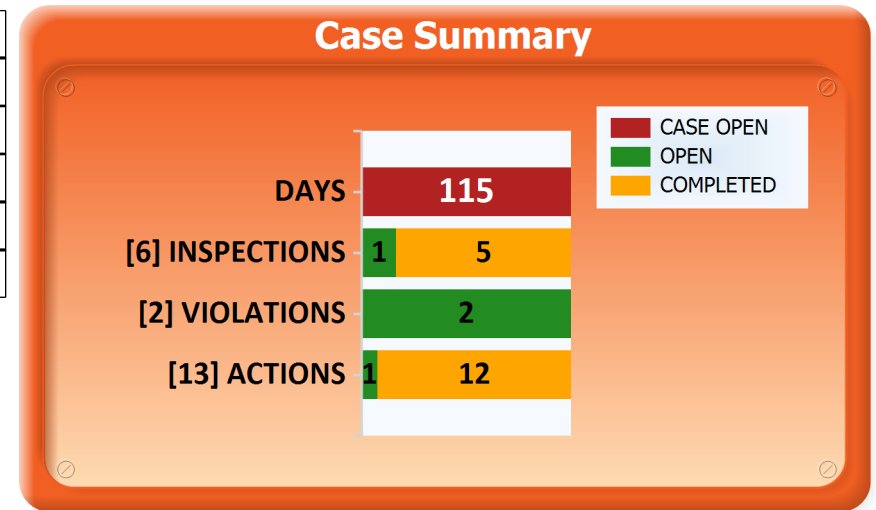


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0183

Description: SILT FENCING OVERGROWTH			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/14/2026	Closed:	Last Action: 8/13/2026	Flw Up: 8/10/2026
Site Address: 521 SW 12TH ST OCALA, FL 34471			
Site APN: 28529-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PAC 3 PROPERTIES LLC	434 SW 16TH ST OCALA, FL 34471-0604			
REGISTERED AGENT	BROOKS FELICIA	8500 NW 38TH AVE RD OCALA, FL 34482			
RESPONDENT 1	PAC 3 PROPERTIES LLC	434 SW 16th Street Ocala, FL 34471	(352)470-6201		BROOKCONSTRUCTIONOFFICE@GMAIL.COM

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	\$55.44	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$75.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$55.35	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$19.44	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						
TOTALS:			\$253.57	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants	JEFFREY GUILBAULT	4/14/2026				Please repair all damaged or downed silt fencing on the construction site.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	4/14/2026				Please cut and clean all overgrowth on the site consisting of tall grass, weeds and any other types of overgrowth that are present.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	4/14/2026	4/14/2026	COMPLETED		While responding to a complaint in the area at 0930 I noticed overgrowth present on this site and the silt fencing is in disrepair throughout the entire site. Please repair all silt fencing and cut and clean the site. Please see photos. CLTO sent to admin. RI in 60 days.
FOLLOW UP	JGB	5/28/2026	5/28/2026	COMPLETED		Verified the silt fencing has been fixed. Overgrowth is still present
FOLLOW UP	JGB	6/22/2026	6/22/2026	COMPLETED		I verified this morning that all violations are present and i have not had contact with anyone associated with the property nor the construction. NOVPH sent to admin.
CASE WORK	JGB	7/13/2026	7/13/2026	COMPLETED		Spoke with Zachery Jacobson and verified that all violations are still present and no changes have been made.
CASE WORK	JGB	7/29/2026	7/29/2026	COMPLETED		UPDATED VIOLATION TO 102-312 AND OFFICE STAFF RESENT ALL NOTICES.

HEARING INSPECTION	JGB	8/10/2026				
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/15/2026	4/16/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	CLTO MAILED (2)
CONTACT	JEFFREY GUILBAULT	6/22/2026	6/22/2026	Zachery Jacobson reached out to me today to inform me that he has reached out to the contractor to inform them of the issues with this site and that they needed to get the property into compliance with there issued permit and site plan. He informed me that the road was cut and has been for over a week. I added that verbiage to my NOVPH.
PREPARE NOTICE	YVETTE J GRILLO	6/23/2026	6/24/2026	NOVPH
ADMIN POSTING	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	6/24/2026	6/24/2026	NOVPH 91 7199 9991 7039 7684 3755 PAC 3 PROPERTIES LLC 434 SW 16TH ST OCALA, FL 34471-0604 91 7199 9991 7039 7684 3748 BROOKS, FELICIA (RA) 8500 NW 38TH AVE RD OCALA, FL 34482
FIELD POSTING	JEFFREY GUILBAULT	6/25/2026	6/25/2026	NOVPH NOVPH POP
ADMIN POSTING	SHANEKA GREENE	7/29/2026	7/29/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	7/29/2026	7/29/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9990 68 PAC 3 PROPERTIES LLC 434 SW 16TH ST OCALA, FL. 34471-0604 9489 0090 0027 6696 9990 99 BROOKS, FELICIA (REGISTERED AGENT) 8500 NW 38TH AVE RD OCALA, FL. 34482
PREPARE NOTICE	SHANEKA GREENE	7/29/2026	7/29/2026	NOVPH REPREP AND RESEND NOTICE OF VIOALTION PUBLIC HEARING FOR AUGUST HEARING
FIELD POSTING	JEFFREY GUILBAULT	7/30/2026	7/30/2026	NOVPH READY FOR POSTING NOVPH POP

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/30/2026	7/29/2026	Find that the Respondent(s) violated City Code Section 34-95 and 102-312 and order the Respondent(s) to: 1. (a) Cut and clean the property by removing all weeds, undergrowth, tree debris, and unsightly or unsanitary items in violation of City Code Section 34-95 by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, a fine of \$50.00 per day shall be imposed until the violation is fully abated. The City shall have the authority to enter upon the property and take any action necessary to bring the property into compliance, including cutting and cleaning the property and removing all weeds, undergrowth, tree debris, and unsightly or unsanitary items. (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. Immediately implement and maintain appropriate best management practices (BMPs), including but not limited to the proper installation and maintenance of silt fencing or other approved erosion and sediment control measures, so as to prevent runoff, erosion, or sediment discharge in violation of Section 102-312; or otherwise bring the property into full compliance with the requirements of said section by 7:00 a.m. on Friday, September 11, 2026. A fine of \$100.00 per day shall be imposed, in addition to any other fines, until the violation has been fully abated. 3. Pay the cost of prosecution of \$253.57 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Environmental Enforcement
04/14/2026 09:17:19



City of Ocala
Environmental Enforcement
04/14/2026 09:17:48



City of Ocala
Environmental Enforcement
04/14/2026 09:18:17



City of Ocala
Environmental Enforcement
04/14/2026 09:18:32



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2026 Property Record Card

28529-000-00

[GOOGLE Street View](#)

Prime Key: 673676

[MAP IT+](#)

Current as of 4/14/2026

Property Information

PAC 3 PROPERTIES LLC
434 SW 16TH ST
OCALA FL 34471-0604

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALAM.S.T.U.PC: 10

Acres: 2.17

More Situs

Situs: 521 SW 12TH ST ALL UNITS
OCALA

2025 Certified Value

Land Just Value	\$330,838
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$330,838
Total Assessed Value	\$330,838
Exemptions	\$0
Total Taxable	\$330,838

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$330,838	\$0	\$0	\$330,838	\$330,838	\$0	\$330,838
2024	\$330,838	\$0	\$0	\$330,838	\$330,838	\$0	\$330,838
2023	\$283,575	\$0	\$0	\$283,575	\$228,751	\$0	\$228,751

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8068/1648	06/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$305,000
5173/0693	03/2009	08 CORRECTIVE	0	U	V	\$100
5144/1452	12/2008	07 WARRANTY	7 PORTIONUND INT	U	V	\$172,350
3105/1482	02/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$152,000
2663/0407	06/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$100,000
1820/0609	04/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1539/0944	11/1988	08 CORRECTIVE	9 UNVERIFIED	U	V	\$100
1080/0580	08/1981	07 WARRANTY	0	U	V	\$86,400

Property Description

SEC 19 TWP 15 RGE 22

COM INT S ROW SW 11TH ST & W ROW SW 5TH AV FOR POB S 270.48
 FT W 253.54 FT N 270.94 FT E 248.11 FT TO THE POB
 ALSO DESC AS: COM AT A PT 24 FT E OF THE NW COR OF NE 1/4
 TH E 650 FT TH S 382 FT TH E 305 FT TH S 70 FT TO THE POB
 TH S 361.84 FT TH W 305 FT TH N 361.84 FT TH E 305 FT TO
 THE POB EXC RD ROWS

& THAT PORTION OF SW 11TH ST LYING W OF W R/W
 OF SW 5TH AV & E OF E R/W OF SW 6TH AVE

& COM AT THE NW COR OF NE 1/4 OF SEC 19 TH N 88-46-34 E
 674 FT TH S 00-23-14 W 420 FT TH N 88-46-34 E 31.38 FT TO
 THE POB TH N 88-45-15 E 227.44 FT TH N 87-06-25 E 21.40 FT
 TH S 00-26-28 W 72.97 FT TH N 89-14-50 W 247.31 FT TH
 N 00-49-20 W 63.70 FT TO THE POB &
 EXC FROM THE ABOVE DESC POB PROCEED N 88-45-15 E 227.44 FT
 TH N 87-06-25 E 21.40 FT TH S 00-26-28 W 12.97 FT TH
 N 89-15-08 W 248.63 FT TH N 00-49-20 W 3.70 FT TO THE POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	1000	360.0	263.0	B2	94,525.00	SF						

Neighborhood 9943
 Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD24-1541	9/18/2025	-	LEGENDARY PLACE BUILDING A
BLD24-1542	9/18/2025	-	LEGENDARY PLACE BUILDING B
SITE24-0077	9/18/2025	-	LEGENDARY TRAILS APTS
TRA25-0153	5/16/2025	5/16/2025	LEGENDARY PLACE BUILDING A
FIRE25-0154	5/15/2025	-	LEGENDARY PLACE BUILDING A
FIRE25-0155	5/15/2025	-	LEGENDARY PLACE BUILDING B
SDC25-0190	5/15/2025	-	LEGENDARY PLACE BUILDING A
SDC25-0191	5/15/2025	-	LEGENDARY PLACE BUILDING B

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2023048**

Property Appraisers Parcel Identification (Folio) Number: **28529-000-00**

Florida Documentary Stamps in the amount of **\$2,135.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 1 day of **June, 2023** by **MANORANJAN P. SINGH and SANDHYA SINGH, husband and wife**, whose post office address is **2285 SE Mill Creek Circle, Ocala, FL 34471** herein called the Grantors, to **PAC 3 PROPERTIES, LLC, a Florida limited liability company**, whose post office address is **434 SW 16th Street, Ocala, FL 34471**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2023 and thereafter.

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

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

AND, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2023048**

LTF

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

RENEE L. WOLCOTT

Witness #2 Printed Name

MANORANJAN P. SINGH

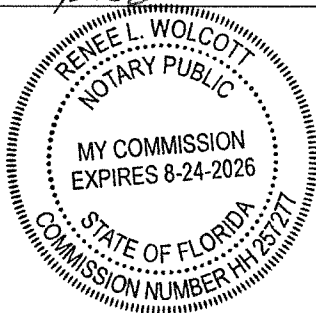
SANDHYA SINGH

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17 day of June, 2023, by MANORANJAN P. SINGH and SANDHYA SINGH who are personally known to me or have produced JD as identification.

SEAL

My Commission Expires:



Notary Public

Printed Notary Name

Exhibit "A"

LEGAL DESCRIPTION

PARCEL 1:

Commencing at a point 24 feet East of the NW corner of the NE 1/4 of Section 19, Township 15 South, Range 22 East, thence East 650 feet, thence South 382 feet, thence East 305 feet, thence South 70 feet as a Point of Beginning, thence South 361.04 feet, thence West 305 feet, thence North 361.84 feet, thence East 305 feet to the Point of Beginning. Less existing streets, being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of Section 19, Township 15 South, Range 22 East, and running East along the North boundary of said Section 19, N 88°46'34" E, 674.00 feet; thence departing from said North boundary, S 00°23'14" W, 420.00 feet; thence N 88°46'34" E, 31.38 feet to the East right of way line of SW 6th Avenue (formerly Lime Kiln Street) 50 feet wide; thence S 01°35'38" W, along said right of way 114.41 feet to the intersection of the East right of way line of aforesaid SW 6th Avenue and the South right of way line of SW 11th Street (50 foot wide) for the Point of Beginning. From the Point of Beginning thus described thence S 09°14'50" E, along and with the South right of way line of said SW 11th Street, a distance of 248.11 feet to an intersection with the West right of way line of SW 5th Ave (50 feet wide) formerly Coolidge Street; thence S 00°27'04" W, along and with the West right of way line of said SW 5th Avenue, a distance of 270.48 feet to an intersection with the North right of way line of SW 12th Street (50 foot wide); thence N 89°21'11" W, along and with the North right of way line of said SW 12th Street, a distance of 253.54 feet to an intersection with the East right of way line of aforesaid SW 6th Avenue, thence N 01°35'58" E, along and with the East right of way line of said SW 6th Avenue, a distance of 270.94 feet to the Point of Beginning.

PARCEL 2:

The portion of the SW 11th Street (50.00 feet wide) lying West of the West right of way line of SW 5th Avenue (50.00 feet wide) and East of the East right of way line of SW 6th Avenue (50.00 feet wide).

AND ALSO

Commencing at the Northwest corner of the NE 1/4 of Section 19, Township 15 South, Range 22 East, Marion County, Florida, and running East along the North boundary thereof, N 88°46'34" E, 674.00 feet; thence departing from said North boundary S 00°23'14" W, 420.00 feet; thence N 88°46'34" E, 31.38 feet to the Point of Beginning, said point being a concrete monument. From the Point of Beginning thus described, proceed N 88°45'15" E, 227.44 feet to a concrete monument; thence N 87°06'25" E, 21.40 feet to a concrete monument; thence S 00°26'28" W, 72.97 feet to a concrete monument; thence N 89°14'50" W, 247.31 feet to a concrete monument; thence N 00°49'20" W, 63.70 feet to the Point of Beginning. LESS AND EXCEPT from the Point of Beginning thus described, proceed N 88°45'15" E, 227.44 feet to a concrete monument; thence N 87°06'25" E, 21.40 feet to a concrete monument; thence S 00°26'28" W, 12.97 feet; thence N 89°15'08 W, 248.63 feet; thence N 00°49'20" W, 3.70 feet to the Point of Beginning.



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

Detail by Entity Name

Florida Limited Liability Company
PAC3 PROPERTIES, LLC.

Filing Information

Document Number L16000101113
FEI/EIN Number 81-3663271
Date Filed 05/24/2016
State FL
Status ACTIVE

Principal Address

434 SW 16TH ST.
OCALA, FL 34471 UN

Mailing Address

434 SW 16TH ST.
OCALA, FL 34471 UN

Registered Agent Name & Address

BROOKS, FELICIA
8500 NW 38TH AVE RD.
OCALA, FL 34482

Authorized Person(s) Detail

Name & Address

Title PRES

BROOKS, FELICIA
8500 NW 38TH AVE RD.
OCALA, FL 34482

Annual Reports

Report Year	Filed Date
2024	01/29/2024
2025	02/18/2025
2026	03/24/2026

Document Images

[03/24/2026 -- ANNUAL REPORT](#)

[View image in PDF format](#)

02/18/2025 -- ANNUAL REPORT	View image in PDF format
01/29/2024 -- ANNUAL REPORT	View image in PDF format
03/03/2023 -- ANNUAL REPORT	View image in PDF format
01/25/2022 -- ANNUAL REPORT	View image in PDF format
02/16/2021 -- ANNUAL REPORT	View image in PDF format
06/08/2020 -- ANNUAL REPORT	View image in PDF format
04/24/2019 -- ANNUAL REPORT	View image in PDF format
03/20/2018 -- ANNUAL REPORT	View image in PDF format
01/23/2017 -- ANNUAL REPORT	View image in PDF format
05/24/2016 -- Florida Limited Liability	View image in PDF format



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

4/16/2026

CASE NO: ENV26-0183

PAC 3 PROPERTIES LLC
434 SW 16TH ST
OCALA, FL, 34471-0604

BROOKS FELICIA (REGISTERED AGENT)
8500 NW 38TH AVE RD
OCALA, FL. 34482

RE: 28529-000-00 | 521 SW 12TH ST

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: 6/22/2026

Violations:

SECTION 34-143 MAINTENANCE REQUIREMENTS

Please repair all damaged silt fencing on the site. Silt fencing has fallen in multiple areas.

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

Please cut and clean all overgrowth on the site.

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

07/30/2026

PAC 3 PROPERTIES LLC
434 SW 16TH ST
OCALA, FL. 34471-0604

BROOKS, FELICIA (REGISTERED AGENT)
8500 NW 38TH AVE RD
OCALA, FL. 34482

Respondent(s) _____ /

Location of Violation: 521 SW 12TH ST|28529-000-00

Case Number: ENV26-0183

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 08/10/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants
Please repair all damaged or downed silt fencing on the construction site.

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

Please cut and clean all overgrowth on the site consisting of tall grass, weeds and any other
types of overgrowth that are present.

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: ENV26-0183

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

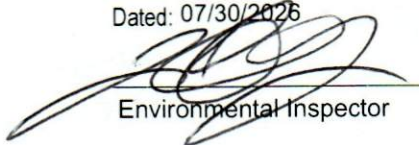
**STATE OF FLORIDA
COUNTY OF MARION**

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 07/30/2026 post the Notice of Violation & Public Hearing to the property, located at 521 SW 12TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

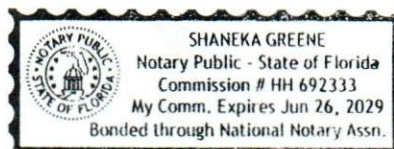
Dated: 07/30/2026

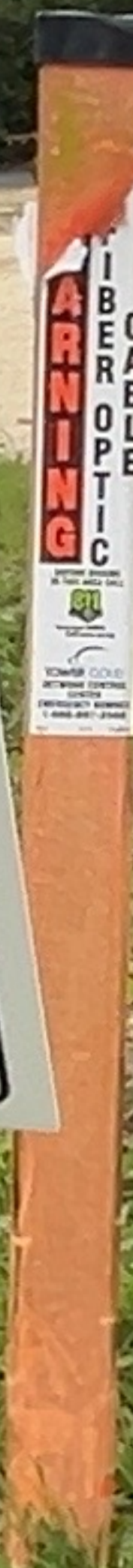

Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/30/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
07/30/2026 08:32:33



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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/30/2026

PAC 3 PROPERTIES LLC
434 SW 16TH ST
OCALA, FL. 34471-0604

BROOKS, FELICIA (REGISTERED AGENT)
8500 NW 38TH AVE RD
OCALA, FL. 34482

Respondent(s) _____

Location of Violation: 521 SW 12TH ST|28529-000-00

Case Number: ENV26-0183

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 08/10/2026

Public Hearing Date & Time: 08/13/2026 17:30

Violation(s) and How to Abate:

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants
Please repair all damaged or downed silt fencing on the construction site.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER
Please cut and clean all overgrowth on the site consisting of tall grass, weeds and any other
types of overgrowth that are present.

Office DEPOTE



City of Ocala
Environmental Enforcement
07/30/2026 08:32:25

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

CASE NO: ENV26-0183

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/29/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

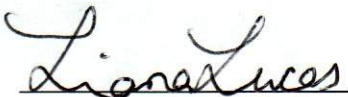
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/29/2026

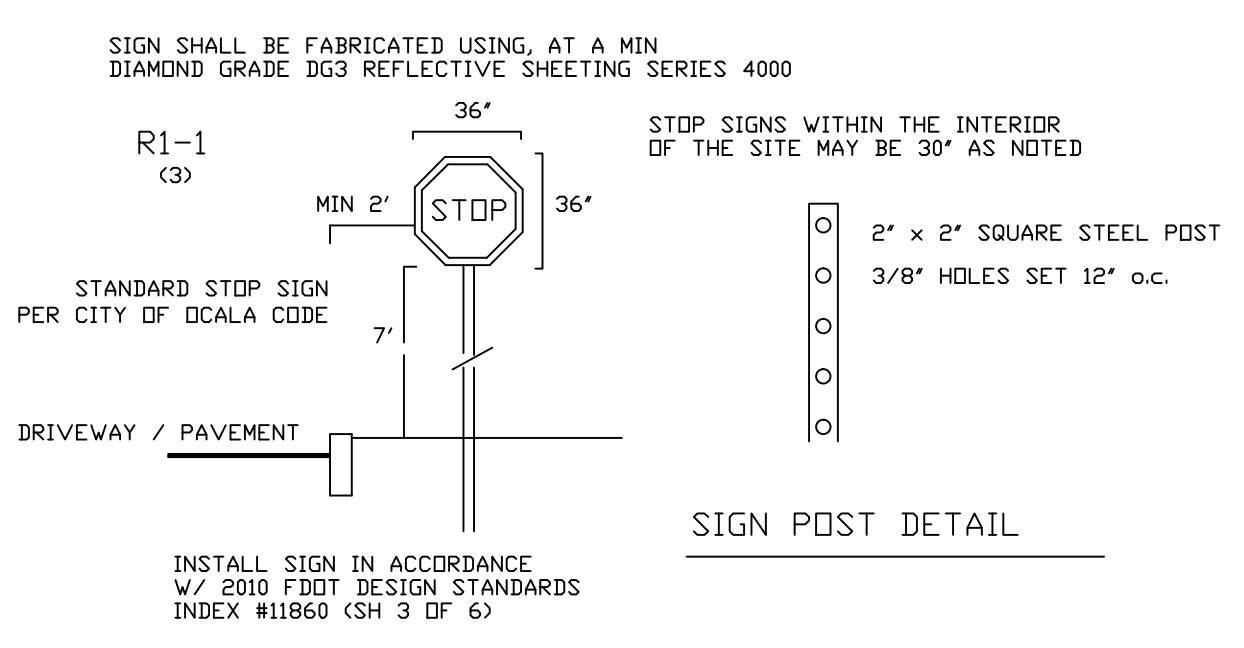
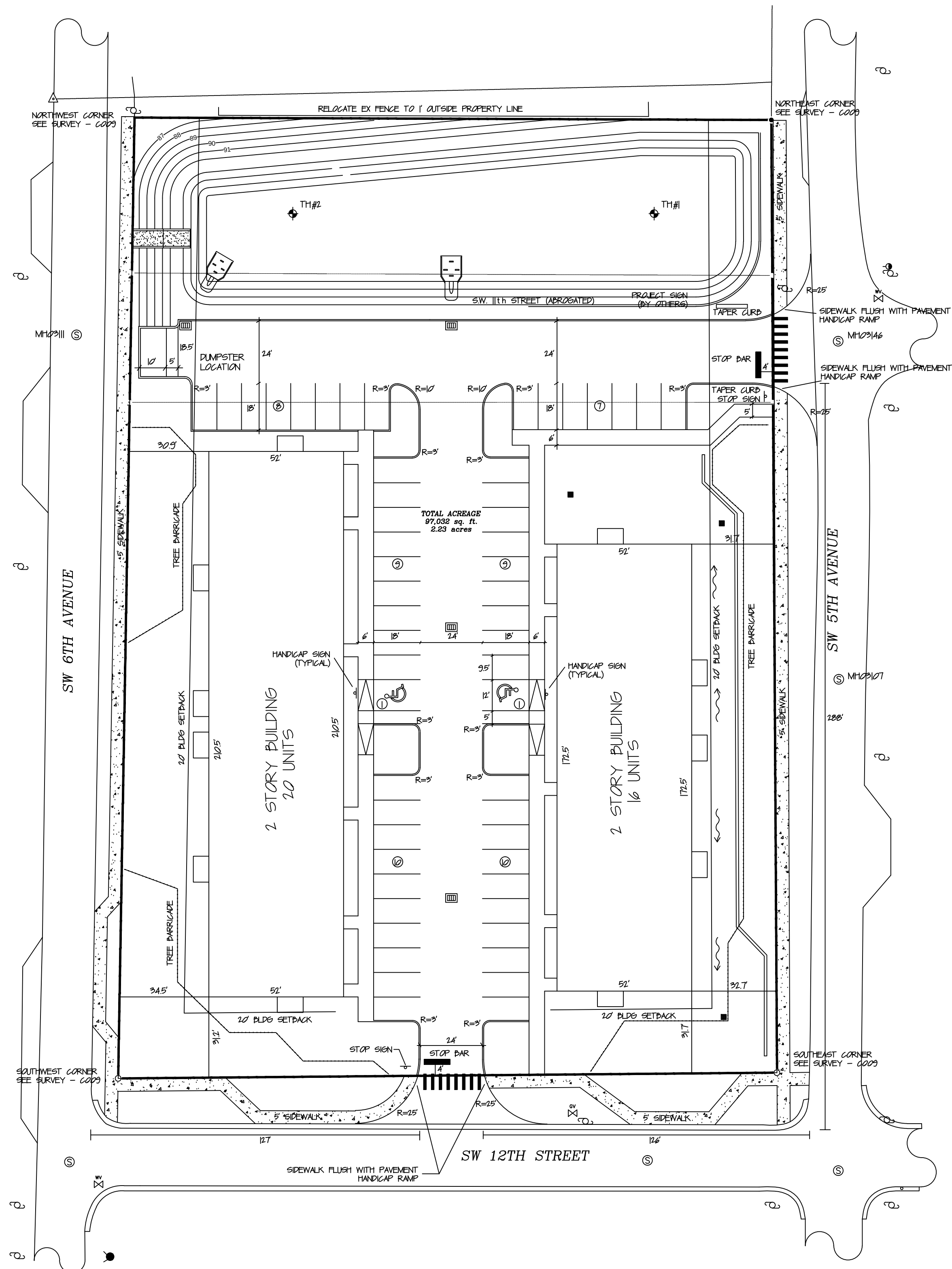
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

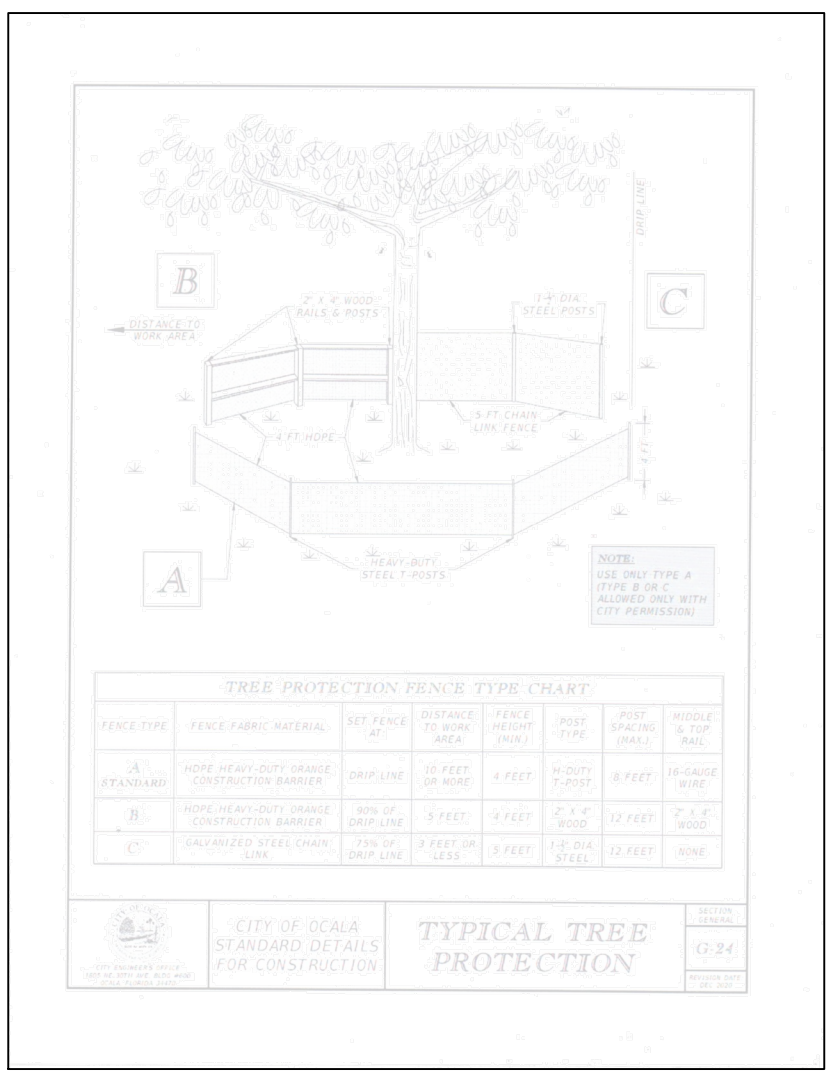
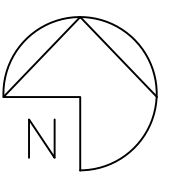
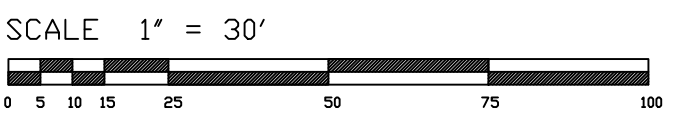
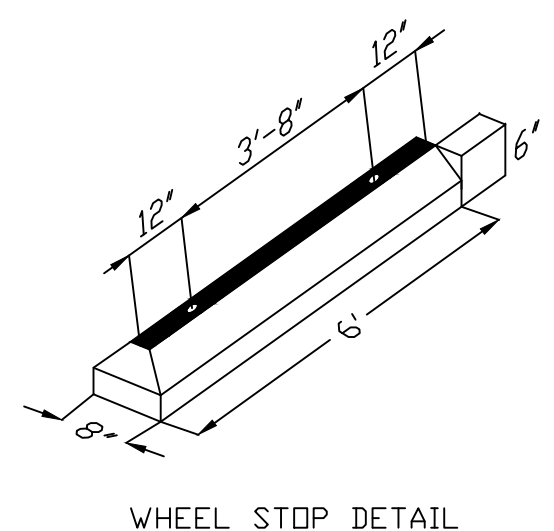
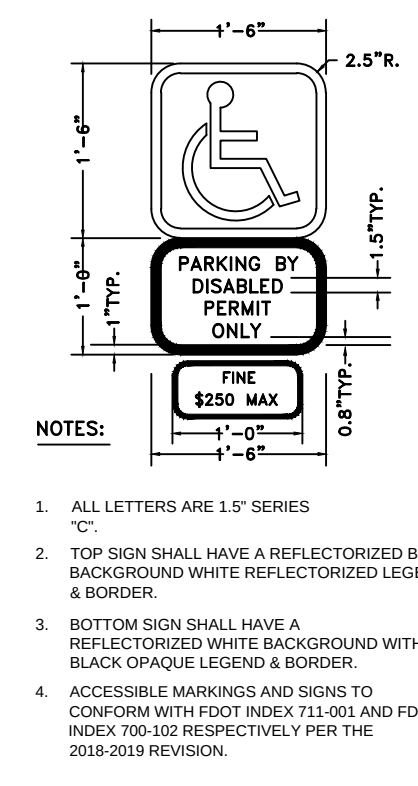
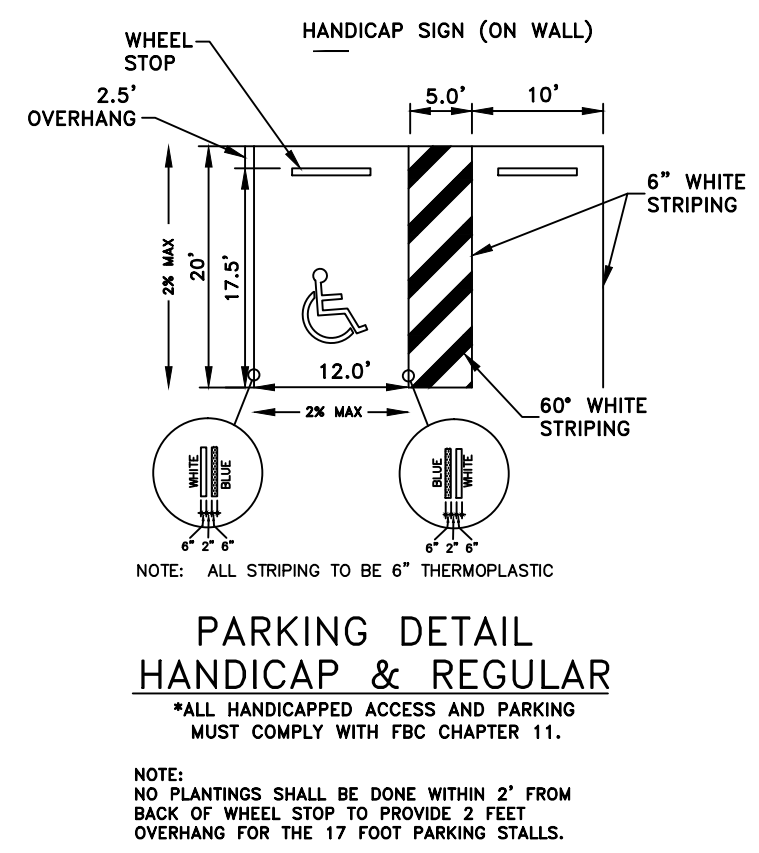
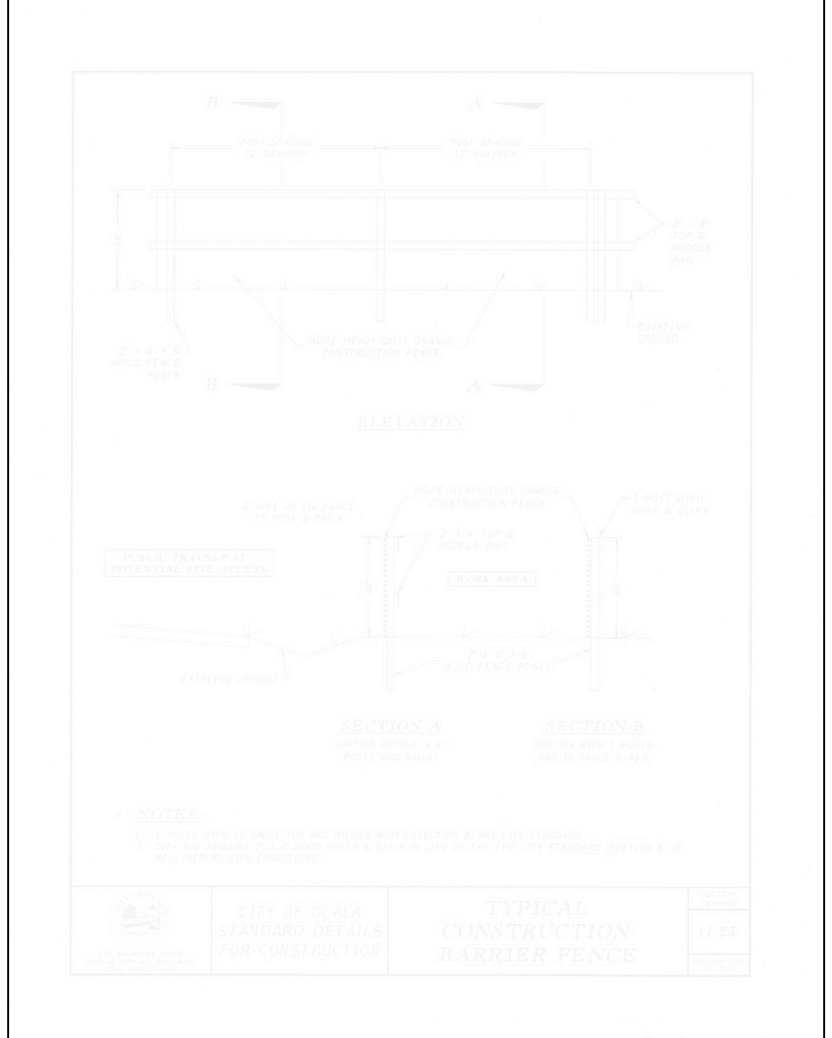
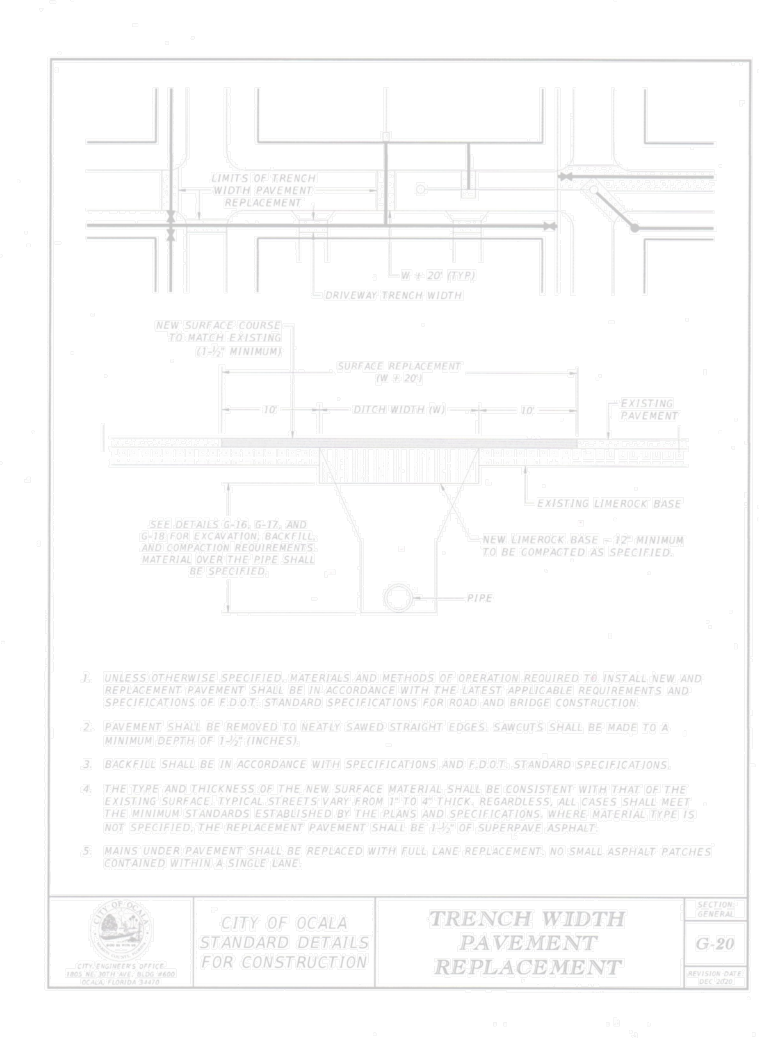
SWORN TO (or affirmed) before me: 07/29/2026 by Liana Lucas, City of Ocala, who is personally known to me.


Notary Public, State of Florida





STOP SIGN DETAIL



RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT, STATE OF FLORIDA #858

DATE: 6 / 23	DRAWN BY: RAK	DATE: 6 / 23	NO.	DESCRIPTION
DRAWING NO.: 30	SCALE: 1" = 30'	VIEW NAME:	1	CITY COMMENTS
JOB NO.:	PG.	DATE: 5/24	2	CITY COMMENTS
ENVIRONMENTAL DESIGN ANDY KESSELRING, LANDSCAPE ARCHITECT P.O. BOX 5121 1920 SE 8th STREET OCALA, FLORIDA 34478 LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN		LEGEND		
LAYOUT PLAN		FLORIDA		
LEGENDARY PLACE APARTMENTS		OCALA		
SHEET 0001 of 0001		BY		