

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

NOTICE OF NON-COMPLIANCE HEARING

Date: 4/3/2026

Case No: CE25-0760

To: OCALA NORTH PROPERTY LLC
999 PONCE DE LEON BLVD, STE 650
CORAL GABLE, FL 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVENUE, SUITE 1100
MIAMI, FL 33131

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Osias Ferreira, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as **3435 N PINE AVE**, Ocala, Florida, **25226-004-02**, Legal 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.**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
SECTION 118-71 TREE REMOVAL 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 Board through the office of the City Clerk of the City of Ocala, Florida.

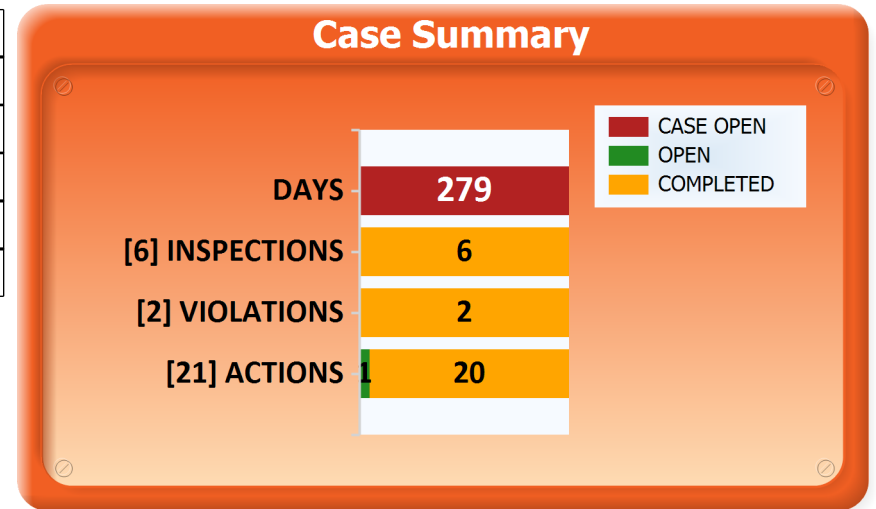
If you should decide to appeal any decision made by this Code Enforcement Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based. The burden shall rest upon the owner to request a re-inspection by the Chief Code Official to determine whether the property has been brought into compliance.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

| | | | |
|---|---------|--------------------------|-------------------|
| Description: Dead trees and/or tree stumps | | Status: NON COMP HEARING | |
| Type: GENERAL VIOLATION | | Subtype: OVERGROWTH | |
| Opened: 7/23/2025 | Closed: | Last Action: 4/29/2026 | Flw Up: 3/12/2026 |
| Site Address: 3435 N PINE AVE OCALA, FL 34475 | | | |
| Site APN: 25226-004-02 | | Officer: OSIAS FERREIRA | |
| Details: | | | |



ADDITIONAL SITES

LINKED CASES

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 | OCARIZ, HIRAM | 1 SE 3RD AVE MIAMI, FL 33131 | | | |

FINANCIAL INFORMATION

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|----------------------------|--------------------------|-----|----------|----------|-----------|-----------|---------|--------|------------------------------|---------|
| CERTIFIED POSTAGE | 001-359-000-000-06-35960 | 6 | \$53.16 | \$53.16 | 4/3/26 | CODE392 | 2736 | CHECK | ROCKCHAR MANAGEMENT SVCS LLC | YJG |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 8 | \$176.00 | \$176.00 | 4/3/26 | CODE392 | 2736 | CHECK | ROCKCHAR MANAGEMENT SVCS LLC | YJG |

OCALA Case Details - No Attachments

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CE25-0760

| DESCRIPTION | ACCOUNT | QTY | AMOUNT | PAID | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
|-----------------------------|--------------------------|-----|-------------------|-----------------|-----------|-----------|---------|--------|------------------------------|---------|
| INSPECTION FEE | 001-359-000-000-06-35960 | 4 | \$50.00 | \$50.00 | 4/3/26 | CODE392 | 2736 | CHECK | ROCKCHAR MANAGEMENT SVCS LLC | YJG |
| RECORDING COSTS | 001-359-000-000-06-35960 | 1 | \$18.75 | \$18.75 | 4/3/26 | CODE392 | 2736 | CHECK | ROCKCHAR MANAGEMENT SVCS LLC | YJG |
| REGULAR POSTAGE | 001-359-000-000-06-35960 | 2 | \$1.48 | \$1.48 | 4/3/26 | CODE392 | 2736 | CHECK | ROCKCHAR MANAGEMENT SVCS LLC | YJG |
| Total Paid for CASE FEES: | | | \$299.39 | \$299.39 | | | | | | |
| \$150 FINE PER DAY | 001-359-000-000-06-35960 | 34 | \$5,100.00 | \$0.00 | | | | | | |
| \$50 FINE PER DAY | 001-359-000-000-06-35960 | 34 | \$1,700.00 | \$0.00 | | | | | | |
| Total Paid for DAILY FINES: | | | \$6,800.00 | \$0.00 | | | | | | |
| TOTALS: | | | \$7,099.39 | \$299.39 | | | | | | |

VIOLATIONS

| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |
|--|----------------|---------------|----------------|----------|----------|--|
| SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER | OSIAS FERREIRA | 7/24/2025 | 3/12/2026 | | COMPLIED | Several dead trees within the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris. |
| SECTION 118-71 TREE REMOVAL PERMIT REQUIRED | OSIAS FERREIRA | 10/22/2025 | 3/12/2026 | | COMPLIED | Obtain a permit for the removal of the dead trees that were removed. |

| INSPECTIONS | | | | | | |
|--------------------|-----------|----------------|----------------|---------------|---------|--|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT | REMARKS | NOTES |
| INITIAL | OSF | 7/24/2025 | 7/24/2025 | NON COMPLIANT | | <p>Several dead and/or tree stumps where trees were cut down in parking lot. Photo attached.</p> <p>On 7/24/2025 I observed several dead trees whitening the property, tree stumps and tree debris. Remove the dead trees with a permit, cut and remove tree stumps and clean and maintain the property free of debris. Follow up scheduled and pictures attached a CLTO will be mailed out to the owners on record.</p> |
| FOLLOW UP | OSF | 9/2/2025 | 9/3/2025 | NON COMPLIANT | | <p>On 9/3/2025 I did a follow up and found still dead trees on the property, the tree debris has been pick up. Dead trees still on the property case will move to a hearing.</p> |
| CASE WORK | OSF | 10/22/2025 | 10/22/2025 | NON COMPLIANT | | <p>On 10/22/2025 I did a follow up for this case and found that some of the dead trees have been removed and one of the stumps have been removed. As today they have removed 2 dead trees without a permit, there is 1 dead tree still standing. 1 stump has been removed 1 is still on the property over 12 inches that needs to be removed. A new NOVPH will be mailed out with a new date to include the removal of these trees without a permit.</p> |
| HEARING INSPECTION | OSF | 12/8/2025 | 12/8/2025 | NON COMPLIANT | | <p>On 12/8/2025 I did a inspection before the hearing. At this time there is no active permits for the removal of dead trees, and there is still stumps left on the property. The case will move into the hearing.</p> |
| COMPLIANCE | OSF | 2/6/2026 | 2/6/2026 | NON COMPLIANT | | MASSEY INSPECTION |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

| | | | | | |
|------------|-----|-----------|-----------|---------------|---|
| COMPLIANCE | OSF | 2/6/2026 | 2/6/2026 | NON COMPLIANT | On 2/6/2026 I did a follow up and observed that not much has been done on the property besides removing some of the dead trees without permits. There is still dead trees and stomps. An affidavit of non-compliance has been file. |
| CASE WORK | OSF | 3/12/2026 | 3/12/2026 | COMPLETED | On 3/12/2026 I was contacted by my supervisor, the proeprty owner reach out to our office and said they had clean the property and obtain the permits. I did an inspection and observed that they did in fact get the permit TRE26-0024 and remove all dead trees, weeds and overgrowth. Also all tree stomps have been removed. Affidavit of non-compliance is being filed, they still owed fees and fines on the case before we can close it. |

CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME | ACTION DATE | COMPLETION DATE | NOTES |
|-----------------|----------------|-------------|-----------------|--|
| PREPARE NOTICE | SHANEKA GREENE | 7/25/2025 | 7/25/2025 | CLTO |
| REGULAR MAIL | SHANEKA GREENE | 7/25/2025 | 7/25/2025 | CLTO MAILED (2) |
| ADMIN POSTING | SHANEKA GREENE | 9/4/2025 | 9/4/2025 | NOVPH NOVPH WITH NEW HEARING DATE |
| CERTIFIED MAIL | SHANEKA GREENE | 9/4/2025 | 9/4/2025 | NOVPH MAILED (2) 9489 0090 0027 6697 0033 68 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134 9489 0090 0027 6697 0033 75 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131 |

Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

| | | | | |
|----------------------|--------------------|------------|------------|---|
| CERTIFIED MAIL | SHANEKA GREENE | 9/4/2025 | 9/4/2025 | <p>UPDATED NOVPH MAILED (2) 9489 0090 0027 6697 0023 54 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134</p> <p>9489 0090 0027 6697 0023 61 OCALA NORTH PROPERTY LLC OCARIZ HIRAM (REGISTERED AGENT) 1 SE 3RD AVENUE SUITE 1100 MIAMI, FL. 33131</p> |
| PREPARE NOTICE | SHANEKA GREENE | 9/4/2025 | 9/4/2025 | NOVPH SM |
| OFFICER POSTING | OSIAS FERREIRA | 9/5/2025 | 9/5/2025 | NOVPH READY FOR POSTING Posted at the property, affidavit on file. |
| PREPARE NOTICE | SHANEKA GREENE | 10/23/2025 | 10/22/2025 | NOVPH |
| OFFICER POSTING | OSIAS FERREIRA | 10/23/2025 | 10/23/2025 | NOVPH READY FOR POSTING Posted at the property and affidavit on file. |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 11/28/2025 | 11/26/2025 | TO SEE IF PREVIOUS RECOMMENDATIONS NEED TO BE UPDATED |

| | | | | |
|----------------------|--------------------|------------|------------|--|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 11/28/2025 | 11/26/2025 | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 118-71 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead trees (permit required), and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, dead trees, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2,) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday February 5th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday February 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.</p> <p>3.) Pay the cost of prosecution of \$299.39 by February 5th, 2026.</p> |
| HEARING CODE BOARD | OSIAS FERREIRA | 12/11/2025 | 12/16/2025 | NEW BUSINESS |

OCALA Case Details - No Attachments

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Case Number

CE25-0760

| | | | | |
|-----------------|--------------------|------------|------------|--|
| CERTIFIED MAIL | YVETTE J GRILLO | 12/19/2025 | 12/19/2025 | <p>91 7199 9991 7039 7931 6164 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134</p> <p>91 7199 9991 7039 7931 6171 OCALA NORTH PROPERTY LLC 1 SE 3RD AVE, SUITE 1100 MIAMI, FL 33131</p> |
| OFFICER POSTING | OSIAS FERREIRA | 12/22/2025 | 12/22/2025 | <p>FOF Posted at the property</p> |
| CONTACT | OSIAS FERREIRA | 1/29/2026 | 1/29/2026 | I spoke with Chet 352-396-2690 he is a landscaper adn wanting to know what to do in regards to the violations. I explained what they need to do and the permits they will be needing. |
| CONTACT | OSIAS FERREIRA | 1/29/2026 | 1/29/2026 | Vanessa call me from Harvey's 904-252-3979 she is the manager from the store. She wanted to know more information, we spoke and I answer all her questions. |
| MASSEY | YVETTE J GRILLO | 2/12/2026 | 2/16/2026 | |
| CONTACT | JENNIPHER L BULLER | 3/12/2026 | 3/12/2026 | I returned a phone call to the property manager, HIRAM OCARIZ 305-992-8410 concerning any fines or fess related to unresolved code cases. He also provided an email address to send any invoices to him: hram.ocariz@cbiz.com and Grisell.Ocariz@cbiz.com |
| CONTACT | YVETTE J GRILLO | 3/12/2026 | 3/12/2026 | invoices were emailed to the property managers for CE25-0760 and ENV25-0128 |
| ADMIN POSTING | YVETTE J GRILLO | 4/3/2026 | 4/3/2026 | NOTICE NON COMP HEARING |

Case Details - No Attachments

City of Ocala

Case Number
CE25-0760

| | | | | |
|-----------------------|------------------------|------------------|-----------------|--|
| <p>CERTIFIED MAIL</p> | <p>YVETTE J GRILLO</p> | <p>4/3/2026</p> | <p>4/3/2026</p> | <p>NOTICE NON COMP HEARING</p> <p>9489 0090 0027 6696 9836 23 OCALA NORTH PROPERTY LLC 999 PONCE DE LEON BLVD STE 650 CORAL GABLES, GL. 33134</p> <p>9489 0090 0027 6696 9836 30 OCALA NORTH PROPERTY LLC 1 SE 3RD AVE, SUITE 1100 MIAMI, FL 33131</p> |
| <p>FIELD POSTING</p> | <p>OSIAS FERREIRA</p> | <p>4/6/2026</p> | <p>4/6/2026</p> | <p>NOTICE NON COMP HEARING</p> <p>Posted at the property, affidavit on file.</p> |
| <p>MASSEY</p> | <p>YVETTE J GRILLO</p> | <p>4/29/2026</p> | | <p>MASSEY FOR LIEN</p> <p>PROPERTY VALUE: \$4,093,618.00 HARD COSTS: \$0 TOTAL FINES: \$6,800.00 REDUCED TO 20% = \$1,360.00 TOTAL LIEN: \$1,360.00</p> |

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 Chief Code Official, the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the board 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 board 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 3rd day of April 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: CE25-0760

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/06/2026 post the Notice of Non-Compliance Hearing to the property, located at 3435 N PINE AVE, OCALA, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

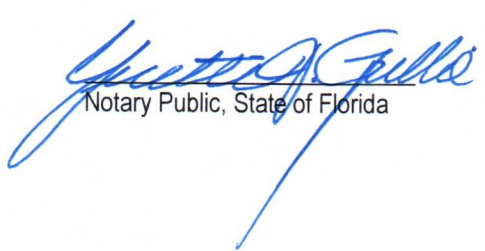
FURTHER, AFFIANT SAYETH NAUGHT.

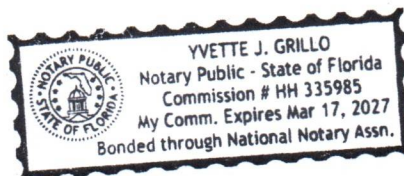
Dated: 04/06/2026


Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/06/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





3435



City of Ocala
Code Enforcement Division
4/6/2026 2:09 PM



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

NOTICE OF NON-COMPLIANCE HEARING

Date: 4/3/2026

Case No: CE25-0760

To: OCALA NORTH PROPERTY LLC
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CORAL GABLE, FL 33134

OCALA NORTH PROPERTY LLC
1 SE 3RD AVENUE, SUITE 1100
MIAMI, FL 33131

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Osias Ferreira, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as 3435 N PINE AVE, Ocala, Florida, 25226-004-02, Legal 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., is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
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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 Board 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 Chief Code Official to determine whether the property has been brought into compliance.

City of Ocala
Code Enforcement Division
4/6/2026 2:09 PM

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

CASE NO: CE25-0760

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 04/03/2026 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.

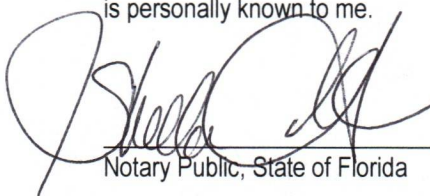
FURTHER, AFFIANT SAYETH NAUGHT.

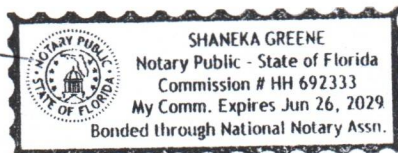
Dated: 04/03/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/03/2026 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
 201 SE 3rd STREET, 2nd FLOOR
 OCALA, FLORIDA 34471

AFF NON comp - 0760

JACKSONVILLE RPDC 320

14 MAR 2026PM 3 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471 \$ 000.74⁰
 02 7W
 0008039548 MAR 13 2026

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

Handwritten blue signature/initials

NIXIE 326 SE 1 7203/20/26

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

34471 4471 2187

BC: 34471218701 *2724-01092-14-58

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**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

vs.

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

**OCALA NORTH PROPERTY LLC
1 SE 3RD AVENUE, SUITE 1100
MIAMI, FL 33131**

Respondents _____/

CASE NO: CE25-0760



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 12/18/2025 03:47:55 PM
FILE #: 2025166898 OR BK 8787 PGS 910-912
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), **OCALA NORTH PROPERTY LLC, 999 PONCE DE LEON BLVD, STE 650, CORAL GABLES, FL 33134 AND OCALA NORTH PROPERTY LLC, 1 SE 3RD AVENUE, SUITE 1100, MIAMI, FL 33131**, owner(s) in charge of the property described as: **3435 S. PINE AVE | 25226-004-02, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between July 24th, 2025, and December 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 118-71 TREE REMOVAL PERMIT REQUIRED.**
- C.** .

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **OCALA NORTH PROPERTY LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 118-71 TREE REMOVAL 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): 34-95 and 118-71 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead trees (permit required), and unsightly or unsanitary items by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, dead trees, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

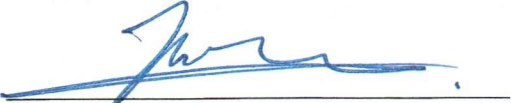
2.) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday February 5th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday February 6th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.

3.) Pay the cost of prosecution of \$299.39 by February 5th, 2026.

- 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 11th day of December 2025.

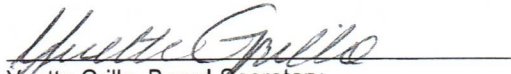
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



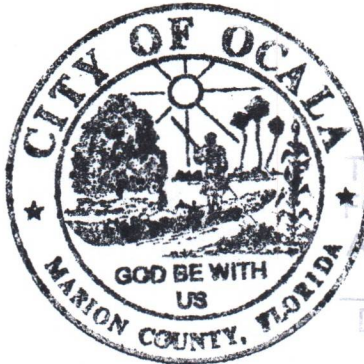
Michael Gartner, Chair
Municipal Code Enforcement Board

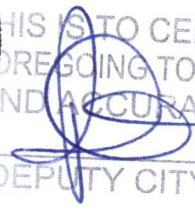
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **OCALA NORTH PROPERTY LLC, 999 PONCE DE LEON BLVD, STE 650, CORAL GABLES, FL 33134 AND Ocala NORTH PROPERTY LLC, 1 SE 3RD AVENUE, SUITE 1100, MIAMI, FL 33131**, this 11th day of December 2025.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

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 BOARD IS TO BE HELD ON FEBRUARY 12TH, 2026, AT 5:30 PM, 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 BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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 BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD 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 BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

CASE NO: CE25-0760

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

Respondent _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Osias Ferreira, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on **12/11/2025**, the Municipal Code Enforcement Board 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; **02/06/2026**.
3. That the Respondent has brought the property located in the city limits of Ocala, into compliance on; **3/12/2026**.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as Ordered; SECTION 118-71, 34-95.

Daily fines accrued to \$200 daily for 34 days for a total of \$6,800.00 remain unpaid.

5. The prosecution costs remain unpaid for \$299.39. Any additional costs will result in a lien.

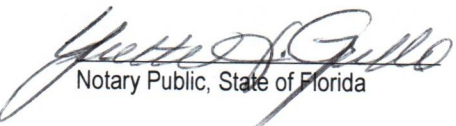
FURTHER AFFIANT SAYETH NOT.

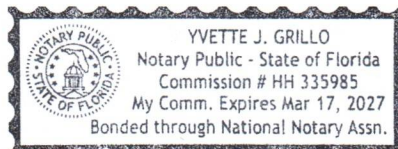
Dated March 12, 2026

Osias Ferreira
Code Enforcement Officer
City of Ocala

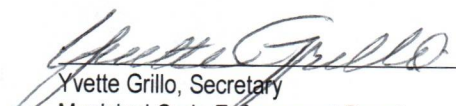
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this March 12, 2026, by Osias Ferreira 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 respondent, on March 12, 2026


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



OCALA NORTH
SHOPPING CENTER

Winn/Dixie

LIQUORS

WOK N' STUFF II

Hungry Howie's

H&R BLOCK



City of Ocala
Code Enforcement Division
3/12/2026 9:14 AM



City of Ocala
Code Enforcement Division
3/12/2026 9:14 AM



City of Ocala
Code Enforcement Division
3/12/2026 9:14 AM



Gainesville 35
Starke 53

OCALA SOUTH
Winn-Dixie
LIQUORS
WOK 'N' STUFF II
Hungry Howie's
HEAR BLOCK

City of Ocala
Code Enforcement Division
3/12/2026 9:14 AM



City of Ocala
Code Enforcement Division
3/12/2026 9:15 AM



City of Ocala
Code Enforcement Division
3/12/2026 9:13 AM



Ocala North Shopping Center

HARVEYS
supermarket
Trading Since 1924

LIQUORS

WOK N' STUFF II

Hungry Howie's

H&R BLOCK

City of Ocala
Code Enforcement Division
7/23/2025 8:44 AM



OCALA  NORTH
SHOPPING CENTER

HARVEYS
supermarket
Trading Since 1924

LIQUORS

WOK N' STUFF II

Hungry Howie's

 **H&R BLOCK®**

City of Ocala
Code Enforcement Division
7/23/2025 8:44 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:46 AM



City of Ocala
Code Enforcement Division
7/23/2025 8:46 AM