



Case Details - No Attachments

City of Ocala

Case Number
CE25-0422

Description: Fence Installation without approved site plan/permit			Status: HEARING
Type: ZONING		Subtype: CONFORMANCE WITH SITE PLAN	
Opened: 5/15/2025	Closed:	Last Action: 6/11/2026	Flw Up: 6/8/2026
Site Address: 2950 NE 14TH ST ALL UNITS OCALA, FL 34470			
Site APN: 26788-001-00		Officer: STEPHANI SMITH	
Details:			

Case Summary

DAYS

390

[16] INSPECTIONS

16

[2] VIOLATIONS

2

[18] ACTIONS

17

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	\$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	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$100.71	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	9	\$22.14	\$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	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$65.19	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$16.20	\$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	15	\$243.15	\$0.00						
Total Paid for INSPECTION FEES:			\$243.15	\$0.00						
TOTALS:			\$447.31	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	5/19/2025			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				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.
INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

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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OCALA Case Details - No Attachments

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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, SLPM25-0019 (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).

OCALA Case Details - No Attachments

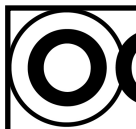
City of Ocala

Case Number
CE25-0422

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
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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)



OCALA Case Details - No Attachments

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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



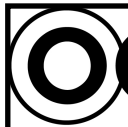
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0422

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.



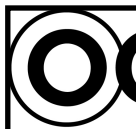
OCALA Case Details - No Attachments

City of Ocala

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CE25-0422

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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0422

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		NEW BUSINESS

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

26788-001-00

[GOOGLE Street View](#)

Prime Key: 632481

[MAP IT+](#)

Current as of 4/24/2026

[Property Information](#)

MAGNOLIA TRACE LLC
2952 NE 14TH ST
OCALA FL 34470-4818

[Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - OCALA

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

[PC:](#) 03

Acres: 2.14

[More Situs](#)

Situs: 2952 NE 14TH ST OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$3,411,690	Impact	
Total Assessed Value	\$2,989,763	Ex Codes:	(\$421,927)
Exemptions	\$0		
Total Taxable	\$2,989,763		
School Taxable	\$3,411,690		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$240,000	\$2,957,298	\$34,928	\$3,411,690	\$2,989,763	\$0	\$2,989,763
2024	\$240,000	\$2,922,729	\$34,928	\$3,098,018	\$2,717,966	\$0	\$2,717,966
2023	\$240,000	\$2,695,945	\$34,928	\$2,652,734	\$2,470,878	\$0	\$2,470,878

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5826/1790	03/2013	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$1,337,500
5642/0858	03/2012	31 CERT TL	0	U	I	\$610,000
3381/0994	03/2003	41 CORP	2 V-SALES VERIFICATION	Q	I	\$1,486,000
2461/1461	02/1998	26 TRUSTEE	2 V-SALES VERIFICATION	Q	I	\$965,000
1058/1271	03/1981	07 WARRANTY	0	U	I	\$126,000
1052/1875	02/1981	07 WARRANTY	0	U	I	\$100
1052/1874	02/1981	07 WARRANTY	0	U	I	\$208,400

[Property Description](#)

SEC 10 TWP 15 RGE 22

N 370 FT OF E 307 FT OF SW 1/4 EX N 33 FT & EX E 30 FT

& EXC COM INTER OF THE EXISTING S ROW LINE OF NE 14TH ST
WITH W ROW LINE OF NE 30TH AVE TH W ALONG S ROW 277 FT
TH S 12 FT TH E 247 FT TH SELY 42.43 FT MORE OR LESS
TO A PT ON W ROW LINE OF NE 30TH AVE TH N 42 FT TO POB

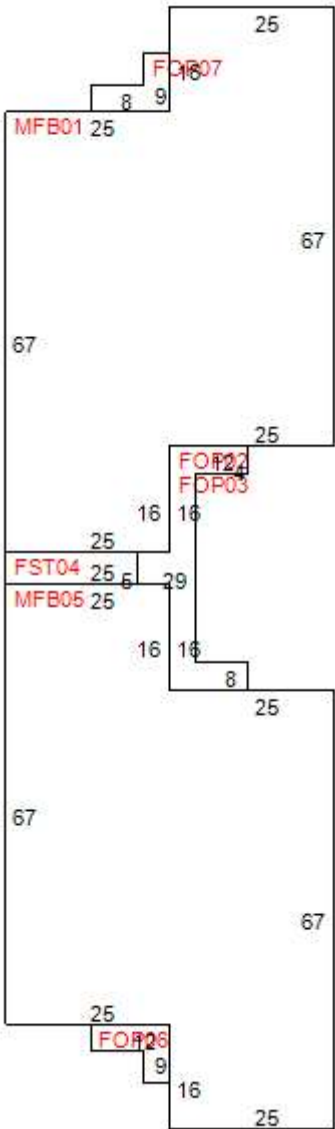
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	0320	290.0	321.0	R3	48.00	UT						
Neighborhood 9988												
Mkt: 2 70												

[Traverse](#)

Building 1 of 4

MFB01=R25U16R25U67L25D16L25D67.R25
FOP02=U16R12D4L8D29R8D4L12U16L5U5R5.
FOP03=U16R12D4L8D29R8D4L12U16L25U5R25.L5
FST04=L20D5R20U5.L20D5
MFB05=R25D16R25D67L25U16L25U67.D67R25
FOP06=D9L4U5L8U4R12.U139
FOP07=U9L4D5L8D4R12.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 8/24/2020 by 117

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 5 - MULTI-FAMILY
Base Perimeter 532

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0124 - CONC BLK-PAINT		2.00	1972	N	0 %	0 %	3,350	6,700
FOP 0201 - NO EXTERIOR		1.00	1972	N	0 %	0 %	237	237
FOP 0301 - NO EXTERIOR		1.00	1972	N	0 %	0 %	337	337
FST 0424 - CONC BLK-PAINT		1.00	1972	N	0 %	0 %	100	100
MFB 0524 - CONC BLK-PAINT		2.00	1972	N	0 %	0 %	3,350	6,700
FOP 0601 - NO EXTERIOR		2.00	1972	N	0 %	0 %	68	136
FOP 0701 - NO EXTERIOR		2.00	1972	N	0 %	0 %	68	136

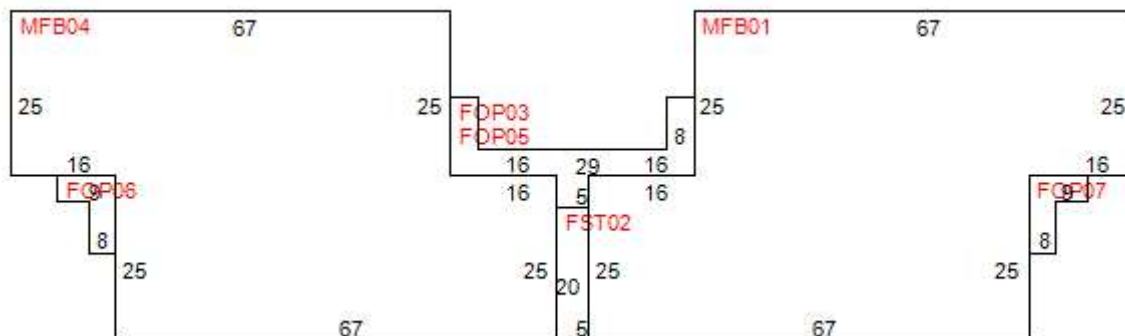
Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 20 TAR GRAVEL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 16	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 2 of 4

MFB01=U25R16U25R67D25L16D25L67.
FST02=U20L5D20R5.
FOP03=U25R16U12L4D8L29U8L4D12R16D25R5.L5
MFB04=U25L16U25L67D25R16D25R67.U20
FOP05=U5L16U12R4D8R29U8R4D12L16D5L5.D20L67U25
FOP06=L9D4R5D8R4U12.R139



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID
Effective Age	6 - 25-29 YRS
Condition	4
Quality Grade	500 - FAIR
Inspected on	8/24/2020 by 117

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 5 - MULTI-FAMILY
Base Perimeter 532

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0124	- CONC BLK-PAINT	2.00	1972	N	0 %	0 %	3,350	6,700
FST 0224	- CONC BLK-PAINT	1.00	1972	N	0 %	0 %	100	100
FOP 0301	- NO EXTERIOR	1.00	1972	N	0 %	0 %	337	337
MFB 0424	- CONC BLK-PAINT	2.00	1972	N	0 %	0 %	3,350	6,700
FOP 0501	- NO EXTERIOR	1.00	1972	N	0 %	0 %	237	237
FOP 0601	- NO EXTERIOR	2.00	1972	N	0 %	0 %	68	136
FOP 0701	- NO EXTERIOR	2.00	1972	N	0 %	0 %	68	136

Section: 1

Roof Style: 10 GABLE
Roof Cover: 20 TAR GRAVEL
Heat Meth 1: 22 DUCTED FHA

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC

Bedrooms: 12 **Blt-In Kitchen:** Y
4 Fixture Baths: 0 **Dishwasher:** Y
3 Fixture Baths: 8 **Garbage Disposal:** Y

Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

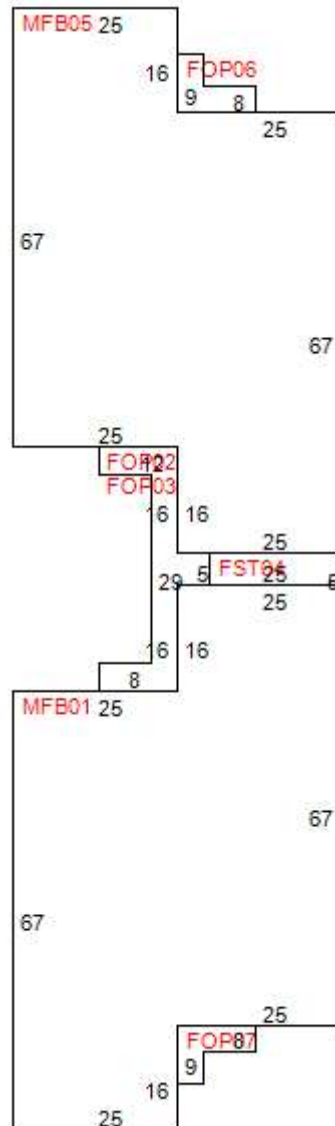
Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 16
Garbage Compactor: N
Intercom: N
Vacuum: N

[Traverse](#)

Building 3 of 4

MFB01=R25U16R25D67L25D16L25U67.R25
FOP02=U16R25U5L25U16L12D4R8D29L8D4R12.
FOP03=U16R5U5L5U16L12D4R8D29L8D4R12.U16R5
FST04=R20U5L20D5.R20U5
MFB05=U67L25U16L25D67R25D16R25.U67L25
FOP06=U9R4D5R8D4L12.D139
FOP07=D9R4U5R8U4L12.



[Building Characteristics](#)

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 500 - FAIR
Inspected on 8/24/2020 by 117

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0124	- CONC BLK-PAINT	2.00	1972	N	0 %	0 %	3,350	6,700
FOP 0201	- NO EXTERIOR	1.00	1972	N	0 %	0 %	337	337
FOP 0301	- NO EXTERIOR	1.00	1972	N	0 %	0 %	237	237
FST 0424	- CONC BLK-PAINT	1.00	1972	N	0 %	0 %	100	100
MFB 0524	- CONC BLK-PAINT	2.00	1972	N	0 %	0 %	3,350	6,700
FOP 0601	- NO EXTERIOR	2.00	1972	N	0 %	0 %	68	136
FOP 0701	- NO EXTERIOR	2.00	1972	N	0 %	0 %	68	136

Section: 1

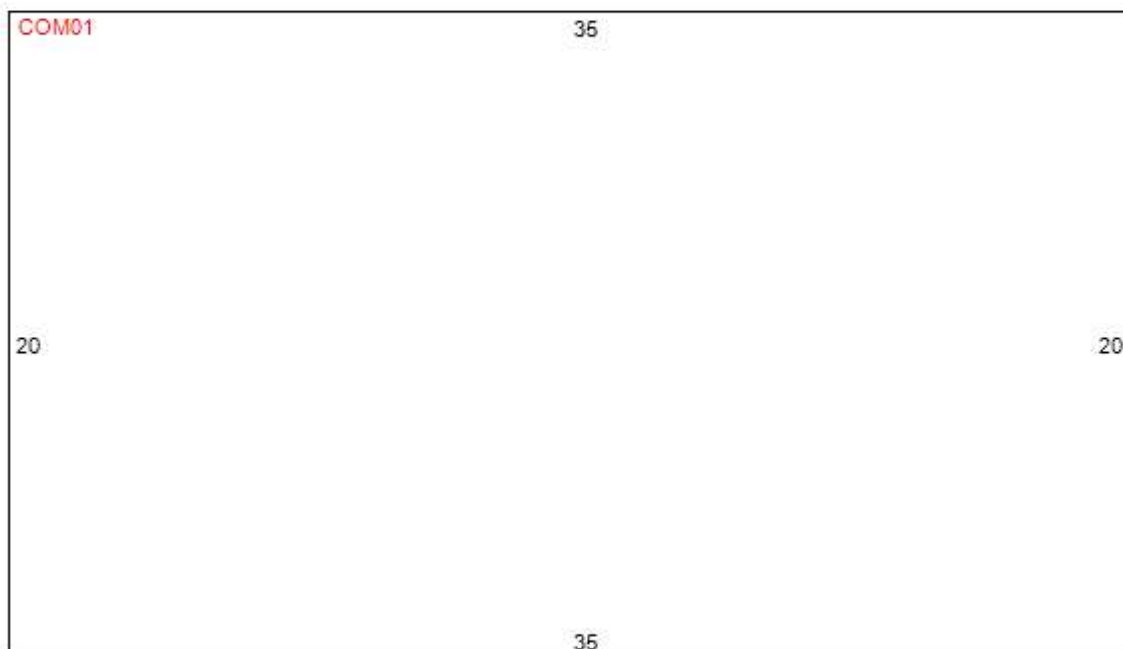
Roof Style: 04 FLAT STEL STR	Floor Finish: 24 CARPET	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 20 TAR GRAVEL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 8	Garbage Disposal: Y
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 16	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 4 of 4



COM01=U20R35D20L35.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 6 - 25-29 YRS
Condition 4
Quality Grade 400 - FAIR
Inspected on 8/24/2020 by 117

Year Built 1972
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 110

Exterior Wall 24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1972	0	700	M17 OFFICE	49 %	N Y
						M25 SERVICE/NON-VEHICLE	33 %	N N
						M00 MINIMUM FINISH	18 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 2
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 8

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	29,346.00	SF	5	1972	3	0.0	0.0
223 COM SWIM POOL	640.00	SF	20	1972	1	32.0	20.0
159 PAV CONCRETE	3,968.00	SF	20	1972	3	0.0	0.0
105 FENCE CHAIN LK	200.00	LF	20	1988	1	0.0	0.0
099 DECK	2,092.00	SF	50	1972	2	0.0	0.0
Appraiser Notes							
MAGNOLIA TRACE APARTMENTS (FKA: TOWN HOUSE APTS)							
-							
48 UNITS 24-1 BEDROOM 1 BATH 24-2 BEDROOM 1BATH							
-							
BLDG01 - 16 UNITS							
BLDG02 - 16 UNITS							
BLDG03 - 16 UNITS							
BLDG04 - OFFICE AND LAUNDRY ROOM							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				
BLD21-2209	9/16/2021	10/25/2021	MAGNOLIA TRACE / STAIRS REPAIR				
OC00422	3/1/2008	6/1/2008	REPAIR EXT WALL DAMAGE				
OC00235	2/1/2004	-	ROOF AWNING				
OC00766	5/1/1996	-	ROOF				
OC00374	3/1/1996	-	RSRA				
OC01226	7/1/1994	-	ROOF				
OC00209	2/1/1992	-	ROOF				

Rec. \$ 44.00
St. 9,362.50

Ref → E. W. Wichens



Prepared By:
Carol S. Faber, Esq.
Akerman Senterfitt
One SE Third Avenue
25th Floor
Miami, FL 33131

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY
DATE: 03/15/2013 04:17:34 PM
FILE #: 2013026709 OR BK 05826 PGS 1790-1794

REC 44.00 DEED DS 9,362.50

55

Folio No. 26788-001-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of MARCH 12, 2013, by **PBE COMPANIES, LLC**, a Delaware limited liability company, whose address is 195 Montague Street, Brooklyn, New York, 11201, hereinafter called the "Grantor", to **MAGNOLIA TRACE, LLC**, a Florida limited liability company, whose address is 1133 SE 18th Place, Ocala, Florida 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all the right, title, interest, claim and demand that the Grantor has in and to all those certain parcels of land situated in Marion County, Florida (the "Property"), and more particularly described as follows:

See EXHIBIT A attached hereto and incorporated herein.

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

SUBJECT TO: The covenants, conditions, restrictions, easements, reservations and limitations of record listed on EXHIBIT B attached hereto and incorporated herein (collectively, the "Permitted Exceptions"), it not being the intent of the parties to reimpose same;

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

AND, EXCEPT AS NOTED ABOVE, THE GRANTOR DOES HEREBY SPECIALLY WARRANT the title to said property, and will defend the same against the lawful claims of all persons, claiming by, through or under the Grantor, but against none other.

[Remainder of Page Left Blank Intentionally]

{25905803;1}

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Signed: [Signature]
Print Name: CELINA ROY

Signed: [Signature]
Print Name: JESSICA CORTEZ

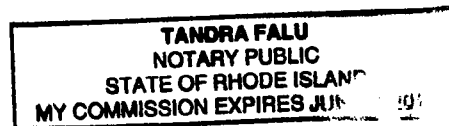
PBE COMPANIES, LLC, a Delaware limited
liability company

By: [Signature]
Name: Bryan J. Fric
Title: Vice President

STATE OF Rhode Island
COUNTY OF Providence)SS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12th day of March, 2013 by Bryan Fric as Vice Pres of PBE Companies, LLC, a Delaware limited liability company, on behalf of the company. He is ☒ personally known to me or _____ has produced the following type of identification

[Signature]
Notary Public, State of Rhode Island
Print, Type or Stamp Name: Tandra Falu
Commission No. 55594
My Commission Expires: 6-3-2013



IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Signed: Celine Landry
Print Name: Celine Landry

Signed: Jessica Cortez
Print Name: JESSICA CORTEZ

PBE COMPANIES, LLC, a Delaware limited
liability company

By: Manuel J. Valdes, IV
Name: Manuel J. Valdes, IV
Title: Vice President

STATE OF Rhode Island
COUNTY OF Providence)SS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 12th day of March, 2013 by Manuel J. Valdes, IV as Vice Pres of PBE Companies, LLC, a Delaware limited liability company, on behalf of the company. He is X personally known to me or _____ has produced the following type of identification

Tandra Falu
Notary Public, State of Rhode Island
Tandra Falu

Print, Type or Stamp Name:

Commission No. 55514

My Commission Expires: 6-3-2013

TANDRA FALU
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

The North 370 feet of the East 307 feet of the Southwest 1/4 of Section 10, Township 15 South, Range 22 East, Marion County, Florida, Except the North 33 feet and the East 30 feet thereof, and Except beginning at the intersection of the existing South right of way line of Northeast 14th Street (66.00 feet wide); with the West right of way line of Northeast 30th Avenue (55.00 feet wide); thence West along said South right of way line of Northeast 14th Street a distance of 277.00 feet; thence South 12.00 feet; thence East along a line that is 12.00 feet South of and parallel with the said existing South right of way line of Northeast 14th Street a distance of 247.00 feet; thence Southeasterly 42.43 feet, more or less to a point on the West right of way line of Northeast 30th Avenue; thence North along said West right of way line 42.00 feet to the Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

1. All laws, ordinances, and governmental regulations, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations.
2. Any matters pertaining to or created by, through or under Grantee, including any purchase money financing.
3. Taxes and assessments for the year 2013 and subsequent years, which are not yet due and payable.
4. Rights or claims of parties in possession not shown by the public records.
5. Easements, or claims of easements, not shown by the public records.
6. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey and inspection of the premises.
7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled, and artificially exposed lands and lands accreted to such lands.
8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
9. Rights of tenants under any unrecorded leases, if any.
10. Easement granted to City of Ocala by instrument recorded in Book 1350, Page 1366.
11. Easement granted to City of Ocala by instrument recorded in Book 1360, Page 1445.
12. Easement granted to City of Ocala by instrument recorded in Book 1661, Page 1907.
13. Easement granted to City of Ocala by instrument recorded in Book 1726, Page 1120.



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

Detail by Entity Name

Florida Limited Liability Company
MAGNOLIA TRACE, LLC

Filing Information

Document Number L13000028025
FEI/EIN Number 46-2095470
Date Filed 02/21/2013
State FL
Status ACTIVE

Principal Address

2952 NE 14 STREET
OCALA, FL 34470

Mailing Address

3101 sw 34 ave
#905-323
OCALA, FL 34474

Changed: 02/09/2020

Registered Agent Name & Address

Lopez law group
700 7 ave N
Suite A
St. Petersburg, FL 33701

Name Changed: 03/20/2023

Address Changed: 03/20/2023

Authorized Person(s) Detail

Name & Address

Title manager

The Diege llc
530 B Harkle Rd
Suite 100
Santa Fe, NM 87505

Annual Reports

Report Year	Filed Date
2024	02/25/2024
2025	03/05/2025
2026	03/02/2026

Document Images

03/02/2026 -- ANNUAL REPORT	View image in PDF format
03/05/2025 -- ANNUAL REPORT	View image in PDF format
02/25/2024 -- ANNUAL REPORT	View image in PDF format
03/20/2023 -- ANNUAL REPORT	View image in PDF format
03/05/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
02/09/2020 -- ANNUAL REPORT	View image in PDF format
02/24/2019 -- ANNUAL REPORT	View image in PDF format
03/08/2018 -- ANNUAL REPORT	View image in PDF format
03/28/2017 -- ANNUAL REPORT	View image in PDF format
03/17/2016 -- AMENDED ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
03/19/2015 -- ANNUAL REPORT	View image in PDF format
04/19/2014 -- ANNUAL REPORT	View image in PDF format
02/21/2013 -- Florida Limited Liability	View image in PDF format



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

5/20/2025

CASE NO: CE25-0422

MAGNOLIA TRACE LLC
2952 NE 14TH ST
OCALA, FL. 34470-4818

MAGNOLIA TRCE LLC
3101 SW 34TH AVE #905-323
OCALA, FL. 34474

LOPEZ LAW GROUP (REGISTERED AGENT)
7007 AVE N SUITE A
ST. PETERSBURG, FL. 33701

RE: 26788-001-00 | 2950 NE 14TH ST 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: 06/20/2025

Violations:

SECTION 122-51 BUILDING PERMIT REQUIRED

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.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

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.

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

NOTICE OF VIOLATION AND PUBLIC HEARING

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

04/28/2026

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

Respondent(s) _____ /

Location of Violation: 2950 NE 14TH ST|26788-001-00

Case Number: CE25-0422

Inspector Assigned: Stephani Smith

Required Compliance Date: 06/08/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

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 canceled, 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.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

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 submittal since this date.

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:

Stephani Smith Code Inspector
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: CE25-0422

**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 04/28/2026 post the Notice of Violation & Public Hearing 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.

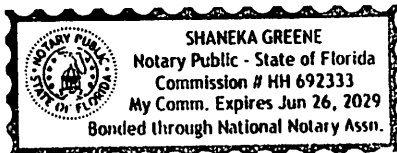
Dated: 04/28/2026

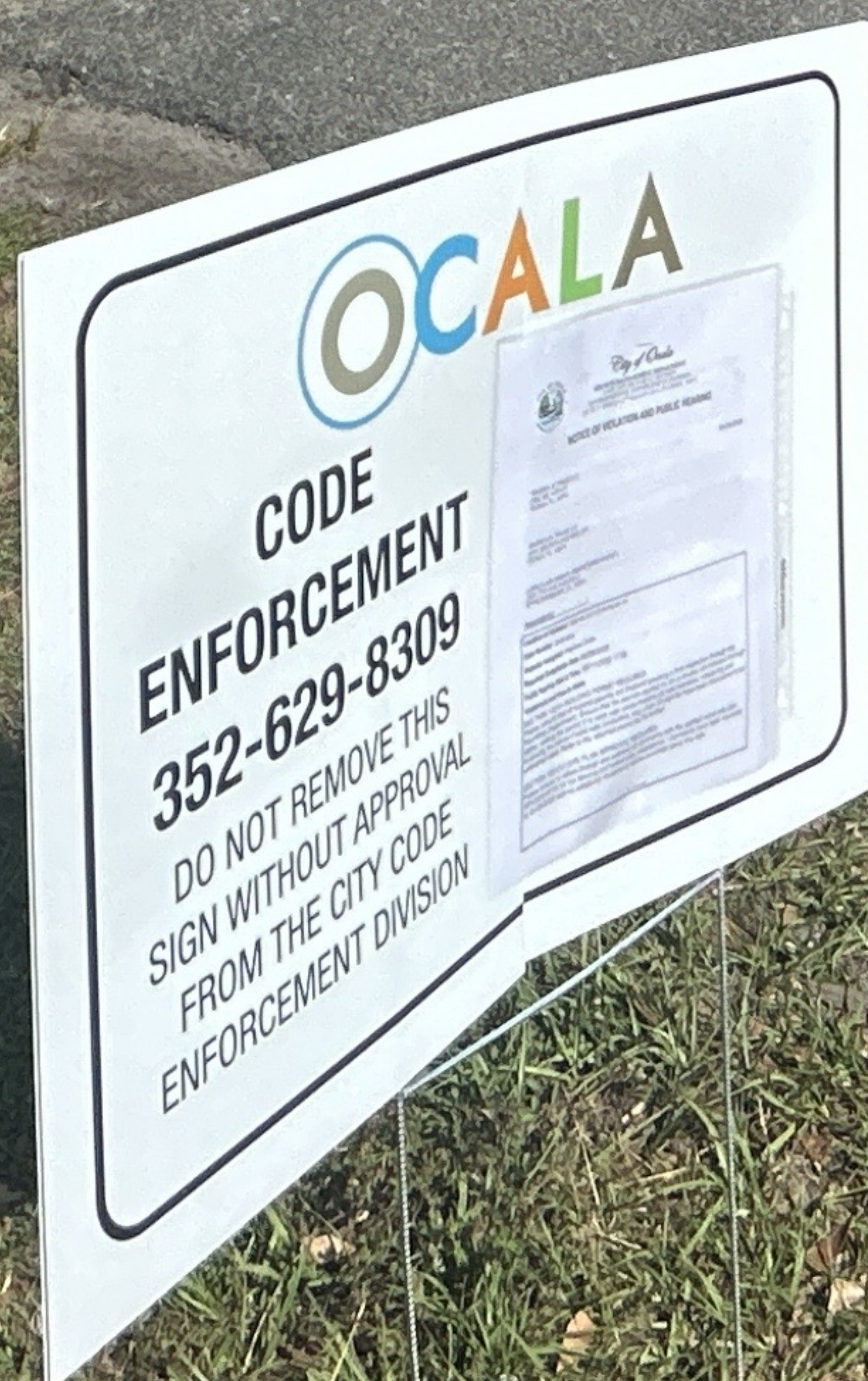
[Signature]
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

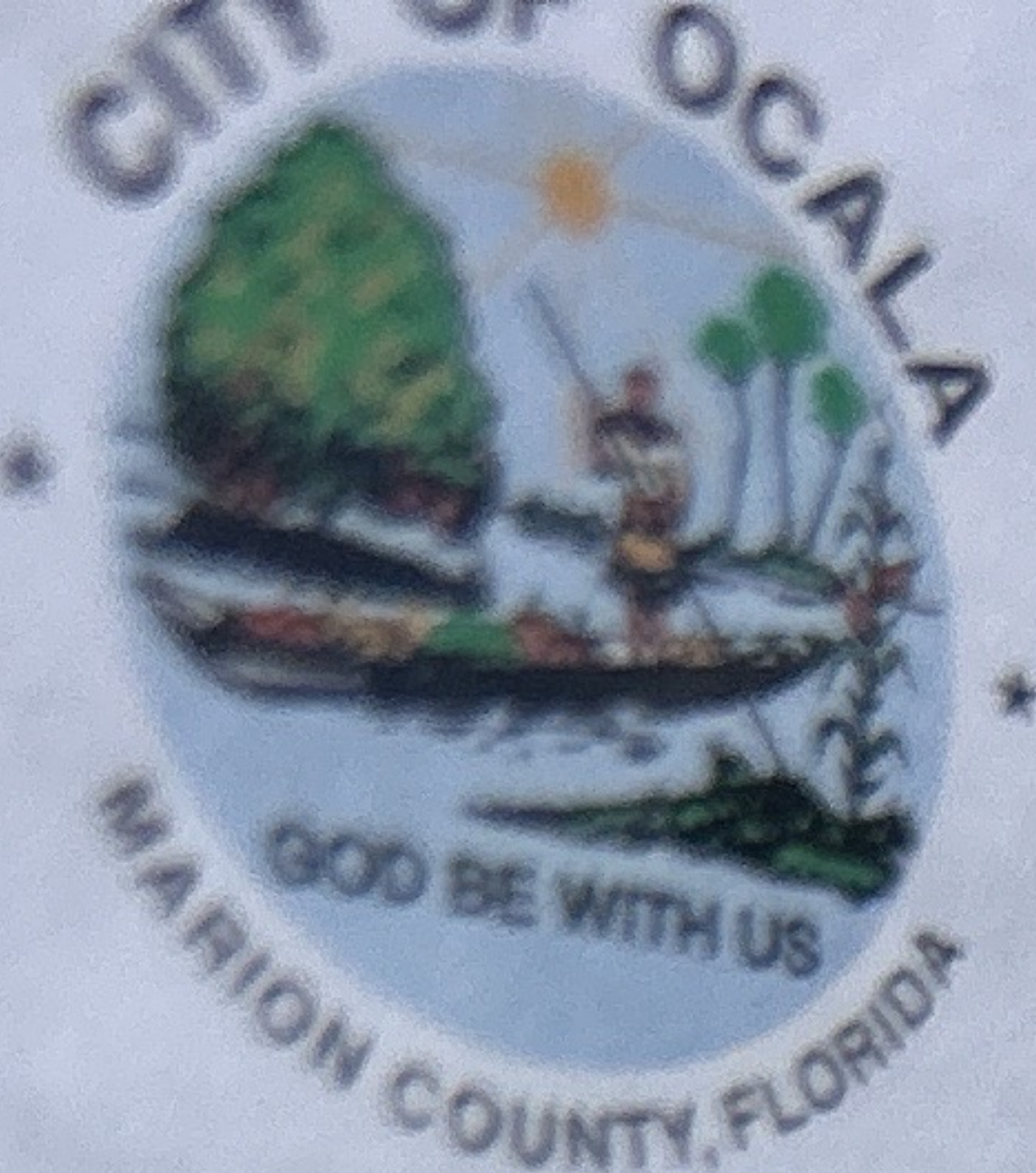
SWORN TO (or affirmed) before me: 04/28/2026 by Shaneke Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
4/28/26, 10:04 AM



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

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

04/28/2026

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

Respondent(s) _____

Location of Violation: 2950 NE 14TH ST|26788-001-00

Case Number: CE25-0422

Inspector Assigned: Stephani Smith

Required Compliance Date: 06/08/2026

Appearing Date & Time: 06/11/2026 17:30

How to Abate:

STOPPING PERMIT REQUIRED

Permits are finalized (passing a final inspection through the City of Ocala Code Enforcement Division) and the permits applied for (or in review) are not returned to the City of Ocala Code Enforcement Division. If the permits are not returned to the City of Ocala Code Enforcement Division, the permits will be considered as abandoned and the City of Ocala Code Enforcement Division will take action to enforce the permit requirements.

City of Ocala
Code Enforcement Division
4/28/26, 10:04 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

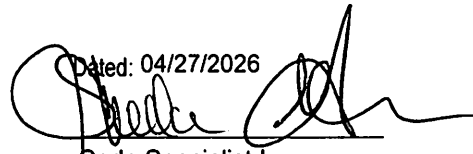
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

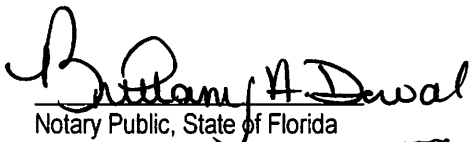
1. I did on 04/27/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany A. Duval City of Ocala, who is personally known to me.


Notary Public, State of Florida



Delinquent Permits (20 total)

- BLD22-0292 (STAIRS)(BUILDING C)
INREVIEW 02/01/2022
- BLD22-0291 (STAIRS)(BUILDING B)
INREVIEW 02/01/2022
- BLD22-0290 (STAIRS)(BUILDING A)
IN REVIEW 02/01/2022
- HAR21-0186 (UNIT 2)
EXPIRED: 08/24/2021
- HAR20-0650 (UNIT 1)
EXPIRED:12/08/2020
- HAR19-1281 (A8)
EXPIRED: 04/18/2020
- HAR19-0832 (C3)
EXPIRED: 01/18/2020
- HAR19-0169 (B5)
EXPIRED: 11/30/2019
- HAR18-1438 (B-3)
EXPIRED:07/06/2019
- HAR18-1110 (B-14)
EXPIRED:03/18/2019

- HAR17-1202 (C-17)
EXPIRED: 05/12/2018
- HAR17-0925 (B7)
EXPIRED: 12/18/2018
- HAR17-0814 (C8)
EXPIRED: 01/29/2018
- HAR17-0086 (16)
EXPIRED: 07/31/2017
- HAR16-1218 (C2)
EXPIRED: 06/19/2017
- HAR16-0786 (B9)
EXPIRED: 02/05/2017
- HAR14-0948 (B2)
ISSUED: 11/21/2014 (NO FINAL)
- HAR14-0238 (C7)
EXPIRED: 10/08/2014
- HAR15-0482 (10)
EXPIRED: 12/02/2015
- HAR20-0432 (2952)
EXPIRED: 10/17/2020

From: [Stephani Smith](#)
To: SPARTANAIRFL@AOL.COM
Subject: 2950 NE 14th ST (Expired permits)
Date: Monday, March 30, 2026 2:00:00 PM
Attachments: [2950 NE 14TH ST \(PDF PERMITS\).pdf](#)
[image001.png](#)

Good Afternoon,

I am going through a list of open permits for property address 2950 NE 14th ST. There is a list of a few expired permits relating to HVAC permits dating back from as early as 2014 and the latest being 2021. Please ensure that if performing work such as HVAC change-outs, that once the work is ready to be inspected, to schedule a final inspection (which can be done through the Permitting Department at 352-629-8421). I do realize that the most recent of permits may have occurred during the pandemic. For the more recent permits, if the work was completed, please ensure that the permits do pass a final inspection.

I have included an attachment of the compiled screenshots of the permits.

Thank you,

Stephani Smith
Senior Code Inspector
City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@ocalafl.gov



From: [Ngozi Ajufo](#)
To: [Stephani Smith](#)
Subject: RE: 2950 NE 14th ST
Date: Monday, May 19, 2025 10:34:46 AM
Attachments: [image001.png](#)
[image002.png](#)

Hi Stephani, this property is zoned R-3, multifamily and was built in 1972 with a total of 48 units and LDR requires two access entries for units exceeding 16 dwelling units and fence permit is required for any commercial property. This property is a commercial property because it has multiple units. Unfortunately, I could not find the site plan because of the age of the development. It appears the roadway is FDOT controlled, and the applicant would probably need to correspond with FDOT and coordinate with our traffic department as well. I will keep search for the site plan as soon as I find it, I will let you know.

Ngozi Ajufo

Planner I
City of Ocala Growth Management Department
Office: 352-629-8207 | najufo@ocalafl.gov
201 SE 3rd Street, 2nd floor, Ocala, FL 34471



From: Stephani Smith <smsmith@ocalafl.gov>
Sent: Monday, May 19, 2025 10:06 AM
To: Ngozi Ajufo <najufo@ocalafl.gov>
Subject: 2950 NE 14th ST

Good Morning,

I have received a complaint at an apartment complex located at 2590 NE 14th ST. It appears that the apartment complex has installed a chain-link fence, and has blocked off one of the entryways/exits to this apartment complex (altering the traffic pattern since now there is only one way in and out). By any chance, do you have the original site plan of this apartment complex? For something such as a fence installation, would a site permit be required for the work in addition to the bollard poll installation?

Thank you and have a good day,

Stephani Smith
Code Enforcement Officer

City of Ocala
Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: smsmith@ocalafl.gov



From: [Ngozi Ajufo](#)
To: [Stephani Smith](#)
Subject: RE: 2950 NE 14th ST
Date: Monday, May 19, 2025 10:40:08 AM
Attachments: [image002.png](#)
[image003.png](#)

I looked at the parcel 26788-001-00 and I do not see any permits, or any application for the fence or any site plan that permits them to alter the flow and internal circulation of traffic. They would need at least a site permit or a minor site plan to address the access and circulation issues created. They would also need a fence for the after the fact fence that was constructed without a permit.

Ngozi Ajufo

Planner I

City of Ocala Growth Management Department

Office: 352-629-8207 | najufo@ocalafl.gov

201 SE 3rd Street, 2nd floor, Ocala, FL 34471



From: Ngozi Ajufo <najufo@ocalafl.gov>
Sent: Monday, May 19, 2025 10:35 AM
To: Stephani Smith <smsmith@ocalafl.gov>
Subject: RE: 2950 NE 14th ST

Hi Stephani, this property is zoned R-3, multifamily and was built in 1972 with a total of 48 units and LDR requires two access entries for units exceeding 16 dwelling units and fence permit is required for any commercial property. This property is a commercial property because it has multiple units. Unfortunately, I could not find the site plan because of the age of the development. It appears the roadway is FDOT controlled, and the applicant would probably need to correspond with FDOT and coordinate with our traffic department as well. I will keep search for the site plan as soon as I find it, I will let you know.

Ngozi Ajufo

Planner I

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201 SE 3rd Street, 2nd floor, Ocala, FL 34471



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Sent: Monday, May 19, 2025 10:06 AM

To: Ngozi Ajufo <najufo@ocalafl.gov>

Subject: 2950 NE 14th ST

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Thank you and have a good day,

Stephani Smith

Code Enforcement Officer

City of Ocala

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201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
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Chronology 7

APPLICATION RECEIVED	Staff: KAREN CUPP	Action: 10/7/2025	Completed: 10/7/2025
CIRCULATE FOR REVIEW	Staff: KAREN CUPP	Action: 10/28/2025	Completed: 10/28/2025
CIRCULATE FOR REVIEW	Staff: KAREN CUPP	Action: 1/14/2026	Completed: 1/14/2026
FILE UPLOAD NOTIFICATION	Staff: KAREN CUPP	Action: 10/27/2025	Completed: 10/27/2025
FILE UPLOAD NOTIFICATION	Staff: KAREN CUPP	Action: 1/13/2026	Completed: 1/13/2026
FORWARD COMMENTS	Staff: KAREN CUPP	Action: 11/12/2025	Completed: 11/12/2025
FORWARD COMMENTS	Staff: KAREN CUPP	Action: 1/23/2026	Completed: 1/23/2026

Conditions 0



City of Ocala
Code Enforcement Division
6/8/26, 11:19 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:18 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:19 AM



City of Ocala
Code Enforcement Division
6/8/26, 11:19 AM



5/15/25, 9:02 AM
City of Ocala
Code Enforcement Division



5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



5/15/25, 9:03 AM
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5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



ALLAN
QUALITY
FENCE

OCALA

352-215-6302

5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division



ALLAN
**QUALITY
FENCE**
OCALA 352-216-6302

5/15/25, 9:03 AM
City of Ocala
Code Enforcement Division