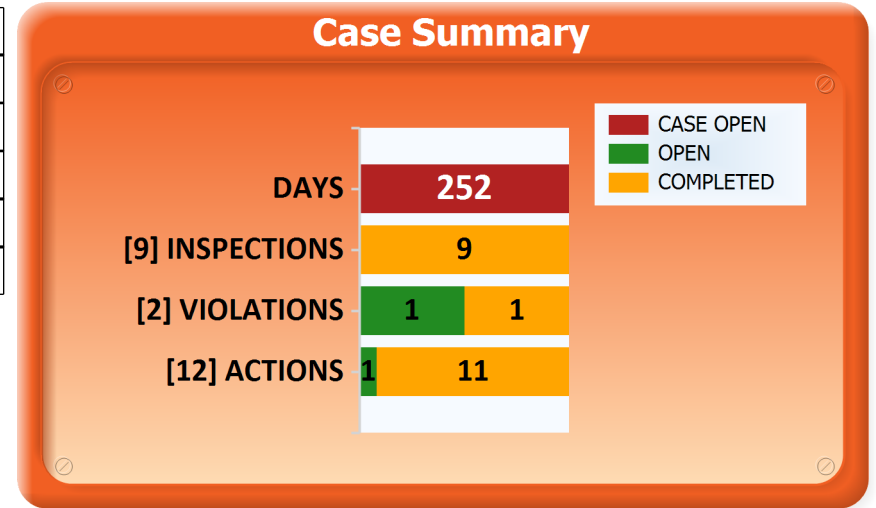


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

Description: Work without permits		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 1/13/2025	Closed:	Last Action: 9/24/2025	Flw Up: 9/22/2025
Site Address: 1622 SW 4TH ST OCALA, FL 34471			
Site APN: 2262-005-010		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/14/2025	8/14/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/14/2025	8/14/2025	<p>NOVPH MAILED (2)</p> <p>9489 0090 0027 6697 0035 42 RAM CENTRAL FLORIDA INVESTMENT LLC JW RUIZ LLC C/O REYNA MERCADO (REGISTERED AGENT) 1672 HORSESHOE ROAD DELTONA, FL 32725</p> <p>9489 0090 0027 6697 0035 59 JW RUIZ LLC C/O JAVIER RUIZ (REGISTERED AGENT) 2360 SEDGE GRASS WAY ORLANDO, FL 32824</p>
CONTACT	JENNIPHER L BULLER	1/13/2025	1/13/2025	Phone call from property owner, Reyna 321-240-7833

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

CONTACT	JENNIPHER L BULLER	8/11/2025	8/11/2025	Phone call to applicant, SV CONTRACTING AND SERVICES LLC (CBC) (407)962-5281 left voicemail. A brief time later, I received a returned phone call from Aurea. She said they would get the required permits for the exterior door and windows.
CONTACT	JENNIPHER L BULLER	8/14/2025	8/14/2025	Phone call from property owner, Reyna 321-240-7833 in the area. Can meet at property.
CONTACT	JENNIPHER L BULLER	9/9/2025	9/9/2025	Phone call from the property Pablo 407-668-1323 has been in the hospital. He is wanting to get the property into compliance. I explained additional permits were required. I informed him of the hearing date.
CONTACT	JENNIPHER L BULLER	9/22/2025	9/22/2025	I received a phone call from one of the property owners Reyna 321-240-7833. She said they would be at the hearing on 09/24/2025. She also said they would be meeting with a contractor and engineer this week.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	8/15/2025	8/15/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

PREPARE NOTICE	SHANEKA GREENE	8/14/2025	8/14/2025	<p>NOVPH</p> <p>Compliance date: 09/12/2025</p> <p>Respondents:</p> <p>RAM CENTRAL FLORIDA INVESTMENT LLC JW RUIZ LLC C/O REYNA MERCADO (REGISTERED AGENT) 1672 HORSESHOE ROAD DELTONA, FL 32725</p> <p>JW RUIZ LLC C/O JAVIER RUIZ (REGISTERED AGENT) 2360 SEDGE GRASS WAY ORLANDO, FL 32824</p>
REGULAR MAIL	SHANEKA GREENE	1/14/2025	1/14/2025	CLTO MAILED (2)
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/17/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1,) Apply for and obtain any required permits needed to meet the Current Florida Building and International Electric Codes for plumbing, electric, structural, exterior door(s), concrete stairs, hand rails, enclosure of front/rear porches, and roof, fascia and soffit by 4:00pm on Thursday, November 20th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, 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>2.) Pay the cost of prosecution of \$265.67 by November 20th, 2025.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
LANDOWNER	JW RUIZ LLC	2360 SEDGE GRASS WAY ORLANDO, FL 32824			
OWNER	RAM CENTRAL FLORIDA INVESTMENT LLC	1672 HORSESHOE ROAD DELTONA, FL 32725	(321)240-7833		
RESPONDENT 1	RAM CENTRAL FLORIDA INVESTMENT LLC	JW RUIZ LLC DELTONA, FL 32725-2416			
RESPONDENT 2	JW.RUIZ LLC	JAVIER RUIZ (REGISTERED AGENT) ORLANDO, FL 32824	(321)240-7833		

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	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	8	\$100.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$265.67	\$0.00						
TOTALS:			\$265.67	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
-----------------	-----------	----------------	----------------	--------	---------	-------

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	8/11/2025	8/11/2025	NON COMPLIANT		<p>While in the area I observed work had been conducted upon the residence. I found permit BLD25-0314 was issued on 03/03/2025 for the following:</p> <p>DRYWALL: SOME PIECES IN BEDROOM WALLS AND CEILING DAMAGE</p> <p>KITCHEN: NEW ENTIRE KITCHEN CABINET INSTALLATION WITH SINK, FAUCET AND GARBAGE DISPOSAL.</p> <p>BATHROOMS: NEW TILE ON SHOWERS, NEW SHOWER FAUCET, NEW TUB, NEW VANITY AND FAUCET.</p> <p>FLOORING: NEW VINYL PLANS ON ENTIRE HOUSE, NEW INTERIOR DOORS, BASE BOARDS, AND TRIMS INSTALLATION.</p> <p>ELECTRICAL: NEW RECEPTAVLES AND SWITCHES INSTALLATION</p> <p>PAINTING: ENTIRE HOUSE INTERIOR AND EXTERIOR Edit Note Delete Note 2/24/2025 12:44:57 PM (LIANA LUCAS) ****PERMIT DOES NOT NEED PLAN REVIEW****</p> <p>The front door and all windows have been replaced without a permit first being issued. Photos attached.</p> <p>Follow up scheduled after BLD25-0314 expired 08/30/2025. Will confirm any additional permits at that time.</p> <p>EXTERIOR DOOR WILL BE PULLED AS A SEPARATE PERMIT</p>
FOLLOW UP	JLB	2/10/2025	2/10/2025	NON COMPLIANT		<p>I conducted a follow up inspection concerning required permits for renovation. I found no active permits on file. Later in the day I conducted a site inspection (updated photo attached. I re-checked the status permit once more and found BLD25-0314 was applied for today, status on hold. Follow up scheduled.</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	3/10/2025	3/10/2025	NON COMPLIANT		<p>Status of BLD25-0314.</p> <p>I conducted a follow up inspection concerning status of permit. I found the permit was issued on 03/03/2025 for interior renovation. Follow up scheduled day after permit is set to expir08/30/2025.</p>
FOLLOW UP	JLB	9/2/2025	9/3/2025	NON COMPLIANT		<p>Status of BLD25-0314 (expired 08/30/2025)</p> <p>Permit has expired.</p>
FOLLOW UP	JLB	9/15/2025	9/17/2025	NON COMPLIANT		<p>While in the area, I observed the yard had been cut and cleaned. Ordinance Section 34-95, voluntary compliance. Photos attached.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	8/14/2025	8/15/2025	NON COMPLIANT		<p>I received a call from property owner, Reyna 321-240-7833 stating she was in the area and could meet at the property. Project managers Greg McClellan, Dwain Thomas, and myself met her there. Unsightly matter, overgrowth, and a tree stump remained in the yard. Both the front and rear porches had been enclosed. A new meter box on the rear of the home and plumbing installed. Also exterior door, concrete steps, handrail, at least two (2) windows and roof to include fascia and soffit replaced without permits. We were unable to confirm any work conducted beyond the scope of permit BLD25-1070 for the interior since she did not have the key. She was informed that the work observed exceeded the scope of work list for the current permit. Also note no inspections on listed on the permit. Property owner to work on getting additional permits. She was unable to reach the contractor by phone while at the property.</p> <p>All of these changes to the residence were made after 09/18/2024 (photos attached from previous case./inspections 2024_10809).</p> <p>On 09/27/2024, RAM CENTRAL FLORIDA INVESTMENT LLC is listed as the property owner.</p> <p>On 10/24/2024, RAM CENTRAL FLORIDA INVESTMENT LLC and JW RUIZ LLC are listed (quick claim deed and MCPA) as the current property owners.</p> <p>Request for a Notice of Violation and Public Hearing to be prepared for mailing and posting.</p> <p>Follow up scheduled.</p>
FOLLOW UP	JLB	9/12/2025	9/12/2025	NON COMPLIANT		Compliance date on NOVPH: 09/12/2025

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	9/12/2025	9/12/2025	NON COMPLIANT		I conducted a follow up inspection. I found no update to the scope of work concerning permit BLD25-0314 for the renovation and the permit expired on 08/30/2025. Proceed to hearing as scheduled.
HEARING INSPECTION	JLB	9/22/2025	9/22/2025	NON COMPLIANT		I conducted a compliance inspection concerning expired permit BLD25-0314. I found the permit remained expired (08/30/2025) and there has been no update to the scope of work or additional permits for the work completed. Proceed to hearing to obtain an order.
INITIAL	JLB	1/13/2025	1/13/2025	NON COMPLIANT		While in the area I observed a large dumpster full of construction debris in the yard. I observed that the roof at been repaired/replaced. I checked the city database and found no active permits on file. I walked up to the front door, it was wide open. I announced myself to no answer, no contact made. I observed the sub-floor appeared new along with new electric. I also, noticed a new bathtub sitting in the front room. Roof had been repaired/replaced without a permit (see also 2024_10809, last permit for roof expired BLD20-2406). Roof has since been repaired. I posted a "Stop Work" notice upon door frame of the front door. Photos attached. A short time later I received a phone call from Reyna 321-240-7833. She said she was the property owner. I explained to her the situation. She said she didn't know that she needed a permit. I advised that she have her general contractor and have them reach out to Permitting. Courtesy letter mailed to property owners. Follow up scheduled. See also 2024_10809

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	1/13/2025				Work without out permits. Any work exceeding scope of work in reference to permit BLD25-0314. New plumbing, electric, structural, exterior door(s), concrete stairs, hand rails, enclosure of front/rear porches, and roof (including facia and soffit). Obtain all required permits and complete inspections.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	8/11/2025	9/15/2025			Unsightly matter (construction debris) and overgrowth observed upon the property. Also tree debris and/or tree stump over greater than 12 inches in height above ground level. Cut and clean the property. Ensure any tree stumps upon the property are under 12" in height.

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

THE CITY OF OCALA

CASE NO: CE25-0040

Petitioner,

VS.

RAM CENTRAL FLORIDA INVESTMENT LLC

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, 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	8	\$100.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

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:
Clerical:			

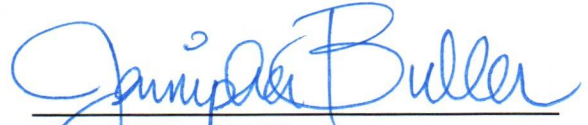
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	Total
Postage:	\$1.48	2	\$35.44	4	\$35.44

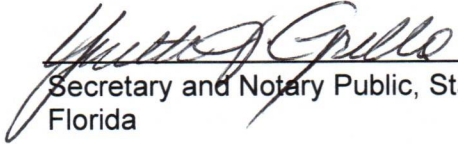
Total Costs: \$265.67

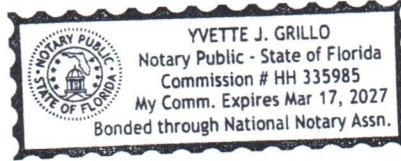
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/15/2025

STATE OF FLORIDA
COUNTY OF MARION


JENNIPHER L BULLER
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Sep
by JENNIPHER L BULLER 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

2262-005-010

[GOOGLE Street View](#)

Prime Key: 1215676

[MAP IT+](#)

Current as of 1/13/2025

[Property Information](#)

RAM CENTRAL FLORIDA INVESTMENT LLC
 JW RUIZ LLC
 1672 HORSESHOE RD
 DELTONA FL 32725-2416

[Taxes / Assessments:](#)
 Map ID: 162
[Millage:](#) 1001 - OCALA

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

PC: 01

Acres: .14

Situs: Situs: 1622 SW 4TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$8,670		
Buildings	\$31,979		
Miscellaneous	\$0		
Total Just Value	\$40,649		
Total Assessed Value	\$25,717	Impact	(\$14,932)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$25,717		
School Taxable	\$40,649		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$8,670	\$31,979	\$0	\$40,649	\$25,717	\$0	\$25,717
2023	\$8,670	\$30,786	\$0	\$39,456	\$23,379	\$0	\$23,379
2022	\$4,590	\$23,446	\$0	\$28,036	\$21,254	\$0	\$21,254

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8453/0265	10/2024	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$67,000
8438/1418	09/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$31,000
6421/0199	06/2016	61 FJDGMNT	0	U	I	\$100
5960/1537	11/2013	62 DISTR	0	U	I	\$100
5912/1376	08/2013	60 CRT ORD	0	U	I	\$100
5710/0848	07/2012	60 CRT ORD	0	U	I	\$100
DETH/REGS	06/2010	71 DTH CER	0	U	I	\$100
1836/0201	12/1987	71 DTH CER	0	U	I	\$100
0773/0072	08/1966	07 WARRANTY	0	U	I	\$5,500

[Property Description](#)

SEC 13 TWP 15 RGE 21
 PLAT BOOK A PAGE 075
 ANDERSONS ADD OCALA
 BEG AT SE COR OF BLK 5 TH N 200 FT TH W 182 FT FOR POB
 TH S 100 FT TH W 60 FT TH N 100 FT TH E 60 FT TO POB
 SUBJECT TO EASEMENT FOR PUBLIC UTILITIES OVER S 7 1/2 FT PER
 DEED BOOK 329 PAGE 455 (PLAT FOR CLAUDE W TROTTER UNRE 41)

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	100.0	R1AA	60.00	FF						
Neighborhood 4513 - ANDERSON ADD/ CLAUDE TROTTER												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1
 RES01=U24R26D30L16U6L10.
 FSP02=R10D6L10U6.U24
 FOP03=U6R8D6L8.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1957
Effective Age	8 - 35-39 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	7/26/2023 by 222	Architecture 0 - STANDARD SFR
		Base Perimeter 112

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 29 - VINYL SIDING	1.00	1957	N	0 %	0 %	720	720
FSP	02 01 - NO EXTERIOR	1.00	1957	N	0 %	0 %	60	60
FOP	03 01 - NO EXTERIOR	1.00	1957	N	0 %	0 %	48	48

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

EST INT

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD20-2406	12/8/2020	-	BLOCKER / REROOF
OC01988	12/1/1993	-	BLDG01=RSRA
OC02073	12/1/1993	-	BLDG01=RSRA
OC01904	11/1/1993	-	BLDG01=ROOF

PREPARED BY:

Reyna Mercado
RAM Central Florida Investment LLC
1672 Horseshoe Road
Deltona, FL 32725

RETURN TO:

Reyna Mercado
RAM Central Florida Investment LLC
1672 Horseshoe Road
Deltona, FL 32725

Parcel No.: 2262-005-010

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 24th day of October, 2024, by **RAM Central Florida Investment LLC**, a Florida limited liability company, who post office address is 1672 Horseshoe Road, Deltona, FL 32725 ("**Grantor**") and **RAM Central Florida Investment LLC**, a Florida limited liability company and **JW.Ruiz LLC**, a Florida limited liability company, whose post office address is 1672 Horseshoe Road, Deltona, FL 32725 ("**Grantee**").

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **MARION** County, Florida, as more particularly described as follows:

Beginning at the Southeast corner of Block Five (5) of Anderson's Addition to Ocala, Florida, as per plat thereof recorded in the public records of Marion County, Florida, in Plat Book "A", at Page 75, and run thence North 200 feet, thence West 182 feet for the point of beginning; thence South 100 feet, thence West 60 feet, thence North 100 feet, thence East 60 feet to the point of beginning.

SUBJECT to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

QUIT CLAIM DEED

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:

RAM Central Florida Investment LLC,
a Florida limited liability company

[Signature]
Reyna Mercado, its Authorized Member

[Signature]
Witness Signature
Printed Name: Cassandra Rodriguez

Address: 160 Mallard Rd
Lake Alfred, FL 33850

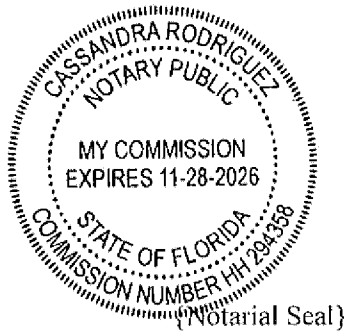
[Signature]
Witness Signature
Printed Name: Zaida L. Serrano

Address: 546 Nogalus Ct
Kissimmee FL 32178

State of Florida
County of POLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 24th day of October, 2024, by Reyna Mercado, Authorized Member on behalf of RAM Central Florida Investment LLC.

[Signature]
Signature of Notary Public
Cassandra Rodriguez
Print, Type/Stamp Name of Notary



Personally Known: OR Produced Identification:
Type of Identification _____
Produced: _____

QUIT CLAIM DEED



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

Detail by Entity Name

Florida Limited Liability Company
RAM CENTRAL FLORIDA INVESTMENT LLC

Filing Information

Document Number	L21000321889
FEI/EIN Number	87-1670217
Date Filed	07/14/2021
Effective Date	07/14/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/12/2023

Principal Address

1672 HORSESHOE ROAD
DELTONA, FL 32725

Mailing Address

1672 HORSESHOE ROAD
DELTONA, FL 32725

Registered Agent Name & Address

MERCADO, REYNA
1672 HORSESHOE ROAD
DELTONA, FL 32725

Name Changed: 10/12/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

MERCADO, REYNA
1672 HORSESHOE ROAD
DELTONA, FL 32725

Annual Reports

Report Year	Filed Date
2022	04/08/2022
2023	10/12/2023

2024

04/24/2024

Document Images

[04/24/2024 -- ANNUAL REPORT](#)

View image in PDF format

[10/12/2023 -- REINSTATEMENT](#)

View image in PDF format

[04/08/2022 -- ANNUAL REPORT](#)

View image in PDF format

[07/14/2021 -- Florida Limited Liability](#)

View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company
JW.RUIZ LLC

Filing Information

Document Number L23000508560
FEI/EIN Number 93-4406044
Date Filed 11/08/2023
Effective Date 11/08/2023
State FL
Status ACTIVE

Principal Address

2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Mailing Address

2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Registered Agent Name & Address

RUIZ, JAVIER
2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Authorized Person(s) Detail

Name & Address

Title MGR

RUIZ, JAVIER
2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Annual Reports

Report Year	Filed Date
2024	03/27/2024

Document Images

[03/27/2024 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[11/08/2023 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

01/13/2025

CASE NO: CE25-0040

**RAM CENTRAL FLORIDA INVESTMENT LLC
JW RUIZ LLC
REYNA MERCADO (REGISTERED AGENT)
1672 HORSESHOE RD
DELTONA FL 32725-2416**

**JW.RUIZ LLC
JAVIER RUIZ (REGISTERED AGENT)
2360 SEDGE GRASS WAY
ORLANDO, FL 32824**

RE: 2262-005-010 | 1622 SW 4th ST

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 see the following page(s) for a detailed list and description of those violations.

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED.

Interior renovation and roof replaced without required permits. Obtain required building permits and complete final inspection(s).

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 **02/10/2025**. 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 me at **(352) 425-3451**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jennipher Buller

Code Enforcement Supervisor



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

08/15/2025

RAM CENTRAL FLORIDA INVESTMENT LLC
JW RUIZ LLC
C/O REYNA MERCADO (REGISTERED AGENT)
1672 HORSESHOE ROAD
DELTONA, FL 32725

JW RUIZ LLC
C/O JAVIER RUIZ (REGISTERED AGENT)
2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Respondent(s) _____ /

Location of Violation: 1622 SW 4TH ST|2262-005-010

Case Number: CE25-0040

Officer Assigned: Jennipher Buller

Required Compliance Date: 09/12/2025

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

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Work without out permits. Any work exceeding scope of work in reference to permit BLD25-0314. New plumbing, electric, structural, exterior door(s), concrete stairs, hand rails, enclosure of front/rear porches, and roof (including fascia and soffit). Obtain all required permits and complete inspections.

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

Unsightly matter (construction debris) and overgrowth observed upon the property. Also tree debris and/or tree stump over greater than 12 inches in height above ground level. Cut and clean the property. Ensure any tree stumps upon the property are under 12" in height.

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:

Jennifer Buller Supervisor
jbuller@ocalafl.gov
352-425-3451

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

CASE NO: CE25-0040

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 08/15/2025 post the Notice of Violation & Public Hearing to the property, located at 1622 SW 4TH ST.
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.

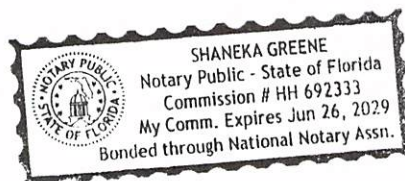
Dated: 08/15/2025


Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/15/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/15/2025 8:11 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

08/15/2025

RAM CENTRAL FLORIDA INVESTMENT LLC
JW RUIZ LLC
C/O REYNA MERCADO (REGISTERED AGENT)
1672 HORSESHOE ROAD
DELTONA, FL 32725

JW RUIZ LLC
C/O JAVIER RUIZ (REGISTERED AGENT)
2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Respondent(s) _____ /

Location of Violation: 1622 SW 4TH ST|2262-005-010
Case Number: CE25-0040
Officer Assigned: Jennipher Buller
Required Compliance Date: 09/12/2025
Public Hearing Date & Time: 09/24/2025 10:30
Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED
Work without out permits. Any work exceeding scope of work in reference to permit BLD25-0314. New plumbing, electric, structural, exterior door(s), concrete stairs, hand rails, enclosure of front/rear porches, and roof (including fascia and soffit). Obtain all required permits and complete inspections.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Unsightly matter (construction debris) and overgrowth observed upon the property. Also tree debris and/or tree stump over greater than 12 inches in height above ground level. Cut and clean the property. Ensure any tree stumps upon the property are under 12" in height.

Office DEBORAH

City of Ocala
Code Enforcement Division
8/15/2025 8:11 AM

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

CASE NO: CE25-0040

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

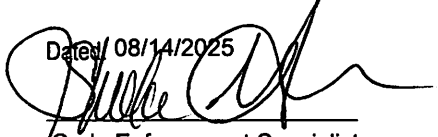
**STATE OF FLORIDA
COUNTY OF MARION**

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 08/14/2025 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.

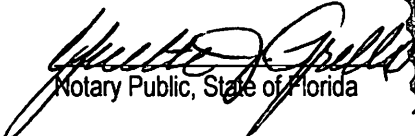
FURTHER, AFFIANT SAYETH NAUGHT.

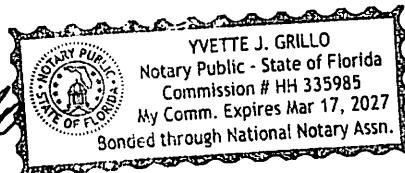
Date: 08/14/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/14/2025 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
 201 SE 3rd STREET, 2nd FLOOR
 OCALA, FLORIDA 34471

MapH-0040

RAM CENTRAL FLORIDA INVESTMENT LLC
 JW RUIZ LLC
 C/O REYNA MERCADO (REGISTERED AGENT)
 1672 HORSESHOE ROAD
 DELTONA, FL 32725

3272582416
 34471>2172



9489 0090 0027 6697 0035 42

WAC

*LN
 8/18/25
 25*

POSTAL SERVICE® CERTIFIED MAIL

Label 890-PB, Oct. 2015
 Pitney Bowes

FIRST-CLASS



US POSTAGE™SM PITNEY BOWES

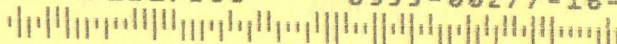


ZIP 34471 \$ 008.86⁰
 02 7W
 0008039548 AUG 15 2025

NIXIE 339 CE 1 0209/10/25

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 34471217299 *0933-00277-16-43





City of Ocala
Code Enforcement Division
9/15/2025 9:31 AM



City of Ocala
Code Enforcement Division
9/15/2025 9:31 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:37 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:38 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:37 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:37 AM



City of Ocala
Code Enforcement Division
8/11/2025 11:37 AM



City of Ocala
Code Enforcement Division
1/13/2025 11:56 AM



City of Ocala
Code Enforcement Division
1/13/2025 11:56 AM



City of Ocala
Code Enforcement Division
1/13/2025 11:56 AM



Handwritten text on the surface, possibly a date or code, including the number '1121' and other faint markings.



City of Ocala
Code Enforcement Division
1/13/2025 11:57 AM





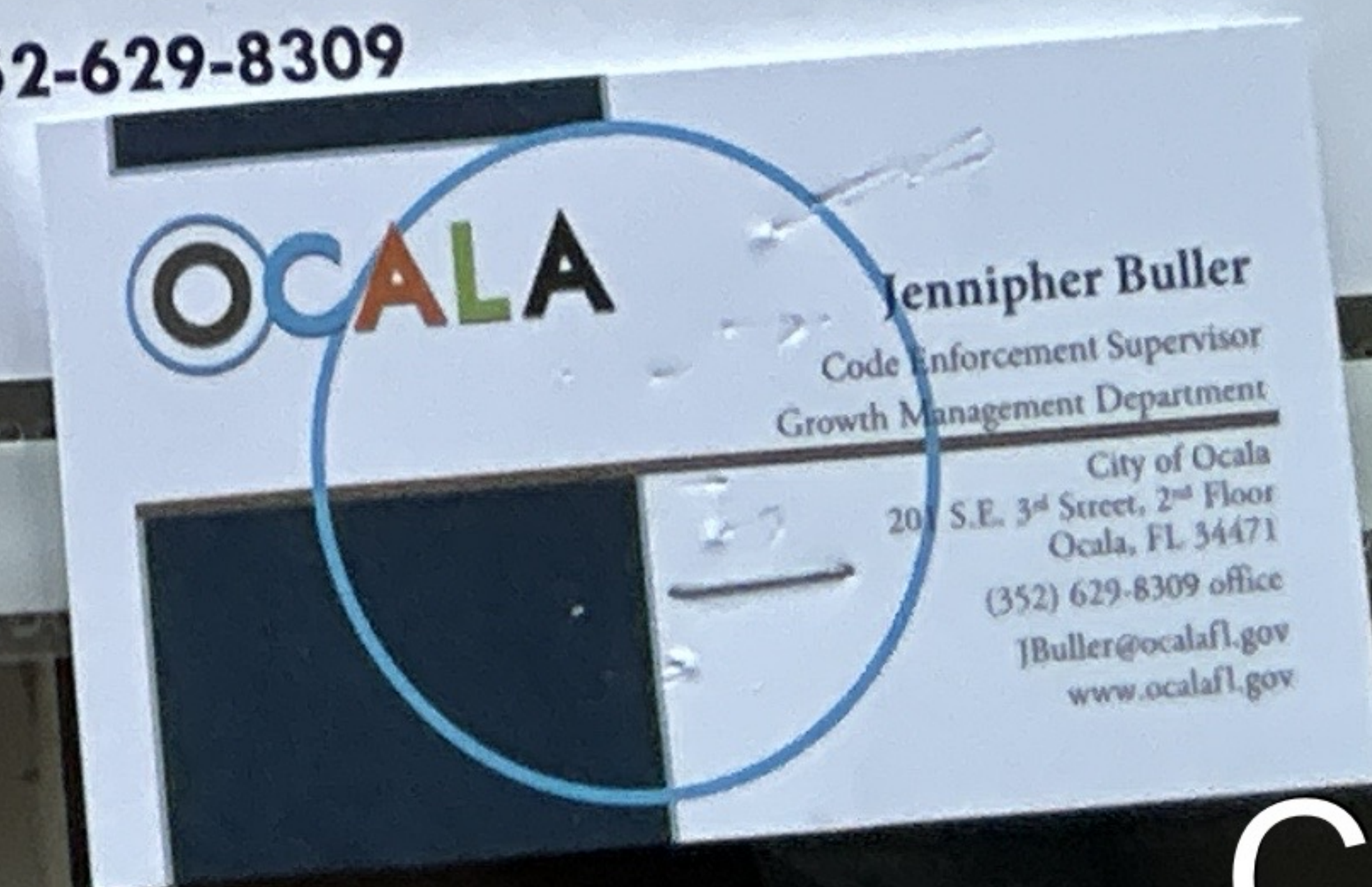
CODE ENFORCEMENT DIVISION
STOP ALL WORK

**NOTICE OF CORRECTION / STOP WORK ORDER
WORKING WITHOUT A PERMIT**

VIOLATIONS: 122-51 BUILDING PERMIT REQUIRED

INSPECTED BY: J. Buller **DATE:** 01/13/2025
1622 SW 4th ST

CONTACT CITY OF OCALA BUILDING DEPARTMENT FOR PERMIT REQUIREMENTS: 352- 629-8421
CONTACT CITY OF OCALA CODE ENFORCEMENT DIVISION: 352-629-8309



City of Ocala
Code Enforcement Division
1/13/2025 12:00 PM



City of Ocala
Code Enforcement Division
1/13/2025 12:01 PM



Handwritten text on the surface, possibly a date or code, including the number '1121' and some illegible scribbles.



Handwritten number '67' on the surface.

City of Ocala
Code Enforcement Division
1/13/2025 11:57 AM





City of Ocala
Code Enforcement Division
1/13/2025 12:01 PM



City of Ocala
Code Enforcement Division
1/13/2025 12:01 PM



City of Ocala
Code Enforcement Division
1/13/2025 12:02 PM



City of Ocala
Code Enforcement Division
1/13/2025 12:02 PM



09/06/2024 10:57

City of Ocala

Code Enforcement Division



06/24/2024 10:37
City of Ocala
Code Enforcement Division