

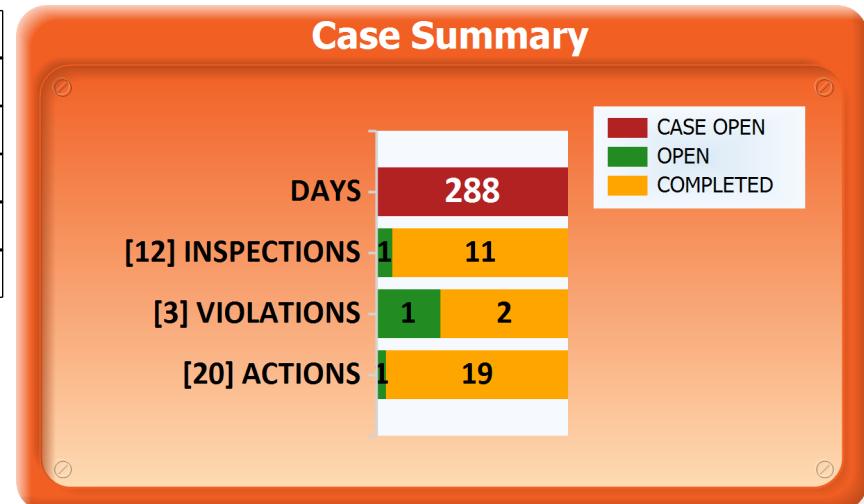


# Case Details - No Attachments

City of Ocala

Case Number  
CE25-0306

Description: Standard Housing		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/11/2025	Closed:	Last Action: 1/28/2026	Flw Up: 1/26/2026
Site Address: 1821 NW 28TH CT OCALA, FL 34475			
Site APN: 2171-004-002		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	1821 OCALA LLC	12850 W STATE ROAD 84 LOT 2-7 DAVIE, FL 33325-3316			
RESPONDENT 1	1821 OCALA LLC	12850 W STATE ROAD 84 LOT 2-7 DAVIE, FL 33325-3316			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	12	\$150.00	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:		\$358.93		\$0.00						
TOTALS:		\$358.93		\$0.00						
<b>VIOLATIONS</b>										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS		NOTES			
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	4/11/2025	7/31/2025				Please replace any broken glass of the window(s) to the residence. Ensure that the residence is secure if left vacant.			
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	7/31/2025	11/4/2025				Please remove pile of construction-related debris from off the property.			
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	7/31/2025					Please obtain a permit for any work done at the property (such as siding replacement). Contact the Permitting Department at (352)-629-8421 to begin the process of obtaining this permit.			
<b>INSPECTIONS</b>										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

INITIAL	SMS	4/11/2025	4/11/2025	NON COMPLIANT	<p>On 04/11/2025, I have responded out to the listed location in reference to a citizen's complaint about a vacant home with broken windows. I have observed the glass of the carport window to be broken. In addition to this, the window to the right side of the residence appears to be in a state of disrepair (inability to close it). I have left a case card behind at the residence (for it did not appear that anyone was at home at the time of inspection). Shortly after, I have received a text message from the tenant. She has informed me that the home is now vacant (since 03/21/2025). She will relay the information over to the property owner about the windows. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>
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# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

FOLLOW UP	SMS	5/12/2025	5/12/2025	COMPLETED	<p>On 05/12/2025, I have responded out to the property in reference to a Follow-up inspection. I have observed that the front door (of possibly a patio area or an enclosed porch) was not secured and was open at the time of inspection. In addition to this, the multiple open and/or broken windows still remain at the property. As previously noted from the intial inspection, the previous tenants has vacated the property. I have searched on the web for a contact, and the only contact that I could find related to the property owner was a business that they owned (and was listed under their MCPA address in Davie, FL). I have called the phone number (at 954-505-9809), and a woman has picked up the phone. I have requested to speak to Mr. Vasconez, to which he was unavailable at this time. So, I have introduced myself and the reason to my call. She will pass my information to Mr. Vasconez, for she was aware of this property. She has informed me that he had dealt with some difficulty at this property, for the tenants suddenly left and have broken the contract of their agreement. View attachments. Awaiting call-back from the property owner. Set inspection for phone call update with the property owner and/or NOVPH generation if I receive no additional contact.</p>
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# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CASE WORK	SMS	5/19/2025	5/19/2025	COMPLETED	<p>On 05/19/2025, I have re-attempted to contact the property owner at (954)-505-9809 at 08:10 A.M. (the business was open at this time). The first time I called, it has rung before leaving a voice-mail. As I was leaving a voice-mail message, the call has suddenly cut short. I have then called again, and it led straight to voice-mail (no ringing). However, I was able to leave a complete voice-mail (while the other voice-mail I was trying to leave with the previous call was cut short/mid-sentence). I have then re-inspected the property in reference to Standard Housing violations such as broken windows and/or missing glass to these windows in addition to the open front patio door in the carport. It appears that the carport door has been secured. However, plyboards were applied to most of the windows of the property (with a window still being left open). Later on in the day, I have received a text message (at 352-848-9547) about the property and the fines, to which I have informed them that there were none as of today (but non-compliance to these violations may result in fines from a court hearing). When I have asked about their relation to the property, they have informed me that they were the former tenant and the landlord has reached out to them about some code enforcement fines, so they (the tenant) wanted to reach out to me inquiring about this information. View attachments. If no call-back is received by end of day, an NOVPH generation assignment will be done next day (05/20/2025).</p>
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# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CASE WORK	SMS	5/20/2025	5/20/2025	COMPLETED	<p>On 05/20/2025, I have received a call-back from Christian. He has identified himself as the property owner. He has informed me that the tenants has left it in the current state. He has asked for an extension (a few weeks), so that he can travel up there and replace the glass to the broken windows.</p> <p>Set inspection for a few weeks to monitor progress.</p>
CASE WORK	SMS	6/18/2025	6/18/2025	COMPLETED	<p>On 06/18/2025, I have re-inspected the property in reference to the windows that are covered by plywood (they were either broken or left in an opened state). They still remain in the same condition (with a majority of the windows being covered up). I have then made contact with the property owner via telephone call at (305)-384-8820. They have informed me that they walked the property two weeks ago to get an idea of what needed to be done. Since then, they have contacted a few businesses for a quote to replace the glass of the windows, to which they have given him high priced quotes. Once he has received these quotes, he will be heading up here himself (along with a few others) to take care of the issue (he has stated he will be up there not this weekend but the following weekend to complete this task). View attachments. Set inspection for the Monday following the weekend they will be fixing the present issue.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CASE WORK	SMS	7/14/2025	7/14/2025	COMPLETED	<p>On 07/14/2025, I have re-inspected the property in reference to Standard Housing violations (mostly due to the broken or missing glass of the windows). I have observed that the windows either remain in an opened state or have damaged and/or missing panes of glass. I have then called the property owner at (305)-384-8820 in reference to this case. He has informed me that they will be up there next Tuesday to perform the work. I have taken updated pictures to reflect the current condition of the property, and I have uploaded them onto the case file. If no improvements are made by the next inspection date, I will move forward to a NOVPH.</p> <p><a href="#">View attachments.</a></p>
CASE WORK	SMS	7/31/2025	7/31/2025	NON COMPLIANT	<p>On 07/31/2025, I have re-inspected the property in reference to Standard Housing violations such as the broken panes of glass to the windows in addition to the care of the premises such as the overgrowth. I have observed that the panes of the broken glass has been replaced, in addition to the cutting and clearing of the overgrowth. However, I did observe new siding to the mobile home. Along with this, there is a pile of construction related debris. Violation for 82-151 has been abated (and reflected as such in the violation section), and two new violations reflecting the observation has been made. A phone call has been made to the property owner regarding these findings. <a href="#">View attachments.</a></p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CASE WORK	SMS	11/4/2025	11/4/2025	NON COMPLIANT		On 11/04/2025, I have re-inspected the property in reference to two different violations for junk/debris and for siding replacement. At the time of inspection, I did not observe an active permit applied and/or issued for the siding of the mobile home. However, the construction-related debris has been removed from the property (and this violation has been cured because of it). I have called the property representative at 12:34P.M at 305-384-8820 and left a voice-mail message pertaining to the siding and the general progress (such as if they hired contractor, where they were at with this project such as submitting applications, etc). View attachments. Follow-Up inspection scheduled. If no permit is issued by then, send to NOVPH.
CASE WORK	SMS	11/25/2025	11/25/2025	NON COMPLIANT		On 11/25/2025, I have re-inspected the property in reference to the siding replacement. No active permit(s) applied and/or issued for the siding replacement. I have called and left a detailed voice-mail message to the property owner. If no permit is applied for by next inspection, send to NOVPH.
CASE WORK	SMS	12/19/2025	12/29/2025	NON COMPLIANT		On 12/29/2025, I have re-inspected the property in reference to siding replacement done without a permit. As of this date, there is no active permit applied and/or issued for the siding replacement. Due to the lapse of time and multiple attempts of contact to have the issue resolved, I have decided to proceed with the generation of the NOVPH. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	1/20/2026	1/20/2026	NON COMPLIANT		On 01/20/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that there is no active permit applied and/or issued for the siding replacement. View related attachments.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

HEARING INSPECTION	SMS	1/26/2026				
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## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	STEPHANI SMITH	4/11/2025	4/11/2025	The complaint, Ana Battaglia 352-456-9143 called the office and reported broken windows at the location and believes the mobile home in not secured. Please check into this.
CONTACT	STEPHANI SMITH	4/11/2025	4/11/2025	CONTACT VIA TEXT WITH PREVIOUS TENANT AT (352)-848-9547. INFORMED ME THAT THE HOME HAS BEEN VACANT SINCE THE 21ST OF MARCH 2025. WILL RELAY INFORMATION ABOUT DETAILS TO COMPLAINT TO THE PROPERTY OWNER.
REGULAR MAIL	SHANEKA GREENE	4/14/2025	4/14/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	4/14/2025	4/14/2025	CLTO & STANDARD HOUSING CHECKLIST X1  1821 OCALA LLC C/O VASCONEZ, CRISTIAN J (REGISTERED AGENT) 12850 W STATE ROAD 84 LOT 2-7 DAVIE FL 33325-3316
CONTACT	STEPHANI SMITH	5/12/2025	5/12/2025	PHONE CALL TO PROPERTY OWNER'S BUSINESS (LOCATED AT DAVIE ADDRESS) AT (954) 505-9809. VIEW "FOLLOW UP" INSPECTION NOTES.
CONTACT	STEPHANI SMITH	5/19/2025	5/19/2025	ATTEMPTED TO CALL THE PROPERTY OWNER AT (954)-505-9809 AND LEFT A VOICE-MAIL MESSAGE.
CONTACT	STEPHANI SMITH	5/20/2025	5/20/2025	Christian-(305)-384-8820. View "Case Work" entry for further.
CONTACT	STEPHANI SMITH	5/20/2025	5/20/2025	On 05/19/2025, Christian at (305)-384-8820 has called and left a voice-mail message in reference to the property. On 05/20/2025, I have called and left a voice-mail message at this number.
CONTACT	STEPHANI SMITH	6/18/2025	6/18/2025	Contact with the property owner at (305)-384-8820 at 03:51 P.M. View "Case Work" entry for further.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CONTACT	STEPHANI SMITH	6/26/2025	6/26/2025	Property owner at (305)-384-8820 at 10:16 A.M. On this date and time, the property owner has called me in reference to this case. He has requested a two week inspection (for this week, his daughter is going on a bible retreat, and the work could be done by his team, but he wanted to also be present while they do the work and the next week is a holiday weekend where his team will be off). I have granted this extension for him to complete the work.
CONTACT	STEPHANI SMITH	7/14/2025	7/14/2025	Call to property owner (305)-384-8820 at 01:53 P.M. He has informed me they will be up on Tuesday (of next week) to complete the job.
CONTACT	STEPHANI SMITH	7/31/2025	7/31/2025	Property Owner (305)-384-8820  I have called the property owner at 04:04 P.M. I have provided them my findings, and provided them information (they have requested a place to throw away the items and I have provided the phone number for the Marion County dump and how they will need a permit for siding and more than likely a contractor due to it being an LLC owned property).
CONTACT	STEPHANI SMITH	11/4/2025	11/4/2025	PHONE CALL TO PROPERTY REPRESENATIVE AND LEFT DETAILED VOICE-MAIL MESSAGE AT at 12:34P.M at 305-384-8820.
CONTACT	STEPHANI SMITH	11/25/2025	11/25/2025	PHONE CALL AND VOICE-MAIL MESSAGE LEFT TO PROPERTY OWNER AT 305-384-8820 AT 02:25 P.M. IN REFERENCE TO UPDATE ABOUT SIDING REPLACEMENT (IF THEY HIRED A CONTRACTOR, IF THEY ARE APPLYING FOR A PERMIT, ETC). PROPERTY OWNER CALLED SHORTLY AFTER AT 03:20 P.M. AND HAS INFORMED ME THEY WILL BE HIRING A CONTRACTOR AND TO GIVE THEM 3 WEEKS.
ADMIN POSTING	SHANEKA GREENE	12/30/2025	12/30/2025	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

CERTIFIED MAIL	SHANEKA GREENE	12/30/2025	12/30/2025	NOVPH MAILED (2) 91 7199 9991 7039 7931 6447 1821 OCALA LLC C/O VASCONEZ CRISTIAN J (REGISTERED AGENT) 12850 W STATE ROAD 84 LOT 2-7 DAVIE, FL. 33325-3316  91 7199 9991 7039 7931 6430 1821 OCALA LLC 1821 NW 28TH CT OCALA, FL. 34475
PREPARE NOTICE	SHANEKA GREENE	12/30/2025	12/30/2025	NOVPH X 1  1821 OCALA LLC C/O VASCONEZ, CRISTIAN J (REGISTERED AGENT) 12850 W STATE ROAD 84 LOT 2-7 DAVIE FL 33325-3316
OFFICER POSTING	STEPHANI SMITH	12/31/2025	12/31/2025	NOVPH READY FOR POSTING  NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0306**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026	1/20/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>1.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the siding replacement by 4:00 pm on Thursday, February 26th, 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 7:00am on Friday, February 27th, 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.</p> <p>2.) Pay the cost of prosecution of \$358.93 by February 26th, 2025.</p> <p>Non-compliance (Massey) hearing date: 03/25/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	1/28/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-0306

Petitioner,

VS.

1821 OCALA LLC

Respondents /

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

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

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

<b>2. Inspector(s) Time:</b>		
Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	\$150.00

<b>3. Clerical &amp; Casework Time:</b>		
Cost	# of hour(s)	Total:
Clerical:	\$22.00	\$154.00

<b>4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)</b>				
Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1		\$18.75

<b>5. Copies of Related Document(s):</b>		
Cost	# of page(s)	Total:
Clerical:		

<b>6. Postage Cost(s):</b>					
Cost	# of Regular	Cost	# of Certified	Total:	
Postage:	\$0.74	1	\$35.44	4	\$36.18

<b>7. Administrative Fee(s):</b>				
Cost				Total:
Fee(s):				

	<b>Total Costs:</b>	\$358.93
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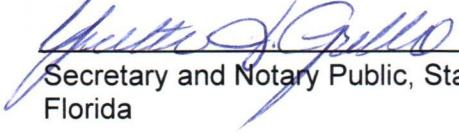
FURTHER. AFFIANT SAYETH NOT. Dated This:

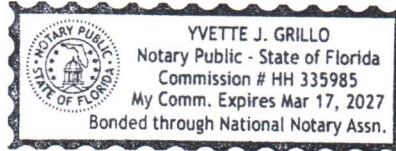
1/15/2026

STATE OF FLORIDA  
COUNTY OF MARION

  
STEPHANI SMITH  
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jan by STEPHANI SMITH who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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



## 2025 Property Record Card Real Estate

**2171-004-002**GOOGLE Street View

Prime Key: 551813

MAP IT+

Current as of 4/11/2025

Property Information

1821 OCALA LLC  
12850 W STATE ROAD 84 LOT 2-7  
DAVIE FL 33325-3316

Taxes / Assessments:  
Map ID: 161  
Millage: 1001 - OCALA

M.S.T.U.PC: 02

Acres: .34

Situs: 1821 NW 28TH CT OCALA

2024 Certified Value

Land Just Value	\$47,812
Buildings	\$42,329
Miscellaneous	\$8,298
Total Just Value	\$98,439
Total Assessed Value	\$98,439
Exemptions	<u>Ex Codes:</u>
Total Taxable	\$0
	\$98,439

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$47,812	\$42,329	\$8,298	\$98,439	\$98,439	\$0	\$98,439
2023	\$44,624	\$32,256	\$8,288	\$85,168	\$33,442	\$30,000	\$3,442
2022	\$22,312	\$28,540	\$8,549	\$59,401	\$32,468	\$25,000	\$7,468

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8191/1013	11/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$112,000
8166/0648	06/2023	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
8191/1008	07/2022	71 DTH CER	0	U	I	\$100
8161/1509	06/2022	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
5522/0338	05/2011	09 EASEMINT	0	U	I	\$100
4569/1584	09/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
2608/0977	02/1999	05 QUIT CLAIM	0	U	I	\$100
2251/0679	05/1996	07 WARRANTY	7 PORTIONUND INT	U	I	\$8,600
2251/0678	05/1996	07 WARRANTY	7 PORTIONUND INT	U	I	\$8,600
2251/0677	05/1996	07 WARRANTY	7 PORTIONUND INT	U	I	\$8,800
2121/0222	03/1995	07 WARRANTY	0	U	I	\$100

Property Description

SEC 11 TWP 15 RGE 21  
PLAT BOOK H PAGE 076  
GOLDEN HOLIDAY 1ST ADD  
BLK D LOTS 2. 25

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		75.0	100.0	MH	75.00	FF							
0001		75.0	100.0	MH	75.00	FF							

Neighborhood 4518 - GOLDEN HOLIDAY

Mkt: 8 70

Traverse**Building 1 of 1**

MBL01=L23D31R1D6L1D13R23U50.D50

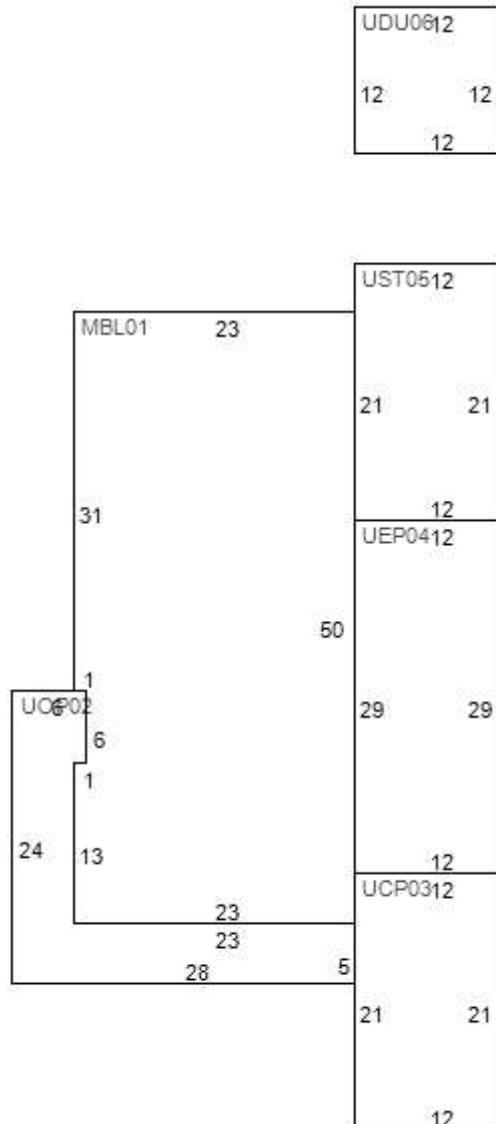
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UCP03=R12D21L12U21.

UEP04=R12U29L12D29.U29

UST05=R12U21L12D21.U30

UDU06=R12U12L12D12.



### Building Characteristics

**Improvement** MH - MOBILE - MOBILE HOME RESID  
**Effective Age** 9 - 40-99 YRS  
**Condition** 0  
**Quality Grade** 300 - LOW  
**Inspected on** 5/7/2020 by 197

**Year Built** 1974  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 2 - MBL HOME  
**Base Perimeter** 148

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120 - MH ALUM SIDING	1.00	1974		N	0 %	0 %	0 %	1,144	1,144
UOP 0201 - NO EXTERIOR	1.00	1974		N	0 %	0 %	0 %	241	241
UCP 0301 - NO EXTERIOR	1.00	1974		N	0 %	0 %	0 %	252	252
UEP 0420 - MH ALUM SIDING	1.00	1983		N	0 %	0 %	0 %	348	348
UST 0520 - MH ALUM SIDING	1.00	1983		N	0 %	0 %	0 %	252	252
UDU 0620 - MH ALUM SIDING	1.00	1985		N	0 %	0 %	0 %	144	144

### Section: 1

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 2	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 15 MH PAN-AVERAGE	<b>Wall Finish:</b> 12 PLYWD PANELING	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 2	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00			<b>Garbage Compactor:</b> N

**Foundation:** 3 PIER  
**A/C:** Y

**Heat Fuel 2:** 00  
**Fireplaces:** 0

**2 Fixture Baths:** 0 **Intercom:** N  
**Extra Fixtures:** 2 **Vacuum:** N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE		472.00	SF	20	1974	3	0.0	0.0
105 FENCE CHAIN LK		210.00	LF	20	2010	5	0.0	0.0
ADU UTILITY-ALUM		81.00	SF	40	1974	1	9.0	9.0
UDU UTILITY-UNFINS		220.00	SF	40	2013	1	11.0	20.0
UDU UTILITY-UNFINS		330.00	SF	40	2013	1	11.0	30.0

Appraiser Notes

UDC X2 N/A

Planning and Building  
\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD13-0009	1/8/2013	-	2 SHEDS
BLD11-0229	2/25/2011	-	UDC
OC01235	8/1/1985	-	ADD SHED
OC15949	6/1/1983	-	ADD FDU

Prepared by and return to:

Meghan King  
Cloud Title  
1990 Main St. #750  
Sarasota, FL 34236  
(888) 512-7135  
File No 2023-295

Parcel Identification No 2171-004-002

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

**This indenture** made the **15th day of November, 2023** between **Debora Porter, an un-remarried widow**, whose post office address is **4159 Northeast 171st Terrace, Silver Springs, FL 34488**, of the County of Marion, State of Florida, Grantor, to **1821 Ocala, LLC, a Florida Limited Liability Company**, whose post office address is **12850 West State Road 84, Lot 2-7, Davie, FL 33325**, of the County of Broward, State of Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of **TEN DOLLARS** (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lots 2 and 25, Block D, Golden Holiday First Addition, according to the map or plat thereof, as recorded in Plat Book H, Page(s) 76, of the Public Records of Marion County, Florida.

Together with a 1975 KIMC Mobile Home under Identification Numbers 3K54CF37567A and 3K54CF37567B.

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

**Subject to** taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

**And** Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

**In Witness Whereof**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered in our presence:*

*Amy Morgan*  
WITNESS PRINT NAME: *Amy Morgan*

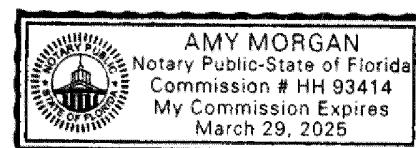
*David G. Lewis*  
WITNESS PRINT NAME: *David G. Lewis*

STATE OF FLORIDA  
COUNTY OF *Marion*

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization this 14 day of November, 2023, by Debora Porter.

*Amy Morgan*  
Signature of Notary Public  
Print, Type, Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification dr. house  
Produced: \_\_\_\_\_





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

## Detail by Entity Name

Florida Limited Liability Company

1821 OCALA, LLC

### Filing Information

**Document Number** L23000457922

**FEI/EIN Number** 93-3784431

**Date Filed** 10/04/2023

**Effective Date** 10/03/2023

**State** FL

**Status** ACTIVE

### Principal Address

1821 NW 28TH COURT

OCALA, FL 34475

### Mailing Address

12850 WEST STATE ROAD 84

LOT 2-7

DAVIE, FL 33325

### Registered Agent Name & Address

VASCONEZ, CRISTIAN J

12850 WEST STATE ROAD 84

LOT 2-7

DAVIE, FL 33325

### Authorized Person(s) Detail

#### **Name & Address**

Title MBR

VASCONEZ, CRISTIAN J

12850 WEST STATE ROAD 84 LOT 2-7

DAVIE, FL 33325

Title Manager

Soto, Johana E

12850 WEST STATE ROAD 84

LOT 2-7

DAVIE, FL 33325

**Annual Reports**

Report Year	Filed Date
2024	02/07/2024
2025	02/10/2025

**Document Images**

<a href="#">02/10/2025 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/07/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/04/2023 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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

4/14/2025

CASE NO: CE25-0306

1821 OCALA LLC  
C/O WASCONEZ CRISTAN J (REGISTERED AGENT)  
12850 W STATE ROAD 84 LOT 2-7  
DAVIE, FL 33325-3316

**RE: 2171-004-002 | 1821 NW 28<sup>TH</sup> CT OCALA, FLORIDA**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 05/12/2025***

***Violations:***

**SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

Please replace any broken glass of the window(s) to the residence. Ensure that the residence is secure if left vacant.

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](mailto:smsmith@ocalafl.gov)



# City of Ocala

## CODE ENFORCEMENT DIVISION STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: CE25-0306

DATE: 04/11/2025

ADDRESS: 1821 NW 28TH CT

PARCEL ID: 2171-004-002

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

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

	<b>304 – Minimum Electrical Requirements</b>	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.
	<b>305.1 – Foundation</b>	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
	<b>305.2 – Exterior Walls</b>	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.
	<b>305.3, .3.1, .3.2 – Roofs</b>	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
	<b>305.4 – Means of Egress</b>	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".
	<b>305.5 – Stairs, Porches, &amp; Appurtenances</b>	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.
	<b>305.6 – Protective Railings</b>	Railings shall be required on any unenclosed structure over 30" above ground level, or on steps containing 4 or more risers.
✓	<b>305.7 – Windows</b>	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
✓	<b>305.8 – Windows to be Glazed</b>	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
	<b>305.9 – Window Sash</b>	Window sash shall be properly fitted and weathertight within the window frame.
	<b>305.10 – Windows to be Openable</b>	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
	<b>305.11.1 – Exterior Doors (Weathertight)</b>	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
	<b>305.11.2 – Exterior Doors (Hardware)</b>	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
	<b>305.12.1 – Exterior Door Frames (Weatherstripping)</b>	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

	<b>305.12.2 – Exterior Door Frames (Maintenance)</b>	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.
	<b>305.13.1, .13.2 – Screens</b>	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.
	<b>305.14 – Protective Treatment</b>	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.
	<b>305.15 – Accessory Structures</b>	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
	<b>305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings</b>	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.
	<b>305.17 – Structural Supports</b>	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.
	<b>305.18 – Protective Railings for Interior Stairs</b>	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.
	<b>305.19, .19.1, .19.2 – Firestopping and Draftstopping</b>	Firestopping must be maintained to cut off all concealed draft openings.
	<b>305.20 – Interior Doors</b>	Every interior door shall fit within its frame and shall be capable of being opened and closed.
	<b>305.21 – Interior Door Hardware</b>	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
	<b>305.22 – Bathroom Doors</b>	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
	<b>305.23, .23.1, .23.2 – Skirting</b>	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
	<b>306.1 – Required Space in Dwelling Unit</b>	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



# *City of Ocala*

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

#### INSPECTION CHECKLIST

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

#### NOTES:

Please repair or replace the broken windows of the residence. The replacement of glass does not require a permit.

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CODE ENFORCEMENT INSPECTOR: \_\_\_\_\_



# *City of Ocala*

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

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/31/2025

1821 OCALA LLC  
C/O VASCONEZ CRISTIAN J (REGISTERED AGENT)  
12850 W STATE ROAD 84 LOT 2-7  
DAVIE, FL. 33325-3316

1821 OCALA LLC  
1821 NW 28TH CT  
OCALA, FL. 34475

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 1821 NW 28TH CT|2171-004-002

**Case Number:** CE25-0306

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 01/23/2026

**Public Hearing Date & Time:** 01/28/2026 10:30

**Violation(s) and How to Abate:**

### SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for any work done at the property (such as siding replacement). Contact the Permitting Department at (352)-629-8421 to begin the process of obtaining this permit.

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 – 2<sup>nd</sup> 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](mailto:smsmith@ocalafl.gov)  
352-355-5242

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

CASE NO: CE25-0306

**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 12/31/2025 post the Notice of Violation & Public Hearing to the property, located at 1821 NW 28TH CT.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

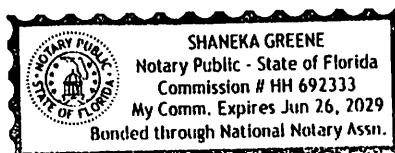
Dated: 12/31/2025

  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida

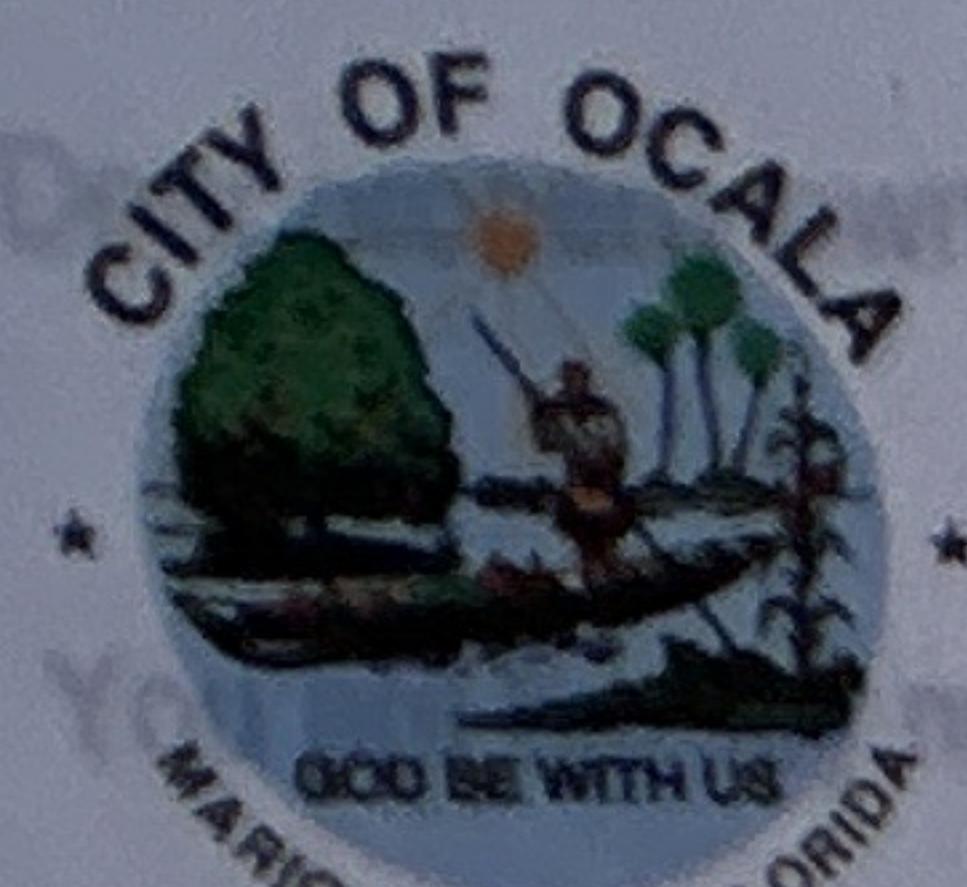




City of Ocala  
Code Enforcement Division  
12/31/25, 9:02 AM



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# *City of Ocala*

**GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
1000 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34474**

# NOTICE OF VIOLATION AND PUBLIC HEARING

# NOTICE OF VIOLATION AND PUBLIC HEARING

12/31/2025

1821 OCALA LLC  
C/O VASCONEZ CRISTIAN J (REGISTERED AGENT)  
12850 W STATE ROAD 84 LOT 2-7  
DAVIE, FL. 33325-3316

12850 W STATE ROAD 84 LOT 2-7  
DAVIE, FL. 33325-3316

Respondent(s)

**Location of Violation:** 1821 NW 28TH CT | **Case Number:** CE25-0306

Case Number: CE25-0306

Case #111  
Inspector Assigned: Stephani Smith

Inspector Assigned: 01/23/2026

Required Compliance Date: 01/28/2026 10:30

Public Hearing Date & Time: 01/

# Public Hearing - What is it and How to Abate:

## Violation(s) and How to Fix

55 E1 BUILDING

ON 122-51 BUILDING

**SECTION 122-51 BOD**  
-btain a permit for an

**SECTION 122-51 BUILDING PERMIT**  
Please obtain a permit for any work done at the property (such as site work, etc.)  
Contact the Permitting Department at (352)-629-8421 to begin the process of obtaining this  
permit.

# Code Enforcement Division

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

CASE NO: CE25-0306

**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 12/30/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

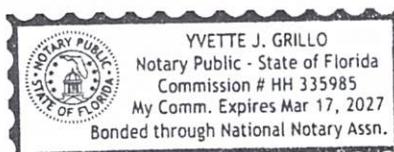
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 12/30/2025  
Code Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/30/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Yvette Grillo  
Notary Public, State of Florida



CERTIFIED MAIL



CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3<sup>rd</sup> STREET, 2nd FLOOR

OCALA, FLORIDA 34471

10304

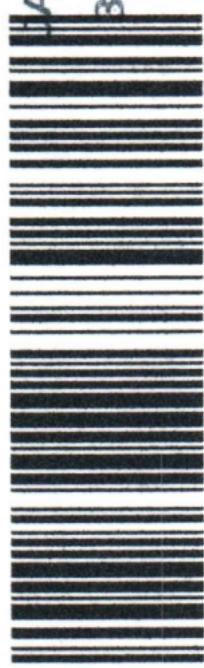


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00008039548 DEC 31 2025

**\$009.75<sup>0</sup>**



FIRST-CLASS MAIL  
3 JAN 2026 PM 4



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RETURN TO SENDER  
VACANT  
UNABLE TO FORWARD

1821 OCALA LLC  
1821 NW 28TH CT  
OCALA, FL. 34475

WAC  
344754471732372

BC: 34471217299 \*3024-06125-03-25

## Stephani Smith

---

**From:** Jennipher L. Buller  
**Sent:** Wednesday, April 9, 2025 11:24 AM  
**To:** Stephani Smith  
**Subject:** CE25-0174 | 1821 NW 28TH CT

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning-

I know this case was just closed. The complaint, Ana Battaglia 352-456-9143 called the office and reported broken windows at the location and believes the mobile home is not secured. Please check into this. Thanks!

Sincerely,

*Jennipher Buller*  
Code Enforcement Supervisor  
City of Ocala

---

201 SE 3<sup>rd</sup> Street (2<sup>nd</sup> Floor)  
Ocala, FL 34471  
Phone: 352-629-8346 office  
Cell: 352-425-3451  
Fax: 352-629-8308  
Email: [jbuller@ocalafl.gov](mailto:jbuller@ocalafl.gov)



9:15

5G



+1 (352) 848-9547



Today 9:08 AM

Hi! No one currently lives on the property nor does the complainant of the house next door almost 100 another persons using there info I'll relay the message to the actual owner of the property but as of right now the house is vacant and has been since March 21st

Oh okay. Thank you for the information. I was just about to call ya as a heads up.

Thank you! I'll make sure the window is replaced but as far as we know the whole side may be torn down I'm not sure

Ahh okay. Yeah, she complained about the windows. Glass replacement doesn't require a permit as a heads-up.

Read 9:13 AM



Thanks so much I'll let him know there's no permit required



iMessage



Search: 2171-004-002 **GO** | Advanced Search Filter by: Permitting  Limit to 200 records

Record #	Status	Result	Source	Type	Address
BLD11-0229	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES BLDG	1821 NW 28TH CT OCALA
BLD13-0009	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES BLDG	1821 NW 28TH CT OCALA
ELE11-0329	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES ELECTRIC	1821 NW 28TH CT OCALA
ELE11-0330	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES ELECTRIC	1821 NW 28TH CT OCALA
ELE13-0479	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES ELECTRIC	1821 NW 28TH CT OCALA
HAR11-0268	FINALED	2171-004-002	Assessor PIN or Tax Lot No.	RES MECHANICAL	1821 NW 28TH CT OCALA

**Close**



COUNTY

FLORIDA

2026

OCALA



04/11/2025 08:58  
City of Ocala  
Code Enforcement Division



04/11/2025 08:58  
City of Ocala  
Code Enforcement Division



04/11/2025 08:58

City of Ocala  
Code Enforcement Division



04/11/2025 08:58

City of Ocala  
Code Enforcement Division



04/11/2025 08:57  
City of Ocala  
Code Enforcement Division



Another complaint received from  
Ana Battaglia about broken windows.

do Glass replacement - No perm. +

Window replacement - Perm. +

Thank you!

04/11/2025 08:57  
City of Ocala  
Code Enforcement Division



GOD BE WITH US

MARION COUNTY, FLORIDA

Apartment Complex located on  
Avon Boulevard near former location  
of Big Glass Restaurant - 100 feet  
Westward restaurant - Please  
thank you!

**BEWARE  
OF THE DOG**

**POSTED  
NO TRESPASSING  
KEEP OUT**

04/11/2025 08:58  
City of Ocala  
Code Enforcement Division