

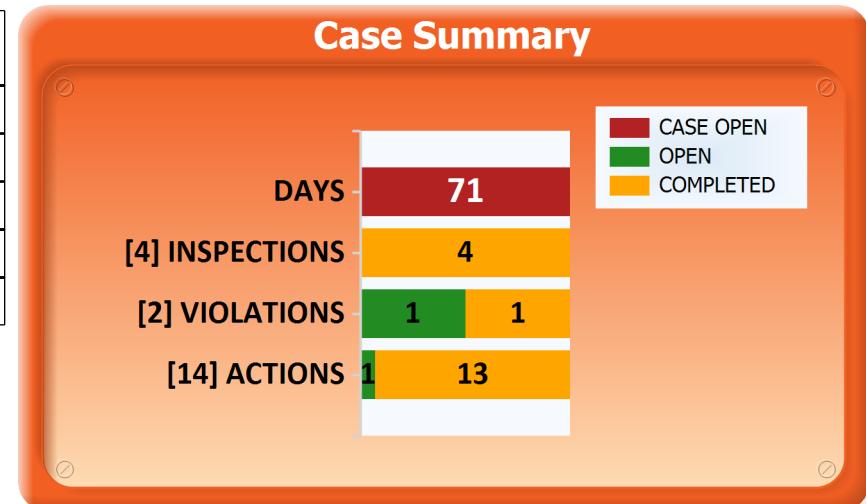


Case Details - No Attachments

City of Ocala

Case Number
CE25-1124

| | | | |
|--|---------|----------------------------|-----------------------|
| Description: OVERGROWTH ON BUILDING AND EXPIRED SITE PLAN PERMIT | | Status: HEARING | |
| Type: GENERAL VIOLATION | | Subtype: OVERGROWTH | |
| Opened: 10/29/2025 | Closed: | Last Action: 1/8/2026 | Follow Up: 12/16/2025 |
| Site Address: 3751 S PINE AVE OCALA, FL 34471 | | | |
| Site APN: 29879-000-00 | | Officer: JEFFREY GUILBAULT | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

CONTACTS

| Name Type | Name | Address | Phone | Fax | Email |
|------------------|------------------------------|---|---------------|-----|----------------------|
| COMPLAINANT | Zachery Jacobson | City of Ocala Project Manager OCALA, FL 34471 | (352)239-6140 | | |
| OWNER | JENEDDY FLORIDA HOLDINGS LLC | 14922 SW 33RD ST DAVIE, FL 33331-2710 | | | |
| REGISTERED AGENT | WAGANHEIM, ARTHUR B | 14922 SW 33 STREET DAVIE, FL 33331 | (954)873-7313 | | artwag@bellsouth.net |
| RESPONDENT 1 | JENEDDY FLORIDA HOLDINGS LLC | 14922 SW 33RD ST DAVIE, FL 33331-2710 | (954)873-7313 | | artwag@bellsouth.net |

FINANCIAL INFORMATION

| Description | Account | Qty | Amount | Paid | Paid Date | Receipt # | Check # | Method | Paid By | CLTD By |
|-------------------|--------------------------|-----|---------|--------|-----------|-----------|---------|--------|---------|---------|
| CERTIFIED POSTAGE | 001-359-000-000-06-35960 | 2 | \$17.72 | \$0.00 | | | | | | |



Case Details - No Attachments

City of Ocala

Case Number

CE25-1124

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|----------|--------|-----------|-----------|---------|--------|---------|---------|
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 7 | \$154.00 | \$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 | 1 | \$0.74 | \$0.00 | | | | | | |
| Total Paid for CASE FEES: | | | \$241.21 | \$0.00 | | | | | | |
| TOTALS: | | | \$241.21 | \$0.00 | | | | | | |

VIOLATIONS

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|--|-------------------|---------------|----------------|----------|---------|--|
| SECTION 122-51 BUILDING PERMIT REQUIRED | JEFFREY GUILBAULT | 12/16/2025 | | | | Permit SITE25-0003 is expired. Please contact the permitting department and reactivate or final permit out. |
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSKIGHTLY OR UNSANITARY MATTER | JEFFREY GUILBAULT | 10/31/2025 | 12/16/2025 | | | Please cut and clean the entire property. Drainage retention area to the right of the building is overgrown and needs to be cut. Please cut all tall weeds in that area. Please cut any overgrowth consisting of vines growing on the building. Trash littered throughout the property and in the dumpster coral. Please remove all miscellaneous trash and cut up tree limbs from the property. I verified the area behind the dumpster has been cleaned up as well as the dumpster coral. |

INSPECTIONS

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



Case Details - No Attachments

City of Ocala

Case Number

CE25-1124

| | | | | | |
|-----------|-----|------------|------------|---------------|---|
| FOLLOW UP | JGB | 11/13/2025 | 11/13/2025 | NON COMPLIANT | <p>I verified the bushes along the building have been trimmed. However, the cut up branches are still present on the property. They need to be removed from the property. The Dumpster coral is still littered with junk and debris. The DRA side slopes were cut, per the contractor the bottoms of the DRA are still wet. Trash is also still littered throughout the property. I have texted photos, and description of my findings to the property maintained manager. I will RI in 30 days to verify compliance.</p> |
| FOLLOW UP | JGB | 10/31/2025 | 10/31/2025 | NON COMPLIANT | <p>Verified there are no changes. Site permit is still expired, dra is still overgrown, debris from recent cutting not removed, trash throughout the dumpsters and on the property, and the overgrowth is still on the building a CLTO will be sent to admin. see photos.</p> |
| FOLLOW UP | JGB | 12/16/2025 | 12/16/2025 | NON COMPLIANT | <p>Today at 0919 I verified the area behind the dumpster has been cleaned up as well as the dumpster coral. However the SITE permit is still expired. I will have office staff create a NOVPH. Please see photos for compliance of 34-95 on 12.16.25</p> |



Case Details - No Attachments

City of Ocala

Case Number

CE25-1124

| | | | | | |
|---------|-----|------------|------------|---------------|--|
| INITIAL | JGB | 10/29/2025 | 10/29/2025 | NON COMPLIANT | <p>Today at 1300 i responded to the complaint of overgrowth on the building of this business. I did verify there is vines, and overgrowth present. The DRA is overgrown as well. While conducting the inspection i verified the property maintained group was present doing routine trimming and cleaning. I informed them of what needed to be cut and cleaned. I noticed they were dragging the tree trimming and dumping them on a neighboring lot. I spoke with Daniel Rubiano, reginal manager, scopes facility services, 770.845.0308. He assured me everything will be cleaned here at the dollar general by Friday. I also showed him the dumpster coral has trash littered throughout it. Please cut and clean the property removing all junk, debris, overgrowth, and cutting all tall grass and weeds. RI on Friday confirm compliance.</p> |
|---------|-----|------------|------------|---------------|--|

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|--------------------|-------------------|-------------|-----------------|--|
| ADMIN POSTING | SHANEKA GREENE | 12/18/2025 | 12/18/2025 | NOVPH |
| CERTIFIED MAIL | SHANEKA GREENE | 12/18/2025 | 12/18/2025 | NOVPH MAILED 91 7199 9991 7039 7682 7694 JENEEDDY FLORIDA HOLDINS LLC WAGANHEIM ARTHUR B (RA) 14922 SW 33RD ST DAVIE FL 3331-2710 |
| COMPLAINT RECEIVED | JEFFREY GUILBAULT | 10/29/2025 | 10/29/2025 | RECEIVED COMPLAINT OF OVERTROWTH ON THE BUILDING AND SITE PLAN PERMIT HAS EXPIRED FROM ZACHERY JACOBSON PROJECT MANAGER CITY OF OCALA. |
| CONTACT | JEFFREY GUILBAULT | 10/29/2025 | 10/29/2025 | I spoke with Daniel Rubiano, reginal manager, scopes facility services, 770.845.0308. He assured me everything will be cleaned here at the dollar general by Friday. |



Case Details - No Attachments

City of Ocala

Case Number

CE25-1124

| | | | | |
|--------------------|-------------------|------------|------------|---|
| CONTACT | JEFFREY GUILBAULT | 11/3/2025 | 11/3/2025 | <p>Samuel Duran called and requested photos and a copy of the CLTO. I provided him with the information and i am awaiting his response.</p> <p>Samuel Duran Regional Manager</p> <p>Phone: 786-553-4396 Email: samuel.duran@scopesfs.com</p> |
| CONTACT | JEFFREY GUILBAULT | 11/12/2025 | 11/12/2025 | <p>Property management called and stated the violations have been corrected. They would like a text of my findings tomorrow.</p> <p>786.553.4396</p> |
| CONTACT | JEFFREY GUILBAULT | 11/13/2025 | 11/13/2025 | <p>have texted photos, and description of my findings to the property maintained manager. I will RI in 30 days to verify compliance.</p> |
| CONTACT | JEFFREY GUILBAULT | 1/7/2026 | 1/7/2026 | <p>Linda from corporate called me today and i informed her the violation is that they have a permit that is expired and needs to be reactivated. She stated to me that they will not have someone present. I informed her i will present my case and let them know they are working on getting the permit situated with the contractor.</p> <p>615.855.5932</p> |
| HEARING CODE BOARD | YVETTE J GRILLO | 1/8/2026 | | |
| OFFICER POSTING | JEFFREY GUILBAULT | 12/18/2025 | 12/18/2025 | <p>NOVPH READY FOR POSTING NOVPH POP AT 0905</p> |
| PREPARE NOTICE | SHANEKA GREENE | 11/3/2025 | 11/3/2025 | CLTO |
| PREPARE NOTICE | SHANEKA GREENE | 12/17/2025 | 12/17/2025 | novph |
| REGULAR MAIL | SHANEKA GREENE | 11/3/2025 | 11/3/2025 | CLTO MAILED |



Case Details - No Attachments

City of Ocala

Case Number

CE25-1124

| | | | | |
|----------------------|--------------------|------------|------------|---|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 12/26/2025 | 12/31/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1,) Apply for and obtain a permit for the re-stripe of the parking lot (in relation to expired permit SITE25-0003) by 4:00pm on Thursday, March 5th, 2026. Once the permit has been obtained, all inspections shall be completed for final approval within 60 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, or if the permits issued are not inspected and finalized by the 61st 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 \$241.21 by March 5th, 2026.</p> |
|----------------------|--------------------|------------|------------|---|

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

THE CITY OF OCALA

CASE NO: CE25-1124

Petitioner,

VS.

JENEDDY FLORIDA HOLDINGS LLC

Respondents /

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Environmental Inspector 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 | 7 | \$154.00 |

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):

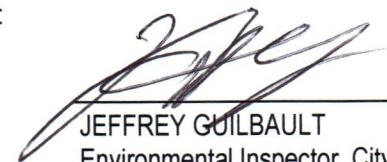
| Cost | # of Regular | Cost | # of Certified | |
|-----------------|--------------|---------|----------------|---------|
| Postage: \$0.74 | 1 | \$17.72 | 2 | \$17.72 |

Total Costs: \$241.21

FURTHER, AFFIANT SAYETH NOT. Dated This:

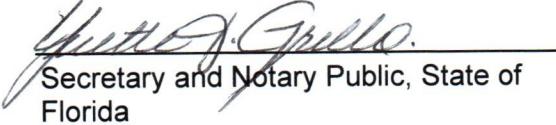
12/23/2025

**STATE OF FLORIDA
COUNTY OF MARION**

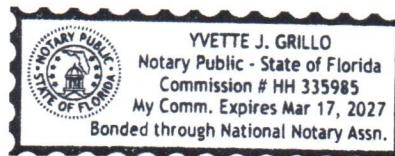


JEFFREY GUILBAULT
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 23 Dec by JEFFREY GUILBAULT who is personally known to me and who did take an oath.



Yvette J. Grillo
Secretary and Notary Public, State of Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Certified Assessment Roll

29879-000-00

[GOOGLE Street View](#)

Prime Key: 704113

[MAP IT+](#)

Property Information

JENEDDY FLORIDA HOLDINGS LLC
14922 SW 33RD ST
DAVIE FL 33331-2710

Taxes / Assessments: \$15,905.96
Map ID: 197
Millage: 1001 - OCALA

M.S.T.U.
PC: 11

Acres: 1.52

Situs: 3751 S PINE AVE OCALA

Current Property Value by Income

| | |
|----------------------|---------------------------|
| Land Just Value | N/A |
| Buildings | N/A |
| Miscellaneous | N/A |
| Total Just Value | \$791,618 |
| Total Assessed Value | \$791,618 |
| Exemptions | Ex Codes: |
| Total Taxable | \$0 |
| | \$791,618 |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|-----------|------------|-----------|--------------|------------|-------------|
| 2025 | \$132,422 | \$532,782 | \$15,934 | \$791,618 | \$791,618 | \$0 | \$791,618 |
| 2024 | \$99,316 | \$490,871 | \$16,651 | \$745,725 | \$745,725 | \$0 | \$745,725 |
| 2023 | \$99,316 | \$509,961 | \$17,012 | \$727,241 | \$727,241 | \$0 | \$727,241 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| UNRE/INST | 06/2015 | 96 ANNEX | 0 | U | I | \$100 |
| 6186/1713 | 03/2015 | 06 SPECIAL WARRANTY | 2 V-SALES VERIFICATION | U | I | \$1,690,000 |
| 6096/0173 | 09/2014 | 09 EASEMNT | 0 | U | V | \$100 |
| 6096/0162 | 09/2014 | 09 EASEMNT | 0 | U | V | \$100 |
| 6096/0159 | 09/2014 | 06 SPECIAL WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$325,000 |
| 6096/0157 | 08/2014 | 77 AFFIDAVIT | 0 | U | V | \$100 |
| 5233/0995 | 07/2009 | 07 WARRANTY | 7 PORTIONUND INT | U | V | \$100 |
| 4850/1935 | 05/2007 | 74 PROBATE | 0 | U | V | \$100 |
| 4843/1222 | 05/2007 | 71 DTH CER | 0 | U | V | \$100 |
| IM89/0430 | 11/1989 | EI E I | 0 | U | I | \$100,704 |
| 1565/1373 | 03/1989 | 07 WARRANTY | 8 ALLOCATED | U | I | \$127,400 |
| 1534/0027 | 10/1988 | 07 WARRANTY | 8 ALLOCATED | U | I | \$81,200 |
| 1534/0025 | 10/1988 | 07 WARRANTY | 8 ALLOCATED | U | I | \$68,250 |
| 1534/0020 | 09/1988 | 05 QUIT CLAIM | 9 UNVERIFIED | U | I | \$100 |

Property Description

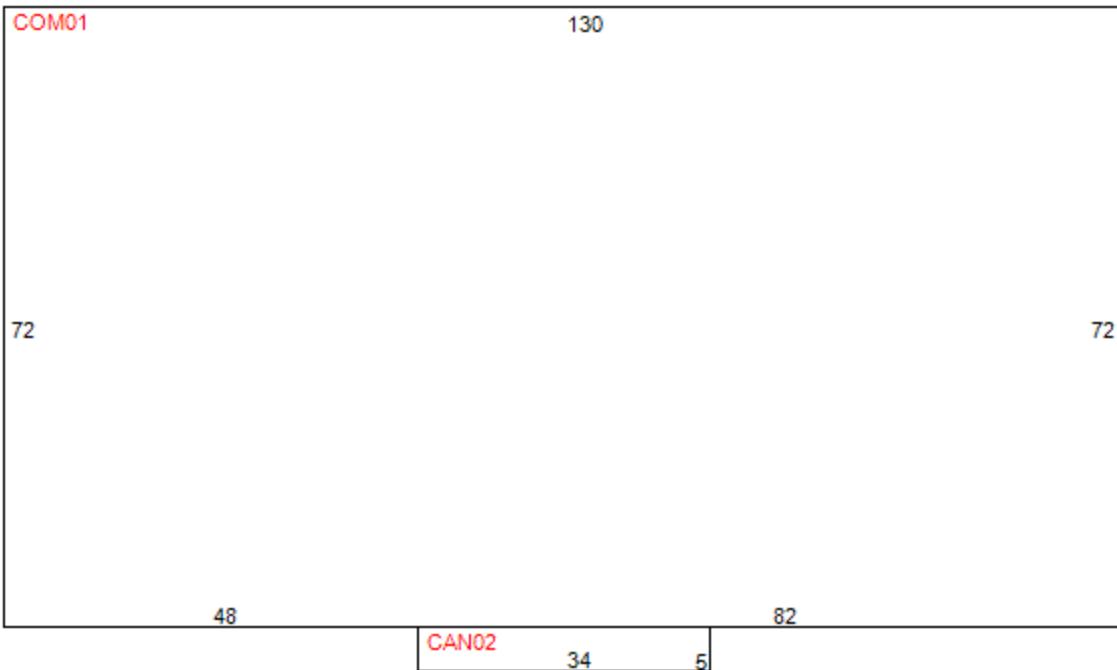
SEC 28 TWP 15 RGE 22
 COM AT SW COR OF SEC 28 TH N 00-02-10 W 376.77 FT TH S 54-45-00 E
 87.57 FT TO POB TH S 54-45-00 E 313.38 FT TH N 35-15-00 E 157.14 FT
 TH N 36-06-05 W 329.78 FT TH S 35-15-00 W 259.86 FT TO POB.

Land Data - Warning; Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------------------------------|------|-------|-------|--------|-----------|------|--------|------|------|------|---------|---------|------------|
| GCSF | 1150 | 230.0 | 288.0 | B4 | 66,211.00 | SF | 2.0000 | 1.00 | 1.00 | 1.00 | 132,422 | 132,422 | |
| Neighborhood 9944 | | | | | | | | | | | | | |
| Mkt: 2 70 | | | | | | | | | | | | | |
| Total Land - Class \$132,422 | | | | | | | | | | | | | |
| Total Land - Just \$132,422 | | | | | | | | | | | | | |

TraverseBuilding 1 of 1

COM01=R82U72L130D72R48.
 CAN02=D5R34U5L34.

Building Characteristics

| | | |
|----------------------|------------------|------------------------------------|
| Structure | 1 - WH STL FR | Year Built 2015 |
| Effective Age | 2 - 05-09 YRS | Physical Deterioration 0% |
| Condition | 0 | Obsolescence: Functional 0% |
| Quality Grade | 500 - FAIR | Obsolescence: Locational 0% |
| Inspected on | 9/13/2024 by 253 | Base Perimeter 404 |

Exterior Wall 34 WD FRAME-STUCO39 HARDEE BOARD54 OCALA BLOCK

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish | Sprinkler | A/C |
|----------------|--------------------|----------------|-------------------|-------------------|---------------------------|------------------------|------------------|------------|
| 1 | 14.0 | 1.00 | 2015 | 0 | 9,360 F11 ONE STORY STORE | | 100 % | N Y |
| 2 | 10.0 | 1.00 | 2015 | 0 | 170 CAN CANOPY-ATTACHD | | 100 % | N N |

Section: 1

| | | | | |
|-----------------------------|----------------------|----------------------|---------------------------|---------------------------|
| Elevator Shafts: 0 | Aptments: 0 | Kitchens: 0 | 4 Fixture Baths: 0 | 2 Fixture Baths: 2 |
| Elevator Landings: 0 | Escalators: 0 | Fireplaces: 0 | 3 Fixture Baths: 0 | Extra Fixtures: 4 |

Miscellaneous Improvements

| Type | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|--------------------|------------------|-------------|-------------|----------------|--------------|------------------------|--------------|
| 159 PAV CONCRETE | 1,177.00 | SF | 20 | 2015 | 3 | 0.0 | 0.0 |
| 144 PAVING ASPHALT | 17,567.00 | SF | 5 | 2015 | 2 | 0.0 | 0.0 |
| 159 PAV CONCRETE | 936.00 | SF | 20 | 2015 | 5 | 0.0 | 0.0 |
| 250 WALLS MASONRY | 306.00 | SF | 50 | 2015 | 3 | 0.0 | 0.0 |
| | | | | | | Total Value - \$15,934 | |

Appraiser Notes

ON 051793 047 REVIEWED AND STRUCK BLDG FROM ROLL...SEE PRC

DOLLAR GENERAL

Planning and Building
** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|----------------------|--------------------|-----------------------|--------------------------------------|
| SITE25-0003 | 1/10/2025 | - | DLR GENERAL PARKING LOT |
| TRE24-0206 | 1/10/2025 | 1/13/2025 | DOLLAR GENERAL 15544 TREE REMOVAL |
| 2014091528 | 9/1/2014 | 1/12/2015 | INSTALL SIGN HOOKUP INTO EX ELECTRIC |
| 2014090556 | 9/1/2014 | 10/7/2014 | DEMO STORAGE |
| 2014071593 | 7/1/2014 | 2/10/2015 | DOLLAR GENERAL STORE |

Cost Summary

| | | | Bldg Nbr | RCN | Depreciation | Depreciated |
|--------------------|-------------|------------|-----------------|------------|---------------------|--------------------|
| Buildings R.C.N. | \$674,408 | 2/15/2016 | | | | |
| Total Depreciation | (\$141,626) | | | | | |
| Bldg - Just Value | \$532,782 | | | | | |
| Misc - Just Value | \$15,934 | 11/7/2024 | 1 | \$674,408 | (\$141,626) | \$532,782 |
| Land - Just Value | \$132,422 | 11/25/2019 | | | | |
| Total Just Value | \$681,138 | . | | | | |

Prepared by: Brian A. Block, Esq.
Providence Title Company, LLC
3917 NW 97th Blvd.
Gainesville, FL 32606

The consideration paid by Grantee to Grantor hereunder is \$1,690,000.00. Documentary stamp tax in the amount of \$11,830.00 has been paid in connection with the recording of this instrument.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed the 20th day of March, 2015, between CONCEPT DEVELOPMENT, INC., a Florida Corporation, as successor by conversion to CONCEPT DEVELOPMENT, LLC, a Florida limited liability company having its principal place of business at 3917 NW 97th Blvd, Gainesville, FL 32606-4486 ("Grantor") and JENEDDY FLORIDA HOLDINGS, LLC, a Florida limited liability company, having its principal place of business at 10628 Managua Avenue, Cooper City, FL 33026 ("Grantee").

WITNESSETH: That the Grantor for and in consideration of the sum of \$1,690,000 to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain land, situate, lying and being in Marion County, State of Florida, and being more particularly described on Exhibit "A".

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for the year 2014, assessments, liens, encumbrances, covenants, conditions and restrictions, rights of way and easements of record, including but not necessarily limited to those encumbrances and exceptions as listed in Exhibit "B", attached hereto and made a part hereof.

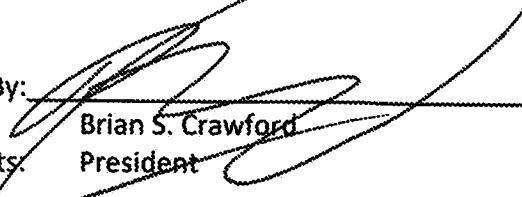
TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR does hereby covenant with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

[Signature Page to Follow]

CONCEPT DEVELOPMENT, INC., a
Florida corporation

By: 
Brian S. Crawford
President

Witness Print Name: Valerie L. Sullivan

Witness Print Name: Hannah B. Wood

"Grantor"

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 26th day of March, 2015, by Brian S. Crawford, as President of Concept Development, Inc., a Florida corporation, on behalf of such corporation, who is personally known to me or who provided _____ as identification.



BRIAN BLOCK
MY COMMISSION # EE 218070
EXPIRES: July 21, 2016
Bundled Thru Budget Notary Services

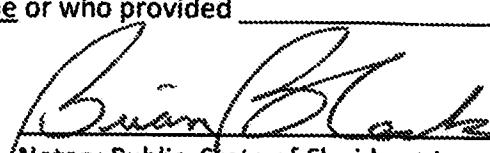

Notary Public, State of Florida at Large
My Commission Expires: 7/21/16

EXHIBIT "A"

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00°02'10" WEST, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 376.77 FEET TO THE NORtherly RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 441, ALSO KNOWN AS SOUTH PINE AVENUE, (SAID RIGHT OF WAY BEING 200 FEET WIDE); THENCE DEPARTING SAID SECTION LINE, SOUTH 54°45'00" EAST, ALONG SAID NORtherly RIGHT OF WAY, A DISTANCE OF 87.57 FEET TO THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 54°45'00" EAST, ALONG SAID NORtherly RIGHT OF WAY, A DISTANCE OF 313.38 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 5506, PAGES 1473-1475 OF THE PUBLIC RECORDS OF MARION COUNTY; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 35°15'00" EAST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 157.14 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID CORNER LYING ON THE SOUTHERLY RIGHT OF WAY OF THE CSX TRANSPORTATION RAILROAD (SAID RIGHT OF WAY BEING 120 FEET WIDE); THENCE DEPARTING SAID WEST LINE, NORTH 36°36'05" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 329.78 FEET; THENCE DEPARTING SAID SOUTHERLY RAILROAD RIGHT OF WAY, SOUTH 35°15'00" WEST, A DISTANCE OF 259.86 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

1. Easement granted to City of Ocala, by instrument recorded in Book 1008, Page 1617.
2. Annexation Agreement recorded in Book 6080, Page 1291.
3. Easement and Maintenance Agreement recorded in Book 6096, Page 162.
4. Public Ingress and Egress Easement recorded in Book 6096, Page 173.
5. Covenant for Paving Parallel Access Road recorded in Book 6096, Page 176.
6. Anchor and Guy Easement recorded in Book 6129, Page 1569.
7. Electric Utility Easement recorded in Book 6129, Page 1573.



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

Detail by Entity Name

Florida Limited Liability Company
JENEDDY FLORIDA HOLDINGS, LLC

Filing Information

Document Number L15000024944
FEI/EIN Number 65-0376160
Date Filed 02/10/2015
State FL
Status ACTIVE
Last Event LC STMNT OF RA/RO CHG
Event Date Filed 11/29/2018
Event Effective Date NONE

Principal Address

14922 SW 33 STREET
DAVIE, FL 33331

Changed: 11/26/2018

Mailing Address

14922 SW 33 STREET
DAVIE, FL 33331

Changed: 11/26/2018

Registered Agent Name & Address

WAGANHEIM, ARTHUR B
14922 SW 33 STREET
DAVIE, FL 33331

Name Changed: 10/26/2016

Address Changed: 11/29/2018

Authorized Person(s) Detail

Name & Address

Title MGR

WAGANHEIM, ARTHUR B
14922 SW 33 STREET
DAVIE, FL 33331

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023 | 01/27/2023 |
| 2024 | 01/23/2024 |
| 2025 | 01/20/2025 |

Document Images

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| 01/09/2017 -- ANNUAL REPORT | View image in PDF format |
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| 02/10/2015 -- Florida Limited Liability | View image in PDF format |



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

11/3/2025

CASE NO: CE25-1124

JENEDDY FLORIDA HOLDINGS LLC
WAGANHEIM ARTHUR B (REGISTERED AGENT)
14922 SW 33RD ST
DAVIE, FL. 33331-2710

RE: 29879-000-00 | 3751 S PINE AVE 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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 12/05/2025

Violations:

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

Please cut and clean the entire property. Drainage retention area to the right of the building is overgrown and needs to be cut. Please cut all tall weeds in that area. Please cut any overgrowth consisting of vines growing on the building. Trash littered throughout the property and in the dumpster coral. Please remove all miscellaneous trash and cut up tree limbs from the property.

SECTION 122-51 BUILDING PERMIT REQUIRED

Permit has expired for the site plan. Please reactivate expired permit.

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 inspector 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.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@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

12/18/2025

JENEDDY FLORIDA HOLDINGS LLC
WAGANHEIM ARTHUR B (REGISTERED AGENT)
14922 SW 33RD ST
DAVIE, FL. 33331-2710

Respondent(s) _____ /

Location of Violation: 3751 SPINE AVE|29879-000-00

Case Number: CE25-1124

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 01/06/2026

Public Hearing Date & Time: 01/08/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Permit SITE25-0003 is expired. Please contact the permitting department and reactivate or final permit out.

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:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: CE25-1124

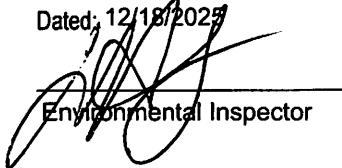
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

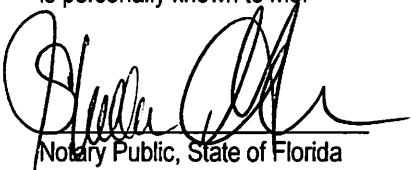
1. I did on 12/18/2025 post the Notice of Violation & Public Hearing to the property, located at 3751 S PINE AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

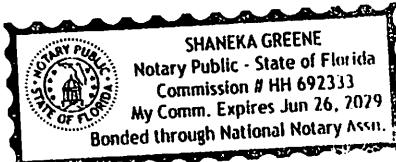
FURTHER, AFFIANT SAYETH NAUGHT.

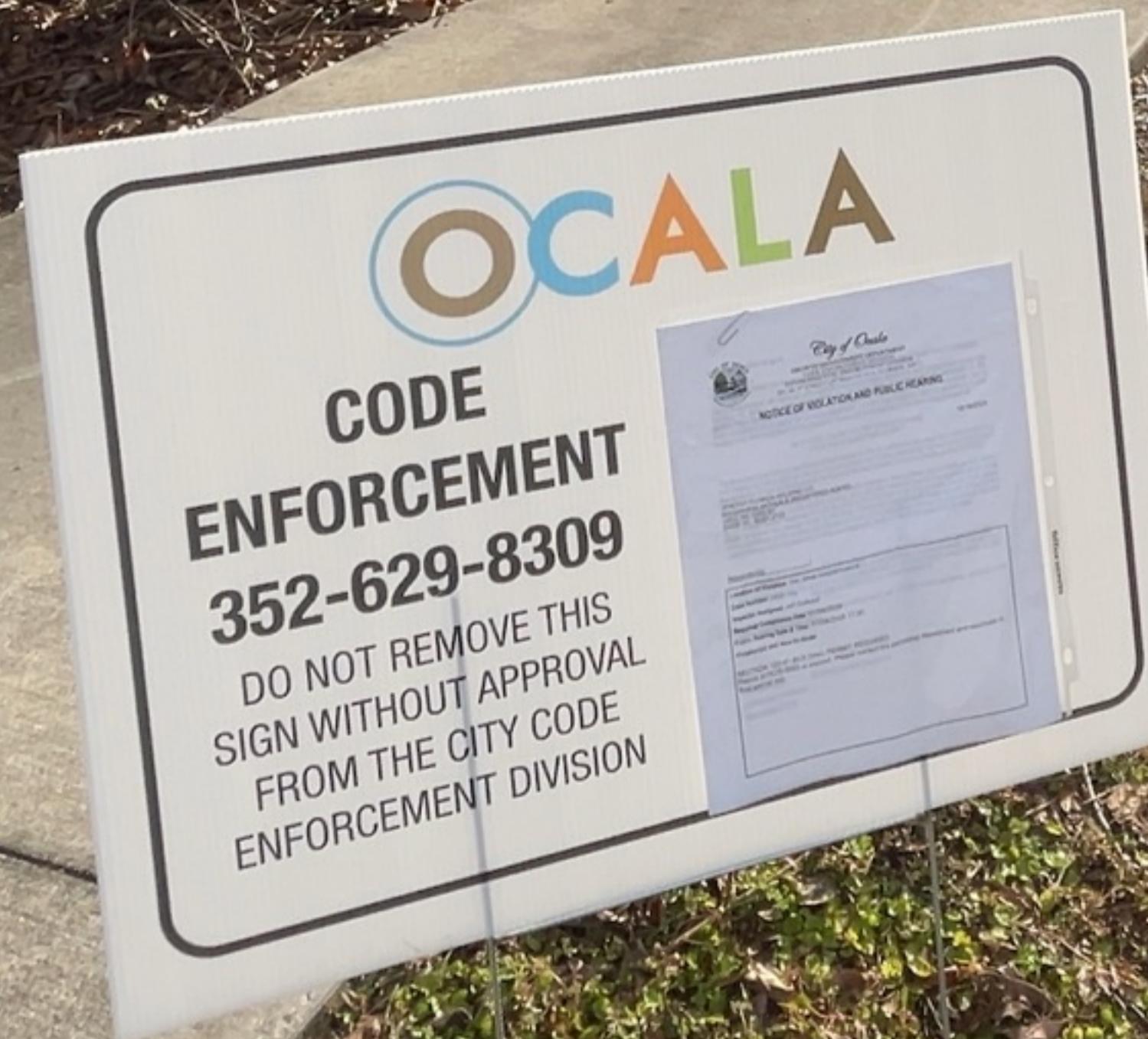
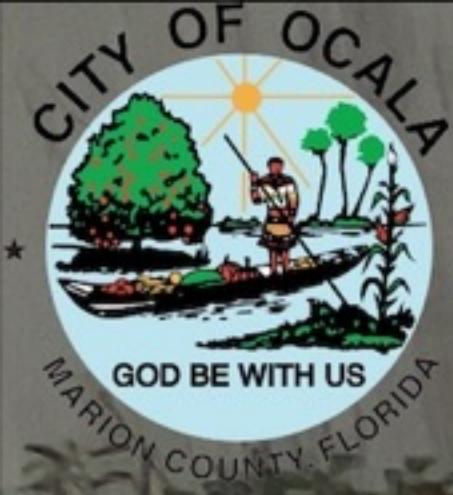
Dated: 12/18/2025

Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/18/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





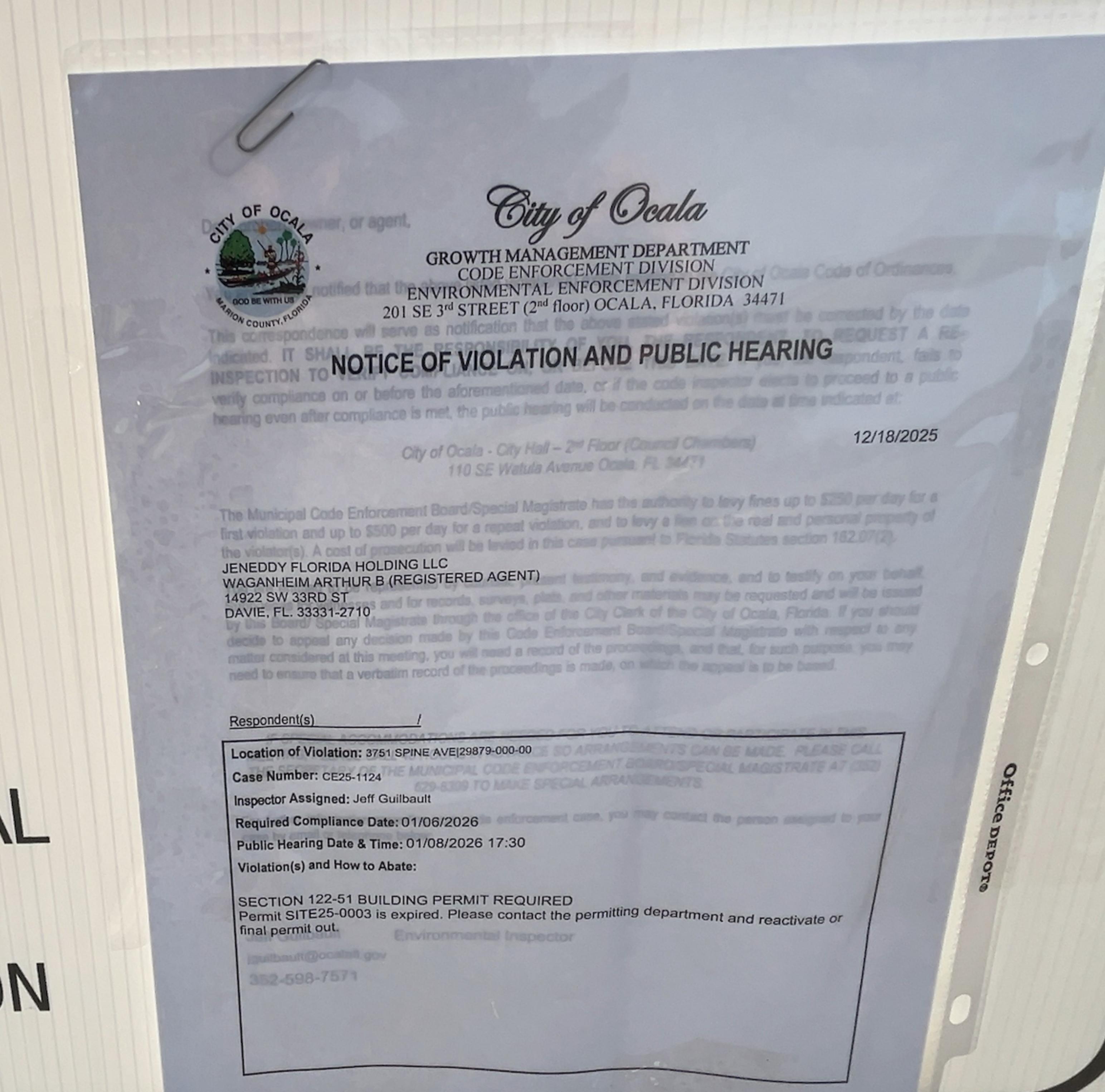
City of Ocala
Environmental Enforcement
12/18/2025 09:04:11



CODE ENFORCEMENT

352-629-8309

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**



**City of Ocala
Environmental Enforcement
12/18/2025 09:04:06**

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

CASE NO: CE25-1124

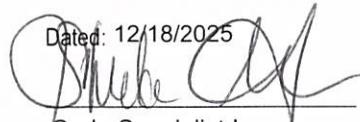
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 12/18/2025 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.

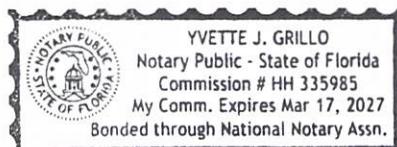
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 12/18/2025
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/18/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
12/16/2025 09:17:35



City of Ocala
Environmental Enforcement
12/16/2025 09:17:57



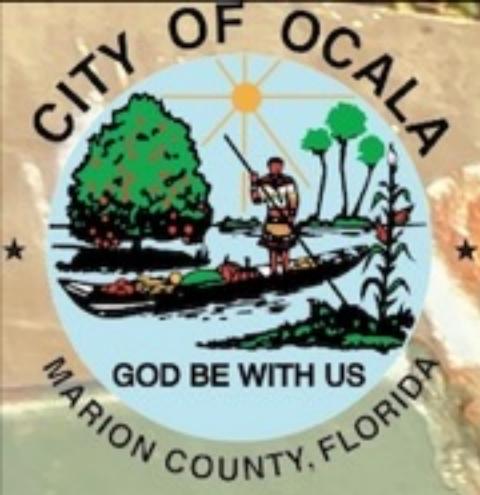
City of Ocala
Environmental Enforcement
11/13/2025 08:53:30



City of Ocala
Environmental Enforcement
11/13/2025 08:53:33



City of Ocala
Environmental Enforcement
11/13/2025 08:51:49



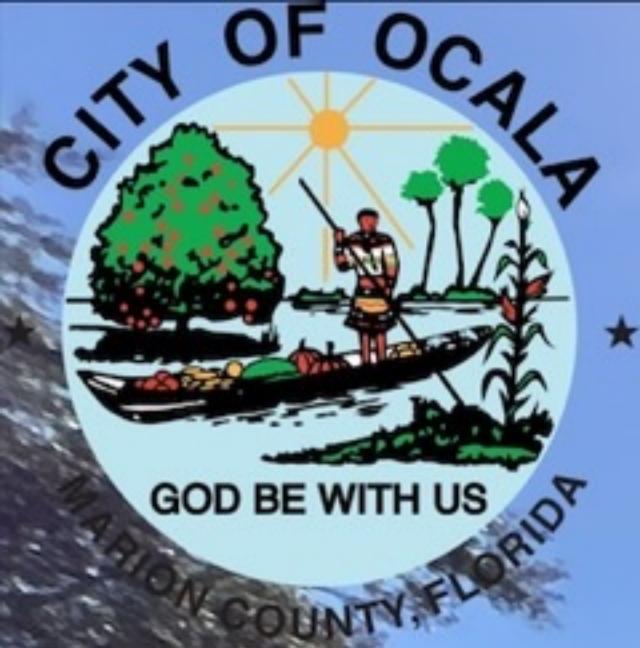
City of Ocala
Environmental Enforcement
11/13/2025 08:52:13



City of Ocala
Environmental Enforcement
10/31/2025 10:28:09



City of Ocala
Environmental Enforcement
10/31/2025 10:26:22



City of Ocala
Environmental Enforcement
10/31/2025 10:28:14



City of Ocala
Environmental Enforcement
10/31/2025 10:26:38



City of Ocala
Environmental Enforcement
10/29/2025 12:56:56



City of Ocala
Environmental Enforcement
10/29/2025 12:57:12



City of Ocala
Environmental Enforcement
10/29/2025 12:57:45



City of Ocala
Environmental Enforcement
10/29/2025 12:55:45