



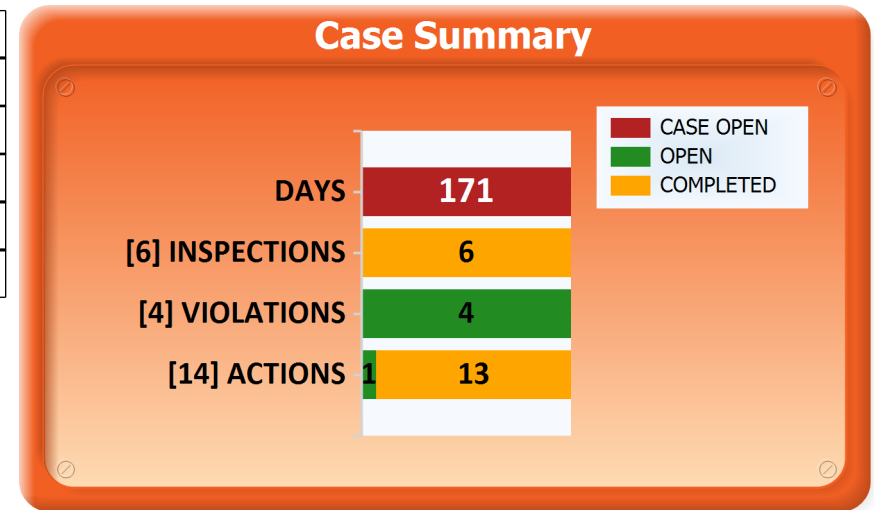
Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

Description: OVERGROWTH/VACANT COMMERCIAL			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: VACANT COMMERCIAL STRUCTURE	
Opened: 2/25/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/8/2025
Site Address: 540 NW 3RD AVE OCALA, FL 34475			
Site APN: 2860-008-001		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH MAILED 91 7199 7039 7682 2088 LIQUID VENTURE HOLDING LLC C/O CASEY ANNE COSTA (REGISTERED AGENT) 519 NW 3RD AVE OCALA, FL. 34475
CERTIFIED MAIL	SHANEKA GREENE	6/17/2025	6/17/2025	FAO MAILED 91 7199 9991 7039 7931 3767 LIQUID VENTURE HOLDING LLC 519 NW 3RD AVE OCALA FL 34475
COMPLAINT RECEIVED	YVETTE J GRILLO	2/25/2025	2/25/2025	

CONTACT	STEPHEN KNIGHT	2/27/2025	2/27/2025	David Church (352)233-3642. Business owner across from property.
CONTACT	STEPHEN KNIGHT	5/5/2025	5/5/2025	I spoke to David Church and he did paint over the graffiti, and stated he was getting some help to remove the overgrowth. I moved the follow up to Friday and told him I would check on the progress at that time.
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025	6/23/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	8/14/2025		
OFFICER POSTING	STEPHEN KNIGHT	5/13/2025	5/13/2025	NOVPH READY FOR POSTING Posted the NOVPH on the property. View attachments
OFFICER POSTING	STEPHEN KNIGHT	6/18/2025	6/18/2025	FAO READY FOR POSTING I followed up and posted the final posting.
PREPARE NOTICE	SHANEKA GREENE	2/28/2025	2/27/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	5/12/2025	5/12/2025	NOVPH FOR JUNE HEARING LIQUID VENTURE HOLDINGS LLC 519 NW 3RD AVE OCALA, FL 34475
REGULAR MAIL	SHANEKA GREENE	2/27/2025	2/27/2025	CLTO MAILED
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-146, and 82-182 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/4/2025	<p>abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, August 7th, 2025. This includes:</p> <p>(a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well 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.</p> <p>(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.</p> <p>(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.</p> <p>(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.</p> <p>(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).</p> <p>(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).</p> <p>(g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities</p>
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Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

				<p>meet the standards set forth in this subsection.</p> <p>(h) Have a plan for weatherization of the vacant property if necessary.</p> <p>(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.</p> <p>If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, August 8th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.</p> <p>3.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, August 7th 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply.</p> <p>(b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to include demolition and removal of the structure and structure</p>
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				<p>contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>4.) Pay the cost of prosecution of \$250.16 by August 7th, 2025</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	RADUNS, ANNE E PA : RADUNS, ANNE E	221 NW 4TH ST Ocala, FL 34475	(352)840-9660		ASSISTANT@OCALAFAMILYLAW.COM
OWNER	LIQUID VENTURE HOLDINGS LLC	519 NW 3RD AVE Ocala, FL 34475			
RESPONDENT 1	LIQUID VENTURE HOLDINGS LLC	519 NW 3RD AVENUE Ocala, FL 34475			

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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$250.16	\$0.00						
TOTALS:			\$250.16	\$0.00						

INSPECTIONS



Case Details - No Attachments

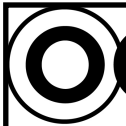
City of Ocala

Case Number
CE25-0141

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	SKN	8/8/2025	8/8/2025	NON COMPLIANT		MASSEY INSPECTION/COMPLETE AFF NON COMPL & GIVE TO ADMIN I completed the Aff/non-com and signed it for the record.
FOLLOW UP	SKN	3/27/2025	3/27/2025	NON COMPLIANT		I followed up to the property and spoke with David Church (Manager of property) and he stated he needed a little more time to get everything done. David Church also stated he would speak to the owner about the situation. View attachments, follow up scheduled.
FOLLOW UP	SKN	4/18/2025	4/18/2025	NON COMPLIANT		Upon arrival I spoke to David Church (Manager of the property) and he stated he just rented a lift so he could get up to the building and remove the overgrowth. He did paint over the graffiti on the building. View attachments, follow up scheduled.
FOLLOW UP	SKN	5/9/2025	5/9/2025	NON COMPLIANT		I followed up to the property and observed no change to the violation. NOVPH issued.
HEARING INSPECTION	SKN	6/11/2025	6/11/2025	NON COMPLIANT		I responded to the property and observed the violations continue to be in effect. The properties violations have remained the same since the initial observation.
INITIAL	SKN	2/26/2025	2/26/2025	NON COMPLIANT		COMPL ADVISED OF HOMELESS ACTIVITY ON OVERGRROWN PARCEL. HOMELESS LEAVING NEEDLES ON THE ROADWAY AND SETTING UP CAMPS IN THE TALL WEEDS. LOTS OF JUNK AND DEBRIS ON THE PROPERTY FROM OLD CAR PARTS TO TRASH

INITIAL	SKN	2/26/2025	2/26/2025	NON COMPLIANT	<p>I responded to a citizens complaint involving a property with overgrown vegetation and trash. Upon arrival I observed the property to have grass that was overgrown, and a building. The building has metal siding, and a metal roof with vegetation growing out of the two corners of the roof. One side of the building had two separate graffiti tags. The building itself had several areas with bent up pieces from the roof and the side. I continued my observation from the street and was able to see debris from a homeless encampment located near the rear of the property. I was contacted by the owner (David Church) of the business across the street, and he stated he was in charge of taking care of the property in this complaint. David Church stated he would like to be notified of any correspondence from our office, and he would do his best to rectify the situation. Photos attached. Courtesy letter mail to property owner(s). Follow up scheduled.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-146 VACANT COMMERCIAL STRUCTURES	STEPHEN KNIGHT	2/27/2025				<p>Vacant commercial structures shall be maintained in good repair and be in compliance with all applicable laws, codes and ordinances. 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). Obtain any required permits for repairs as needed.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0141

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	2/26/2025				Unsightly or unsanitary items upon property to include overgrowth, trash, and tree debris. Cut and clean property.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JENNIPHER L BULLER	2/26/2025				Any exterior appendage or portion of the structure is not securely fastened. The building has several areas where the roof is damaged and in need of repair. The roof is in disrepair and several places are not secured to the walls or facia. Obtain for any required permits, and complete repairs as needed.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/26/2025				All dangerous buildings are declared to be public nuisances. Apply for permits if required, complete repairs and painting as needed.

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

THE CITY OF OCALA

Petitioner,

vs.

LIQUID VENTURE HOLDING LLC.

**519 NW 3RD AVE
OCALA, FL 34475**

Respondents _____ /

CASE NO: CE25-0141



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 06/19/2025 08:56:08 AM

FILE #: 2025082638 OR BK 8641 PGS 1158-1161

REC FEES: \$35.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; June 12th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **LIQUID VENTURE HOLDING LLC., 519 NW 3RD AVE, OCALA, FL 34475**, owner(s) in charge of the property described as: **540 NW 3RD AVE | 2860-008-001, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 26th, 2025, and June 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, AND SECTION 34-146 VACANT COMMERCIAL STRUCTURES.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **LIQUID VENTURE HOLDING LLC.**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, AND SECTION 34-146 VACANT COMMERCIAL STRUCTURES.** in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182, and 34-146 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, August 7th, 2025. This includes:

- (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well 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 7:00am on Friday, August 8th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

3.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, August 7th 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply.

(b) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, August 7th. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 2025, subsection (c) shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance, the city shall enter the property and take whatever steps are necessary to include demolition and removal of the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

4.) Pay the cost of prosecution of \$250.16 by August 7, 2025.

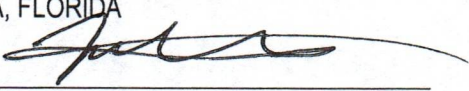
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426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

Florida.

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

DONE AND ORDERED; this 17th day of June 2025.

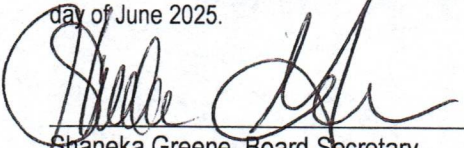
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **LIQUID VENTURE HOLDINGS LLC. C/O CASEY ANNE COSTA (REGISTERED AGENT), 519 NW 3RD AVE, OCALA, FL 34475**, this 17th day of June 2025.



Shaneka Greene, Board Secretary
Municipal Code Enforcement Board



**THIS IS TO CERTIFY THE FOREGOING TO
BE A TRUE AND ACCURATE COPY**



CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 14TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

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

CITY OF OCALA
Petitioner,

vs.

CASE NO: CE25-0141

LIQUID VENTURE HOLDING LLC.
519 NW 3RD AVE
OCALA, FL 34475

Respondents /

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 18th June 2025, post the **Final Administrative Order** in the above styled cause of this action, located at **519 NW 3rd AVE, OCALA, FL 34475 | 2860-008-001**, upon which the violations are alleged to exist.
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.

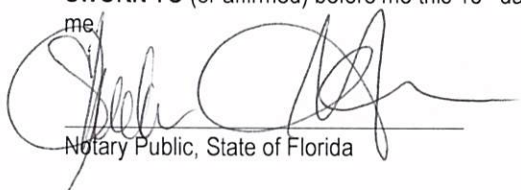
Dated this 18th day of June 2025



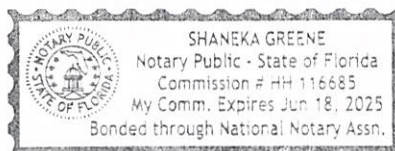
Stephen Knight
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me this 18th day of June 2025, Stephen Knight, Code Enforcement Officer, City of Ocala, who is personally known to me.



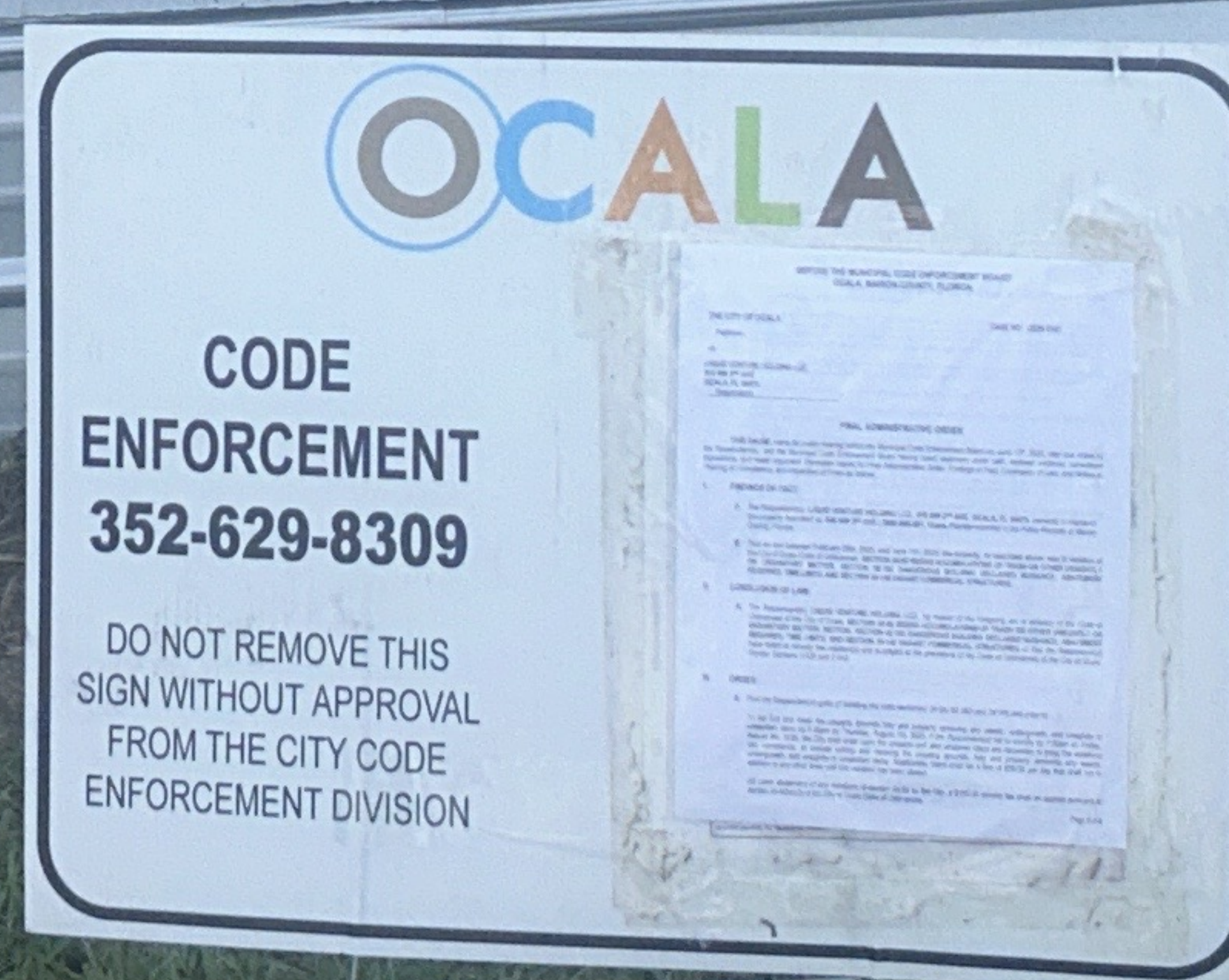
Notary Public, State of Florida





DELCO
OIL, INC.
540 NW 3rd AVE

PRIVATE
PROPERTY
NO TRESPASSING



City of Ocala
Code Enforcement Division
6/18/2025 4:23 PM



OCALA

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

THE CITY OF OCALA

Petitioner,

vs.

LIQUID VENTURE HOLDING LLC.

519 NW 3RD AVE

OCALA, FL 34475

Respondents

CASE NO: CE25-0141

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; June 12th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), LIQUID VENTURE HOLDING LLC., 519 NW 3RD AVE, OCALA, FL 34475, owner(s) in charge of the property described as: 540 NW 3RD AVE | 2860-008-001, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 26th, 2025, and June 11th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, AND SECTION 34-146 VACANT COMMERCIAL STRUCTURES.

II. CONCLUSION OF LAW:

- A. The Respondent(s), LIQUID VENTURE HOLDING LLC., by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION, SECTION 82-182 DANGEROUS BUILDING DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, AND SECTION 34-146 VACANT COMMERCIAL STRUCTURES. in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182, and 34-146 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, August 7th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, August 8th, 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.

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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0141

LIQUID VENTURE HOLDINGS LLC
519 NW 3RD AVE
OCALA, FL 34475
Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

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:

1. That on June 12th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, August 7th, 2025.**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95,82-182, and 34-146.

4. Prosecution costs **\$250.16** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

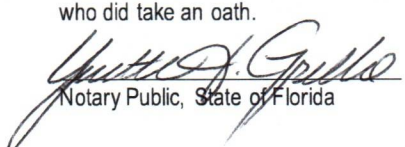
Dated this 8th day of August 2025



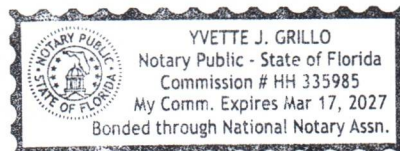
Stephen Knight
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

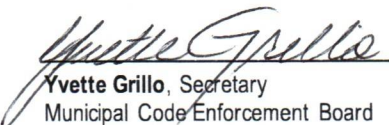
The foregoing Affidavit of Non-Compliance was acknowledged before me this 8th day of August 2025 by Stephen Knight who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 8th day of August 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
6/11/2025 9:03 AM



City of Ocala
Code Enforcement Division
6/11/2025 9:03 AM