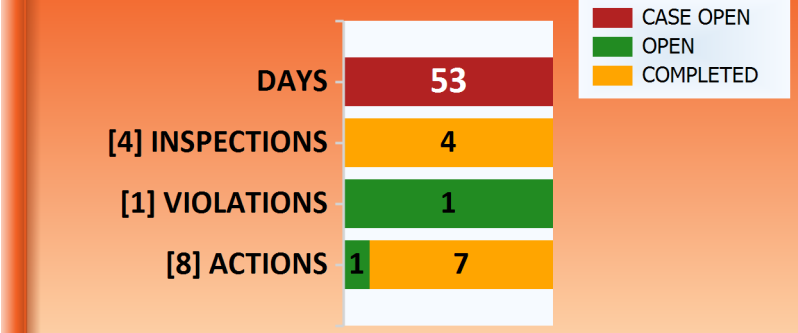
Case Details - No Attachments

City of Ocala

Case Number
CE25-0494

Description: Unpermitted donation box			Status: HEARING
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 6/6/2025	Closed:	Last Action: 7/30/2025	Fllw Up: 7/28/2025
Site Address: 3435 N PINE AVE OCALA, FL 34475			
Site APN: 25226-004-02		Officer: JENNIPHER L BULLER	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH MAILED (3) 91 7199 9991 7039 7682 8165 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL. 33134 91 7199 9991 7039 7682 8172 OCALA NORTH PROPERTY, LLC C/O HIRAM OCARIZ (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131 91 7199 9991 7039 7682 8189 EMTEX LLC C/O JOHANNA V ESPINOSA (REGISTERED AGENT) 1307 CARTER OAKS DR VALRICO, FL. 33511
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	7/3/2025	7/3/2025	NOVPH READY FOR POSTING Posted upon the property.

PREPARE NOTICE	SHANEKA GREENE	6/11/2025	6/11/2025	CLTO Compliance date: 07/01/2025 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES FL 33134 OCALA NORTH PROPERTY, LLC C/O HIRAM OCARIZ (REGISTERED AGENT) 1 SE 3rRD AVENUE SUITE1100 MIAMI, FL 33131 EMTEX LLC C/O JOHANNA V ESPINOSA (REGISTERED AGENT) 1307 CARTER OAKS DR VALRICO, FL 33511
PREPARE NOTICE	SHANEKA GREENE	7/2/2025	7/2/2025	NOVPH Compliance date: 07/23/2025 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES FL 33134 OCALA NORTH PROPERTY, LLC C/O HIRAM OCARIZ (REGISTERED AGENT) 1 SE 3rRD AVENUE SUITE1100 MIAMI, FL 33131 EMTEX LLC C/O JOHANNA V ESPINOSA (REGISTERED AGENT) 1307 CARTER OAKS DR VALRICO, FL 33511
REGULAR MAIL	SHANEKA GREENE	6/11/2025	6/11/2025	CLTO MAILED (3)

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0494

STAFF RECOMMENDATION	**DALE HOLLINGSWORTH**	**7/18/2025**	**7/22/2025**	**Find the Respondents(s) guilty of violation city code section 122-1223 and order to:** **1.) Apply for and obtain any required permits/license needed to meet the City of Ocala ordinance section 122-1223 by 4:00 pm on Thursday, August 21st, 2025, or remove the donation box by 4:00 pm on Thursday, August 21st, 2025. If the Respondent fails to comply by 7:00 am on Friday, August 22nd, 2025, there shall be a fine of $50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of the donation box.** **2.) Pay the cost of prosecution of $245.48 by August 21st, 2025.**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134			
RESPONDENT 1	OCALA NORTH PROPERTY LLC	999 PONCE DE LEON BLVD STE 650 CORAL GABLES, FL 33134			
RESPONDENT 2	OCALA NORTH PROPERTY LLC	C/O HIRAM OCARIZ (REGISTERED AGENT) MIAMI, FL 33131			
RESPONDENT 3	EMTEX LLC	JOHANNA V ESPINOSA (REGISTERED AGENT) VALRICO, FL 33511			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	**001-359-000-000-06-35960**	**6**	**$43.08**	**$0.00**						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0494

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	$132.00	$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	$50.00	$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	$18.75	$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	$1.65	$0.00						
	Total Paid for CASE FEES:		$245.48	$0.00						
	TOTALS:		$245.48	$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	7/23/2025	7/23/2025	NON COMPLIANT		I conducted a follow up concerning the compliance date given on the Notice of Violation and Public Hearing. I observed the unpermitted donation box remained. Photo attached. Hearing inspection scheduled.
FOLLOW UP	JLB	7/1/2025	7/1/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the unpermitted donation box remained upon the property. Photos attached. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
HEARING INSPECTION	JLB	7/28/2025	7/28/2025	NON COMPLIANT		I conducted a follow up inspection. I found no donation box permit/license on file. Upon arrival to the property, I observed the unpermitted donation box remained. Photo attached. Proceed to hearing to obtain an order.

INITIAL	JLB	6/9/2025	6/9/2025	NON COMPLIANT		While in the area, I observed an unpermitted/unlicensed donation box upon the property. Photos attached. Request for courtesy letter to be mailed to respondent. Follow up scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SEC. 122-1223. - SUPPLEMENTARY REGULATION FOR DONATION BOXES	SHANEKA GREENE	6/11/2025				

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

THE CITY OF OCALA

CASE NO: CE25-0494

Petitioner,

VS.

OCALA NORTH PROPERTY 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	4	$50.00

3. Clerical & Casework Time:

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

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	$1.65	3	$43.08	6	$43.08

Total Costs: $245.48

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

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 Jul by JENNIPHER L BULLER who is personally known to me and who did take an oath.

Secretary and Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

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

25226-004-02

GOOGLE Street View

Prime Key: 2818832 | MAP IT+ | Current as of 6/9/2025

Property Information

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES FL 33134

Taxes / Assessments:
Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.
PC: 16
Acres: 9.18

More Situs
Situs: 3435 N PINE AVE ALL UNITS
OCALA

2024 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	$3,840,576
Total Assessed Value	$3,840,576
Exemptions	$0
Total Taxable	$3,840,576

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$1,399,584	$2,541,230	$152,685	$3,840,576	$3,840,576	$0	$3,840,576
2023	$1,399,584	$2,644,666	$152,685	$3,782,537	$3,782,537	$0	$3,782,537
2022	$999,702	$2,218,003	$152,685	$3,540,607	$3,540,607	$0	$3,540,607

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6425/1946	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$1,278,800
6425/1943	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$1,278,800
6425/1940	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$2,092,500
6425/1937	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$907,200
6425/1934	07/2016	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$907,200
6355/1940	02/2016	43 R-O-W	0	U	V	$100

Property Description

SEC 06 TWP 15 RGE 22

PLAT BOOK 3 PAGE 123
OCALA NORTH PLAZA
LOT 2 &
EXC COM AT THE SE COR OF LOT 2 TH N 17-26-33 E 313.98 FT TH
N 72-33-27 W 57.97 FT TO THE POB TH S 74-31-33 W 100 FT TH
N 15-28-27 W 165 FT TH N 74-31-33 E 100 FT TH S 15-28-27 E
165 FT TO THE POB
LESS & EXCEPT THE FOLLOWING:
BEG AT NW COR OF LOT 2 TH S 89-34-00 E 543.93 FT TO NE COR OF
LOT 2 TH S 15-21-27 E 9.02 FT TH N 89-40-29 W 543.63 FT TH
N 15-25-49 W 10.09 FT TO POB.
Parent Parcel: 25226-004-01

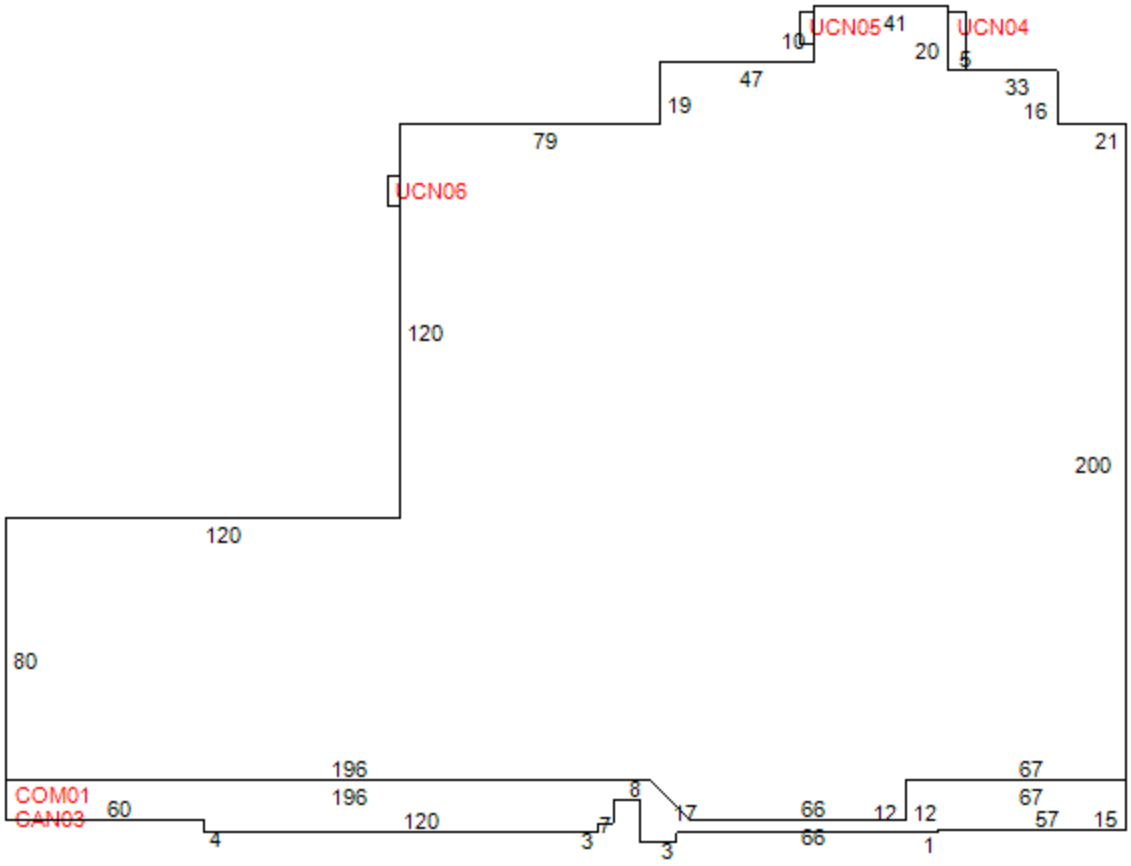
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	1600	.0	.0	B4	399,881.00	SF						
Neighborhood 9941 - COMM US 441-NE 35TH ST/SS BVLD												
Mkt: 2 70												

Traverse

Building 1 of 1
COM01=R196A135|17R66U12R67U200L21U16L33U20L41D17L47D19L79D120L120D80.
MZS02=1304.
CAN03=R196A135|17R66U12R67D15L57D1L80D3L11U13L8D7L5D3L120U4L60U12.U236D2R287
UCN04=R5D18L5U18.L41
UCN05=L4D10R4U10.D50L126

UCN06=L4D9R4U9.
1304



Building Characteristics

Structure	4 - MASONRY NO PILAST	**Year Built**	1994
Effective Age	4 - 15-19 YRS	**Physical Deterioration**	0%
Condition	0	**Obsolescence: Functional**	0%
Quality Grade	600 - AVERAGE	**Obsolescence: Locational**	0%
Inspected on	5/8/2025 by 117	**Base Perimeter**	1171

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO54 OCALA BLOCK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish		Sprinkler	A/C
1	19.0	1.00	1994	0	57,558	M14 MARKET	83 %	Y	Y
						M16 COMMUNITY SHOP CTR	17 %	Y	Y
2	14.0	1.00	1994	0	1,304	MZS MEZZANINE STOR	100 %	Y	N
3	14.0	1.00	1994	0	4,237	CAN CANOPY-ATTACHD	100 %	N	N
4	12.0	1.00	1994	0	90	UCN CANOPY UNFIN	100 %	N	N
5	12.0	1.00	1994	0	40	UCN CANOPY UNFIN	100 %	N	N
6	10.0	1.00	1994	0	36	UCN CANOPY UNFIN	100 %	N	N

Section: 1

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 3	**4 Fixture Baths:** 2	**2 Fixture Baths:** 8
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 0	**Extra Fixtures:** 47

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	209,460.00	SF	5	1994	3	0.0	0.0
159 PAV CONCRETE	11,678.00	SF	20	1994	3	0.0	0.0
159 PAV CONCRETE	600.00	SF	20	1994	5	0.0	0.0

Appraiser Notes

OCALA NORTH SHOPPING CENTER
TENANT LIST AS OF 1/12/2023
SUITE300= HARVEY`S SUPERMARKET 2-4FX 36X
SUITE203= HUNGRY HOWIES 2-2FX 5X
SUITE202= WOK-N-STUFF II 2-2FX 5X
SUITE201= H & R BLOCK 1-2FX
SUITE101=SMOKE SHOP 2-2FX 1X
SUITE102-103= OCALA WINE AND SPIRITS 1- 2FX COL=25X8

MEZZANINE IN HARVEY`S SUPERMARKET=1304SF

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD25-1147	5/22/2025	-	ONE STOP FIREWORK TENT
TSP24-0032	12/19/2024	-	ONE STOP FIREWORK
BLD24-0988	5/30/2024	6/17/2024	ONE STOP FIREWORKS JULY 4 TENT
BLD23-2697	12/14/2023	-	ONE STOP FIREWORKS / TENT
BLD23-1203	6/8/2023	6/20/2023	ONE STOP FIREWORKS / TENT
BLD22-3565	12/9/2022	12/15/2022	ONE STOP FIREWORKS / TENT
BLD22-1534	6/16/2022	-	ONE STOP FIREWORKS / TENT
SGN22-0022	3/3/2022	10/20/2022	SMOKE SHOP / SIGN
BLD21-3038	12/14/2021	-	ONE STOP FIREWORKS/TENT
BLD21-1243	6/2/2021	-	ONE STOP FIREWORKS/TENT
BLD20-2195	12/1/2020	-	ONE STOP FIREWORKS/TENT
BLD20-0937	6/11/2020	6/19/2020	ONE STOP FIREWORKS/TENT/6.15-7.6
BLD20-0356	2/26/2020	4/21/2020	HARVEYS SUPERMARKET/ REPLACE OH DOOR
BLD19-2143	11/15/2019	12/20/2019	ONE STOP /FIREWORKS
BLD19-1087	6/3/2019	-	ONE STOP FIREWORKS/TNT
BLD18-2475	11/26/2018	12/17/2018	ONE STOP FIREWORKS/TENT/12/14-1/2
BLD18-1275	6/11/2018	-	ONE STOP FIREWORKS / TENT / 6/15/18-7/5/18
BLD17-1920	12/4/2017	12/18/2017	FIREWORKS TENT
SGN17-0094	8/17/2017	8/28/2017	METRO PCS / WALL SIGN
BLD17-1228	8/1/2017	-	DIVIDER WALL IN METRO PCS
SGN17-0089	7/27/2017	8/16/2017	WINN DIXIE / SIGN
BLD15=-544	4/24/2015	5/11/2015	ADD HC BATHROOM #101
SGN14-0227	10/23/2014	-	WALL SIGN LIQUORS
BLD14-1000	8/12/2014	-	FIRE WALL
SGN12-0277	11/7/2012	-	SIGN INTERNET
OC00865	4/1/2006	-	SPRKLR #203
OC00366	2/1/2006	7/1/2006	INT RENO #203
OC01878	12/1/2002	-	CMRA #202
OC01793	12/1/2002	-	CMRA #202
OC01255	8/1/2002	1/1/2003	CMRA #202
OC00817	6/1/2002	-	CMRA LITTLE WOKERY
OC00341	3/1/1999	-	CMRA CELLMAX
OC01047	7/1/1995	-	CMRA

OC00897	6/1/1995	8/1/1995	COMM
OC00488	4/1/1995	-	CMRA
OC00123	1/1/1995	-	CMRA
OC02014	12/1/1994	-	CMRA
OC02079	12/1/1994	-	CMRA
OC00952	5/1/1994	12/1/1994	UNDERGROUND UTILITIES
OC00727	4/1/1994	12/1/1994	CA
OC00725	4/1/1994	12/1/1994	BLDG01= ADD COMM BLDG
OC00726	4/1/1994	12/1/1994	BLDG01= ADD COMM BLDG

This instrument prepared by:
Larry R. Stout
P. 0. Box 15200
Daytona Beach, FL 32115-5200

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made on July 15, 2016, between **BASIN STREET CAPITAL LLC**, a Florida limited liability company (hereinafter the "Grantor"), whose mailing address is 444 Seabreeze Boulevard, Suite 1002, Daytona Beach, Florida 32118, and **OCALA NORTH PROPERTY, LLC**, a Delaware limited liability company (hereinafter the "Grantee"), whose mailing address is 999 Ponce de Leon Blvd, Suite 650, Coral Gables, Florida 33134.

WITNESSETH

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, the Grantor has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described property (hereinafter the "Property") situated in Marion County, Florida and more particularly described as follows:

AN UNDIVIDED 27.5% INTEREST IN THE FOLLOWING DESCRIBED REAL PROPERTY AND EASEMENTS; TO WIT:

Parcel 1 - FEE

Lot 2, Ocala North Plaza, according to the map or plat thereof as recorded in Plat Book 3, Page 123, Public Records of Marion County, Florida.
Parcel No.: 25226-004-02

LESS AND EXCEPT right of way conveyed to Marion County by deed recorded in O.R. Book 6355, Page 1940, Public Records of Marion County, Florida more particularly described as follows:

> Beginning at the Northwest corner of Lot 2, Ocala North Plaza, as per plat thereof recorded in Plat Book 3, Pages 123-124 of the Public Records of Marion County, Florida said point being on the South right of way of NW 35th Street; thence proceed S89°34'00"E along said South right of way a distance of 543.93 feet to the Northeast corner of said Lot 2; thence S15°21'27"E along the Easterly boundary of said Lot 2 a distance of 9.02 feet; thence departing said Easterly boundary proceed N89°40'29"W a distance of 543.63 feet to the Westerly boundary of said

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
CFN# 2016067054 BK 6425 Pgs 1946-1948 07/20/2016 11:58:11 AM
REC FEE 27.00 INDEX DEED DOC 8,951.60

Lot 2; thence N15°25'49"W along said Westerly boundary a distance of 10.09 feet to the Point of Beginning.

PARCEL 2- EASEMENT:

Together with a non-exclusive easement for drainage facilities as described in Grant of Non-Exclusive Easement recorded in O.R. Book 2072. Page 938, Public Records of Marion County, Florida.

PARCEL 3 - EASEMENT:
Together with a non-exclusive easement for parking, ingress and egress as described in Shopping Center Easement Agreement recorded in O.R. Book 2133, Page 1760, Public Records of Marion County, Florida.

Subject to taxes for the year 2016 and subsequent years, and to covenants, conditions, restrictions, easements, restrictions, reservations and limitations of record, the mention of which shall not serve to reimpose serve the same.

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

To have and to hold, the same in fee simple forever.

The Grantor hereby covenants with the Grantee (i) that said Grantor is lawfully seized of the Property in fee simple, (ii) that Grantor has good right and lawful authority to sell, transfer and convey the Property, and (iii) that said Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, but no others.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its Manager on the day and year set forth in the acknowledgment below.

Signed, sealed and delivered
in the presence of:

Signature of first witness

LARRY R STOUT
Printed name of first witness

Signature of second witness

JOANNE WINKLER
Printed name of second witness

BASIN STREET CAPITAL LLC

By: _____
Sanford Miller, Its Manager

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2016067054 OR BK 6425 PG 1947 Pgs 1946-1948 07/20/2016 11:58:11 AM

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me on July 13, 2016, Sanford Miller, as the Manager of Basin Street Capital LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Larry R Stout

Notary Public, State of Florida at Large

LARRY R. STOUT
MY COMMISSION # FF 992038
EXPIRES: May 23, 2020
Bonded Thru Notary Public Underwriters

DAVID R ELLSPERMANN MARION COUNTY FL
CFN# 2016067054 OR BK 6425 PG 1948 Pgs 1946-1948 07/20/2016 11:58:11 AM

Detail by Entity Name

Foreign Limited Liability Company
OCALA NORTH PROPERTY, LLC

Filing Information

Document Number	M16000005842
FEI/EIN Number	81-3012766
Date Filed	07/20/2016
State	FL
Status	ACTIVE

Principal Address

1 SE 3rd Avenue
suite 1100
miami, FL 33131

Changed: 06/08/2022

Mailing Address

1 SE 3rd Avenue
suite 1100
miami, FL 33131

Changed: 06/08/2022

Registered Agent Name & Address

OCARIZ, HIRAM
1 SE 3rd Avenue
suite 1100
miami, FL 33131

Name Changed: 03/20/2023

Address Changed: 03/20/2023

Authorized Person(s) Detail

Name & Address

Title MGR

SLAKE CFP, LTD
1 SE 3RD AVENUE
SUITE 1100

MIAMI, FL 33131

Annual Reports

Report Year	Filed Date
2023	03/20/2023
2024	04/30/2024
2025	04/23/2025

Document Images

04/23/2025 -- ANNUAL REPORT	View image in PDF format
04/30/2024 -- ANNUAL REPORT	View image in PDF format
03/20/2023 -- ANNUAL REPORT	View image in PDF format
02/28/2022 -- ANNUAL REPORT	View image in PDF format
03/26/2021 -- ANNUAL REPORT	View image in PDF format
02/26/2020 -- ANNUAL REPORT	View image in PDF format
03/28/2019 -- ANNUAL REPORT	View image in PDF format
03/09/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
07/20/2016 -- Foreign Limited	View image in PDF format



Detail by Entity Name

Florida Limited Liability Company
EMTEX LLC

Filing Information

Document Number	L18000114212
FEI/EIN Number	83-1605798
Date Filed	05/07/2018
Effective Date	05/03/2018
State	FL
Status	INACTIVE
Last Event	VOLUNTARY DISSOLUTION
Event Date Filed	10/04/2024
Event Effective Date	10/04/2024

Principal Address

1507 CARTER OAKS DR
VALRICO, FL 33511

Changed: 04/17/2021

Mailing Address

1307 CARTER OAKS DR
VALRICO, FL 33511

Changed: 04/17/2021

Registered Agent Name & Address

Espinosa, Johanna V
1307 CARTER OAKS DR
VALRICO, FL 33511

Name Changed: 03/31/2019

Address Changed: 04/17/2021

Authorized Person(s) Detail

Name & Address

Title P

ESPINOSA, JOHANNA
1307 CARTER OAKS DR
VALRICO, FL 33511

Annual Reports

Report Year	Filed Date
2019	03/31/2019
2020	03/22/2020
2021	04/17/2021

Document Images

10/04/2024 -- VOLUNTARY DISSOLUTION	View image in PDF format
04/17/2021 -- ANNUAL REPORT	View image in PDF format
03/22/2020 -- ANNUAL REPORT	View image in PDF format
03/31/2019 -- ANNUAL REPORT	View image in PDF format
05/07/2018 -- Florida Limited Liability	View image in PDF format

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

6/11/2025 CASE NO: CE25-0494

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

OCALA NORTH PROPERTY LLC
C/O HIRAM OCARIZ (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL. 33131

EMTEX LLC
C/O JOHANNA V ESPINOSA (REGISTERED AGENT)
1307 CARTER OAKS DR
VALRICO, FL. 33511

RE: 25226-004-02| 3435 N PINE AVE OCALA, FLORIDA

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: 07/01/2025

Violations:

SEC. 122-1223. - SUPPLEMENTARY REGULATION FOR DONATION BOXES
Unpermitted donation box upon the property. Obtain required permit and complete inspections OR remove donation box from property.

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.

JENNIPHER L BULLER,
Code Enforcement Supervisor
352-425-3451 jbuller@ocalafl.gov

CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CLTO - 0494

JACKSONVILLE RPDC 320
14 JUN 2025 AM 1 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34471 $ 000.69⁰
02 7W
0008039548 JUN 13 2025

6/11/2025

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

33134-3075 VAC
34471>2172

NIXIE 331 DE 1 0006/21/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 34471217299 *1639-02960-14-20

CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CLTO-0494

JACKSONVILLE RPDC 320
14 JUN 2025 AM 1 L

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34471 $ 000.69⁰
02 7W
0008039548 JUN 13 2025

EMTEX LLC
C/O JOHANNA V ESPINOSA (REGISTERED AGENT)
1307 CARTER OAKS DR
VALRICO, FL. 33511

33594

RIXIE 339 DE 1 0006/21/25
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 34471217299 *1639-04707-14-20

IA KI: 9333100005

34471>2172

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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/03/2025

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

OCALA NORTH PROPERTY, LLC
C/O HIRAM OCARIZ (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL. 33131

EMTEX LLC
C/O JOHANNA V ESPINOSA (REGISTERED AGENT)
1307 CARTER OAKS DR
VALRICO, FL. 33511

Respondent(s) /

Location of Violation: 3435 N PINE AVE|25226-004-02

Case Number: CE25-0494

Officer Assigned: Jennipher Buller

Required Compliance Date: 07/23/2025

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

Violation(s) and How to Abate:

SEC. 122-1223. - SUPPLEMENTARY REGULATION FOR DONATION BOXES
Unpermitted donation box upon the property. Obtain required permit and complete inspections OR remove donation box from property.

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:

Jennipher 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: CE25-0494

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jennipher 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 07/03/2025 post the Notice of Violation & Public Hearing to the property, located at 3435 N PINE AVE .

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/03/2025

Jennipher Buller

Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 07/03/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

Yvette J. Grillo

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

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

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

07/03/2025

OCALA NORTH PROPERTY, LLC
C/O HIRAM OCARIZ (REGISTERED AGENT)
1 SE 3RD AVENUE SUITE 1100
MIAMI, FL. 33131

EMTEX LLC
C/O JOHANNA V ESPINOSA (REGISTERED AGENT)
1307 CARTER OAKS DR
VALRICO, FL. 33511

Respondent(s) /

Location of Violation: 3435 N PINE AVE|25226-004-02
Case Number: CE25-0494
Officer Assigned: Jennipher Buller
Required Compliance Date: 07/23/2025
Public Hearing Date & Time: 07/30/2025 10:30
Violation(s) and How to Abate:

SEC. 122-1223. - SUPPLEMENTARY REGULATION FOR DONATION BOXES
Unpermitted donation box upon the property. Obtain required permit and complete inspections OR remove donation box from property.

Please Text
813.412.9438

X No Appliances
X No Electronics
X No Furniture
X No Books
X No Garbage

City of Ocala
Code Enforcement Division
7/3/2025 11:27 AM


CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA
Monitoring for your safety
Together
CYCLING
TOYS
Please Text
813.412.9438
No Appliances
No Electronics
No Furniture
No Books
No Garbage
United we can!
www.togetherfl.com
City of Ocala
Code Enforcement Division
7/3/2025 11:27 AM

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

CASE NO: CE25-0494

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 07/02/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL .

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/02/2025

Code Enforcement Specialist

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 07/02/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.

Notary Public, State of Florida

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.

CERTIFIED MAIL

91 7199 9991 7039 7682 8165

FIRST-CLASS

US POSTAGE PITNEY BOWES

ZIP 34471 $ 008.16⁰
02 7W
0008039548 JUL 03 2025

CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

MAPH-0494

OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD STE 650
CORAL GABLES, FL. 33134

VAC

NIXIE 331 DE 1 0007/09/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 34471513701 *0933-01252-06-0Z

CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

MAPH - 0494

CERTIFIED MAIL

91 7199 9991 7039 7682 8189

FIRST-CLASS

US POSTAGE PITNEY BOWES
ZIP 34471 $ 008.16⁰
02 7W
0008039548 JUL 03 2025

NSN
8430 7/11

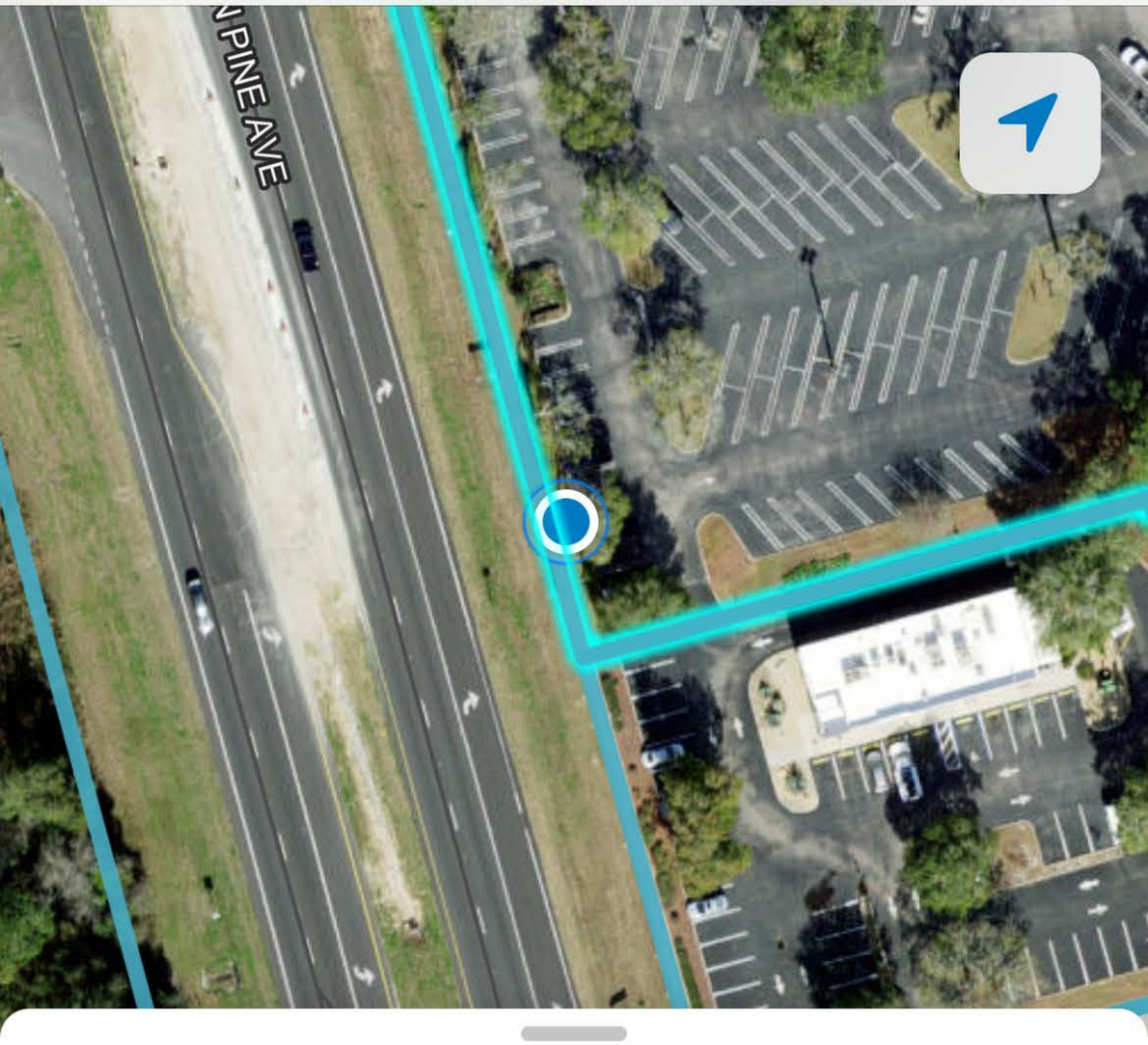
EMTEX LLC
C/O JOHANNA V ESPINOSA (REGISTERED AGE
1307 CARTER OAKS DR
VALRICO, FL. 33511

NIXIE 339 DE 1 0007/13/25
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 34471218701 *0638-04175-08-43

2:26 5GE

Maps

GPS accuracy 15.6 ft



PID: 25226-004-02

Area 9.2 ac

0.0 ft

Owner: OCALA NORTH PROPERTY LLC
Property Address: 3435 N PINE AVE ALL UNITS

Google Map
Google StreetView
Property Appraiser Record
County Record

City of Ocala
Code Enforcement Division
7/23/2025 8:43 AM

CITY OF OCALA
GOD BE WITH US

Monitoring for your safety

Together
RECYCLING

CLOTHES
SHOES & TOYS

Please Text 813.412.9438

- No Mattresses
- No Appliances
- No Electronics
- No Furniture
- No Books
- No Garbage

United we can!

www.togetherfl.com

City of Ocala
Code Enforcement Division
7/28/2025 11:04 AM


CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA
EMTEXTIL
Monitoring for your safety
Together
RECYCLING
CLOTHES
SHOES & TOYS
Please Text 813.412.9438
No Mattresses
No Appliances
No Electronics
No Furniture
No Books
No Garbage
United we can!
www.togetherfl.com
City of Ocala
Code Enforcement Division
6/6/2025 2:29 PM

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

Monitoring for your safety

Together
RECYCLING

CLOTHES
SHOES & TOYS

Please Text
813.412.9438

- X No Mattresses
- X No Appliances
- X No Electronics
- X No Furniture
- X No Books
- X No Garbage

United we can!
www.togetherfl.com

City of Ocala
Code Enforcement Division
6/6/2025 2:30 PM