



Case Details - No Attachments

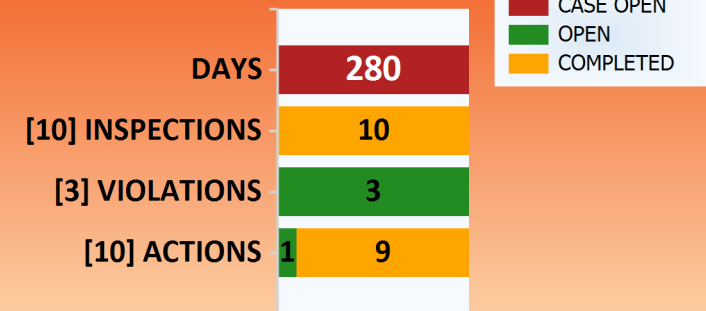
City of Ocala

Case Number

CE25-0611

Description: Work without permits			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 7/1/2025	Closed:	Last Action: 4/9/2026	Flw Up: 4/6/2026
Site Address: 2700 W SILVER SPRINGS BLVD OCALA, FL 34475			
Site APN: 22771-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WEST SILVER SPRINGS PROPERTY LLC	1190 NW 159 DR MIAMI GARDENS, FL 33169-5808			
RESPONDENT 1	WEST SILVER SPRINGS PROPERTY LLC	1190 NW 159 DR MIAMI GARDENS, FL 33169-5808			
RESPONDENT 2	VADILLO, MANUEL J, ESQ. (REGISTERED AGENT(	1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL 33131			

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

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$39.36	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	10	\$162.10	\$0.00						
Total Paid for INSPECTION FEES:			\$162.10	\$0.00						
TOTALS:			\$293.77	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



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City of Ocala

Case Number

CE25-0611

SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	7/2/2025				Please obtain "after-the-fact" permits for the unpermitted work completed at the property such as electrical and loading ramp. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin the permitting process.
SECTION 122-1007 - Surfacing.	OSIAS FERREIRA	3/2/2026				(a)All off-street parking facilities, including access aisles and driveways, shall be surfaced with a minimum of one-inch asphalt on six inches of limerock on a stable subgrade, and maintained in good condition. Other types of pavement materials may be substituted upon approval by the city engineer provided the construction meets the minimum standards set forth in this section. (b)A ten-foot by ten-foot by six-inch reinforced concrete pad shall be provided for a trash container, when required, together with a ten-foot by five-foot by six-inch reinforced concrete approach pad. (Code 1961, 22-12(2)(e); Code 1985, 7-941) Pothole nearby the entry of the business. Fill and fix the pothole.
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	OSIAS FERREIRA	3/2/2026				Obtain a permit for the restriping of the parking lot.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	7/2/2025	7/2/2025	NON COMPLIANT		See also BE25-0003. Work without permits. Please conduct initial inspection. Any follow ups to be conducted by the officer assigned to commercial.

INITIAL	SMS	7/2/2025	7/2/2025	NON COMPLIANT	On 07/02/2025, I have responded out to the listed property of 2700 W Silver Springs BLVD in reference to work completed without the issuance of permits. This complaint stems from a Public Education case from a Building Inspector (Greg McClellan) where this case was first opened on 05/03/2025 with the Building Inspector making contact with management on 06/17/2025 via telephone call. This case is in relation to the ramp, the racking of the facility, and electrical work that was done without a permit. Due to no progress being made (such as any progression like an application to this permit to serve as an example), this case has been referred to Code Enforcement. I have verified via the CS Permitting module that the only active and recently issued permit is for SGN25-0046. There are no other recently applied and/or issued permits for the property. I have went inside of the business, and I have spoken to Stefan and Roman. I have introduced myself to them, and the reason for my visitation (with this being the work done without permits). Stefan has informed me that an architect has come a few weeks ago to take a look into the racks. As for the ramp, they are cutting grooves into the ramp. They have informed me that the engineering drawings should be nearing completion so that they can submit all the necessary information for the permits. I have provided the case card for the Code Enforcement officer that shall be assigned to this case. Along with this, I have also observed re-striping without an issued permit. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0611

FOLLOW UP	OSF	8/4/2025	8/4/2025	NON COMPLIANT		On 8/4/2025 I did a follow up for the case and I could not find any permits for the work that was done. I also made a call to a manager Cindy 305-767-8000 but I did not get an answer, left a voicemail. Ill make another follow up and if nothing else gets done the case will move into a hearing.
FOLLOW UP	OSF	9/10/2025	9/10/2025	NON COMPLIANT		On 9/10/2025 I did a follow up and check the system for a building permit, at this time no permits have been submitted. I called Cindy 305-767-8000, she had no idea of this case she is the one in charge of getting permits and representing the property. She asked me about it, I then told her I was going to get more information from the building inspector that initiated this case. I called Greg and he explained to me all the building violations he found at the time of the initial inspection. The ramp, electrical work that took place inside, and all the racks for the merchandise that are placed inside. I will send this information to Cindy and grant more time for them to submit for permits.
FOLLOW UP	OSF	10/14/2025	10/14/2025	NON COMPLIANT		On 10/14/2025 I did a follow up and found the permit BLD25-2331 has been submitted for review for the racks that were installed. I will continue to follow up to ensure compliance.
FOLLOW UP	OSF	11/14/2025	11/14/2025	NON COMPLIANT		On 11/14/2025 I did a follow up for the case and observed that they permit BLD25-2331 was issued and just had failed the final inspection. I then called Cindy the property representative and she told me they are working on getting this finalized first and then they will be submitting for the ramp. I will continue to monitor the case to ensure compliance.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0611

FOLLOW UP	OSF	12/23/2025	12/23/2025	NON COMPLIANT		On 12/23/2025 I did a follow up for the case and found that the permit BLD25-2331 is now finalized. They are now missing the permit for the ramp, once they get that the case would be in compliance. I will continue to follow up to ensure compliance.
FOLLOW UP	OSF	1/23/2026	1/23/2026	NON COMPLIANT		On 1/23/2026 I did a follow up and observed that nothing else has been done yet. I called Cindy the property representative and she told me they are working still on the permit for the ramp and doing some revisions on the plans they had to be able to comply with the city regulations. I will continue to follow up.
FOLLOW UP	OSF	2/23/2026	2/23/2026	NON COMPLIANT		On 2/23/2026 I did a follow up for the case and they have not submitted the second permit needed to come into compliance. Cindy the proeprty representative is working with the professionals to get the plans submitted. I will continue to follow up to ensure they comply.
CASE REVIEW	OSF	3/2/2026	3/2/2026	COMPLETED		On 3/2/2026 I did a case review and found that nothing else has been done after multiple conversations with the property representative. Also, at this time I did a reinspection and found more violations that will be added to the case and the owners will be notify as well. The only permit they obtained was for the racks inside the warehouse BLD25-2331, but they still need an electrical permit for all the electrical work that took place. They also need a permit for the loading ramp and parking lot restriping that will need a site plan. A pothole was also observed at the entry of the business.

HEARING INSPECTION	OSF	4/6/2026	4/6/2026	COMPLETED	On 4/6/2026 I did a follow up and observed they have not come into compliance with all the violations. The pothole has been fixed, but no permits for the ramp or the restriping of the parking lot. Case will move to the hearing.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	STEPHANI SMITH	7/2/2025	7/2/2025	In-person contact with store managers Stefan and Roman. I have provided them details of the initial case, and what needs to be done in order to come into compliance (such as obtaining permits for the work completed without a permit). Case card was provided to them by the officer assigned to the case.
REGULAR MAIL	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO MAILED (2)
PREPARE NOTICE	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO X 2 WEST SILVER SPRINGS PROPERTY LLC 1190 NW 159 DR MIAMI GARDENS FL 33169-5808 VADILLO, MANUEL J, ESQ. (REGISTERED AGENT) 1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL 33131
ADMIN POSTING	SHANEKA GREENE	3/4/2026	3/4/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	3/4/2026	3/4/2026	NOVPH MAILED 9489 0090 0027 6696 9842 86 WEST SILVER SPRINGS PROPERTY LLC 1190 NW 159 DRIVE MIAMI GARDENS, FL. 33169-5808 9489 0090 0027 6696 9842 93 VADILLO MANUEL J ESQ (REGISTERED AGENT) 1200 BRICKELL AVENUE SUITE 1480 MIAMI, FL. 33131
PREPARE NOTICE	SHANEKA GREENE	3/4/2026	3/4/2026	NOVPH
OFFICER POSTING	OSIAS FERREIRA	3/5/2026	3/5/2026	NOVPH READY FOR POSTING Posting at the property.
CONTACT	OSIAS FERREIRA	3/9/2026	3/9/2026	Phone call from property representative Cindy 305-767-8000, she wanted to know more information about the NOVPH and told me she was working to get the permits submitted.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/7/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to: 1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for the unpermitted work by 4:00pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit(s) 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, May 15th, 2026, 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. 2,) (a) Obtain any required permits needed to bring the site into compliance with the current approved site plan and section(s) 122-212/122-219 by 04:00pm on Thursday October 2nd, 2025. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday October 3rd, 2025, or if the permits issued without a final inspection finding that the work complies with the city codes, subsection (b) shall apply. (b,) Failure to comply with any subsection (a) in the times allowed for compliance there shall be a fine of \$100.00 per day thereafter, that shall run in addition to any other fines. 3.) Pay the cost of prosecution of \$293.77 by May 14th, 2026.
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

22771-000-00

[GOOGLE Street View](#)

Prime Key: 564583

[MAP IT+](#)

Current as of 3/4/2026

[Property Information](#)

WEST SILVER SPRINGS PROPERTY
LLC
1190 NW 159 DR
MIAMI GARDENS FL 33169-5808

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA

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

[PC:](#) 48

Acres: .53

[More Situs](#)

Situs: 2700 W SILVER SPRINGS BLVD
ALL UNITS OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$560,017
Total Assessed Value	\$560,017
Exemptions	\$0
Total Taxable	\$560,017

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$207,783	\$230,938	\$7,081	\$560,017	\$560,017	\$0	\$560,017
2024	\$207,783	\$220,719	\$7,081	\$514,116	\$514,116	\$0	\$514,116
2023	\$207,783	\$233,986	\$7,081	\$491,597	\$463,518	\$0	\$463,518

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8044/0834	04/2023	07 WARRANTY	8 ALLOCATED	Q	I	\$1,700,000
7703/0425	02/2022	43 R-O-W	0	U	I	\$100
4481/1533	06/2006	07 WARRANTY	8 ALLOCATED	U	I	\$935,300
2094/0130	12/1994	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$173,250
2068/1009	08/1994	31 CERT TL	8 ALLOCATED	U	I	\$54,600
1799/0950	01/1992	65 TAKING	0	U	V	\$100

[Property Description](#)

SEC 14 TWP 15 RGE 21
E 151 FT OF N 285 FT OF NE 1/4 OF SE 1/4
EXC ROW SR 40

EXC BEGIN AT THE INTERSECTION OF THE S LINE OF THE N 285 FT OF NE 1/4 OF
SE 1/4 WITH THE W LINE OF SW 27TH AVE & WLY 30 FT TH N 89-28-09 W 1.91
FT TH N 00-37-46 W 178.46 FT TH N 39-37-03 W 63.25 FT TH S 89-19-12 E 36.82
FT TH S 44-19-45 E 14.14 FT TH S 00-39-42 W 216.65 FT TO THE POB
EXC ANY PT LYING WITHIN THE FOLLOWING ROW TAKING:
COM AT THE NE COR TH S 00-22-04 W 2045.07 FT TH S 00-22-04 W 595.41 FT TH
S 00-40-08 W 4.59 FT TH N 89-19-05 W 244.92 FT TH S 00-40-08 W 53.75 FT TO THE
POB TH S 89-19-05 E 168.13 FT TH S 39-34-06 E 31.58 FT TH N 66-39-00 W 29.45 FT TH
N 89-19-05 W 71.38 FT TH S 64-17-36 W 4.50 FT TH N 89-19-05 W 39.57 FT TH N 62-52-42 W
4.49 FT TH N 89-19-05 W 37.55 FT TH S 64-17-36 W 5.36 FT TH N 00-40-08 E 15.13 TO THE
POB

EXC ROW TAKING MORE PARTICULARLY DESC AS:
COM AT THE NE COR TH S 00-22-04 W 2045.07 FT TH S 00-22-04 W 595.41 FT TH S 00-40-08 W
284.92 FT TH N 89-30-51 W 31.92 FT TO THE POB TH CONT N 89-30-51 W 10.22 FT TH
N 01-55-57 E 20.32 FT TH N 24-37-57 W 4.47 FT TH N 01-55-57 E 51.30 FT TH N 28-29-51 E 3.81 FT
TH N 07-12-04 W 48.52 FT TH N 01-55-57 E 41.04 FT TH N 11-05-07 W 30.80 FT TH S 39-34-06 E
25.94 FT TH S 00-37-32 E 178.48 FT TO THE POB

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

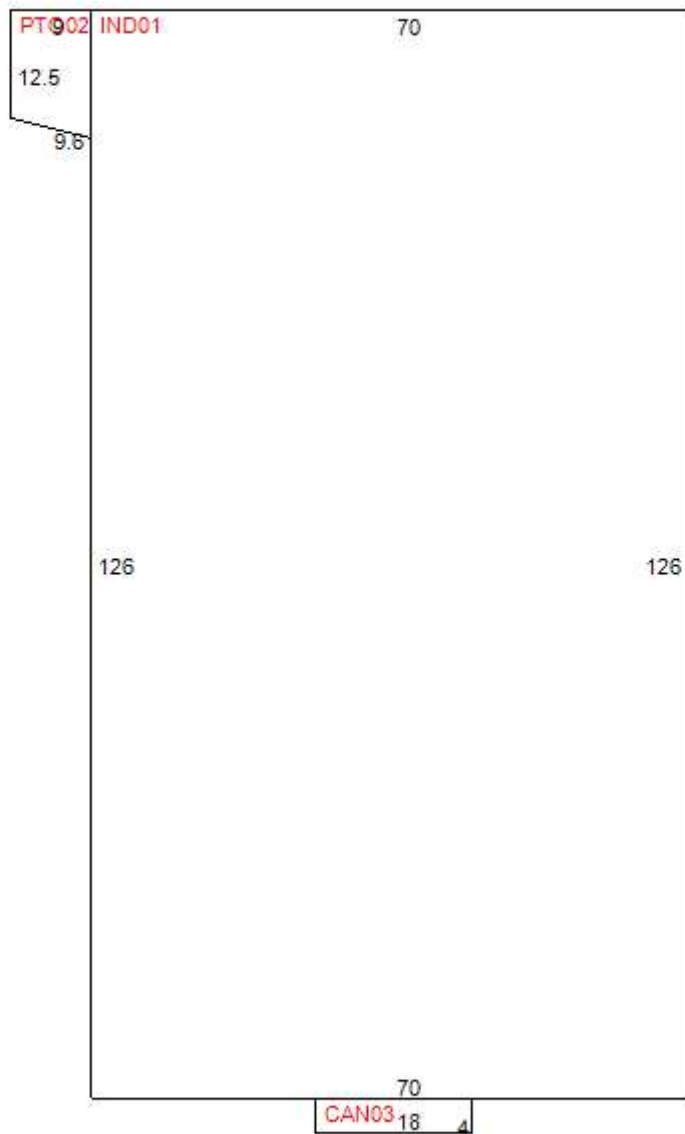
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	4800	.0	.0	B4	23,087.00	SF							
Neighborhood 9973													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

IND01=L70D126R70U126.L70,3
PTO02=L9D12,5A104|9,6U14,8.D126R26
CAN03=D4R18U4L18.

MZS04=1680.
1680



Building Characteristics

Structure 1 - WH STL FR
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 5/10/2022 by 117

Year Built 1976
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 392

Exterior Wall 18 PREFINISHED MTL54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	1976	0	8,820	F48 WAREHOUSE/DISTRIBUTE	60 %	N N
						F11 ONE STORY STORE	35 %	N Y
						F01 RESIDENTIAL	5 %	N Y
2	4.0	1.00	1976	0	125	PTO PATIO	100 %	N N
3	8.0	1.00	1976	0	72	CAN CANOPY-ATTACHD	100 %	N N
4	8.0	1.00	1989	0	1,680	MZS MEZZANINE STOR	100 %	N N

Section: 1

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

<u>Miscellaneous Improvements</u>								
Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	10,060.00		SF	5	1979	3	0.0	0.0
159 PAV CONCRETE	362.00		SF	20	1979	3	0.0	0.0
<u>Appraiser Notes</u>								
IMECA LUMBER & HARDWARE (2026)								
<u>Planning and Building</u>								
<u>** Permit Search **</u>								
Permit Number	Date Issued	Date Completed	Description					
BLD25-2331	10/24/2025	-	W SILVER SPRINGS LLC RACKING					
SGN25-0046	5/31/2025	-	IMECA LUMBER WALL SGNS					
OC01469	9/1/2001	-	CMRA					
OC00470	4/1/1995	-	ADDED HANDICAP BATHROOM					
OC00290	2/1/1992	-	RELOCATED SIGN					
OC01028	6/1/1989	-	REMODEL					

Prepared by & Return to:
Manuel J. Vadillo, Esq.
Attorney at Law
Sanchez Vadillo LLP
11402 NW 41 Street Suite 202
Doral, FL 33178
305-436-1410

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Warranty Deed

This Warranty Deed made this 28th day of April, 2023 between **Realty Land Trust of Ocala, LLC**, a Florida limited liability company, whose post office address is **115 E Indiana Ave Deland, FL 32724**, grantor, and **West Silver Springs Property LLC**, a Florida limited liability company, whose post office address is **1190 NW 159 Drive Miami Gardens, FL 33169**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 land, situate, lying and being in **Marion County, Florida** to-wit:

"See Exhibit A"

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2022**.

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52648291-F180-4C3D-B4D4-AD83AD33F04C — 2023/04/28 13:32:12 -800 — Remote Notary



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:

Realty Land Trust of Ocala, LLC,
a Florida limited liability company

Melina Fuenmayor

Witness Name: Melina Fuenmayor

Valeria Quintanilla

Witness Name: Valeria Quintanilla

Melina Fuenmayor

Witness Name: Melina Fuenmayor

Valeria Quintanilla

Witness Name: Valeria Quintanilla

By: Michael L Woerber

Michael L. Woerber, Manager

By: Lauri A Wright Woerber

Lauri A. Wright-Woerber, Manager

State of Florida

County of Broward

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 28th day of April, 2023 by Michael L. Woerber as Manager of Realty Land Trust of Ocala, LLC, a Florida limited liability company. She/he ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Melina Fuenmayor
Commission # GG 333123
Notary Public - State of Florida
My Commission Expires May 12, 2023

Notary Public

Printed Name: Melina Fuenmayor

My Commission Expires: May 12, 2023

State of Florida

County of Broward

Notarial act performed by audio-visual communication

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 28th day of April, 2023 by Lauri A. Wright-Woerber as Manager of Realty Land Trust of Ocala, LLC, a Florida limited liability company. She/he ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]

Melina Fuenmayor
Commission # GG 333123
Notary Public - State of Florida
My Commission Expires May 12, 2023

Notary Public

Printed Name: Melina Fuenmayor

My Commission Expires: May 12, 2023

Notarial act performed by audio-visual communication



Exhibit "A"
Legal Description

Parcel 1.

The East 145.00 feet of the North 285.00 feet of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida. Except the road right of way.

Parcel 2.

Beginning at the Northeast corner of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida; thence West 145.00 feet for the Point of Beginning; thence West 100.00 feet; thence South 285.00 feet; thence East 100.00 feet; thence North 285.00 feet to the Point of Beginning. Except any part of the foregoing property lying in road right of way.

LESS AND EXCEPT:

TAKING PARCEL:

Beginning at the intersection of the South line of the North 285.00 feet of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida with the West line of the S.W. 27th Avenue, being a line parallel with and Westerly 30.00 feet from the East line of said SE 1/4; thence N. 89°28'09" W. along said South line, a distance of 1.91 feet; thence N. 0°37'46" W. a distance of 178.46 feet; thence N. 39°37'03" W. a distance of 63.25 feet to a line parallel with the Southerly 53.75 feet from the Centerline of State Road 40; thence S. 89°19'12" E. along the South line of said State Road 40, a distance of 36.82 feet; thence S. 44°19'145" E. along said South line, a distance of 14.14 feet to said West line of S.W. 27th Avenue; thence S. 0°39'42" W. a distance of 216.65 feet to the Point of Beginning.

ELECTRIC UTILITY EASEMENT:

Commencing at the intersection of the South line of the North 285.00 feet of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida with the West line of S.W. 27th Avenue, being a line parallel with and Westerly 30.00 feet from the East line of said SE 1/4; thence N. 89°28'09" W. along said South line, a distance of 1.91 feet to the Point of Beginning; thence N. 0°37'46" W. a distance of 178.46 feet; thence N. 39°37'03" W. a distance of 21.76 feet; thence S. 0°39'42" W. a distance of 195.06 feet to said South line of said North 285.00 feet; thence S. 89°28'09" E. a distance of 18.09 feet to the Point of Beginning.

DRAINAGE EASEMENT:

Commencing at the intersection of the South line of the North 285.00 feet of the NE 1/4 of SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida with the West line of S.W. 27th Avenue, being a line parallel with and Westerly 30.00 feet from the East

526462B1-F150-4C3D-B4D4-AD83AD33F04C — 2023/04/28 13:32:12 -800 — Remco Notary



line of said SE 1/4; thence N. 89°28'09" W. along said South line, a distance of 1.91 feet; thence N. 0°37'46" W. a distance of 178.46 feet to the Point of Beginning; thence S. 0°37'46" E. a distance of 60.00 feet; thence N. 13°16'34" W. a distance of 85.08 feet; thence S. 39°37'03" E. a distance of 29.61 feet to the Point of Beginning.

TEMPORARY CONSTRUCTION EASEMENT:

Commencing at the intersection of the South line of the North 285.00 feet of the NE 1/4 of the SE 1/4 of Section 14, Township 15 South, Range 21 East, Marion County, Florida with the West line of S.W. 27th Avenue, being a line parallel with and Westerly 30.00 feet from the East line of said SE 1/4; thence N. 89°28'09" W. along said South line, a distance of 1.91 feet to the Point of Beginning; thence N. 0°37'46" W. distance of 178.46 feet; thence N. 39°37'03" W. a distance of 7.95 feet; thence S. 0°37'46" E. a distance of 184.54 feet to said South line of said North 285.00 feet; thence S. 89°28'09" E. a distance of 5.00 feet to the Point of Beginning.

LESS AND EXCEPT:

TAKING PARCEL:

PART A:

COMMENCE at a nail and disk stamped "GEODATA LB 6556", marking the Northeast corner of Section 14, Township 15 South, Range 21 East, Marion County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 40, Section 36110, Financial Project Number 433652-1; thence South 00°22'04" West, along the East line of the Northeast 1/4 of said Section 14, a distance of 2045.07 feet to Station 212+00.00 at the end of Centerline of Survey for SW 27TH Avenue as shown on said map, said point being a nail and disk stamped "FDOT LB 6556"; thence continue South 00°22'04" West along said East line and said Centerline, a distance of 595.41 feet to the Southeast corner of the Northeast 1/4 of said Section 14, said point being a 60D nail with no identification at Station 206+04.59 as shown on said map; thence South 00°40'08" West, along the East line of the Southeast 1/4 of said Section 14 and said Centerline, a distance of 4.59 feet to Station 1319+72.78 on the Centerline of Survey State Road 40, as shown on said map; thence departing said East line and said Centerline, run North 89°19'05" West, along said Centerline of Survey State Road 40, a distance of 244.92 feet to Station 1317+27.86; thence departing said Centerline, run South 00°40'08" West, a distance of 53.75 feet to a point on the existing South Right of Way Line of said State Road 40 and the POINT OF BEGINNING; thence South 89°19'05" East, along said South Right of Way Line, a distance of 168.13 feet; thence South 39°34'06" East, along said South Right of Way Line, a distance of 31.58 feet; thence departing said South Right of Way Line, run North 66°39'00" West, a distance of 29.45 feet; thence North 89°19'05" West, parallel to and 66.50 feet South of said Centerline of Survey State Road 40, a distance of 71.38 feet; thence South 64°17'36" West, a distance of 4.50 feet; thence North 89°19'05" West, parallel to and 68.50 feet South of said Centerline of Survey State Road 40, a distance of 39.57 feet; thence North 62°52'42" West, a distance of 4.49 feet; thence North 89°19'05" West, parallel to and 66.50 feet South of said Centerline of

526462B1-F150-4C3D-B4D4-AD83AD33F04C — 2023/04/28 13:32:12 -8:00 — Remote Notary



Survey State Road 40, a distance of 37.55 feet; thence South 64°17'36" West, a distance of 5.36 feet to a point on the West line of lands described in Official Records Book 4481, Page 1533 of the Public Records of Marion County, Florida; thence North 00°40'08" East, a distance of 15.13 feet to the POINT OF BEGINNING.

AND

PART B

COMMENCE at a nail and disk stamped "GEODATA LB 6556", marking the Northeast corner of Section 14, Township 15 South, Range 21 East, Marion County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 40, Section 36110, Financial Project Number 433652-1; thence South 00°22'04" West, along the East line of the Northeast 1/4 of said Section 14, a distance of 2045.07 feet to Station 212+00.00 at the end of Centerline of Survey for SW 27TH Avenue as shown on said map, said point being a nail and disk stamped "FDOT LB 6556"; thence continue South 00°22'04" West along said East line and said Centerline a distance of 595.41 feet to the Southeast corner of the Northeast 1/4 of said Section 14, said point being a 60D nail with no identification at Station 206+04.59 as shown on said map; thence South 00°40'08" West, along the East line of the Southeast 1/4 of said Section 14 and said Centerline, a distance of 284.92 feet to Station 203+19.67; thence departing said East line and said Centerline, run North 89°30'51" West, a distance of 31.92 feet to a point on the existing West Right of Way Line of said SW 27TH Avenue and the POINT OF BEGINNING; thence continue North 89°30'51" West, along the South line of lands described in Official Records Book 4481, Page 1533 of the Public Records of Marion County, Florida, a distance of 10.22 feet; thence departing said South line, run North 01°55'57" East, a distance of 20.32 feet; thence North 24°37'57" West, a distance of 4.47 feet; thence North 01°55'57" East, a distance of 51.30 feet; thence North 28°29'51" East, a distance of 3.81 feet; thence North 07°12'04" West, a distance of 48.52 feet; thence North 01°55'57" East, a distance of 41.04 feet; thence North 11°05'07" West, a distance of 30.80 feet; thence South 39°34'06" East, a distance of 25.94 feet to a point on the aforesaid West Right of Way Line; thence South 00°37'32" East, along said West Right of Way Line, a distance of 178.48 feet to the POINT OF BEGINNING.

Parcel Identification Number: 22771-000-000 and 22773-000-00

528462B1-F16L-4C3D-B4D4-AD83AD33F04C — 2023/04/28 13:32:12 -8:00 — Renata Notary





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

Detail by Entity Name

Florida Limited Liability Company
WEST SILVER SPRINGS PROPERTY LLC

Filing Information

Document Number L23000204324
FEI/EIN Number 93-1400155
Date Filed 04/25/2023
State FL
Status ACTIVE

Principal Address

1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

Mailing Address

1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

Registered Agent Name & Address

VADILLO, MANUEL J, ESQ.
1200 BRICKELL AVENUE
SUITE 1480
MIAMI, FL 33131

Authorized Person(s) Detail

Name & Address

Title MGR

COCCHIOLA, TONY
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

Title MGR

COCCHIOLA, MICHAEL A
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

Title MGR

COCCHIOLA, CLAUDIO
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169

Annual Reports

Report Year	Filed Date
2024	02/16/2024
2025	04/03/2025

Document Images

04/03/2025 -- ANNUAL REPORT	View image in PDF format
02/16/2024 -- ANNUAL REPORT	View image in PDF format
04/25/2023 -- Florida Limited Liability	View image in PDF format



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

7/3/2025

CASE NO: CE25-0611

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DR
MIAMI GARDENS, FL. 33169-5808

VADILLO MANUEL J ESQ
1200 BRICKELL AVENUE SUITE 1480
MIAMI, FL. 33131

RE: 22771-000-00 | 2700 W SILVER SPRINGS BLVD OCALA, FL.

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before:

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain "after-the-fact" permits for the unpermitted work completed at the property such as electrical, racking, re-striping, and loading ramp. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin the permitting process.

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.

OSIAS FERREIRA,
Code Enforcement Officer
352-789-5305 oferreira@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

03/05/2026

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DRIVE
MIAMI GARDENS, FL. 33169-5808

VADILLO MANUEL J ESQ (REGISTERED AGENT)
1200 BRICKELL AVENUE SUITE 1480
MIAMI, FL. 33131

Respondent(s) _____ /

Location of Violation: 2700 W SILVER SPRINGS BLVD|22771-000-00

Case Number: CE25-0611

Inspector Assigned: Osias Ferreira

Required Compliance Date: 04/06/2026

Public Hearing Date & Time: 04/09/2026 17:30

Violation(s) and How to Abate:

SECTION 122-1007 - Surfacing.

Pothole nearby the entry of the business. Fill and fix the pothole.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

Obtain a permit for the re-stripping of the parking lot.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain "after-the-fact" permits for the unpermitted work completed at the property such as electrical and loading ramp. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin the permitting process.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Osias Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE25-0611

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

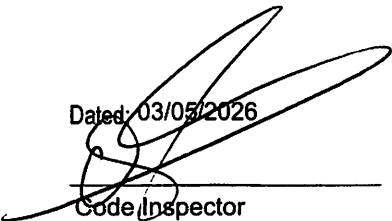
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/05/2026 post the Notice of Violation & Public Hearing to the property, located at 2700 W SILVER SPRINGS BLVD.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

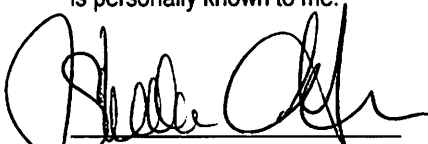
FURTHER, AFFIANT SAYETH NAUGHT.

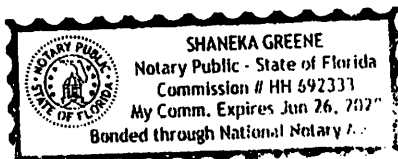
Dated: 03/05/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/05/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





IMECA
LUMBER & HARDWARE

270

IMECA
BUSINESS HOURS
MON. 9:00AM to 6:00PM
TUE. 9:00AM to 6:00PM
WED. 9:00AM to 6:00PM
THUR. 9:00AM to 6:00PM
FRI. 9:00AM to 6:00PM
SAT. 9:00AM to 12:00PM
SUN. CLOSED

City of Ocala
Code Enforcement Division
3/5/2026 3:11 PM



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

NOTICE OF VIOLATION AND PUBLIC HEARING

03/05/2026

WEST SILVER SPRINGS PROPERTY LLC
1190 NW 159 DRIVE
MIAMI GARDENS, FL 33169-5808

VADILLO MANUEL J ESQ (REGISTERED AGENT)
1200 BRICKELL AVENUE SUITE 1480
MIAMI, FL 33131

Respondent(s) _____

Location of Violation: 2700 W SILVER SPRINGS BLVD/22771-000-00

Case Number: CE25-0611

Inspector Assigned: Osias Ferreira

Required Compliance Date: 04/06/2026

Public Hearing Date & Time: 04/09/2026 17:30

Violation(s) and How to Abate:

SECTION 122-1007 - Surfacing.
Pothole nearby the entry of the business. Fill and fix the pothole.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED
Obtain a permit for the re-striping of the parking lot.

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain "after-the-fact" permits for the unpermitted work completed at the property such as electrical and loading ramp. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin the permitting process.

City of Ocala
Code Enforcement Division
3/5/2026 3:11 PM

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

CASE NO: CE25-0611

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 03/04/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

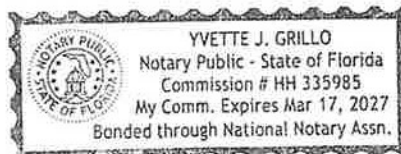
Dated: 03/04/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

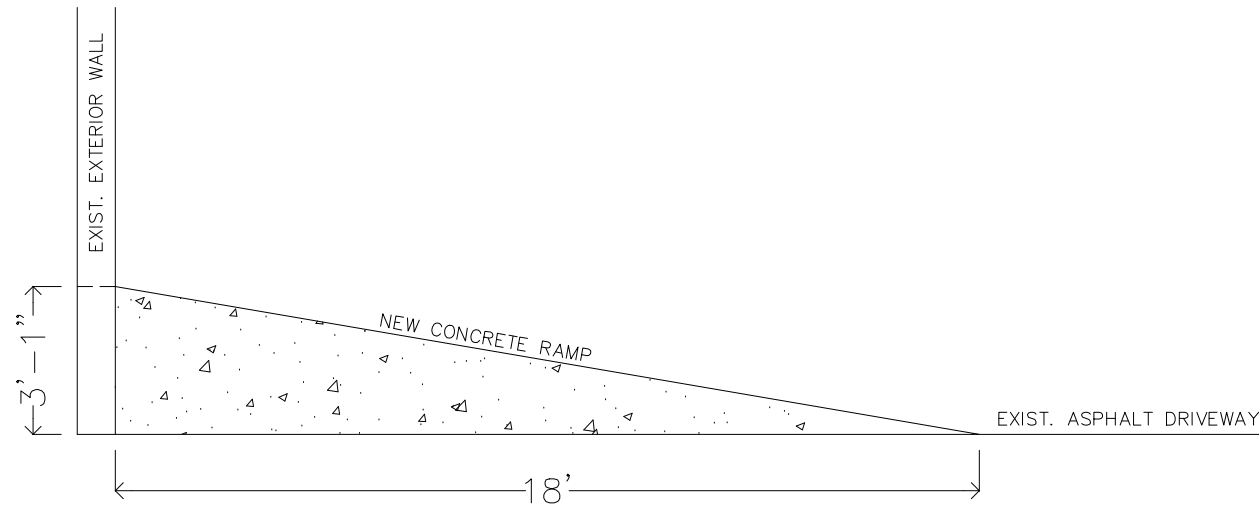
SWORN TO (or affirmed) before me: 03/04/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

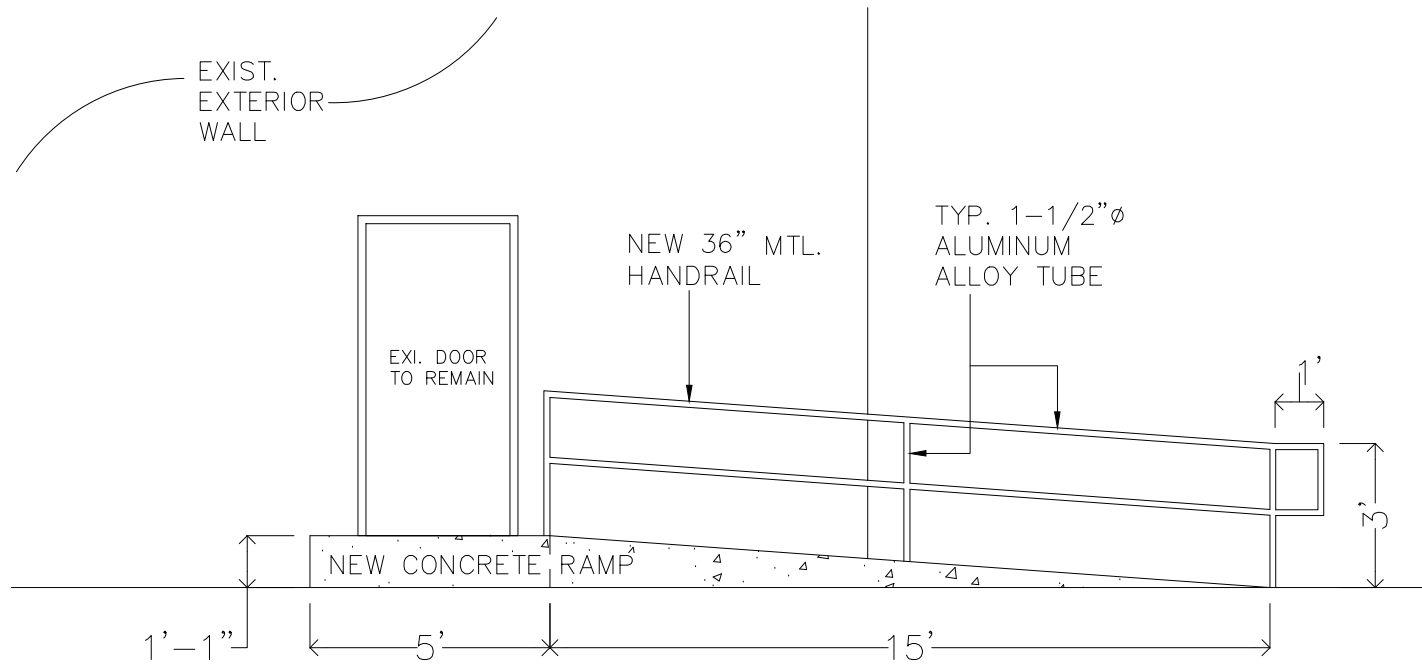




PROPOSED RAMP PLAN
SCALE 1/4"=1'



PROPOSED TRUCK RAMP SIDE VIEW
SCALE 1/4"=1'



PROPOSED WALK RAMP SIDE VIEW
SCALE 1/4"=1'

DATE	REVISION
06-06-25	

PROJECT :
OFFICE INTERIOR RENOVATION
2700 W SILVER SPRINGS BLVD,
OCALA, FL 34475

ROSARIO MONTERO P.E.
PE LIC.# 78464
9581 FONTAINEBLEAU BLVD #101
MIAMI, FLORIDA 33172
PH.(786) 284-8905

PERMIT SET FOR CONSTRUCTION

DWG. TITLE	PROPOSED RAMP PLAN
SCALE	AS SHOWN
DRAWN BY	CHK'D
R.P.	R.M.
PROJECT NO.	1
DATE	08/20/2025
SHEET NUMBER	A-2
	2 OF 2

NOTE: CONTRACTOR SHALL CHECK AND VERIFY ALL PLAN DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION AND SHALL NOTIFY ROSARIO MONTERO,P.E. OF ANY DISCREPANCIES. DO NOT SCALE DRAWINGS. ALL WRITTEN DIMENSIONS SHALL GOVERN. DRAWINGS.



City of Ocala
Code Enforcement Division
4/6/2026 3:38 PM



IMECA
LUMBER & HARDWARE

QUALITY DISCOUNT MEATS

IMECA
BUSINESS HOURS:
MON. 7:30AM to 4:30PM
TUE. 7:30AM to 4:30PM
WED. 7:30AM to 4:30PM
THUR. 7:30AM to 4:30PM
FRI. 7:30AM to 4:30PM
SAT. 8:00AM to 12:00PM
SUN. CLOSED

City of Ocala
Code Enforcement Division
3/2/2026 3:29 PM



City of Ocala
Code Enforcement Division
3/2/2026 3:29 PM



City of Ocala
Code Enforcement Division
3/2/2026 3:29 PM



City of Ocala
Code Enforcement Division
3/2/2026 3:29 PM



7/2/25, 10:16 AM
City of Ocala
Code Enforcement Division



7/2/25, 10:24 AM
City of Ocala
Code Enforcement Division



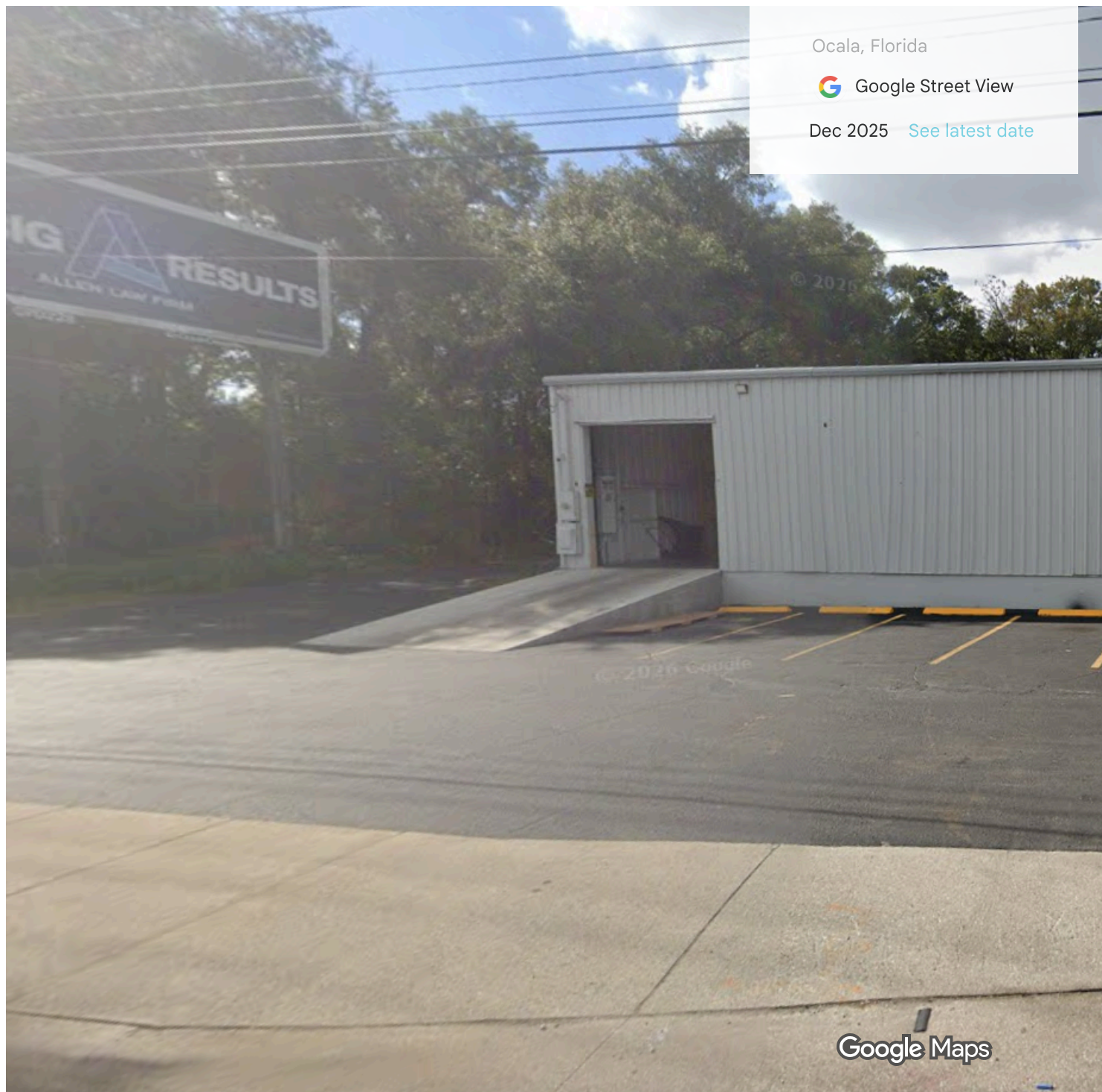
7/2/25, 10:24 AM
City of Ocala
Code Enforcement Division



7/2/25, 10:25 AM
City of Ocala
Code Enforcement Division



7/2/25, 10:25 AM
City of Ocala
Code Enforcement Division



Ocala, Florida

 Google Street View

Dec 2025 [See latest date](#)

Google Maps

Image capture: Dec 2025 © 2026 Google



2700 W Silver Springs Blvd

Building



Directions



Save



Nearby



Send to
phone



Share



2700 W Silver Springs Blvd, Ocala, FL 34475

Photos



At this place

Imeca Lumber & Hardware

5.0 ★★★★★ (4)

Plywood supplier · Floor 1

Open · Closes 4:30 PM



Esmirna's Notary, Accounting and Tax Services, LLC

5.0 ★★★★★ (1)

Consultant · Floor 1

Open · Closes 5 PM



Directions



Google Maps



2700 W Silver Springs Blvd

Building



Directions



Save



Nearby



Send to
phone

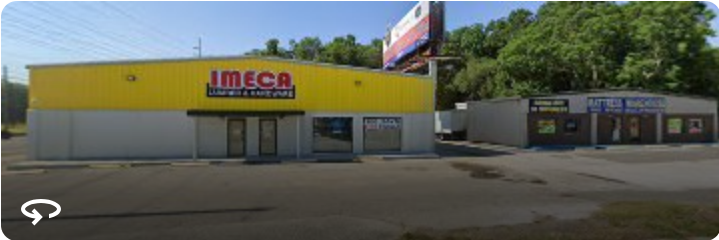


Share



2700 W Silver Springs Blvd, Ocala, FL 34475

Photos



At this place