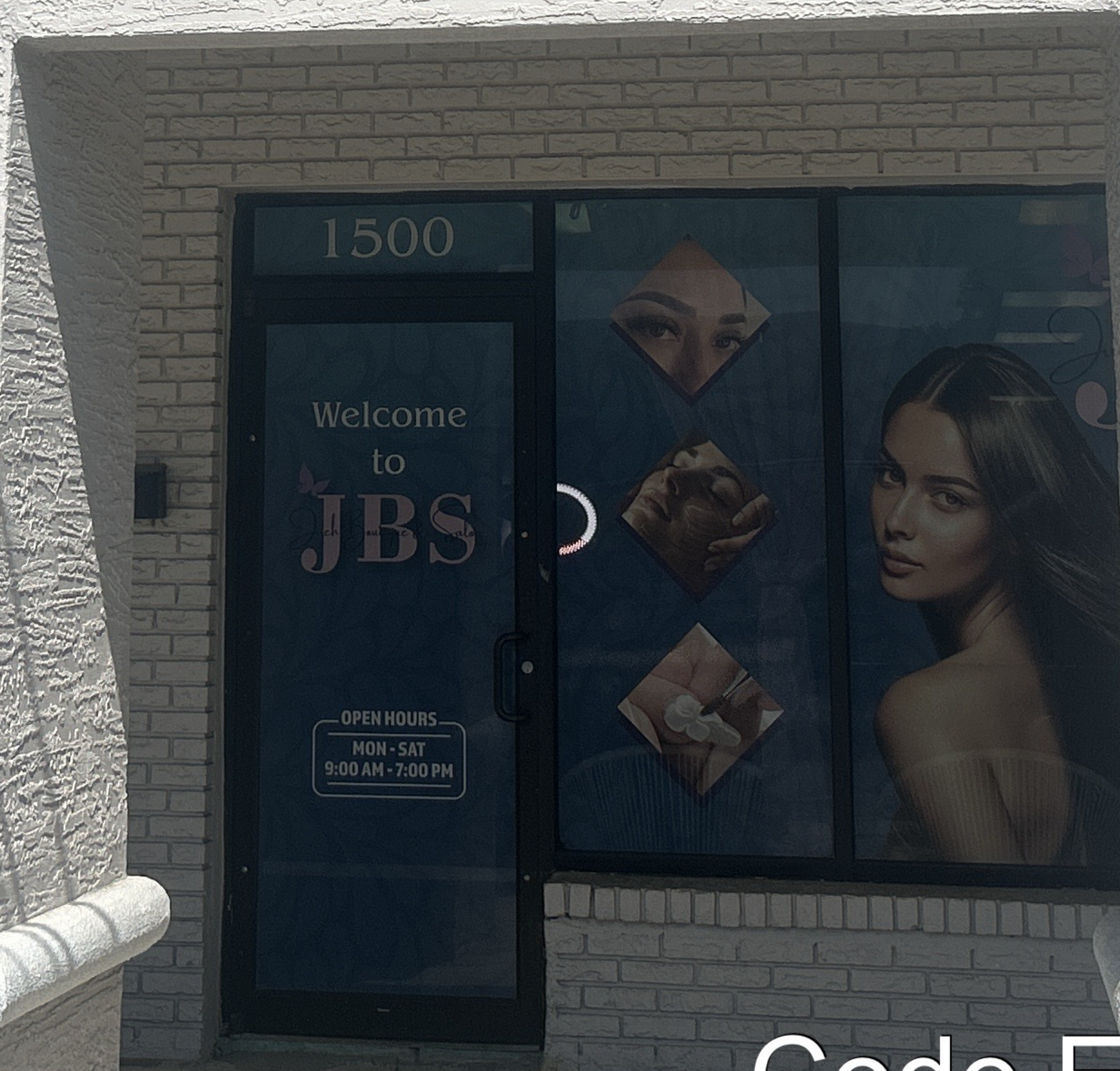
Welcome to
JDS

OPEN HOURS
MON - SAT
9:00 AM - 7:00 PM

Uniquely Koiled

KAMILEA'S
KARE Supplies

City of Ocala
Code Enforcement Division
4/30/2025 3:37 PM



City of Ocala
Code Enforcement Division
4/30/2025 3:37 PM