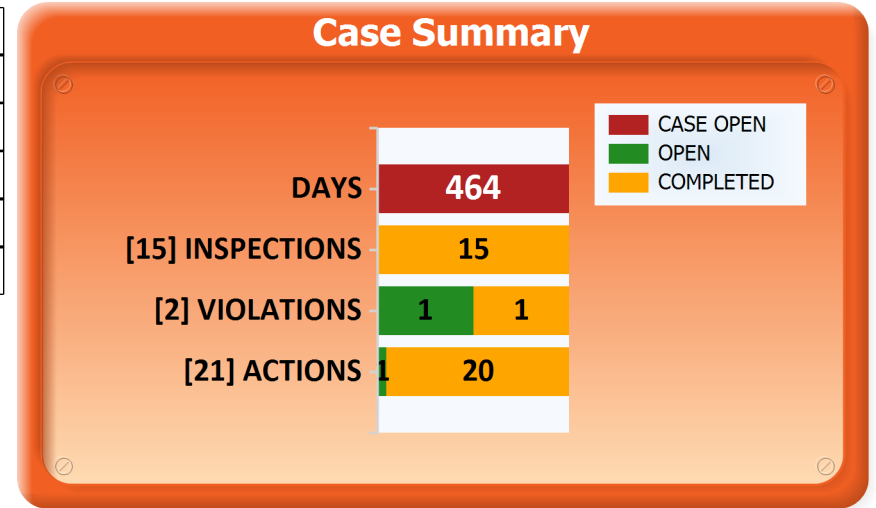


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

Description: Work without permits		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 1/13/2025	Closed:	Last Action: 4/29/2026	Flw Up: 3/30/2026
Site Address: 1622 SW 4TH ST OCALA, FL 34471			
Site APN: 2262-005-010		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

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	\$35.44	11/22/25	E65795	2144712885	CREDIT	Reyna Mercado	EAUS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$110.00	11/22/25	E65795	2144712885	CREDIT	Reyna Mercado	EAUS
INSPECTION FEE	001-359-000-000-06-35960	8	\$100.00	\$100.00	11/22/25	E65795	2144712885	CREDIT	Reyna Mercado	EAUS
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	11/22/25	E65795	2144712885	CREDIT	Reyna Mercado	EAUS
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$1.48	11/22/25	E65795	2144712885	CREDIT	Reyna Mercado	EAUS
Total Paid for CASE FEES:			\$265.67	\$265.67						
\$100 FINE PER DAY	001-359-000-000-06-35960	105	\$10,500.00	\$0.00						
Total Paid for DAILY FINES:			\$10,500.00	\$0.00						
TOTALS:			\$10,765.67	\$265.67						

VIOLATIONS

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

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	1/13/2025	1/13/2025	NON COMPLIANT		<p>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.</p> <p>See also 2024_10809</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>
FOLLOW UP	JLB	3/10/2025	3/10/2025	NON COMPLIANT		Status of BLD25-0314.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	3/10/2025	3/10/2025	NON COMPLIANT		<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 expire 08/30/2025.</p>
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</p> <p>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>

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	9/2/2025	9/3/2025	NON COMPLIANT		<p>Status of BLD25-0314 (expired 08/30/2025) Permit has expired.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	9/12/2025	9/12/2025	NON COMPLIANT	Compliance date on NOVPH: 09/12/2025 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.
FOLLOW UP	JLB	9/15/2025	9/17/2025	NON COMPLIANT	While in the area, I observed the yard had been cut and cleaned. Ordinance Section 34-95, voluntary compliance. Photos attached.
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.
COMPLIANCE	JLB	11/21/2025	11/21/2025	NON COMPLIANT	MASSEY INSPECTION Updated scope of work for permit BLD25-0314 as of 11/20/2025: Electrical. New wiring, receptacles and switches on kitchen, bathroom, laundry Plumbing. New piping on bathroom, laundry and kitchen, new faucets. Mechanical. AC unit replacement Building. Framing, siding and Soffit on front and back porch areas. Drywall, paint, flooring. 3 New doors, new interiors doors. Shingles repairs. Respondent will now have 90 days to have the permit finalized for closure. Prosecution costs remain unpaid.
FOLLOW UP	JLB	12/5/2025	12/5/2025	NON COMPLIANT	Prosecution costs paid online 11/22/2025.
FOLLOW UP	JLB	1/29/2026	1/29/2026	NON COMPLIANT	BLD25-0314 expired 01/28/2026.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FOLLOW UP	JLB	2/19/2026	2/19/2026	NON COMPLIANT	91st day after revised scope of work submitted approved for BLD25-0314. There has been no change in permit status. BLD25-0314 expired 01/28/2026.
FOLLOW UP	JLB	3/16/2026	3/16/2026	COMPLETED	Status of any permits (BLD25-0314). BLD25-0314 has expired and cannot be re-newed. A new permit has been applied for BLD26-0475 and is in review. Follow up scheduled.
FOLLOW UP	JLB	3/30/2026	3/30/2026	COMPLETED	BLD26-0475 status BLD26-0475 remains in review. No active permits, currently for structure. Property is non-compliant per Final Administrative Order. To schedule for Non-compliance hearing.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JENNIPHER L BULLER	1/13/2025	1/13/2025	Phone call from property owner, Reyna 321-240-7833
REGULAR MAIL	SHANEKA GREENE	1/14/2025	1/14/2025	CLTO MAILED (2)
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.
ADMIN POSTING	SHANEKA GREENE	8/14/2025	8/14/2025	NOVPH

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

CERTIFIED MAIL	SHANEKA GREENE	8/14/2025	8/14/2025	<p>NOVPH MAILED (2) 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	8/14/2025	8/14/2025	Phone call from property owner, Reyna 321-240-7833 in the area. Can meet at property.
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>
OFFICER POSTING	JENNIPHER L BULLER	8/15/2025	8/15/2025	<p>NOVPH READY FOR POSTING</p> <p>Notice of Violation and Public Hearing posted upon the property.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

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.
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>
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	9/26/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	9/29/2025	9/29/2025	FOF

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

CERTIFIED MAIL	YVETTE J GRILLO	9/30/2025	9/30/2025	<p>FOF 91 7199 9991 7039 7682 0596 RAM CENTRAL FLORIDA INVESTMENT LLC JW RUIZ LLC C/O REYNA MERCADO (REGISTERED AGENT) 1672 HORSESHOE ROAD DELTONA, FL 32725</p> <p>91 7199 9991 7039 7682 0602 JW RUIZ LLC C/O JAVIER RUIZ (REGISTERED AGENT) 2360 SEDGE GRASS WAY ORLANDO, FL 32824</p>
OFFICER POSTING	JENNIPHER L BULLER	9/30/2025	9/30/2025	<p>FOF READY TO POST Final Administrative Order posted upon the property.</p>
CONTACT	JENNIPHER L BULLER	10/23/2025	10/23/2025	<p>Phone call from property owner, Reyna 321-240-7833. Working on getting permit extended and scope of work revised.</p>
CONTACT	JENNIPHER L BULLER	11/17/2025	11/17/2025	<p>Phone call from property owner, Reyna 321-240-7833. She inquired about the status of the permit BLD25-0314. I told her the permit has been extended until 01/28/2026, however, the scope of work has not been updated.</p>
CONTACT	JENNIPHER L BULLER	3/11/2026	3/11/2026	<p>Phone call from one of the property owner's Pablo Gutiérrez 407-668-1323 concerning status of permit application.</p>
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	<p>NOTICE NON COMP HEARING</p> <p>9489 0090 0027 6696 9836 16 RAM CENTRAL FLORIDA INVESTMENTS LLC 1672 HORSESHOE RD DELTONA, FL 32725</p> <p>9489 0090 0027 6696 9836 09 JW RUIZ LLC 2360 SEDGE GRASS WAY ORLANDO, FL 32824</p>

Case Details - No Attachments

City of Ocala

Case Number
CE25-0040

FIELD POSTING	JENNIPHER L BULLER	4/1/2026	4/1/2026	Non-compliance hearing posted.
MASSEY	YVETTE J GRILLO	4/29/2026		MASSEY FOR LIEN

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR ORDER IMPOSING FINE(S)**

Date: 3/31/2026

Case No CE25-0040

**To: RAM CENTRAL FLORIDA INVESTMENTS LLC
1672 HORSESHOE RD
DELTONA, FL 32725**

**JW RUIZ LLC
2360 SEDGE GRASS WAY
ORLANDO, FL 32824**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jenniper Buller, Code Enforcement Supervisor for the City of Ocala, under oath, makes claim that the property described as, **1622 SW 4TH ST**, Ocala, Florida, **2262-005-010**, Legal 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)**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/29/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 10:30AM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Code Enforcement Special Magistrate of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE CODE ENFORCEMENT SPECIAL MAGISTRATE HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the Special Magistrate hearing. If a repeat violation is found, the Code Enforcement Officer shall notify the violator, but is not required to give the violator a reasonable time to correct the violation. The case may be presented to the Code Enforcement Special Magistrate even if the repeat violation has been corrected prior to the Special Magistrate hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 CODE ENFORCEMENT SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 31st day of March 2026

Yvette Grillo

Yvette Grillo

Secretary, Code Enforcement Special Magistrate

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, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/31/2026 post the Notice of Non-Compliance 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.

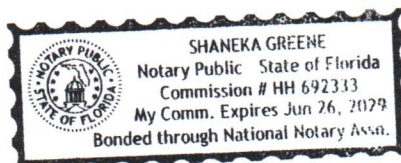
Dated: 03/31/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/31/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
4/1/2026 8:48 AM



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

**NOTICE OF NON-COMPLIANCE HEARING
FOR ORDER IMPOSING FINE(S)**

Date: 3/31/2026

Case No CE25-0040

To: **RAM CENTRAL FLORIDA INVESTMENTS LLC**
1672 HORSESHOE RD
DELTONA, FL 32725

JW RUIZ LLC
2360 SEDGE GRASS WAY
ORLANDO, FL 32824

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennifer Buller, Code Enforcement Supervisor for the City of Ocala, under oath, makes claim that the property described as, **1622 SW 4TH ST**, Ocala, Florida, **2262-005-010**, Legal 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)**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 122-51 BUILDING PERMIT REQUIRED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/29/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 10:30AM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Code Enforcement Special Magistrate of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE CODE ENFORCEMENT SPECIAL MAGISTRATE HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

City of Ocala
Code Enforcement Division
4/1/2026 8:48 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, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/31/2026 post the Notice of Non-Compliance 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.

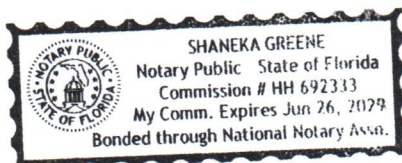
Dated: 03/31/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/31/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

THE CITY OF OCALA

Petitioner,

vs.

**RAM CENTRAL FLORIDA INVESTMENT LLC
C/O REYNA MERCADO
1672 HORSESHOE RD
DELTONA, FL 32725**

**JW RUIZ LLC
C/O JAVIER RUIZ
2360 SEDGE GRASS WAY
ORLANDO, FL 32824**

CASE NO: CE25-0040



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 10/02/2025 03:13:55 PM
FILE #: 2025132239 OR BK 8727 PGS 1107-1108
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **RAM CENTRAL FLORIDA INVESTMENT LLC, C/O REYNA MERCADO AND JW RUIZ LLC, C/O JAVIER RUIZ**, owner(s) in charge of the property described as: **2262-005-010 / 1622 SW 4TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 13th, 2025, and September 22nd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 122-51 BUILDING PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **RAM CENTRAL FLORIDA INVESTMENT LLC, C/O REYNA MERCADO AND JW RUIZ LLC, C/O JAVIER RUIZ**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-51 BUILDING PERMIT REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s) 122-51 and order to:

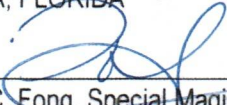
1.) Apply for and obtain any required permits needed to meet the Current Florida Building and International Electric Codes for plumbing, electric, structural, exterior door(s), concrete stairs, handrails, enclosure of front/rear porches, and roof, fascia and soffit by 4:00pm on Thursday, November 20th, 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.

2.) Pay the cost of prosecution of \$265.67 by November 20th, 2025

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 29 day of September 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



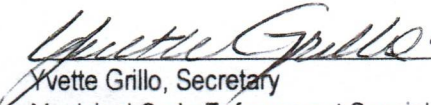
Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **RAM CENTRAL FLORIDA INVESTMENT LLC, C/O REYNA MERCADO, 1672 HORSESHOE RD, DELTONA, FL 32725** and **JW RUIZ LLC, C/O JAVIER RUIZ, 2360 SEDGE GRASS WAY, ORLANDO, FL 32824**, this 29 day of September 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 28TH, 2026, AT 10:30 AM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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

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

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

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0040

RAM CENTRAL FLORIDA INVESTMENT LLC
C/O REYNA MERCADO
1672 HORSESHOE RD
DELTONA, FL 32725

JW RUIZ LLC
C/O JAVIER RUIZ
2380 SEDGE GRASS WAY
ORLANDO, FL 32824

Respondents _____ /

AFFIDAVIT OF NON-COMPLIANCE

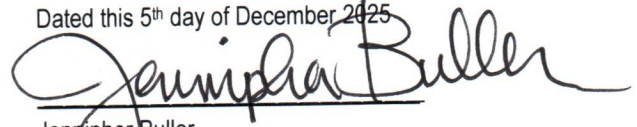
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on September 24th, 2025 the Municipal Code Enforcement Special Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, November 20th, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:
Partial Abatement of violations as Ordered; Sections 122-51 (required permit BLD25-0314/revised scope of work issued 11/20/2025).
4. Prosecution costs paid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

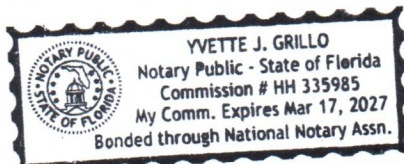
Dated this 5th day of December 2025



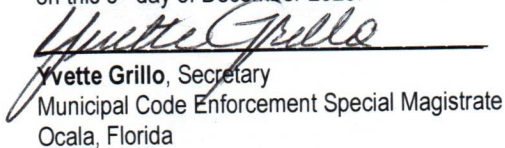
Jennifer Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 5th day of December 2025 by Jennifer Buller who is personally known to me, and who did take an oath.


Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 5th day of December 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida



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

AFF NON COMP - 0040

JW RUIZ LLC
C/O JAVIER RUIZ
2380 SEDGE GRASS WAY
ORLANDO, FL 32824
Respondents 1

JACKSONVILLE RPDC 320

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FIRST-CLASS



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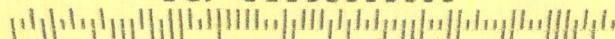


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CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

AFF NON COMP - 0040

JW RUIZ LLC
C/O JAVIER RUIZ
2380 SEDGE GRASS WAY
ORLANDO, FL 32824

Respondents

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FIRST-CLASS



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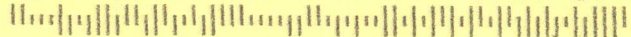


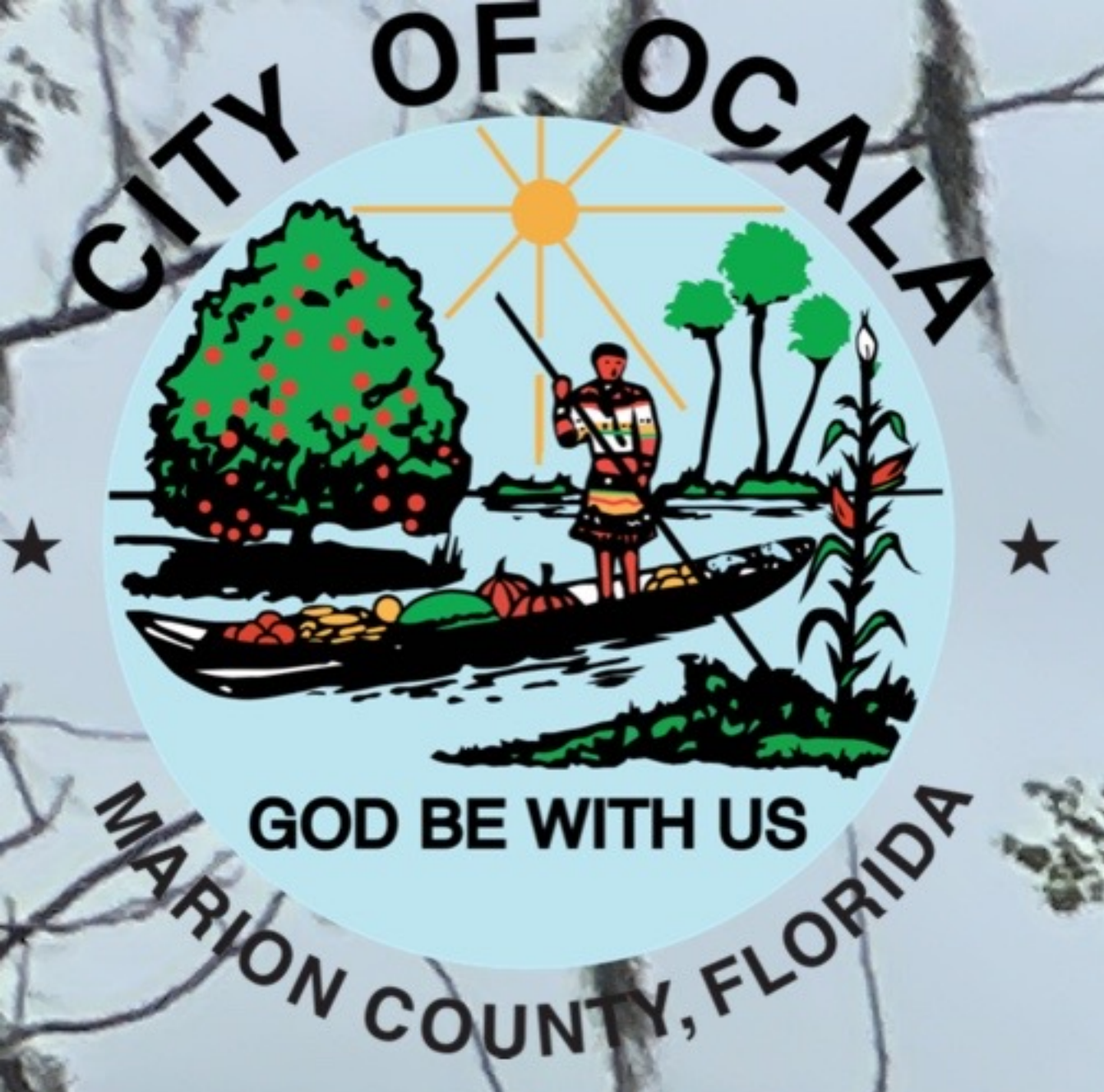
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City of Ocala
Code Enforcement Division
1/13/2025 11:56 AM



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