



Case Details - No Attachments

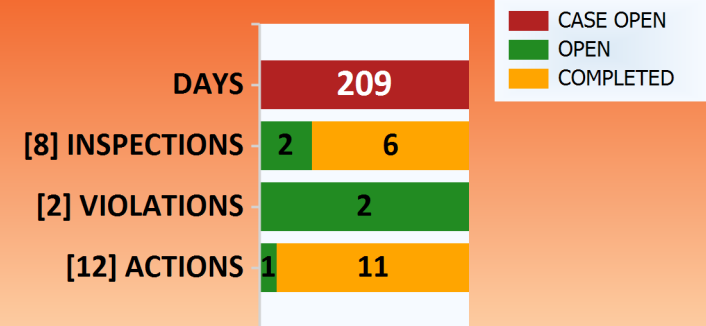
City of Ocala

Case Number

CE25-0267

Description: Standard Housing			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/2/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 2511 NE 12TH CT OCALA, FL 34470			
Site APN: 24722-000-00		Officer: STEPHANI SMITH	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7684 0839 JCM 2511A LLC 2127 SE FORT KING ST OCALA, FL. 34471-2524 91 7199 9991 7039 7684 0846 MITCHELL JOHN (REGISTERED AGENT) 1916 NE 7TH ST OCALA, FL. 34470



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0267

CONTACT	STEPHANI SMITH	4/28/2025	4/28/2025	<p>John Mitchell (352)-239-0675</p> <p>The property owner has called in reference to this case for clarification (such as the front door). He is currently working on bringing the property up to compliance. One of the tenants has recently moved out, so they will be cleaning up after them.</p>
CONTACT	STEPHANI SMITH	5/30/2025	5/30/2025	<p>Phone call to John Mitchell at (352)-239-0675 (3:25 P.M.). View "Case Work" entry for further.</p>
CONTACT	STEPHANI SMITH	7/17/2025	7/17/2025	<p>John Mitchell at (352)-239-0675. View "Case Work" entry for further.</p>
CONTACT	STEPHANI SMITH	10/27/2025	10/27/2025	<p>Property Owner/ Landlord- (352)-239-0675</p> <p>I have returned the phone call to the property owner/ landlord. They have informed me that they are currently obtaining quotes for the siding. They are meeting the contractor at the property on Wednesday. As for the vehicles, they belong to the tenants, but they will have them moved.</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/13/2025	8/13/2025	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POSTED ONTO FRONT DOOR OF PROPERTY. VIEW ATTACHMENTS. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0267

PREPARE NOTICE	SHANEKA GREENE	4/3/2025	4/3/2025	CLTO & STANDARD HOUSING CHECKLIST X 2 JCM 2511A LLC 2127 SE FT KING ST OCALA FL 34471-2524 MITCHELL, JOHN (REGISTERED AGENT) 1916 NE 7th Street OCALA, FL 34470
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	NOVPH X 2 JCM 2511A LLC 2127 SE FT KING ST OCALA FL 34471-2524 MITCHELL, JOHN (REGISTERED AGENT) 1916 NE 7th Street OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	4/3/2025	4/3/2025	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for exterior wall repair and door replacement, by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	<p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property and removal of inoperable vehicles through the assistance of the Ocala Police Department and their vehicle tow policies, pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.</p> <p>2,) Apply for and obtain any required permits needed to meet the Current Florida Building Code for exterior door replacement by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p>
----------------------	--------------------	------------	------------	--

				3.) Pay the cost of prosecution of \$341.56 by December 25th, 2025.
--	--	--	--	---

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	JCM 2511A LLC	2127 SE FORT KING ST OCALA, FL 34471-2524			
RESPONDENT 1	JCM 2511A LLC	2127 SE FT KING ST OCALA, FL 34471-2524			
RESPONDENT 2	MITCHELL, JOHN (REGISTERED AGENT)	1916 NE 7th Street OCALA, FL 34470			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	8	\$100.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$341.56	\$0.00						
TOTALS:			\$341.56	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	10/28/2025				novph compliance



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0267

CASE WORK	SMS	6/6/2025	6/6/2025	COMPLETED	On 06/06/2025, I have re-inspected the property in reference to various Standard Housing violations. I have observed that the abandoned fridge outside was removed in addition to the removal of one of the two derelict vehicles. One derelict vehicle remains. In addition to this, a permit is needed for door change-out of this unit. Set inspection to monitor progress.
CASE WORK	SMS	5/30/2025	5/30/2025	COMPLETED	On 05/30/2025, I have re-inspected the property in reference to various Standard Housing violations such as the door to 2511, the trash/debris, and the exterior walls. I have observed a new door installation for the front entry (without a permit) in addition to the breaks and holes of the exterior walls. In addition to some junk/debris at the property, there were two new derelict cars (both without tags), and at the other unit, there is an icebox/fridge out in the open. I have then called the property owner (Mr. Mitchell at 352-239-0675). He did install a new door, but the framing has not been replaced. He will be hauling the fridge out himself with his truck, and he will hire someone to haul off the junk/debris. View attachments. Set inspection for next week.
CASE WORK	SMS	7/17/2025	7/17/2025	COMPLETED	On 07/17/2025, I have re-inspected the property in reference to the door and the derelict vehicle. I have observed that the door remained without a permit, and that the derelict vehicle remains. I have then called the property owner, and he has informed me that he will notify the tenant about the derelict vehicle (he was currently repairing the vehicle). As for the door, he has informed me that they did not change the hardware or framing associated with the door (they are the original hinges). View attachments. Set inspection to monitor progress.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0267

CASE WORK	SMS	8/11/2025	8/11/2025	NON COMPLIANT		On 08/11/2025, I have re-inspected the property in reference to junk and debris, derelict vehicles, door changeout without a permit, and deterioration of the exterior wall. I have observed that all remains. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
FOLLOW UP	SMS	5/2/2025	5/2/2025	COMPLETED		On 05/02/2025, I have re-inspected the property in reference to a Follow-Up inspection. I have observed that the overgrowth is being maintained, and it appears that one of the units is being cleaned out/cleared out. I have received a phone call from the property owner on 04/28/2025, and has stated that he will begin working on these items (such as replacing or repairing the old door). View attachments. Set inspection to monitor progress.
HEARING INSPECTION	SMS	10/28/2025				
INITIAL	SMS	4/2/2025	4/2/2025	NON COMPLIANT		On 04/02/2025, while responding out to another property (2519 NE 12th CT), I have observed numerous standard housing violations at this location such as accumulations of weeds and overgrowth towards the rear of the property, rotted portions of the exterior wall (such as breaks and holes), and exterior leading door where it appears that the wood is splintering from off the door itself and a large gap at the bottom of the door. View attachments. CLTO generation sent to Admin with a Standard Housing checklist generated. Follow-Up has been scheduled.

VIOLATIONS

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

SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	8/11/2025				Please obtain a permit for the exterior door change-out. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	4/7/2025				<p>Please cut and clear all overgrowth (including accumulations of weeds) throughout the property. Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Ensure that all exterior leading doors are in good repair (such as ensuring that no wood is splintering from off the door, it is weather-tight and rodent-proof, etc). Some scopes of work will require a permit (such as exterior door change-outs, replacement of siding, etc).</p> <p>For NOVPH: Please remove any sources of unsightly or unsanitary matter from off the property (such as any junk and debris). Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Remove any derelict vehicles from off the property (such as vehicles with no valid FL tags displayed).</p>

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

THE CITY OF OCALA

CASE NO: CE25-0267

Petitioner,

VS.

JCM 2511A LLC

Respondents _____ /

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

**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: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	8	\$100.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	2			\$37.50

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$26.58	3	\$26.58

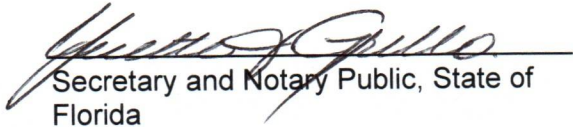
Total Costs: \$341.56

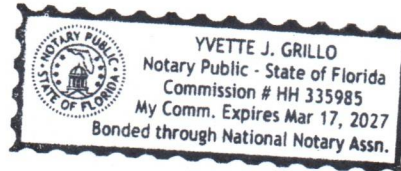
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

24722-000-00

[GOOGLE Street View](#)

Prime Key: 610305

[MAP IT+](#)

Current as of 4/2/2025

[Property Information](#)

[M.S.T.U.](#)

[PC:](#) 08

Acres: .39

JCM 2511A LLC
2127 SE FORT KING ST
OCALA FL 34471-2524

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 2511 NE 12TH CT ALL UNITS
OCALA

[2024 Certified Value](#)

Land Just Value	\$38,808		
Buildings	\$12,192		
Miscellaneous	\$98		
Total Just Value	\$51,098		
Total Assessed Value	\$27,855	Impact	(\$23,243)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$27,855		
School Taxable	\$51,098		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$38,808	\$12,192	\$98	\$51,098	\$27,855	\$0	\$27,855
2023	\$38,808	\$10,567	\$130	\$49,505	\$25,323	\$0	\$25,323
2022	\$27,812	\$6,732	\$102	\$34,646	\$23,021	\$0	\$23,021

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6455/1609	09/2016	07 WARRANTY	0	U	I	\$100
5035/0900	05/2008	07 WARRANTY	0	U	I	\$100
4267/0916	12/2005	07 WARRANTY	7 PORTIONUND INT	U	I	\$100

[Property Description](#)

SEC 05 TWP 15 RGE 22
S 120 FT OF N 252 FT OF W 1/4 OF SE 1/4 OF NE 1/4 OF SE 1/4
EX W 25 FT FOR HWY

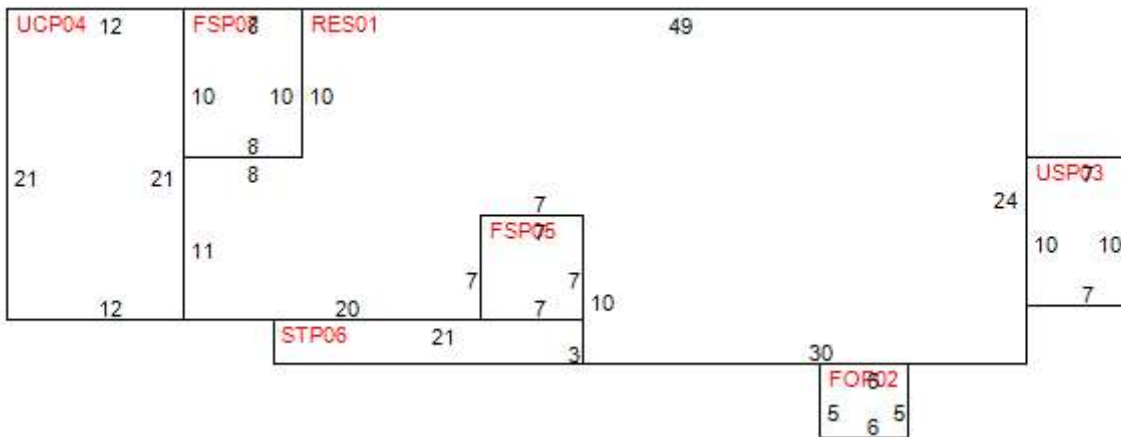
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0810		120.0	140.0	R1A	120.00	FF							
Neighborhood 4998 - RESIDENTIAL IN 4&5-15-22													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L30U10L7D7L20U11R8U10R49D24.L8
FOP02=D5L6U5R6.R8U4
USP03=R7U10L7D10.D1L57
UCP04=U21L12D21R12.R20
FSP05=U7R7D7L7.R7
STP06=L21D3R21U3.L27U11
FSP07=U10R8D10L8.



[Building Characteristics](#)

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 9 - 40-99 YRS

Year Built 1958
Physical Deterioration 0%

Condition 0
Quality Grade 100 - POOR
Inspected on 8/10/2021 by 218

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 176

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0106	- COMPOSITION	1.00	1958	N	0 %	0 %	1,158	1,158
FOP 0201	- NO EXTERIOR	1.00	1958	N	0 %	0 %	30	30
USP 0301	- NO EXTERIOR	1.00	1958	N	0 %	0 %	70	70
UCP 0401	- NO EXTERIOR	1.00	1978	N	0 %	0 %	252	252
FSP 0501	- NO EXTERIOR	1.00	1958	N	0 %	0 %	49	49
STP 0601	- NO EXTERIOR	1.00	1958	N	0 %	0 %	63	63
FSP 0701	- NO EXTERIOR	1.00	1958	N	0 %	0 %	80	80

Section: 1

Roof Style: 02 FLAT WOOD STR
Roof Cover: 03 ROLLED ROOFING
Heat Meth 1: 06 CONVECTION
Heat Meth 2: 00
Foundation: 3 PIER
A/C: N

Floor Finish: 14 LINOLEUM
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 08 OIL
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 4
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Extra Fixtures: 4

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	84.00	SF	20	1958	3	0.0	0.0

[Appraiser Notes](#)

SIDE01=2511 NE 12TH CT
SIDE02=2511B NE 12TH CT

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

Permit Number	Date Issued	Date Completed	Description
B981156	7/1/1998	-	ROOF REPAIR

This instrument prepared by and return to:

Name: John Mitchell
Address: 2127 SE Fort King Street
Ocala, FL 34471

Parcel ID #:

SPACE ABOVE THIS LIVE FOR PROCESSING DATA

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 09/15/2016 04:54:59 PM

FILE #: 2016086354 OR BK 6455 PG 1609

REC FEES: \$10.00 INDEX FEES: \$0.00

DDS: \$0.70 MDS: \$0 INT: \$0

SPACE ABOVE THIS LIVE FOR RECORDING DATA

THIS WARRANTY DEED made September 15, 2016 by JCM 2511, LLC, hereinafter called the grantor to JCM 2511a LLC, whose post office address is c/o 2127 SE Fort King Street, Ocala FL, 34471 hereinafter called the grantee. (wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That the grantor, fore and in consideration of the sum of \$10.00 and other valuable consideration receipt whereof is hereby acknowledged, does hereby grant, bargain, sell alien, remise, release, convey and confirm unto the grantees all that certain land situate in Marion County, State of Florida, viz:

The South 120 feet of the North 252 feet of the West quarter of the Southeast quarter of Northeast quarter of of Southeast quarter of Section 5, Township 15 South, Range 21 East, Except the West 25 feet thereof.

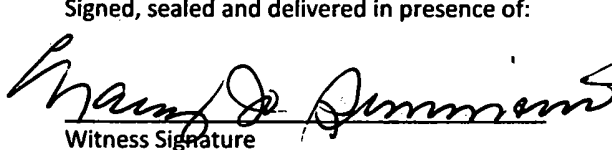
SUBJECT TO TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS, RESTRICTIONS RESERVATIONS, CONVENANTS AND EASEMENTS OF RECORD, IF ANY.

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 grantor hereby covenants with said grantees that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

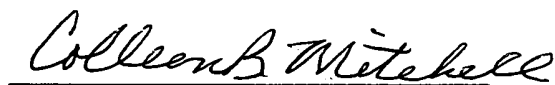
In Witness whereof, the said grantor has signed and sealed these presents, the day and year first above written. Signed, sealed and delivered in presence of:


Witness Signature


Witness Signature

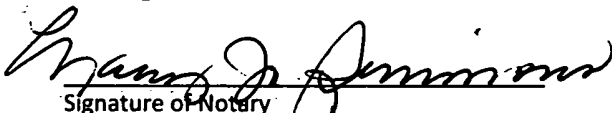
MARY JO SIMMONS
Printed Name

John W Mitchell
Printed Name


Colleen B. Mitchell
P. O. Box 4, Anthony, FL 32617

State of Florida, County of Marion

The foregoing instrument was acknowledged before me this September 15, 2016 by Colleen B. Mitchell, who is known to me or who has produced a Florida Driver's License as Identification


Signature of Notary





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

Detail by Entity Name

Florida Limited Liability Company
JCM 2511A LLC

Filing Information

Document Number	L16000173611
FEI/EIN Number	N/A
Date Filed	09/16/2016
Effective Date	09/15/2016
State	FL
Status	ACTIVE

Principal Address

1916 NE 7th Street
OCALA, FL 34470

Changed: 06/30/2020

Mailing Address

1916 NE 7th Street
OCALA, FL 34470

Changed: 06/30/2020

Registered Agent Name & Address

MITCHELL, JOHN
1916 NE 7th Street
Ocala, FL 34470

Address Changed: 06/30/2020

Authorized Person(s) Detail

Name & Address

Title Manager

MITCHELL, COLLEEN
PO BOX 4
ANTHONY, FL 32617

Title Manager

Mitchell, John
1916 NE 7th Street
Ocala, FL 34470

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	05/01/2023
2024	04/30/2024

Document Images

04/30/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format
06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/30/2019 -- ANNUAL REPORT	View image in PDF format
05/01/2018 -- ANNUAL REPORT	View image in PDF format
05/01/2017 -- ANNUAL REPORT	View image in PDF format
09/16/2016 -- Florida Limited Liability	View image in PDF format



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

4/3/2025

CASE NO: CE25-0267

JCM 2511A LLC
2127 SE FORT KING ST
OCALA, FL. 34471-2524

MITCHELL JOHN (REGISTERED AGENT)
1916 NE 7TH ST
OCALA, FL. 34470

RE: 24722-000-00| 2511 NE 12TH CT OCALA, FLORIDA

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 05/02/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please cut and clear all overgrowth (including accumulations of weeds) throughout the property. Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Ensure that all exterior leading doors are in good repair (such as ensuring that no wood is splintering from off the door, it is weather-tight and rodent-proof, etc). Some scopes of work will require a permit (such as exterior door change-outs, replacement of siding, etc).

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 officer 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.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: CE25-0267

DATE: 04/02/2025

ADDRESS: 2511 NE 12TH CT ALL UNITS

PARCEL ID: 24722-000-00

*A mark or check next to a code section indicates a violation of such.

302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
303.1 – Windows	Every habitable room must have at least 1 window or skylight.
303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
	305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
✓	305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
	305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
	305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
	305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
	305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
	305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
	305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
	305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
	305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
✓	305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
	305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
✓	305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
	305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
✓	305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
	305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
	305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
	305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
	305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
	305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
	305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
	305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
	305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
	305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
	306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

Please cut and clear all overgrowth (including accumulations of weeds) throughout the property. Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Ensure that all exterior leading doors are in good repair (such as ensuring that no wood is splintering from off the door, it is weather-tight and rodent-proof, etc). Some scopes of work will require a permit

CODE ENFORCEMENT INSPECTOR: _____



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

08/13/2025

JCM 2511A LLC
2127 SE FORT KING ST
OCALA, FL. 34471-2524

MITCHELL JOHN (REGISTERED AGENT)
1916 NE 7TH ST
OCALA, FL. 34470

Respondent(s) _____ /

Location of Violation: 2511 NE 12TH CT|24722-000-00

Case Number: CE25-0267

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please remove any sources of unsightly or unsanitary matter from off the property (such as any junk and debris). Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Remove any derelict vehicles from off the property (such as vehicles with no valid FL tags displayed).

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the exterior door change-out. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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 enforcement officer 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:

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0267

**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 08/13/2025 post the Notice of Violation & Public Hearing to the property, located at 2511 NE 12TH CT.
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.

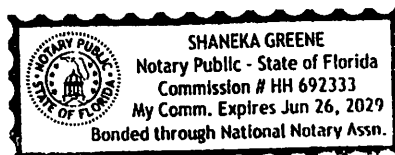
Dated: 08/13/2025

[Signature]
Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**


SWORN TO (or affirmed) before me: 08/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





2511

 **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

08/13/2025

JCM 2511A LLC
2127 SE FORT KING ST
OCALA, FL 34471-2524

MITCHELL JOHN (REGISTERED AGENT)
1916 NE 7TH ST
OCALA, FL 34470

Respondent(s)

Location of Violation: 2511 NE 12TH CT/4722-000-00
Case Number: CE25-0237
Officer Assigned: Stephani Smith
Required Compliance Date: 10/28/2025
Public Hearing Date & Time: 10/29/2025 10:30
Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please remove any sources of unsightly or unsanitary matter from off the property (such as any junk and debris). Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Remove any derelict vehicles from off the property (such as vehicles with no valid FL tags displayed).

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain a permit for the exterior door change-out. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

8/13/25, 2:35 PM
City of Ocala
Code Enforcement Division



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

08/13/2025

JCM 2511A LLC
2127 SE FORT KING ST
OCALA, FL. 34471-2524

MITCHELL JOHN (REGISTERED AGENT)
1916 NE 7TH ST
OCALA, FL. 34470

Respondent(s) _____

Location of Violation: 2511 NE 12TH CT|24722-000-00

Case Number: CE25-0267

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please remove any sources of unsightly or unsanitary matter from off the property (such as any junk and debris). Ensure that all exterior walls are free of any rotted materials and any breaks or holes. Remove any derelict vehicles from off the property (such as vehicles with no valid FL tags displayed).

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain a permit for the exterior door change-out. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

Office Depots

8/13/25, 2:35 PM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0267

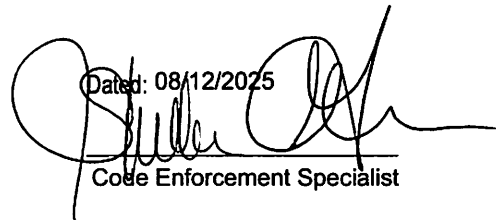
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/12/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

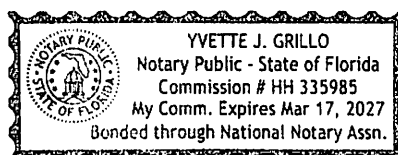

Dated: 08/12/2025
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/12/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Date Produced: 09/01/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7684 0846. Our records indicate that this item was delivered on 08/26/2025 at 02:00 p.m. in OCALA, FL 34478. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to be "A. M." followed by a stylized flourish.

Address of Recipient :

1916 NE 7TH ST
OCALA, FL 34470-6118

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0267



8/11/25, 3:07 PM
City of Ocala
Code Enforcement Division



2511

8/11/25, 3:07 PM
City of Ocala
Code Enforcement Division



8/11/25, 3:07 PM
City of Ocala
Code Enforcement Division



8/11/25, 3:07 PM
City of Ocala
Code Enforcement Division



04/02/2025 10:07
City of Ocala
Code Enforcement Division



40152



04/02/2025 10:07
City of Ocala
Code Enforcement Division



04/02/2025 10:07
City of Ocala
Code Enforcement Division



04/02/2025 10:07
City of Ocala
Code Enforcement Division



04/02/2025 10:07
City of Ocala
Code Enforcement Division



2511

04/02/2025 10:07
City of Ocala
Code Enforcement Division



04/02/2025 10:07
City of Ocala
Code Enforcement Division



📅 04/02/2025 10:08

City of Ocala
Code Enforcement Division