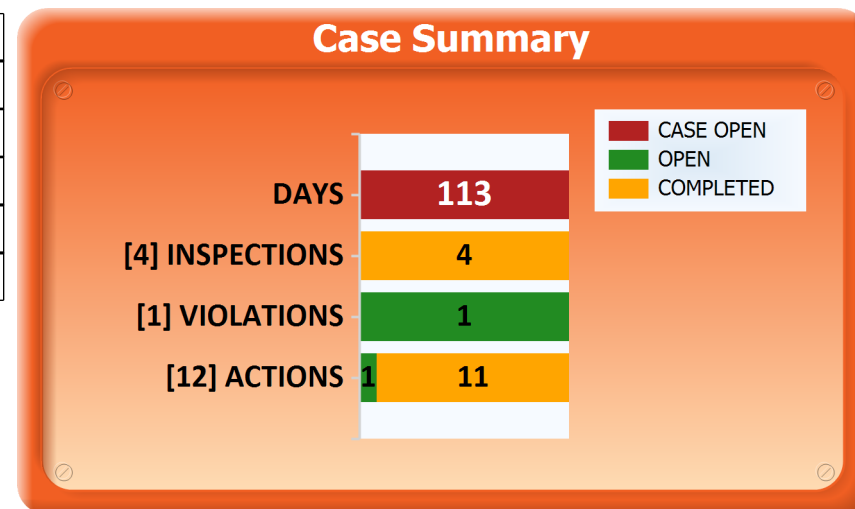


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0304

Description:			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/9/2026	Closed:	Last Action: 7/9/2026	Flw Up: 6/12/2026
Site Address: 3108 NW 16TH PL OCALA, FL 34475			
Site APN: 2172-002-000		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

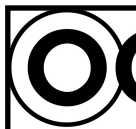
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	POWERIN 3 PROPERTIES LLC	11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL 32837-9421			
REGISTERED AGENT	QUANN, LATOYA HINTON	11310 S Orange Blossom Trail 193 ORLANDO, FL 32837			
RESPONDENT 1	POWERIN 3 PROPERTIES LLC	11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL 32837			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE26-0304

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.21	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$150.44	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0304

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHEN KNIGHT	3/9/2026				The property is overgrown with brush and vegetation. The property needs to be cut, cleaned and maintained.
---	----------------	----------	--	--	--	--

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	3/9/2026	3/9/2026	COMPLETED		While driving through the neighborhood, I observed the property to be overgrown with brush and vegetation. View attachments, follow up scheduled.
FOLLOW UP	SKN	4/8/2026	4/8/2026	COMPLETED		I followed up and found the property in a similar condition to the initial inspection. An NOVPH will be sent.
HEARING INSPECTION	SKN	5/12/2026	5/12/2026	COMPLETED		I completed my hearing inspection and found the property overgrown with grass and weeds, and in a similar condition to the initial inspection. View attachments.
COMPLIANCE	SKN	6/12/2026	6/12/2026	COMPLETED		I completed my inspection and found the property still in violation.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	3/10/2026	3/10/2026	CLTO MAILED

Case Details - No Attachments

City of Ocala

Case Number
CE26-0304

PREPARE NOTICE	SHANEKA GREENE	3/10/2026	3/10/2026	CLTO POWERIN 3 PROPERTIES LLC 11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL 32837-9421 QUANN, LATOYA HINTON (REGISTERED AGENT 11310 S Orange Blossom Trail 193 ORLANDO, FL 32837
PREPARE NOTICE	SHANEKA GREENE	4/13/2026	4/16/2026	NOVPH for Monday the 13th. Compliance date 5/11/26 POWERIN 3 PROPERTIES LLC 11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL 32837-9421 QUANN, LATOYA HINTON (REGISTERED AGENT 11310 S Orange Blossom Trail 193 ORLANDO, FL 32837
ADMIN POSTING	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	NOVPH MAILED 9489 0090 0027 6697 0476 21 POWERIN 3 PROPERTIES LLC QUANN LATOYA HINTON (REGISTERED AGENT) 11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL. 32837-9421
FIELD POSTING	STEPHEN KNIGHT	4/20/2026	4/20/2026	NOVPH READY FOR POSTING NOVPH was posted.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/24/2026	5/4/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$150.44 by June 11th, 2026. Non-compliance (Massey) hearing: 07/09/2026
HEARING CODE BOARD	SHANEKA GREENE	5/14/2026	5/15/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	5/20/2026	5/20/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	5/20/2026	5/20/2026	FAO MAILED 9489 0090 0027 6696 9959 23 POWERIN 3 PROPERTIES LLC 11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO FL 32837-9421
FIELD POSTING	STEPHEN KNIGHT	5/21/2026	5/21/2026	FAO READY FOR POSTING FAO was posted in the front. c-attached photos
MASSEY	YVETTE J GRILLO	7/9/2026		

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

THE CITY OF OCALA

CASE NO: CE26-0304

Petitioner,

vs.

**POWERIN 3 PROPERTIES LLC
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL. 32837-9421**

Respondents /


GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/21/2026 04:12:44 PM
FILE #: 2026065778 OR BK 8915 PGS 557-558
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 14th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **POWERIN 3 PROPERTIES LLC**, owner(s) in charge of the property described as **2172-002-000 | 3108 SW 16TH PL, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 9th, 2026, and May 12th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **POWERIN 3 PROPERTIES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00 pm on Thursday, June 11th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.
 - (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.
- 2.) Pay the cost of prosecution of \$150.44 by June 11th, 2026.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the

address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 20 day of May 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice-Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: POWERIN 3 PROPERTIES LLC, QUANN LATOYA HINTON (REGISTERED AGENT) 11310 S ORANGE BLOSSOM TRL STE 193 ORLANDO, FL. 32837-9421 this 20 day of May 2026.


Shaheka Greene, Secretary
Municipal Code Enforcement Board

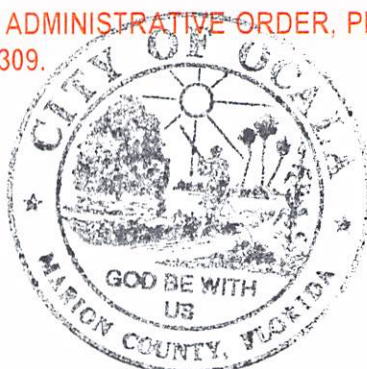
IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JULY 9TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INITIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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

CASE NO: CE26-0304

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

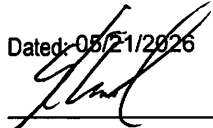
**STATE OF FLORIDA
COUNTY OF MARION**

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 05/21/2026 post the Final Administrative Order to the property, located at 3108 SW 16TH PL.
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.

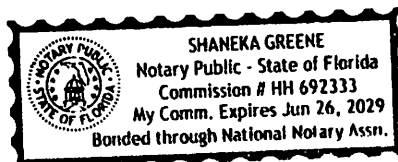
Dated: 05/21/2026

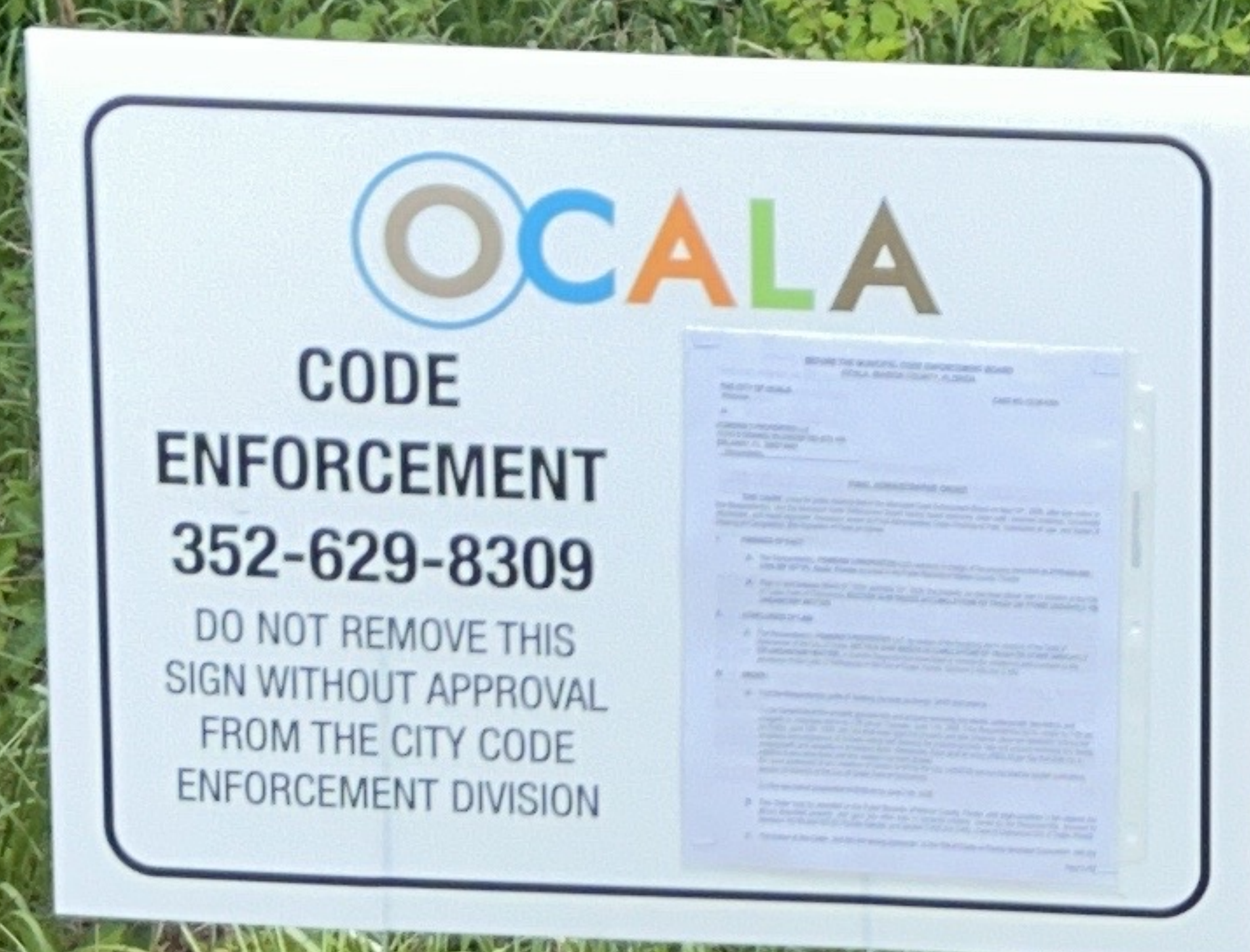

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/21/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/21/2026 2:25 PM



**CODE
ENFORCEMENT
29-8309
REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
ENFORCEMENT DIVISION**

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0304

vs.

POWERIN 3 PROPERTIES LLC
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL. 32837-9421
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on May 14th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), **POWERIN 3 PROPERTIES LLC**, owner(s) in charge of the property described as **2172-002-000 | 3108 SW 16TH PL, Ocala, Florida** recorded in the Public Records of Marion County, Florida.

B. That on and between March 9th, 2026, and May 12th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

A. The Respondent(s), **POWERIN 3 PROPERTIES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

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(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$150.44 by June 11th, 2026.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the

Page 1 of 2

City of Ocala
Code Enforcement Division
5/21/2026 2:25 PM

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

CASE NO: CE26-0304

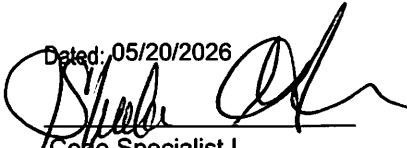
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

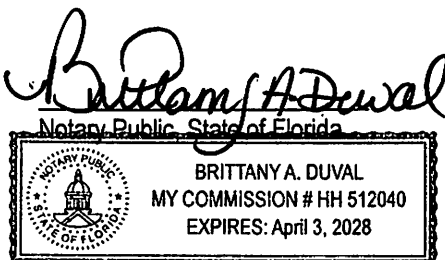
1. I did on 05/20/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/20/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/20/2026 by Brittany Duval, City of Ocala, who is personally known to me.



BEFORE THE MUNICIPAL ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA

Petitioner,

Vs.

POWERIN 3 PROPERTIES LLC

11310 S ORANGE BLOSSOM TRL STE 193

ORLANDO, FL 32837-9421

CASE NO: CE26-0304

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephen Knight, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

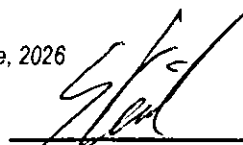
1. That on March 14th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; 04:00pm Thursday, June 11th, 2026.
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as Ordered; Sections 34-95.

4. Prosecution costs of \$150.44 remain unpaid. These costs will result in a lien.

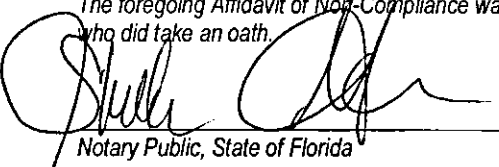
FURTHER AFFIANT SAYETH NOT.

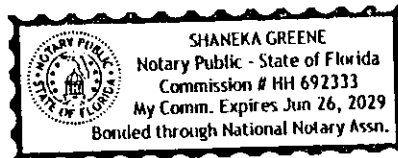
Dated this 30th day of June, 2026


Stephen Knight
Code Inspector
City of Ocala

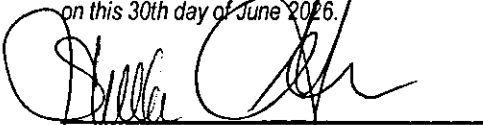
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 30th day of June, 2026 by Stephen Knight who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 30th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FAO CE26-0304

POWERIN 3 PROPERTIES LLC
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL. 32837-9421

Respondents

11310 S ORANGE BLOSSOM TRL STE 193

UTF

32837-9421

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0090 0027 6696 9959 23

Label 890-Pitney Bowes
Oct. 2015

FIRST-CLASS



US POSTAGE® PITNEY BOWES



ZIP 34471 \$ 008.86⁰
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0008039548 MAY 21 2026

NIXIE

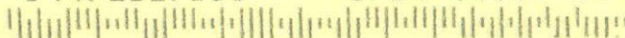
339 7E 1

0206/20/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 3 4471217299

*2724-00904-22-34





City of Ocala
Code Enforcement Division
6/12/2026 9:57 AM