



Case Details - No Attachments

City of Ocala

Case Number

CE25-0422

Description: Fence Installation without approved site plan/permit			Status: NON COMP HEARING
Type: ZONING		Subtype: CONFORMANCE WITH SITE PLAN	
Opened: 5/15/2025	Closed:	Last Action: 8/13/2026	Flw Up: 7/23/2026
Site Address: 2950 NE 14TH ST ALL UNITS OCALA, FL 34470			
Site APN: 26788-001-00		Officer: STEPHANI SMITH	
Details:			

Case Summary

DAYS 448

[18] INSPECTIONS 18

[2] VIOLATIONS 2

[23] ACTIONS 22

CASE OPEN
OPEN
COMPLETED

ADDITIONAL SITES

LINKED CASES

CONTACTS

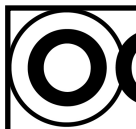
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAGNOLIA TRACE LLC	2952 NE 14TH ST OCALA, FL 34470-4818			
RESPONDENT 1	MAGNOLIA TRACE LLC	2952 NE 14TH ST OCALA, FL 34470-4818			
RESPONDENT 2	Lopez Law Group (REGISTERED AGENT)	700 7 ave N UNIT A St. Petersburg, FL 33701			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	9	\$79.74	\$79.74	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$2.22	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
Total Paid for CASE FEES:			\$100.71	\$100.71						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$4.92	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
CERTIFIED MAIL	001-359-000-000-06-35960	9	\$22.14	\$22.14	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
HEARING	001-359-000-000-06-35960	1	\$12.30	\$12.30	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$18.45	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$7.38	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$65.19	\$65.19						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$16.20	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$16.20	\$16.20						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$22.06	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$22.06						
\$100 FINE PER DAY	001-359-000-000-06-35960	6	\$600.00	\$0.00						
Total Paid for DAILY FINES:			\$600.00	\$0.00						
INSPECTORS	001-359-000-000-06-35960	15	\$243.15	\$243.15	7/9/26	CODE488	2511679443	CREDIT CARD	CARLOS LOPEZ	SHG
Total Paid for INSPECTION FEES:			\$243.15	\$243.15						
TOTALS:			\$1,047.31	\$447.31						
VIOLATIONS										

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	5/19/2025	7/23/2026			Please ensure that all expired permits are finalized (passing a final inspection through the Permitting Department). Ensure that the permits applied for (or in review) are followed through (either voiding the permit if no work was conducted/the job was cancelled, reapplying and re-issuing the permit if work was conducted, etc). In addition to this, obtain an "after-the-fact" permit for the fence installation and bollard pole installation on the property. You may contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov. Over 20 permits have been discovered in an unfinished state. Refer to the permit list for further. **USE FOR NOVPH** Please ensure that all expired permits are finalized (passing a final inspection through the Permitting Department). Ensure that the permits applied for (or in review) are followed through (either voiding the permit if no work was conducted/the job was cancelled, reapplying and re-issuing the permit if work was conducted, etc). Over 20 permits have been discovered in an unfinished state. Refer to the attached permit list for further.



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SECTION 122-212 SITE PLAN APPROVAL REQUIRED	STEPHANI SMITH	5/19/2025	7/23/2026			It shall be unlawful for any person to conduct any of the following activities on a parcel: (1)Construction of a new building or structure, or expansion of an existing building or structure.(2) Alteration, change or modification of any parcel. (3)Site work, including changing of grade. A required site plan must satisfy all the city requirements. A site plan permit and/or minor site plan is required for the fence installation, bollard pole installation, and the alteration to the flow of traffic at the apartment complex. Contact the Planning and Zoning Department at (352)-629-8404 to begin the process of the application to a site plan permit and minor site plan or restore the apartment complex to the original state. ** USE FOR NOVPH** Please ensure to follow through and address all comments with the applied minor site plan (SPLM25-0019) for the fencing and bollard pole installations. Comments have been returned on 01/23/2026 with no additional revisions or review submittals since this date.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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INITIAL	SMS	5/15/2025	5/15/2025	NON COMPLIANT	On 05/15/2025, a message was received from the Code Enforcement group chat by Admin about a new fence installation at the apartment complex along with the entry/exit of the complex off of NE 14th ST being completely blocked off. I have went to the property, and I have documented the new chain-link fence installation along NE 30th AVE and NE 14th ST. The sole entryway/exit off of NE 14th ST for the apartment complex has been completely closed off with the extension of the chain-link fence and the installation of bollard poles. In addition to this, Admin has also highlighted the fact that multiple permits pertaining to the apartment complex has either expired or has not even been issued. View attachments. An inspection has been scheduled to perform a further in-depth analysis of these delinquent permits along with obtaining any other relevant information for this case such as the site plan for the apartment complex from Planning and Zoning.
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CASE WORK	SMS	5/19/2025	5/19/2025	COMPLETED	On 05/15/2025, 05/16/2025, and 05/19/2025, I have researched the CS permitting module and I have through 52 subsites and parent site for any delinquent permits (such as those that never passed a final inspection and expired, they still remain in a review status, etc). I have found approximately 20 delinquent permits through my research with the bulk of these permits being related to HVAC changeouts. I have compiled all 20 of these permits with a small page of each permit in addition to a whole list of the permits that are in a delinquent status. I have then e-mailed one of the planners to the Planning and Zoning Department for a copy of the original site plan (if applicable), and what would be required from the Planning and Zoning Department's side (such as a site plan for the changes made or a site permit). Soon after, I have received a response from a member of the Planning and Zoning Department. They have informed (and confirmed with me) that there are no permits, application for the fence, or site plan to permit them to change the flow of traffic. They have also informed me that a site plan permit and a minor site plan is the least that would be required for this scope of work that was conducted at the property. I have also spoken to a technician from the Permitting Department, and they also have informed me that the bollard poles would also require a permit. View attachments. A Double Fee request has been sent. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
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FOLLOW UP	SMS	7/2/2025	7/2/2025	COMPLETED		On 07/02/2025, I have re-inspected the property in reference to fencing installed without a permit and expired (or incomplete) permits. I have observed no active permit(s) applied and/or issued in relation to the fence installation. In addition to this, many of the other permits (such as expired HVAC permits) remain in the same and unchanged state. I have then spoken to John of Alan Quality Fence, and have requested an update. He has informed me that he was confused with the applications listed on the website. Therefore, I have provided him with the phone number to the Planning and Zoning Department along with what he needs to obtain (site plan permit). View attachments. Set inspection to monitor progress. If no progress is made by next inspection, a consideration for a NOVPH will be made.
CASE WORK	SMS	7/24/2025	7/24/2025	NON COMPLIANT		On 07/24/2025, I have re-inspected the property in reference to the fence installation and yellow bollard installation without a site plan and site permits in addition to the multiple delinquent permits discovered at the property (such as HVAC changeouts not having a final inspection). I have observed that the delinquent permits still remain in the same and expired state, in addition to no new applications applied and/or issued for the work done relating to the fencing throughout the property along with the yellow bollard poles (that closed off one entry and exit into the apartment complex). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	7/28/2025	7/28/2025	NON COMPLIANT		On 07/28/2025, I have posted the NOVPH directly onto the property. View attachments. Affidavit of Posting provided to Admin.
CASE WORK	SMS	8/14/2025	8/14/2025	NON COMPLIANT		NOVPH COMP



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CASE WORK	SMS	8/14/2025	8/14/2025	NON COMPLIANT	On 08/13/2025, the new property manager (Mr.Morales) has contacted me in reference to this case. He has informed me that they have a permit for the fence (to which I have verified that they have applied for a permit which is FENC25-0016) .On 08/14/2025, I have taken updated pictures to reflect the current condition of the property. View attachments.
CASE WORK	SMS	10/6/2025	10/20/2025	NON COMPLIANT	On 10/20/2025, I have re-inspected the property in reference to FENC25-0016. The permit was applied for on 08/06/2025, and the plans corrections have been returned on 08/20/2025. Since then, no new updates related to the permit itself. View attachments. E-mail reminder sent to the contractor. If no change by next inspection, send to NOVPH.
CASE WORK	SMS	10/21/2025	10/21/2025	NON COMPLIANT	On 10/21/2025, I have received additional information from the contractor that pulled the permit for the fence that Andy Kesselring was currently working on a site plan for the apartment complex. They have applied for the minor site plan on 10/07/2025, and is still currently in the review process (SPLM25-0019). Set inspection to monitor progress.
CASE WORK	SMS	11/20/2025	11/20/2025	NON COMPLIANT	On 11/20/2025, I have re-inspected the property in reference to the fencing installed without a permit. As of 11/20/2025, SPLM25-0019 (for site plan) is still currently in review. View attachments. Set inspection to monitor progress.



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CASE WORK	SMS	1/8/2026	1/8/2026	NON COMPLIANT		On 01/08/2026, I have re-inspected the property in reference to SPLM25-0019. The site plan is still currently in the review process and has not been approved. I have spoken to the Planning and Zoning Department, and comments has been returned for corrections. I have then reached out to the applicant in reference to a status for the re-submittal via e-mail. View related attachment. Set inspection to monitor progress.
CASE WORK	SMS	2/13/2026	2/13/2026	NON COMPLIANT		On 02/13/2026, I have re-inspected the property in reference to SPLM25-0019. As of 01/23/2026, the site plan is currently going under the second review process. Therefore, I will set an inspection to monitor the site progress. View related attachment.
FOLLOW UP	SMS	3/30/2026	3/30/2026	COMPLETED		On 03/30/2026, I have re-inspected the property in reference to SLPM25-0019. The minor site plan is still currently in review. I did not observe any new changes in relation to the review notes. I have spoken to Emily of Planning and Zoning. She has informed me that the project is being re-assigned to Ngozi. Therefore, I have sent him an e-mail in reference to an update for this property. Along with this, I have sent reminder e-mails to the contractors in relation to the open and/or expired permits of this property. View relates attachments. Set inspection to monitor progress.



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FOLLOW UP	SMS	4/22/2026	4/22/2026	COMPLETED	On 04/22/2026, I have re-inspected the property in reference to SPLM25-0019. There has been no additional updates in reference to the site plan itself. I have spoken to one of the members of the Planning and Zoning Department shortly after in reference to this particular site plan. They have informed me that they did not receive any re-submittals or any additional comments since January (of 01/23/2026). They have informed me that they needed dimensions and measurements to accompany the site plan that they have submitted. The case has started back in 05/15/2025 (nearly a year ago) with the minor site plan being submitted on 10/07/2025. There has been no additional progress notated with the minor site plan. Along with this, it appears that the delinquent permits remains as-is. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	5/14/2026	5/14/2026	COMPLETED	On 05/14/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. The fencing encircling the property remains, and there is no additional comments for the site plan (SPLM25-0019) since 01/23/2026. In addition to this, permits still remain in a delinquent state. Bollard poles have been removed, but other than this, there are no other changes. View attachments.
CASE REVIEW	JLB	5/21/2026	5/21/2026	COMPLETED	After speaking with Permitting staff and the Chief Building Official, any permits labeled "CLOSED – NO FINAL INSPECTION" from around 2020 are considered closed permits with no further code enforcement action required. The remaining violations concern the installed fence and any alterations to parking lot traffic flow completed without the required site plan approval and permit (s).

HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED	On 06/08/2026, while I was assigned as a Code Inspector for the City of Ocala, I conducted a hearing inspection at 2950 NE 14th St. regarding active Code Enforcement Case CE25-0422. The purpose of this inspection was to verify compliance with the violations documented during the initial inspection conducted on 05/15/2025. During the initial inspection, a newly installed chain-link fence was observed along NE 30th Ave. and NE 14th St. It was further documented that the sole vehicular entry and exit point serving the apartment complex from NE 14th St. had been completely obstructed by the fence extension and the installation of bollard poles. The initial investigation also identified permitting concerns associated with these improvements and determined that site plan review approval would be required. Upon inspection on 06/08/2026, I observed that the conditions documented during the initial inspection remain unchanged. The chain-link fence continues to obstruct the former entry and exit point from NE 14th St., and no corrective measures have been taken to restore access or otherwise bring the property into compliance. A review of available records revealed that Site Plan Application SPLM25-00149 remains under review and has not been approved as of the date of this inspection. Additionally, Permit FENC25-0016 has been inactive for 209 days and has been deemed abandoned in accordance with Florida Building Code Section 105.3.2 and Florida Statutes Section 553.79 due to inactivity exceeding 180 days. The permit record contains the following notation: "Permit inactive for 209 days. Application deemed abandoned in accordance with FBC Section 105.3.2 and F.S. 553.79 due to inactivity exceeding 180
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						days." According to Planning and Zoning staff, the remaining outstanding items necessary for completion of the site plan review consist of corrections identified by Stephanie Galarza. The property owner was notified of these required corrections on 01/15/2026. Based on my observations and review of the case file, the violations documented under Case CE25-0422 continue to exist. The obstructed access point remains in place, the required site plan approval has not been obtained, and the associated fence permit application has been deemed abandoned. Therefore, the property remains in violation and non-compliant at this time. ~LE
COMPLIANCE	SMS	7/10/2026	7/10/2026	COMPLETED		Compliance inspection concerning Final Administrative Order. On 07/10/2026, I have re-inspected the property in reference to the compliance inspection. The prosecution costs of \$447.31 has been paid in full. SPLM25-0019 has been approved on 06/23/2026 by Michelle Taylor (and has been issued), and SITE26-0125 is currently in the review as of today (07/10/2026). View related attachments. Affidavit of Non-Compliance completed and provided to Admin.

CASE REVIEW	SMS	7/23/2026	7/23/2026	COMPLETED	On 07/23/2026, I have re-inspected the property for compliance as per Admin's request (after receiving a call from one of the property managers). Property appears to be maintained at this time. SPLM25-0019 was approved on 07/10/2026 with SITE26-0126 for the fencing being finaled on 07/17/2026. An Affidavit of Non-Compliance has been completed with updated fine rate of \$600.00 as per the Final Administrative Order. I have attempted to contact the property manager by phone number, but the number did not work. I have left a voice-mail message with the fence installer to see if they had the correct number. I have called the main number on the wooden sign, and the phone number has been disconnected. I have also called a phone number on the listing for Magnolia Trace, and have asked for Ms. Lopez, and they did not know who the inidividual was. View attachments.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	5/20/2025	5/20/2025	CLTO X 2 MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA FL 34470-4818 Lopez Law Group (REGISTERED AGENT) 700 7 Ave N Suite A St. Petersburg, FL 33701
REGULAR MAIL	SHANEKA GREENE	5/20/2025	5/20/2025	CLTO MAILED (3)

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CONTACT	STEPHANI SMITH	5/21/2025	5/21/2025	John (Alan Quality Fence) (352)-216-6302 He has called in reference to this case. He has spoken to Permitting, and they have walked him through the steps that he needs to take to apply for the permit (I have informed him that Zoning may require a minor site plan or site permit for the fencing due to alteration of traffic flow). He has stated he is the primary contact for the fencing.
CONTACT	STEPHANI SMITH	7/2/2025	7/2/2025	John (Alan Quality Fence) (352)-216-6302 I have called the installer about the progress with the fencing and the permit in relation to said fencing. View "Follow-Up" inspection for further.
ADMIN POSTING	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH MAILED (3) 91 7199 9991 7039 7683 9819 MAGNOLIA TRACE 2952 NE 14TH ST OCALA, FL. 34470-4818 91 7199 9991 7039 7683 9826 MAGNOLIA TRACE LLC 3101 SW 34TH AVE #905-323 OCALA, FL. 34474 91 7199 9991 7039 7683 9833 LOPEZ LAW GROUP (REGISTERED AGENT) 7007 AVE N SUITE A ST PETERSBURG, FL. 33701



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PREPARE NOTICE	SHANEKA GREENE	7/25/2025	7/25/2025	NOVPH X 2 MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA FL 34470-4818 Lopez Law Group (REGISTERED AGENT) 700 7 Ave N Suite A St. Petersburg, FL 33701 SPEC MAG AUG 27
OFFICER POSTING	STEPHANI SMITH	7/28/2025	7/28/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.
CONTACT	STEPHANI SMITH	8/14/2025	8/14/2025	MR.MORALES MAGNOLIA TRACE 2950 NE 14th St 352-553-8703
EMAIL	STEPHANI SMITH	10/20/2025	10/20/2025	E-MAIL REMINDER SENT TO CONTRACTOR AT sslone@cullisonwright.com REF FENC25-0016. VIEW RELATED PDF ATTACHMENT.
EMAIL	STEPHANI SMITH	1/8/2026	1/8/2026	E-MAIL SENT TO THE APPLICANT IN REFERENCE TO SITE PLAN PERMIT & STATUS OF RESUBMITTALS. VIEW RELATED PDF ATTACHMENT ('akesselrin@aol.com').
EMAIL	STEPHANI SMITH	3/30/2026	3/30/2026	TWO SEPERATE E-MAILS SENT TO CONTRACTORS ON-FILE IN RELATION TO EXPIRED PERMITS. VIEW RELATED PDFS.



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PREPARE NOTICE	SHANEKA GREENE	4/24/2026	4/27/2026	NOVPH X 2 ** (PLEASE ALSO PRINT AND SEND PDF DOCUMENT LABELLED "DELIQUENT PERMITS" FROM FILE DATED 05/19/2025 WITH NOTICES. THANK YOU!) ** MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA FL 34470-4818 Lopez law group (REGISTERED AGENT) 700 7 ave N Suite A St. Petersburg, FL 33701
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	NOVPH MAILED (3) 9489 0090 0027 6697 0310 95 MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA, FL. 34470 9489 0090 0027 6697 0311 01 MAGNOLIA TRACE LLC 3101 SW 34TH AVE #905-323 OCALA, FL. 34474 9489 0090 0027 6697 0311 18 LOPEZ LAW GROUP (REGISTERED AGENT) 7007 7TH AVE N SUITE A ST PETERSBURG, FL. 33701
FIELD POSTING	STEPHANI SMITH	4/28/2026	4/28/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. VIEW ATTACHMENTS. SIGNED AFFIDAVIT PROVIDED TO ADMIN.



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STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/21/2026	Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to: 1.) Obtain any required permits needed to bring the site into compliance with the approved site plan section(s) 122-219 and/or 122-212 site plan approval required by 04:00 pm on Thursday, July 9th, 2026. Once the permit(s) are obtained, all site work; fence installation and the alteration to the flow of traffic shall be completed by a licensed/registered contractor within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$447.31 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED (2) 9489 0090 0027 6696 9931 96 MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA FL 34470 9489 0090 0027 6696 9932 02 MAGNOLIA TRACE LLC 3101 SW 34TH AVE #905-323 OCALA FL 34474
FIELD POSTING	STEPHANI SMITH	6/18/2026	6/18/2026	FAO READY FOR POSTING FAO POSTED TO PROPERTY. VIEW ATTACHMENTS. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.

CONTACT	JENNIPHER L BULLER	7/23/2026	7/23/2026	Phone call from representative for property owner, Ms. Lopez 352-908-5120. She advised permit: SITE26-0126 was applied for on 07/10/2026 and finaled on 07/17/2026. She believes that everything is in compliance.
MASSEY	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
7/23/26, 2:42 PM



City of Ocala
Code Enforcement Division
7/23/26, 2:43 PM



City of Ocala
Code Enforcement Division
7/23/26, 2:43 PM



5/15/25, 9:00 AM
City of Ocala
Code Enforcement Division

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0422

vs.

MAGNOLIA TRACE LLC

2952 NE 14TH ST

OCALA, FL 34470

MAGNOLIA TRACE LLC

3101 SW 34TH AVE #905-323

OCALA, FL 34474

Respondents /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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), **MAGNOLIA TRACE LLC** owner(s) in charge of the property described as **26788-001-00 | 2950 NE 14TH ST ALL UNITS, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 15th, 2025, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-51 BUILDING PERMIT REQUIRED** and **SECTION 122-212 SITE PLAN APPROVAL REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MAGNOLIA TRACE LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **122-51 BUILDING PERMIT REQUIRED** and **SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

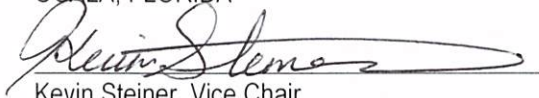
- A. Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:
 - 1.) Obtain any required permits needed to bring the site into compliance with the approved site plan section(s) 122-219 and/or 122-212 site plan approval required by 04:00 pm on Thursday, July 9th, 2026. Once the permit(s) are obtained, all site work; fence installation and the alteration to the flow of traffic shall be completed by a licensed/registered contractor within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - 2.) Pay the cost of prosecution of \$447.31 by July 9th, 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 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 16th day of June 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice 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: MAGNOLIA TRACE LLC 2952 NE 14TH ST OCALA, FL 34470; MAGNOLIA TRACE LLC 3101 SW 34TH AVE #905-323 OCALA, FL 34474; LOPEZ LAW GROUP (REGISTERED AGENT) 7007 7TH AVE N SUITE A ST PETERSBURG, FL. 33701 this 16th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board

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 AUGUST 13TH, 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, 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.

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

CASE NO: CE2~~6~~⁵-0422

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/18/2026 post the Final Administrative Order to the property, located at 2950 NE 14TH 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.

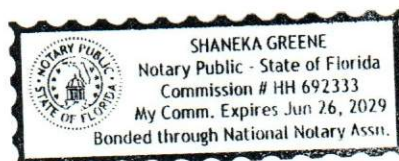
Dated: 06/18/2026

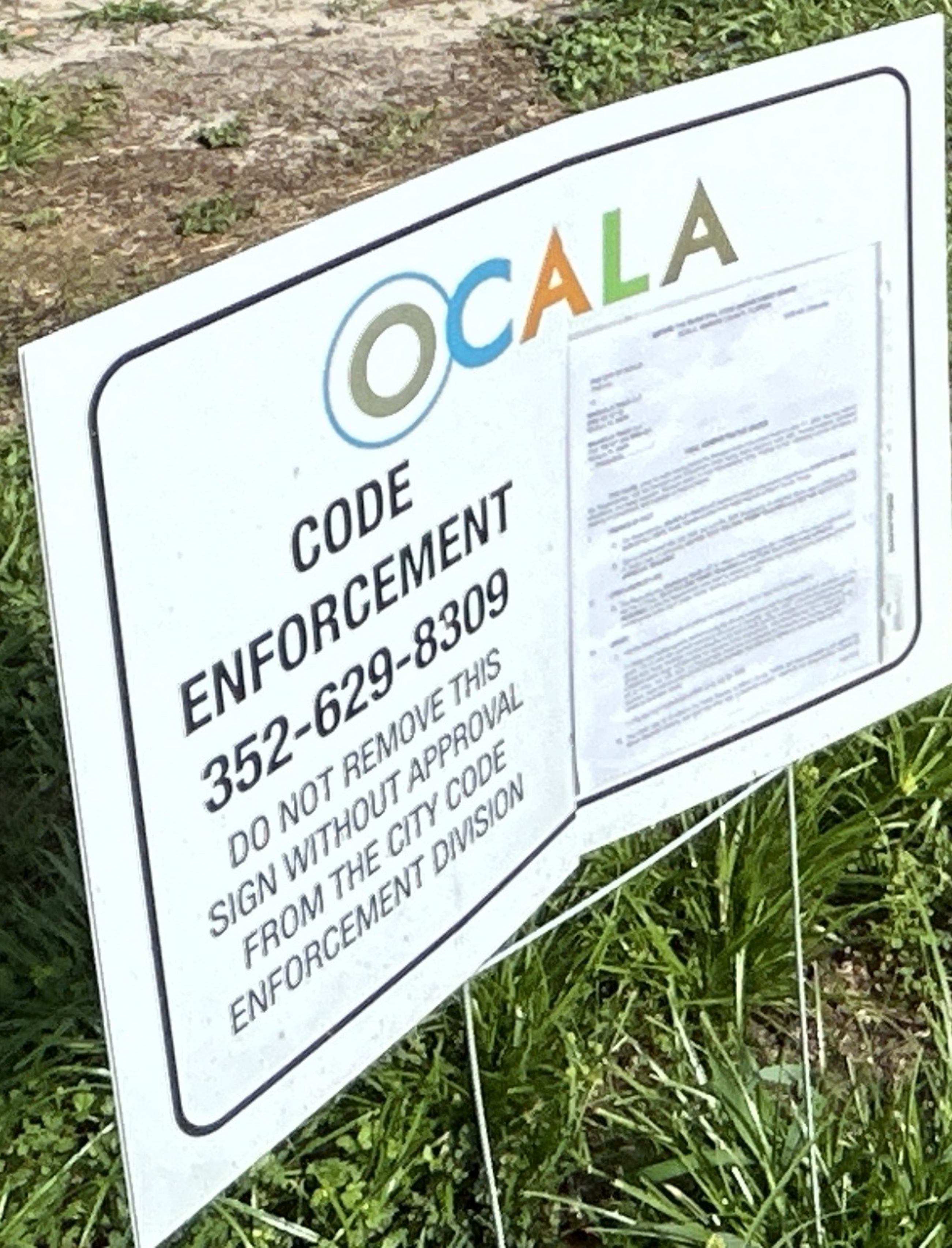

Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

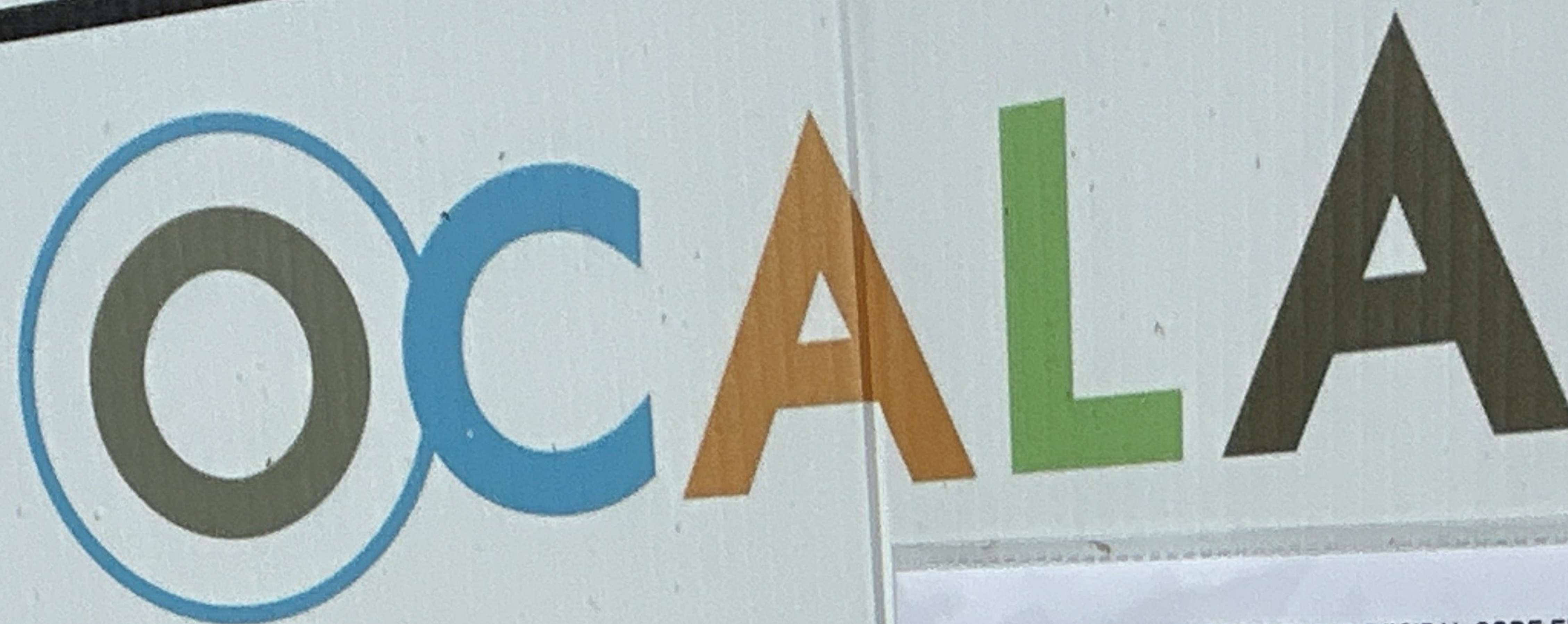
SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/18/26, 9:16 AM



CODE ENFORCEMENT

352-629-8309

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

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0422

vs.

MAGNOLIA TRACE LLC
2952 NE 14TH ST
OCALA, FL 34470

MAGNOLIA TRACE LLC
3101 SW 34TH AVE #905-323
OCALA, FL 34474
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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:

- The Respondent(s), MAGNOLIA TRACE LLC owner(s) in charge of the property described as 26788-001-00 | 2950 NE 14TH ST ALL UNITS, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- That on and between May 15th, 2025, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-51 BUILDING PERMIT REQUIRED and SECTION 122-212 SITE PLAN APPROVAL REQUIRED.

II. CONCLUSION OF LAW:

- The Respondent(s), MAGNOLIA TRACE LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, 122-51 BUILDING PERMIT REQUIRED and SECTION 122-212 SITE PLAN APPROVAL 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:

- Find the Respondent(s) guilty of violating city code section(s): 122-51 and 122-212 and order to:
 - Obtain any required permits needed to bring the site into compliance with the approved site plan section(s) 122-212 and/or 122-212 site plan approval required by 04:00 pm on Thursday, July 9th, 2026. Once the permit(s) are obtained, all site work, fence installation and the alteration to the flow of traffic shall be completed by a licensed/registered contractor within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 04:00 am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - Pay the cost of prosecution of \$447.31 by July 9th, 2026.
- This Order may be recorded in the Public Records of Marion County, Florida, and upon any other real, or personal property owned by the Respondent(s), a lien shall be placed against the above described property, and upon any other real, or personal property owned by the Respondent(s).

City of Ocala
Code Enforcement Division
6/18/26, 9:16 AM

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

CASE NO: CE25-0422

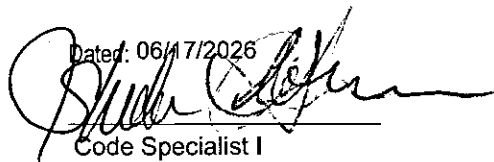
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

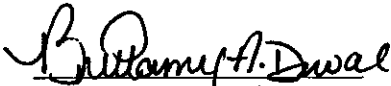
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

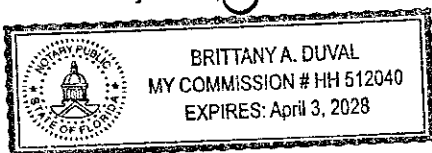
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

MAGNOLIA TRACE LLC

2952 NE 14TH ST

OCALA, FL 34470

CASE NO: CE25-0422

MAGNOLIA TRACE LLC

3101 SW 34TH AVE #905-323

OCALA, FL 34474

Respondent. /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

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

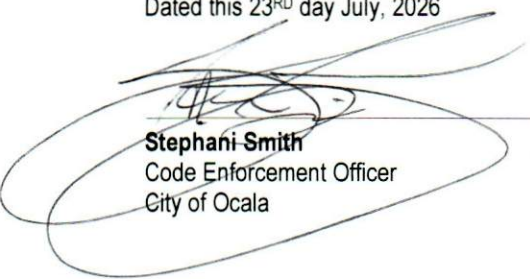
1. That on 06/11/2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 07/10/2026.
3. That a re-inspection was performed on 07/23/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as ordered; Section(s) 122-51 & 122-212

5. The prosecution costs has been paid in full. Daily fine rate of \$100.00/day for 6 days totaling \$600.00 remains unpaid.

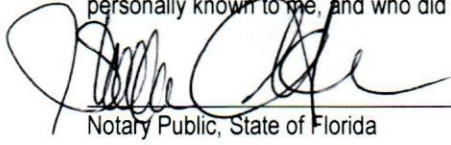
FURTHER, AFFIANT SAYETH NOT.

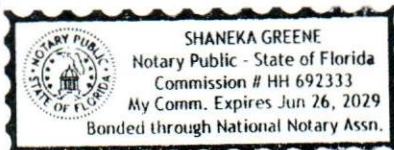
Dated this 23RD day July, 2026


Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 23rd day of July 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 23rd day of July 2026.


Shanela Greene, Administrative Specialist I
Municipal Code Enforcement Board
Ocala, Florida