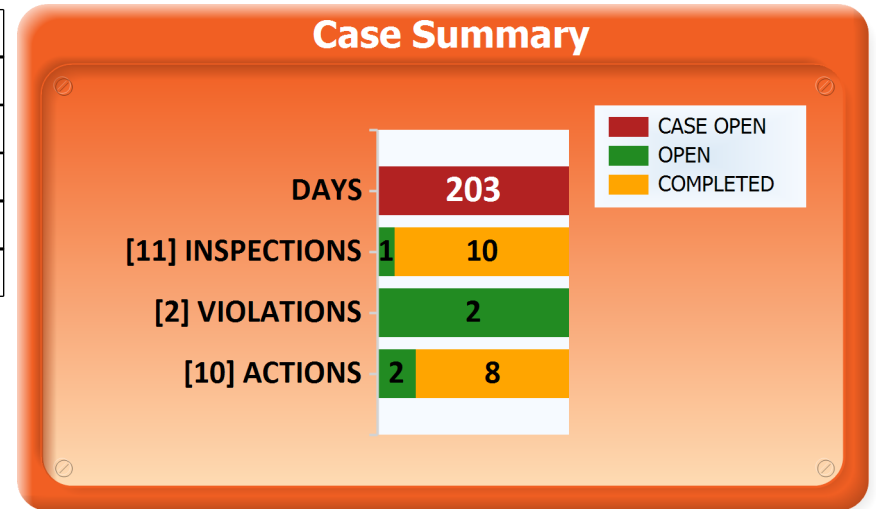


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

Description: Work without permits/standard housing		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 9/17/2025	Closed:	Last Action: 4/9/2026	Flw Up: 4/7/2026
Site Address: 2110 SW 5TH ST OCALA, FL 34471			
Site APN: 2260-176-007		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES	LINKED CASES
------------------	--------------

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	BORDGES DANIELLE	2110 SW 5TH ST OCALA, FL 34471			
OWNER	KING FAMILY PROPERTIES LLC	635 KENROSE ST COLLIERVILLE, TN 38017-3704			
REGISTERED AGENT	REGISTERED AGENTS INC	7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702			
RESPONDENT 2	KING, SCOTT	635 KENROSE ST. COLLIERVILLE, TN 38017			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

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:			\$74.13	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$22.14	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$6.62	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$28.68	\$0.00						
INSPECTORS	001-359-000-000-06-35960	10	\$162.10	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$184.16	\$0.00						
TOTALS:			\$309.11	\$0.00						

VIOLATIONS

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

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHEN KNIGHT	9/17/2025				The property has several violations that are enumerated via the checklist. The property has a large hole in the ceiling of the garage that had fell on the floor with insulation hanging from the ceiling. There is an outlet in a bedroom that sparks when lamps are plugged in. There are also several holes under the roof near the fascia. The hole in the garage has to be fixed and the garage has to get the needed permits. The outlet needs to be fixed and the holes by the fascia have to be secured and corrected.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	9/17/2025				The property has a tankless water heater and two AC units that have been installed without a permit. The garage has been converted into a living area without any permits. The owner needs to obtain all permits for the work.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	9/17/2025	9/17/2025	NON COMPLIANT		Project Manager Greg McClellan, Code Enforcement Officer Stephen Knight, and I met at the location at the request of the complainant/resident. Upon inspection, standard housing violations and unpermitted work were observed. Exterior photos attached.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

INITIAL	SKN	9/17/2025	9/17/2025	NON COMPLIANT	I responded to the location with Code Enforcement Supervisor Buller and Building Inspector McClennan. The property is a sober living residence, with the garage converted into living space. We were able to enter the residence by the consent of the tenants. The house has a garage that has been converted into living space without the proper permits. I observed a large hole in the ceiling of the garage that had collapsed with building material and insulation on the floor from the collapse. I also observed two AC units and a tankless water heater that had been installed without the proper permits. While walking through the bedrooms, I was informed that one of the wall outlets was shorting out when a lamp was plugged in. We then did a walkaround of the property and I noticed several places that had holes in the roof overhang. The property needs to fix the roof areas, wall outlet and obtain the proper permits for the garage, AC units and tankless water heater. The garage also needs to be repaired, and the ceiling brought back to code. View attachments, follow up scheduled.
FOLLOW UP	SKN	10/16/2025	10/16/2025	NON COMPLIANT	There have no permits applied for and nothing issued. I will follow up in a week to check on the status.
FOLLOW UP	SKN	10/29/2025	10/29/2025	NON COMPLIANT	I followed up and spoke to Kai, a resident in the house. I asked if I could take some photos and see the repairs. I was not given permission to enter and Kai stated I would have to reach out to the owner for that authority.
FOLLOW UP	SKN	11/25/2025	11/25/2025	NON COMPLIANT	I followed up and found the permits had been applied for on 10-30. Follow up scheduled.
FOLLOW UP	SKN	1/8/2026	1/8/2026	NON COMPLIANT	I followed up and found a permit had been applied on 1/7/26. I will follow up in two weeks.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

FOLLOW UP	SKN	1/23/2026	1/23/2026	NON COMPLIANT	I followed up and checked the permit status. The permit is still in review.
FOLLOW UP	SKN	2/18/2026	2/19/2026	NON COMPLIANT	I followed up and found the permit is still in eplans. I will follow up again.
FOLLOW UP	SKN	2/24/2026	2/24/2026	NON COMPLIANT	I followed up with Josh (352-877-1488) who is the contractor getting the permit for the work that has already been completed. I instructed him to finish the requirements in projectdox, and get the permit finaled.
FOLLOW UP	SKN	3/10/2026	3/10/2026	COMPLETED	I followed up and found the permit had been applied for, although no further action had occurred since 1/7/26. An NOVPH will be sent.
HEARING INSPECTION	SKN	4/7/2026			

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JENNIPHER L BULLER	9/17/2025	9/17/2025	On 09/16/2025, Citizen complainant of standard housing violations and possibly work without permits. 2 car garage converted to living quarters. Section of ceiling came down with drywall and installation injuring her. She had contact an attorney about the situation, Christopher Cervellera 813-508-4178. Other concerns mentioned were areas of ceiling was wet throughout the residence. She advised location is an "Oxford House," sober living. Several persons residing there. She provided me with the leasee contact- Lacey Campbell 352-663-341. She also mention that work inside the garage had been completed by Josh Durskol.
REGULAR MAIL	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO MAILED (3) W/STANDARD HOUSING CHECKLIST

Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>9/22/2025</p>	<p>9/22/2025</p>	<p>CLTO KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p> <p>KING, SCOTT 635 KENROSE ST. COLLIERVILLE, TN 38017</p>
<p>ADMIN POSTING</p>	<p>SHANEKA GREENE</p>	<p>3/11/2026</p>	<p>3/11/2026</p>	<p>NOVPH</p>
<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>3/11/2026</p>	<p>3/11/2026</p>	<p>NOVPH MAILED (3)</p> <p>9489 0090 0027 6697 0470 58 KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>9489 0090 0027 6697 0470 65 KING FAMILY PROPERTIES LLC PAUL KING M. D. (REGISTERED AGENT) 6437 MASSEY ESTATES CV MEMPHIS, TN. 38120</p> <p>9489 0090 0027 6697 0470 72 REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p>

<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>3/11/2026</p>	<p>3/11/2026</p>	<p>NOVPH Compliance date 4/3/26 KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p> <p>KING, SCOTT 635 KENROSE ST. COLLIERVILLE, TN 38017</p>
<p>OFFICER POSTING</p>	<p>STEPHEN KNIGHT</p>	<p>3/12/2026</p>	<p>3/12/2026</p>	<p>NOVPH READY FOR POSTING NOVPH was posted in the front yard.</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, National Electric Code, and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for roof, water heating, minimum electric requirements, windows, and interior floors, walls, and ceiling, by 4:00 pm on Thursday, May 14th, 2026. 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 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized for closure by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026		<p>Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00 pm on Thursday, May 14th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100 per day thereafter that shall run in addition to any other fines until all violations of section 82-151 have been abated.</p> <p>2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code) for the unpermitted work; tankless water heater, two (2) AC units, and garage converted into a living space by 4:00 pm on Thursday, May 14th, 2026. 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 7:00 am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finalized for closure 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 all violations of section 122-51 have been abated.</p> <p>3.) Pay the cost of prosecution of \$309.11 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
CONTACT	STEPHEN KNIGHT	4/7/2026	4/7/2026	I called Josh the contractor who is trying to get the permits for the completed work. I left a VM.
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		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



2025 Property Record Card

2260-176-007

[GOOGLE Street View](#)

Prime Key: 1260248

[MAP IT+](#)

Current as of 9/17/2025

[Property Information](#)

KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE TN 38017-3704

[Taxes / Assessments:](#)
Map ID: 162
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 01
Acres: .28

Situs: 2110 SW 5TH ST OCALA

[Current Value](#)

Land Just Value	\$16,830
Buildings	\$191,413
Miscellaneous	\$2,934
Total Just Value	\$211,177
Total Assessed Value	\$211,177
Exemptions	\$0
Total Taxable	\$211,177

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$14,280	\$231,731	\$3,586	\$249,597	\$249,597	\$0	\$249,597
2023	\$10,200	\$232,293	\$4,075	\$246,568	\$227,288	\$50,000	\$177,288
2022	\$8,160	\$208,433	\$4,075	\$220,668	\$220,668	\$50,000	\$170,668

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8215/0641	11/2023	08 CORRECTIVE	0	U	I	\$100
8198/0747	11/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$220,000
7450/0991	04/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$195,000
4723/0073	02/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$140,000
2114/0907	01/1995	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$8,500
0412/0244	06/1970	02 DEED NC	0	U	V	\$1,300

[Property Description](#)

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 076
WEST END OCALA
BLK 176 LOTS 7.9.11

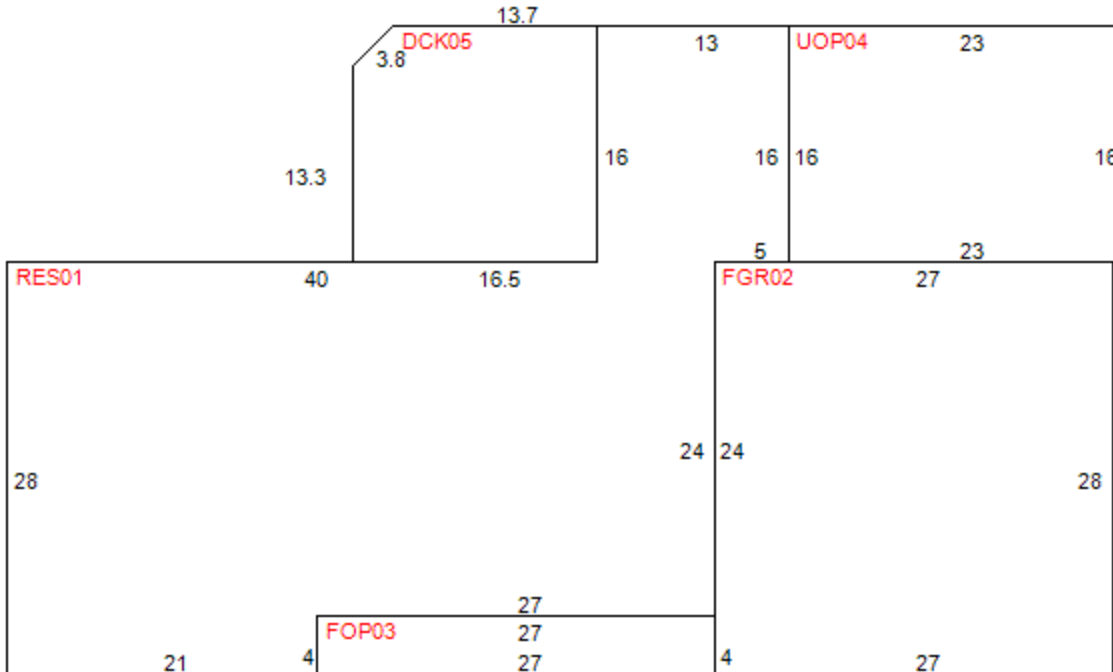
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		120.0	100.0	R1A	120.00	FF	165.0000	1.00	0.85	1.00	16,830	16,830
Neighborhood 4491D											Total Land - Class \$16,830	
Mkt: 8 70											Total Land - Just \$16,830	

[Traverse](#)

Building 1 of 1

RES01=L27D4L21U28R40U16R13D16L5D24.
 FGR02=U24R27D28L27U4.
 FOP03=D4L27U4R27.U24R5
 UOP04=U16R23D16L23.U16L13,1
 DCK05=L13,7A225|3,8D13,3R16,5U16.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 0

Year Built 1973
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 600 - AVERAGE
 Inspected on 7/26/2023 by 222

Architecture 0 - STANDARD SFR
 Base Perimeter 194

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.66	1973	N	0 %	0 %	1,444	2,397
FGR	0224	- CONC BLK-PAINT	1.00	1973	N	0 %	0 %	756	756
FOP	0301	- NO EXTERIOR	1.00	1973	N	0 %	0 %	108	108
UOP	0401	- NO EXTERIOR	1.00	2001	N	0 %	0 %	368	368
DCK	0501	- NO EXTERIOR	1.00	2001	N	0 %	0 %	259	259

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 5	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
105 FENCE CHAIN LK	248.00	LF	20	1982	1	0.0	0.0	
159 PAV CONCRETE	2,424.00	SF	20	1982	3	0.0	0.0	
114 FENCE BOARD	168.00	LF	10	1982	4	0.0	0.0	
Total Value - \$2,934								

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD21-0777	4/2/2021	-	PATTERSON/RE-ROOF

Cost Summary

Buildings R.C.N.	\$291,084	10/16/2015				
Total Depreciation	(\$116,434)					
Bldg - Just Value	\$174,650		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$2,934	3/11/2011	1	\$291,084	(\$116,434)	\$174,650
Land - Just Value	\$16,830	3/25/2025				
Total Just Value	\$194,414	.				

Prepared by:
Madison Aldana
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 23-2512

General Warranty Deed

Made this November 20, 2023 A.D. By **Cynthia Elaine Johnson-Smith, an unmarried widow and, Maurice Marquell Smith, a single man**, hereinafter called the grantor, to **King Family Properties, LLC, a Foreign Limited Liability Company**, whose post office address is:

635 Kenrose St. Collierville, TN 38017,
hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lots 7, 9 and 11, Block 176 of WEST END addition to Ocala, according to the Plat thereof as recorded in Plat Book A, Page(s) 56, and Plat Book A, Page 78 of the Public Records of Marion County, Florida.

Parcel ID Number: 2260-176-007

Subject to covenants, restrictions, easements, limitations and reservations of record (if any) and taxes for the current year.

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 grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2023.

DEED Individual Warranty Deed - Legal on Face

Prepared by:
Madison Aldana
Atlas Title Agency, LLC
1279 East Silver Springs Boulevard
Ocala, Florida 34470

File Number: 23-2512

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

M. Aldana
Witness Printed Name Madi Aldana

Cynthia Elaine Johnson-Smith (Seal)
Cynthia Elaine Johnson-Smith

Gina
Witness Printed Name Gina Ordonez

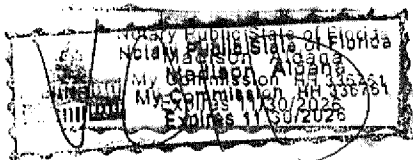
Maurice Marquell Smith (Seal)
Maurice Marquell Smith

Address: 2001 SW 7th Street
Ocala, Fla 34471

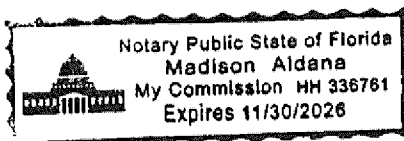
State of FL

County of Marion

The foregoing instrument was acknowledged before me this 20th day of November, 2023, by means of X physical presence or _____ online notarization by Cynthia Elaine Johnson-Smith, an unmarried widow and, Maurice Marquell Smith, a single man, who is/are personally known to me or who has produced FL DL as identification.



M. Aldana
Notary Public
Print Name: _____
My Commission Expires: _____



DEED Individual Warranty Deed - Legal on Face



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

Detail by Entity Name

Foreign Limited Liability Company
PAUL & SCOTT LLC

Cross Reference Name

KING FAMILY PROPERTIES, LLC

Filing Information

Document Number M23000002887
FEI/EIN Number 26-2905318
Date Filed 12/01/2022
State MS
Status ACTIVE

Principal Address

7901 4TH ST. N, STE. 300
ST. PETERSBURG, FL 33702

Mailing Address

7901 4TH ST. N, STE. 300
ST. PETERSBURG, FL 33702

Registered Agent Name & Address

REGISTERED AGENTS INC
7901 4TH ST. N, STE. 300
ST. PETERSBURG, FL 33702

Authorized Person(s) Detail

Name & Address

Title MBR

KING, SCOTT
635 KENROSE ST.
COLLIERVILLE, TN 38017

Annual Reports

Report Year	Filed Date
2023	03/09/2023
2024	02/04/2024
2025	02/07/2025

Document Images

[02/07/2025 -- ANNUAL REPORT](#)

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[02/04/2024 -- ANNUAL REPORT](#)

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[03/09/2023 -- ANNUAL REPORT](#)

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[12/01/2022 -- Foreign Limited](#)

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Home > U.S. > Tennessee > Collierville

KING FAMILY PROPERTIES, LLC (QUALIFIED UNDER ASSUMED NAME)

Tennessee Department Of State Business Registration · Updated 9/16/2025

Sponsored Links



Write Review

Upgrade

Claim

[KING FAMILY PROPERTIES, LLC \(QUALIFIED UNDER ASSUMED NAME\)](#) is a Tennessee Foreign Limited-Liability Company (LLc) filed on November 17, 2011. The company's filing status is listed as Active and its File Number is [000672131](#).

The Registered Agent on file for this company is Paul King, M.D. and is located at 6437 Massey Estates Cv, Memphis, TN 38120. The company's principal address is 635 Kenrose St, Collierville, TN 38017-3704 and its mailing address is 635 Kenrose St, Collierville, TN 38017-3704.

The company has 1 contact on record. The contact is Paul King from Memphis TN.

Like 33K

Company Information

Company Name: [KING FAMILY PROPERTIES, LLC \(QUALIFIED UNDER ASSUMED NAME\)](#)

Assumed/DBA Name: KFP, LLC

Entity Type: TENNESSEE FOREIGN LIMITED-LIABILITY COMPANY (LLC)

File Number: [000672131](#)

Filing State: Tennessee (TN)

Domestic State: Mississippi (MS)

Filing Status: Active

Filing Date: November 17, 2011

Company Age: 13 Years, 10 Months

Registered Agent: Paul King, M.D.
6437 Massey Estates Cv
Memphis, TN 38120

Principal Address: 635 Kenrose St
Collierville, TN 38017-3704

Mailing Address: 635 Kenrose St
Collierville, TN 38017-3704

Report Due Date: April 1, 2026

Managed By: Member Managed

Governing Agency: Tennessee Department of State

Sponsored Links



Company Contacts

[PAUL KING](#)

Agent



6437 Massey Estates Cv
Memphis, TN 38120

Reviews



Chiqo

Click Here To Continuee

Questions

Post Question

There are no questions yet for this company.

ADDITIONAL LINKS

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

9/22/2025

CASE NO: CE25-1006

KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE, TN. 38017-3704

KING FAMILY PROPERTIES LLC
PAUL KING M.D. (REGISTERED AGENT)
6437 MASSEY ESTATES CV
MEMPHIS, TN. 38120

KING FAMILY PROPERTIES LLC
REGISTERED AGENTS INC (REGISTERED AGENT)
7901 4TH ST N STE 300
ST. PETERSBURG, FL. 33702

RE: 2260-176-007 | 2110 SW 5TH ST OCALA, FL.

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: 10/16/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

The property has several violations that are enumerated via the checklist. The property has a large hole in the ceiling of the garage that had fell on the floor with insulation hanging from the ceiling. There is an outlet in a bedroom that sparks when lamps are plugged in. There are also several holes under the roof near the fascia. The hole in the garage has to be fixed and the garage has to get the needed permits. The outlet needs to be fixed and the holes by the fascia have to be secured and corrected.

SECTION 122-51 BUILDING PERMIT REQUIRED

The property has a tankless water heater and two AC units that have been installed without a permit. The garage has been converted into a living area without any permits. The owner needs to obtain all permits for the work.

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.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@ocalafl.gov



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: CE25-1006

DATE: 09/19/2025

ADDRESS: 2110 SW 5TH ST OCALA

PARCEL ID: 2260-176-007

*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)	<p>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.</p>
305.13.1, .13.2 – Screens	<p>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.</p>
305.14 – Protective Treatment	<p>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.</p>
305.15 – Accessory Structures	<p>Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.</p>
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	<p>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.</p>
305.17 – Structural Supports	<p>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.</p>
305.18 – Protective Railings for Interior Stairs	<p>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.</p>
305.19, .19.1, .19.2 – Firestopping and Draftstopping	<p>Firestopping must be maintained to cut off all concealed draft openings.</p>
305.20 – Interior Doors	<p>Every interior door shall fit within its frame and shall be capable of being opened and closed.</p>
305.21 – Interior Door Hardware	<p>Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.</p>
305.22 – Bathroom Doors	<p>Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.</p>
305.23, .23.1, .23.2 – Skirting	<p>Skirting shall be maintained free from broken or missing sections, pieces or cross members.</p>
306.1 – Required Space in Dwelling Unit	<p>Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.</p>



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

KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE, TN 38017-3704

03/12/2026

KING FAMILY PROPERTIES LLC
PAUL KING M. D. (REGISTERED AGENT)
6437 MASSEY ESTATES CV
MEMPHIS, TN. 38120

REGISTERED AGENTS INC (REGISTERED AGENT)
7901 4TH ST. N, STE. 300
ST. PETERSBURG, FL 33702

Respondent(s) _____ /

Location of Violation: 2110 SW 5TH ST|2260-176-007

Case Number: CE25-1006

Inspector Assigned: Stephen Knight

Required Compliance Date: 04/03/2026

Public Hearing Date & Time: 04/09/2026 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

The property has several violations that are enumerated via the checklist. The property has a large hole in the ceiling of the garage that had fell on the floor with insulation hanging from the ceiling. There is an outlet in a bedroom that sparks when lamps are plugged in. There are also several holes under the roof near the fascia. The hole in the garage has to be fixed and the garage has to get the needed permits. The outlet needs to be fixed and the holes by the fascia have to be secured and corrected.

SECTION 122-51 BUILDING PERMIT REQUIRED

The property has a tankless water heater and two AC units that have been installed without a permit. The garage has been converted into a living area without any permits. The owner needs to obtain all permits for the work.

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:

Stephen Knight Code Inspector
sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-1006

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

**STATE OF FLORIDA
COUNTY OF MARION**

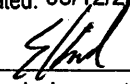
BEFORE ME, the undersigned authority personally appeared, Stephen Knight, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 03/12/2026 post the Notice of Violation & Public Hearing to the property, located at 2110 SW 5TH 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.

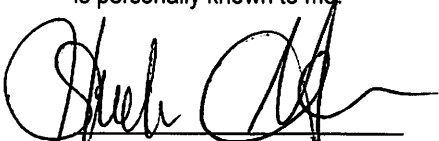
Dated: 03/12/2026



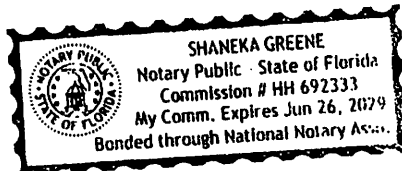
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/12/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/12/2026 11:26 AM



PERMIT
9-8309
 REMOVE THIS
 WITHOUT APPROVAL
 THE CITY 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

KING FAMILY PROPERTIES LLC
 635 KENROSE ST
 COLLIERVILLE, TN 38017-3704

Ocala - City Hall - 2nd Floor (Council Chambers)
 110 SE Vista Avenue Ocala, FL 34471

03/12/2026

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 182.07(2).

KING FAMILY PROPERTIES LLC
 PAUL KING M. D. (REGISTERED AGENT)
 6437 MASSEY ESTATES CV
 MEMPHIS, TN 38120

REGISTERED AGENTS INC (REGISTERED AGENT)
 7901 4TH ST. N, STE. 300
 ST. PETERSBURG, FL 33702

Respondent(s) _____

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Case Number: CE25-1006

Inspector Assigned: Stephen Knight

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OFFICE DEBOTO

City of Ocala
 Code Enforcement Division
 3/12/2026 11:26 AM

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

CASE NO: CE25-1006

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 03/11/2026 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: 03/11/2026

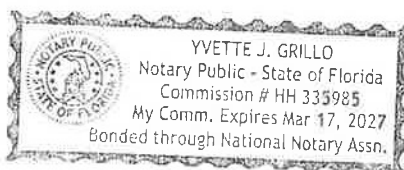
Code Specialist I

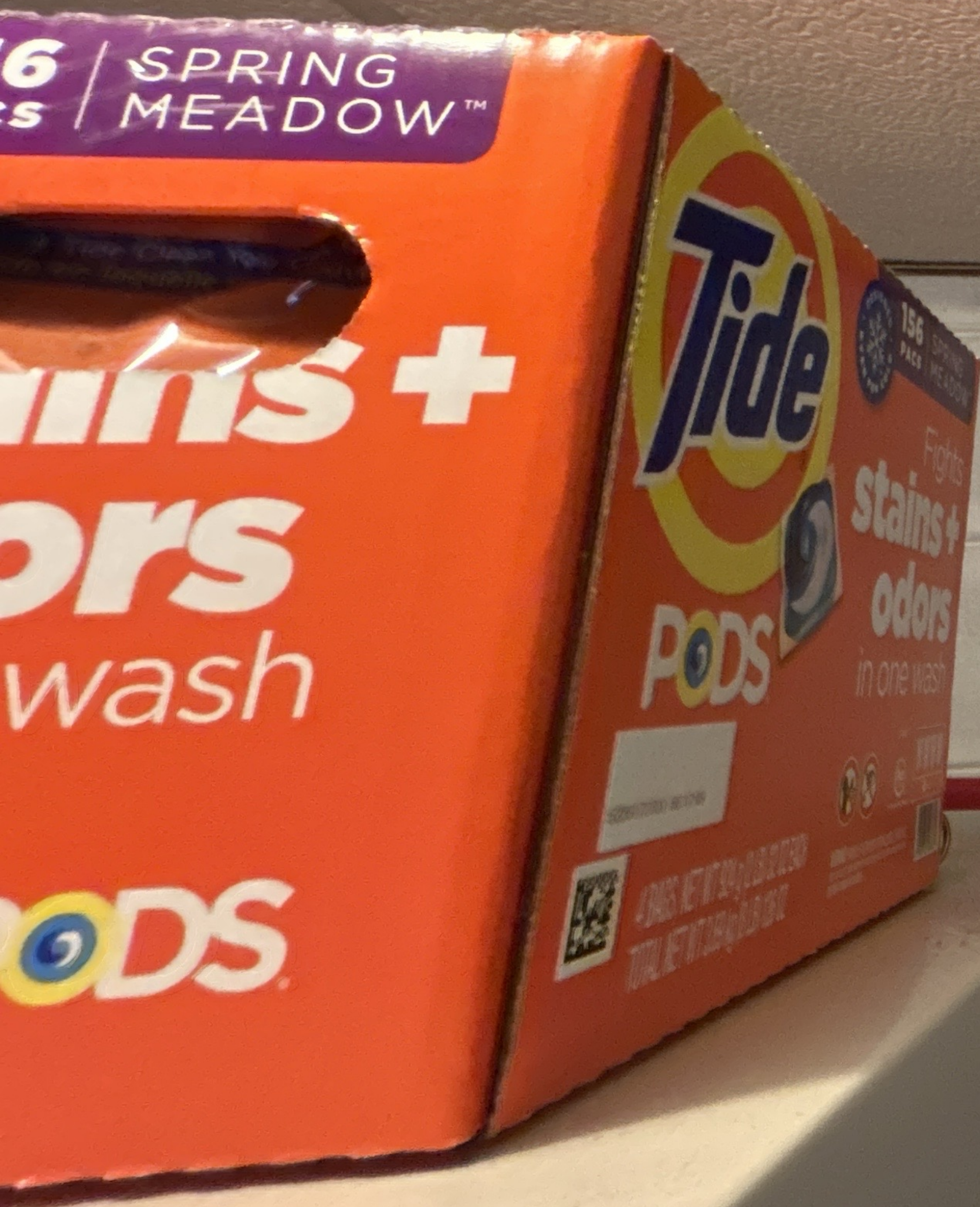
STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/11/2026 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





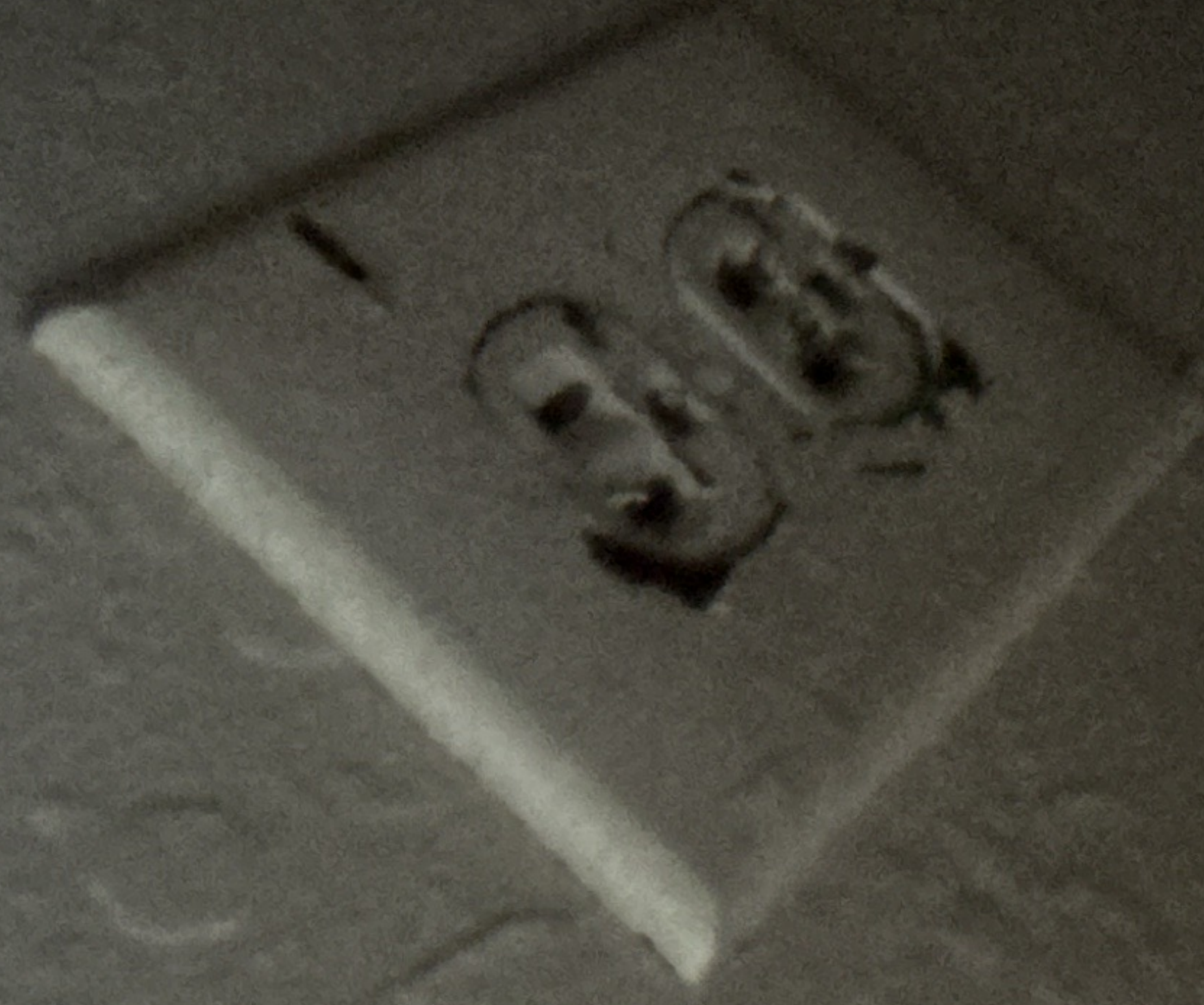
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City of Ocala
Code Enforcement Division
9/17/2025 8:44 AM



City of Ocala
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9/17/2025 8:45 AM



City of Ocala
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9/17/2025 8:46 AM



City of Ocala
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City of Ocala
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9/17/2025 8:46 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:47 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:40 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:41 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



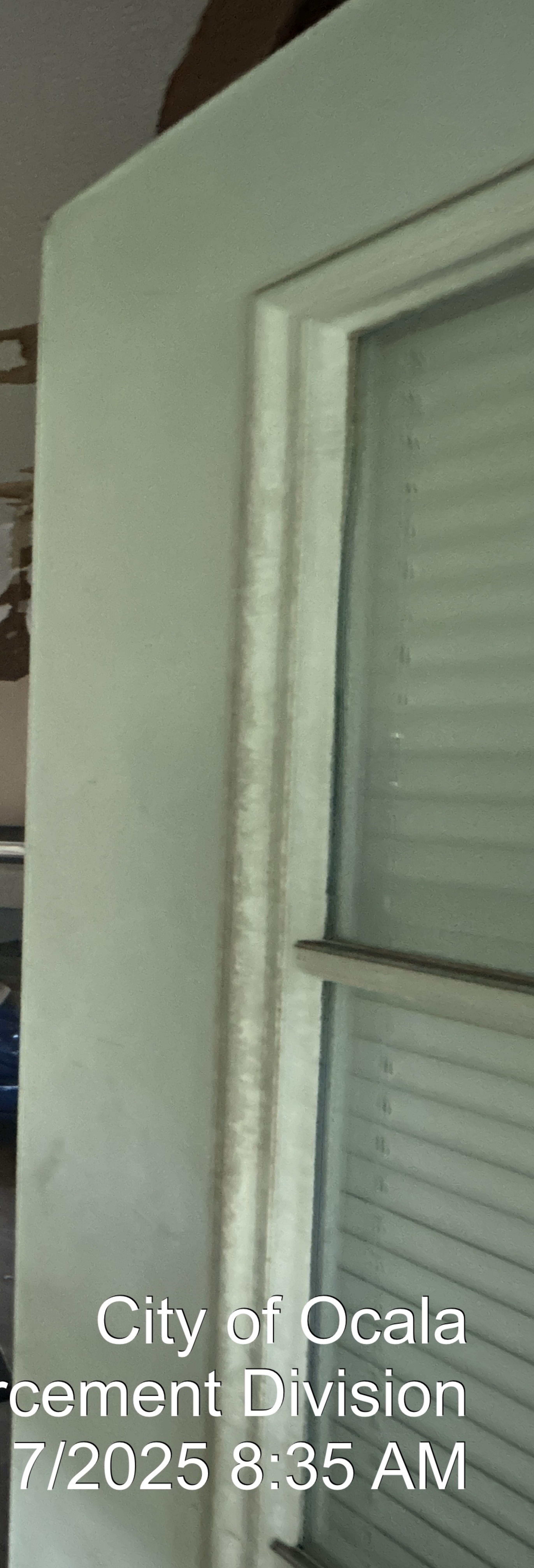
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Code Enforcement Division
9/17/2025 8:42 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



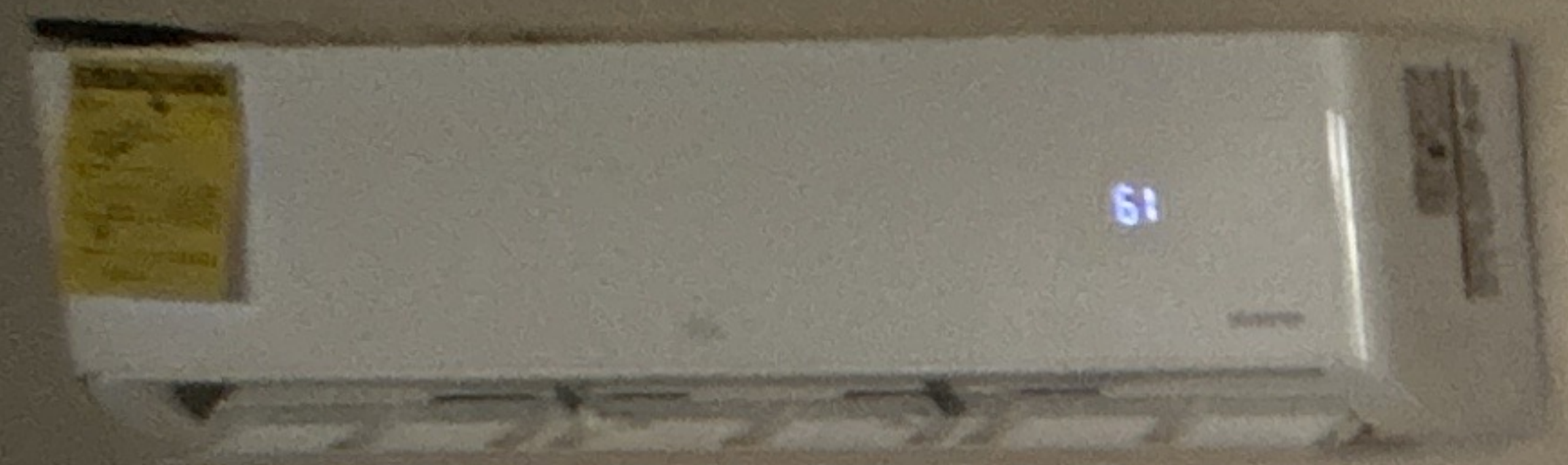
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9/17/2025 8:35 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:35 AM



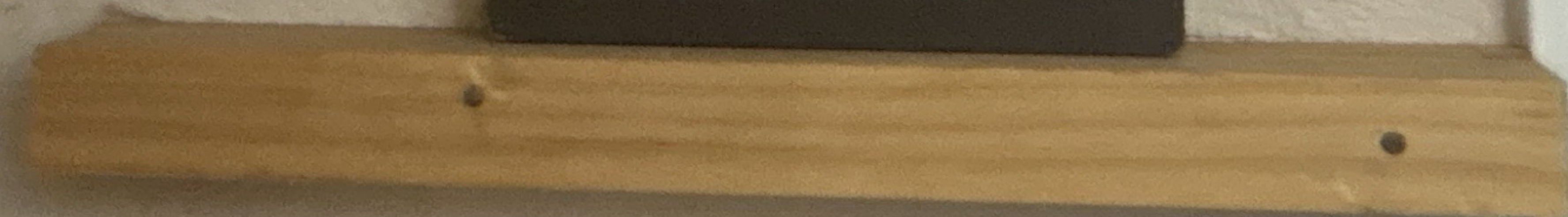
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City of Ocala
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City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



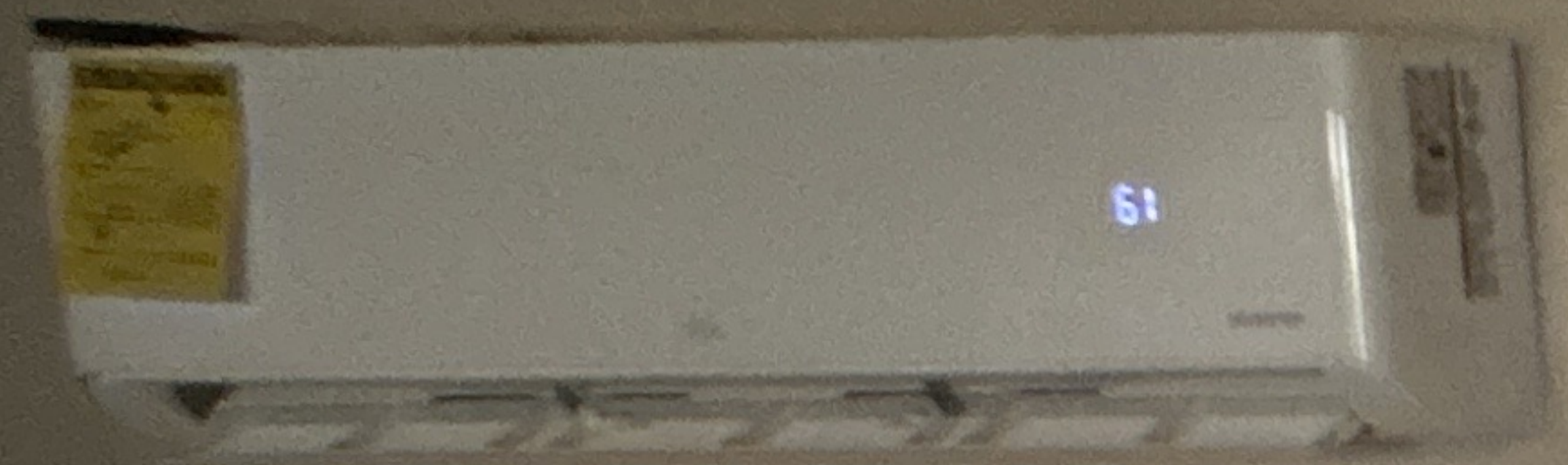
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Code Enforcement Division
9/17/2025 8:42 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:42 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:37 AM



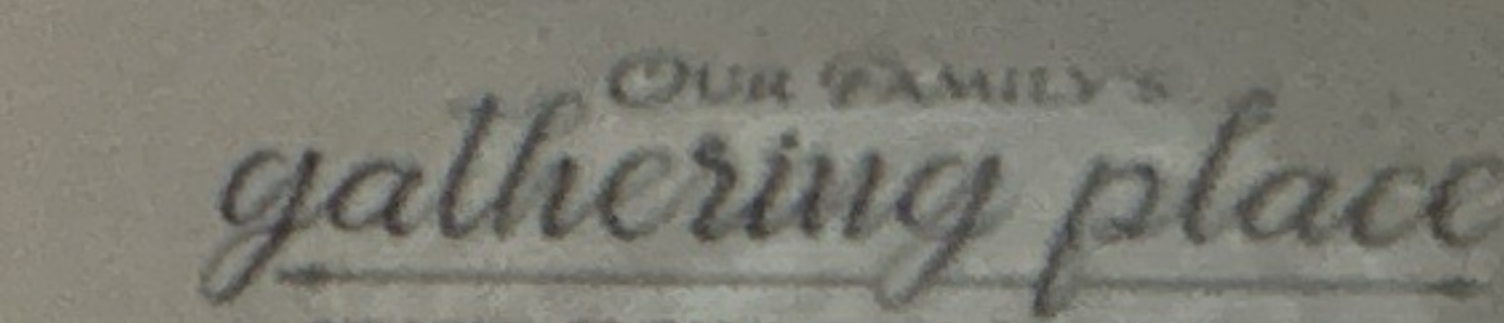
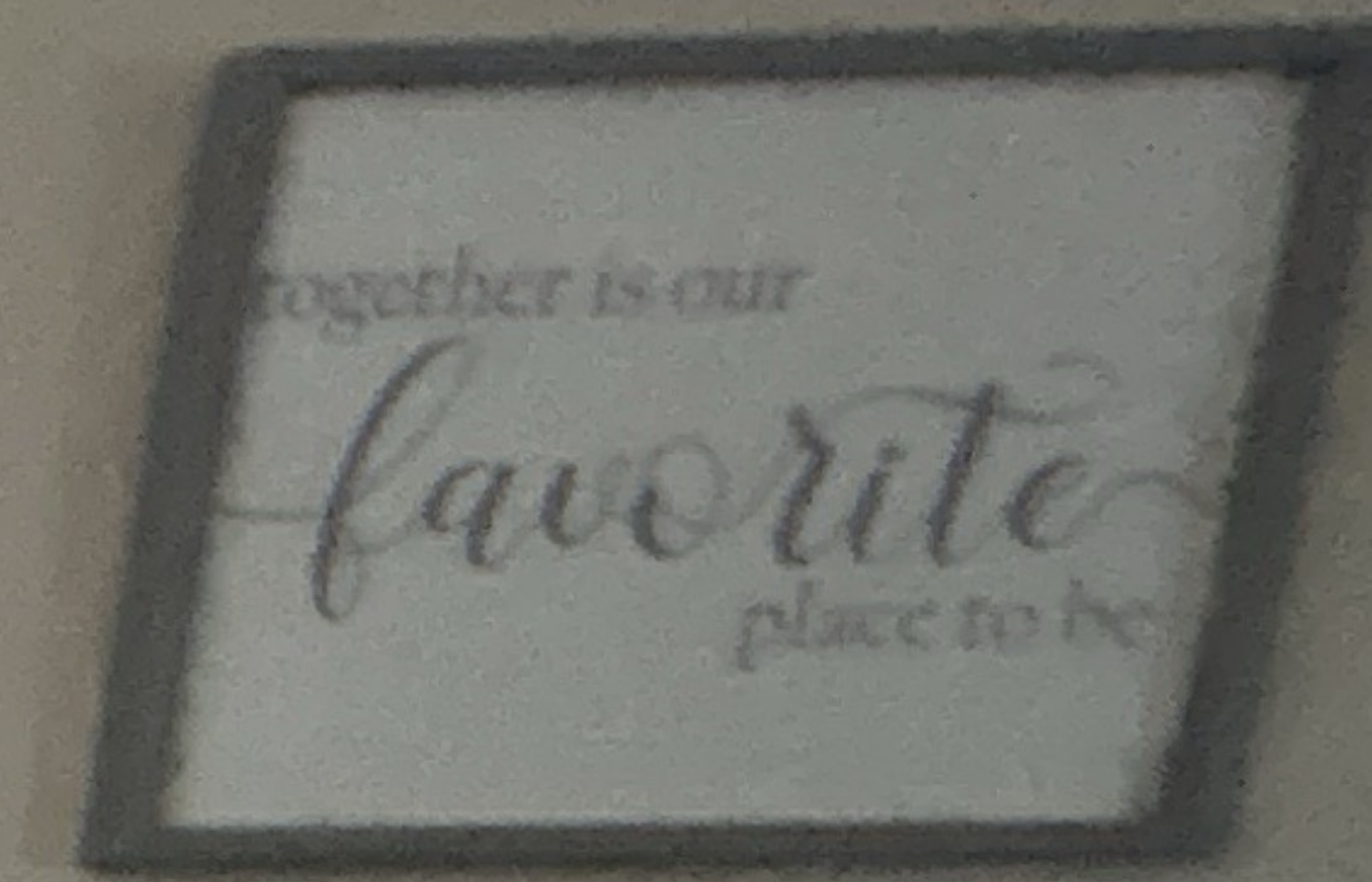
City of Ocala
Code Enforcement Division
9/17/2025 8:40 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:40 AM



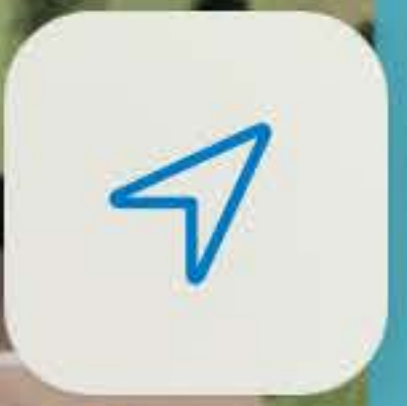
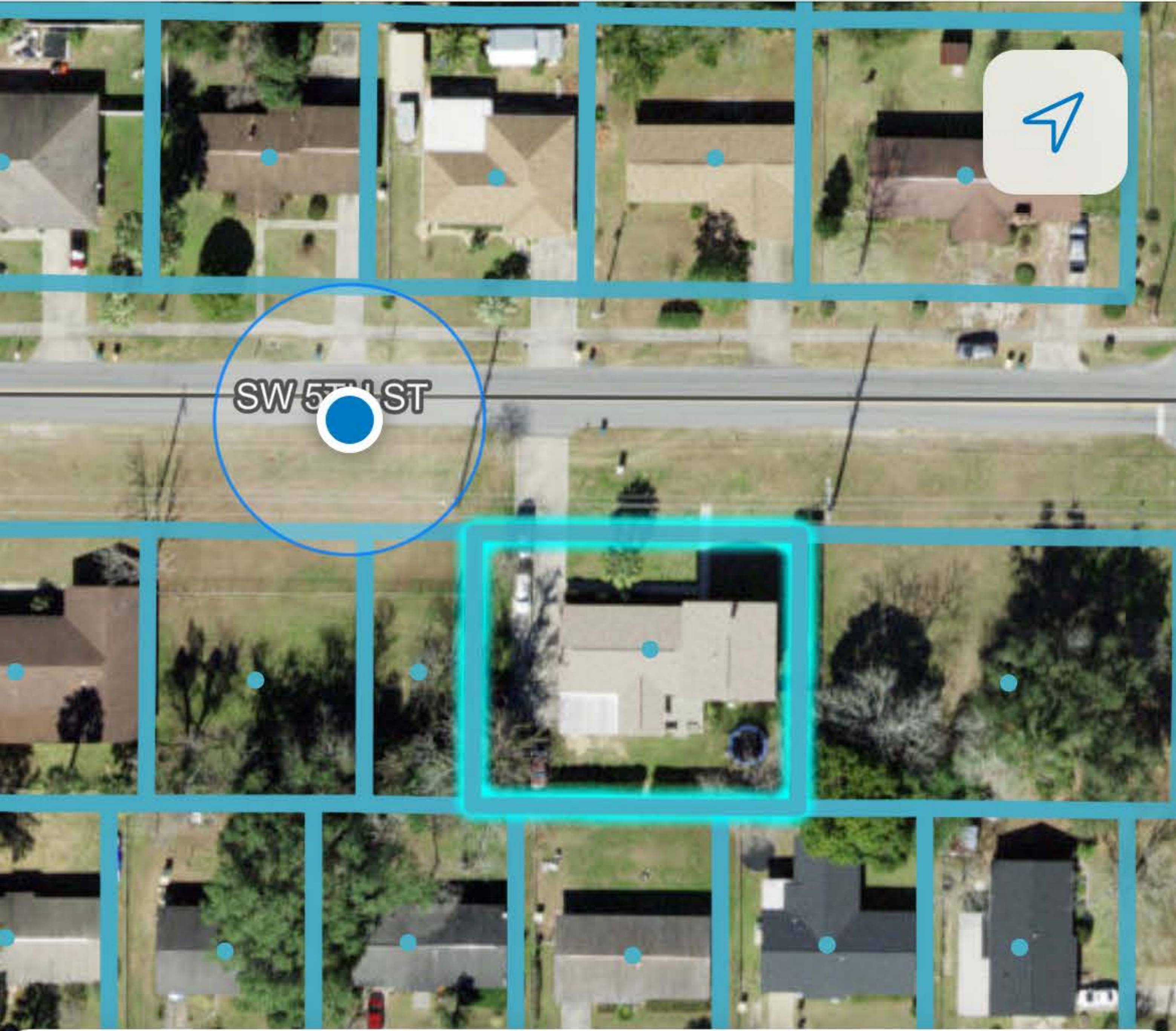
City of Ocala
Code Enforcement Division
9/17/2025 8:40 AM



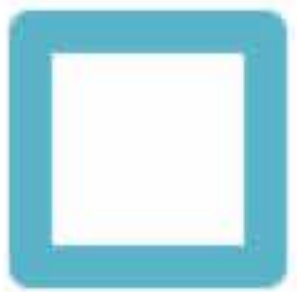
City of Ocala
Code Enforcement Division
9/17/2025 8:41 AM



GPS accuracy 49.4 ft · 30 ft required



SW 5TH ST



PID: 2260-176-007

Area 0.28 ac



61.7 ft

Owner: KING FAMILY PROPERTIES LLC

Property Address: 2110 SW 5TH ST

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)

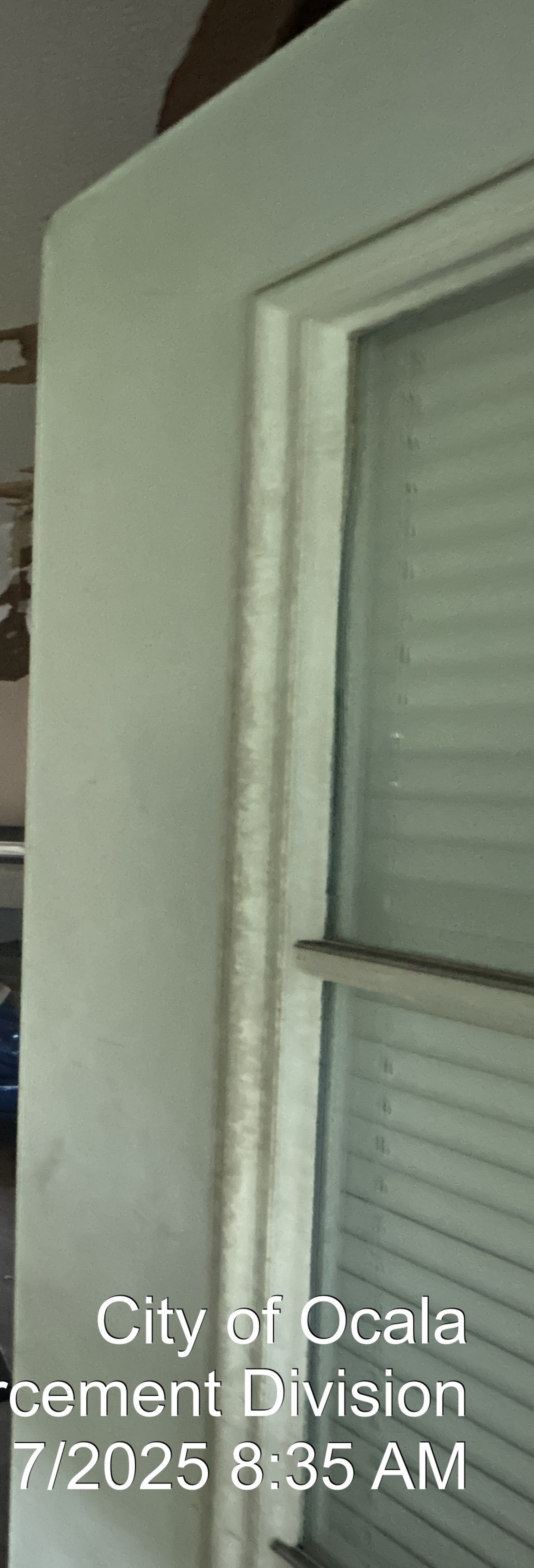




City of Ocala
Code Enforcement Division
9/17/2025 8:34 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:47 AM



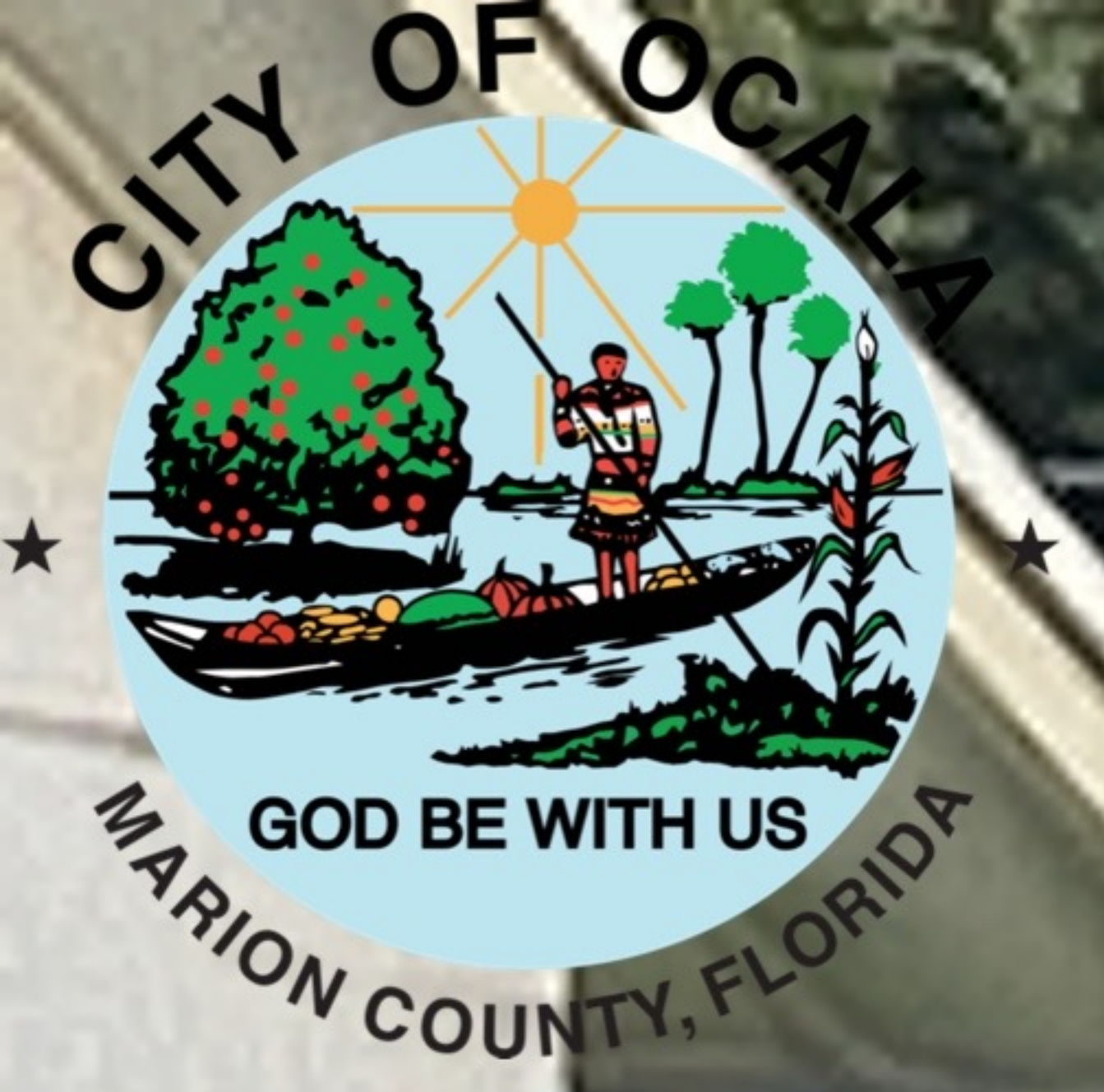
City of Ocala
Code Enforcement Division
9/17/2025 8:35 AM



City of Ocala
Code Enforcement Division
9/17/2025 8:35 AM



City of Ocala
Code Enforcement Division
9/15/2025 5:32 PM



City of Ocala
Code Enforcement Division
9/15/2025 5:34 PM



City of Ocala
Code Enforcement Division
9/15/2025 5:35 PM