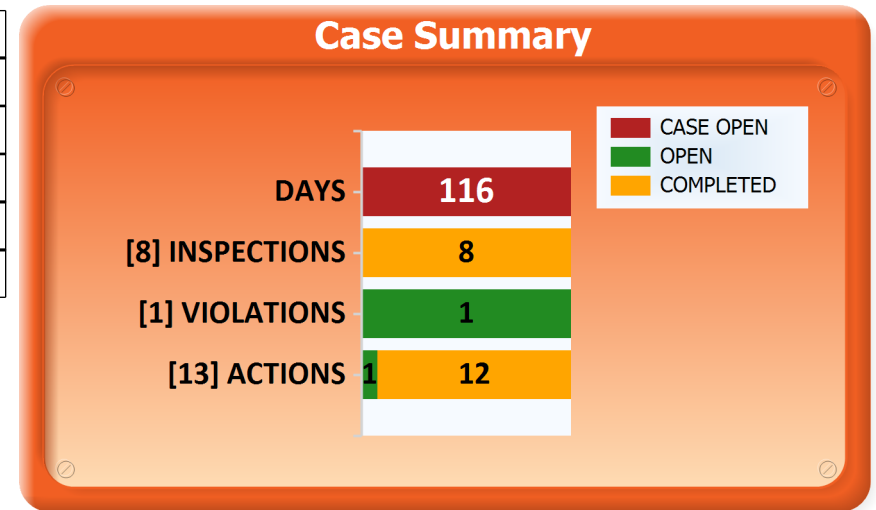


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0099

Description: PARKING LOT LIGHTS			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 1/23/2026	Closed: 5/19/2026	Last Action: 8/13/2026	Flw Up: 7/6/2026
Site Address: 2602 SW 19TH AVENUE RD OCALA, FL 34471			
Site APN: 23722-005-00		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

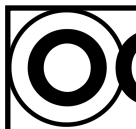
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MAGNOLIA OCALA PLAZA LP	165 STATESMAN DR MISSISSA, UG ON L5S1X4			
RESPONDENT 1	MAGNOLIA OCALA PLAZA LP	165 STATESMAN DR ,			
RESPONDENT 2	SKIPPER STEPHEN L	7491 CONROY WINDERMERE RD ORLANDO, FL 32835			

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						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$54.64	\$0.00						



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0099

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	3	\$18.45	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$55.35	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$19.44	\$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	8	\$129.68	\$0.00						
Total Paid for INSPECTION FEES:			\$129.68	\$0.00						
TOTALS:			\$287.79	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0099

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	CHARLES HANNAH	1/23/2026				ec. 122-219. - Conformance with approved plan; changes to approved plan; certification of compliance; maintenance of improvements. Maintenance of improvements. After completion of the improvements in accordance with the approved site plan and subsequent issuance of the certificate of occupancy, all improvements shall be perpetually maintained by the owner, successor or heirs, as shown on the site plan. PLEASE REPAIR ALL EXTERIOR LIGHTING IN PARKING LOT AND LIGHTS ON EACH UIT WALL AND ENTRANCE TO UNITS. FURTHER, REPLACE A CAP OVER SEWER PIP (4 INCHES) IN PARKING LOT AND TRIM TREES TO ALLOW PARKING LOT LIGHTS TO NOT BE INTERFERED. On 2/19/26, I spoke with a rep from Broom Management who stated he would take care of the additional issues such as the missing sewer cap and the tree trimming needed. Contact Broom Management on 416-450-7436 Email is Broompropertymanagement@gmail.com
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	1/23/2026	1/23/2026	NON COMPLIANT		On this date, I was approached by the tenant in unit 101 that all exterior lighting is out and needs repair.
FOLLOW UP	CAN	2/19/2026	2/19/2026			Move out for management to correct. Spoke with management on the date and sent email as requested.
FOLLOW UP	CAN	3/23/2026	3/23/2026			Have had no additional contact with management and will send NOVPH

FOLLOW UP	CAN	4/20/2026	4/20/2026			The maint rep asks for additional time to hire an electrician to see why the lights are out. Remove from hearing but recheck in 30 days.
COMPLIANCE	CAN	4/20/2026	4/20/2026			Compliance date on NOVPH. I spoke to the maint rep and he has a electrician to check the electrical issues and needs additional time
FOLLOW UP	OSF	5/18/2026	5/19/2026	COMPLETED		Case re-assigned from C. Hannah to O. Ferreira. Please confirm if a permit is required for the work needed for repairs as well. 5/19/2026 I did a case review and did not find any contact information on the complainant and the maintenance team, at this time all the trees have been trimmed and parking lot. Case will be scheduled for the hearing due to the lack of caps on the exposed sewage. Issues with the electrical and more. Complainant keeps calling for Code enforcement to do more.
FOLLOW UP	OSF	5/27/2026	5/27/2026	COMPLETED		Case has been re-opened. According to a tenant John 52-789-1428 not all violations have been address especially, lighting and missing sewer caps causing foul odor in the area. On 5/27/2026 no new permits have been submitted and all the violations have not been addressed, the property is not in compliance with their site plan. Case will proceed to the hearing.
HEARING INSPECTION	OSF	7/6/2026	7/6/2026	COMPLETED		On 7/6/2026 I did a hearing inspection and observed that nothing has been done no communication and no progress the case will move into the hearing.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES



OCALA Case Details - No Attachments

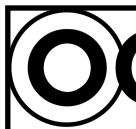
City of Ocala

Case Number

CE26-0099

PREPARE NOTICE	SHANEKA GREENE	1/27/2026	1/27/2026	CLTO X 1 MAGNOLIA OCALA PLAZA LP 165 STATESMAN DR MISSISSAUGA ON L5S1X4 CANADA
REGULAR MAIL	SHANEKA GREENE	1/27/2026	1/27/2026	CLTO MAILED (2)
CONTACT	CHARLES HANNAH	2/19/2026	2/19/2026	Spoke with management and advised of additional issues. Sent email to outline.
ADMIN POSTING	SHANEKA GREENE	3/25/2026	3/25/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/25/2026	3/25/2026	NOVPH MAILED 9489 0090 0027 6697 0474 85 MAGNOLIA OCALA PLAZA LP SKIPPER STEPHEN L (REGISTERED AGENT) 7491 CONROY WINDERMERE RD SUITE G ORLANDO, FL. 32835 NOVPH MAILED RECEIPT #84053200251-2-6357988-1 MAGNOLIA OCALA PLAZA LP 165 STATESMAN DR MISSISSAUGA ON L5S1X4 CANADA
PREPARE NOTICE	SHANEKA GREENE	3/25/2026	3/25/2026	NOVPH X 1 MAGNOLIA OCALA PLAZA LP 165 STATESMAN DR MISSISSAUGA ON L5S1X4 CANADA
OFFICER POSTING	CHARLES HANNAH	3/26/2026	3/26/2026	NOVPH READY FOR POSTING Posted
ADMIN POSTING	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH MAILED 9489 0090 0027 6696 9951 69 MAGNOLIA OCALA PLAZA LP SKIPPER STEPHEN L (RA) 7491 CONROY WINDERMERE RD SUITE G ORLANDO FL 32835
PREPARE NOTICE	SHANEKA GREENE	5/27/2026	5/27/2026	NOVPH for JULY 9
FIELD POSTING	OSIAS FERREIRA	5/28/2026	5/28/2026	NOVPH READY FRO POSTING Posted at the property, affidavit on file.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0099

STAFF RECOMMENDATION	JENNIPHER L BULLER	7/24/2026	7/16/2026	Find that the Respondent(s) violated City Code Section 122-219 and order the Respondent(s) to: 1. (a) Apply for and obtain all permits required to bring the site into compliance with the approved site plan and City Code Section 122-219 (Conformance with Approved Plan; Changes to Approved Plan; Certification of Compliance; Maintenance of Improvements), including repairs to the exterior parking lot lighting, by 4:00 p.m. on Thursday, September 10, 2026. Once the permits are issued, all work shall be completed within sixty (60) days after issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, or if the permits are not inspected and finalized by the sixty-first (61st) day after issuance of the initial permits, subsection (c) shall apply. (b) Complete all work necessary to bring the site into compliance that does not require a permit, including replacement of all exterior light bulbs and replacement of the missing four-inch (4-inch) sewer cap, by 4:00 p.m. on Thursday, September 10, 2026. If the Respondent(s) fail to comply by 7:00 a.m. on Friday, September 11, 2026, subsection (c) shall apply. (c) If the Respondent(s) fail to comply with any provision of this section within the time allowed for compliance, a fine of \$150.00 per day shall be imposed until the violation has been fully abated. 2,) Pay the cost of prosecution in the amount of \$287.79 by September 10, 2026.
HEARING CODE BOARD	SHANEKA GREENE	8/13/2026		NEW BUSINESS



City of Ocala
Code Enforcement Division
7/6/2026 11:11 AM



City of Ocala
Code Enforcement Division
7/6/2026 11:11 AM



City of Ocala
Code Enforcement Division
7/6/2026 11:11 AM



City of Ocala
Code Enforcement Division
1/23/26, 10:54 AM



City of Ocala
Code Enforcement Division
1/23/26, 10:54 AM



City of Ocala
Code Enforcement Division
1/23/26, 10:54 AM



City of Ocala
Code Enforcement Division
1/23/26, 10:54 AM

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

23722-005-00

[GOOGLE Street View](#)

Prime Key: 3078560

[MAP IT+](#)

Current as of 1/23/2026

[Property Information](#)

MAGNOLIA OCALA PLAZA LP
165 STATESMAN DR
MISSISSAUGA ON L5S1X4
CANADA

[Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

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

[PC:](#) 16

Acres: 1.59

[More Situs](#)

Situs: 2602 SW 19TH AVENUE RD ALL
UNITS OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$1,794,829
Total Assessed Value	\$1,794,829
Exemptions	\$0
Total Taxable	\$1,794,829

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$692,604	\$1,443,619	\$28,087	\$1,794,829	\$1,794,829	\$0	\$1,794,829
2024	\$692,604	\$1,391,108	\$28,210	\$1,651,745	\$1,651,745	\$0	\$1,651,745
2023	\$692,604	\$1,431,380	\$28,333	\$1,620,487	\$1,620,487	\$0	\$1,620,487

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7064/1167	12/2017	70 OTHER	0	U	I	\$100
5869/0918	05/2013	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$1,200,000
5716/0552	08/2012	31 CERT TL	0	U	V	\$100
4112/0631	07/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	V	\$1,125,000
2735/0129	12/1999	41 CORP	8 ALLOCATED	U	V	\$1,612,600

[Property Description](#)

SEC 25 TWP 15 RGE 21
PLAT BOOK 5 PAGE 114
BOYD MARKET CENTER
LOT 5 BEING MORE PARTICULARLY DESC AS:

COM AT THE NW COR OF NW 1/4 OF SEC 25 TH N 89-39-00 E 50 FT
TH S 00-00-08 W 1890.12 FT TH S 89-59-52 E 8.99 FT TH
N 45-15-57 E 57.19 FT TH S 89-59-50 E 43.04 FT TO THE PT OF
CURVATURE OF A CURVE CONCAVE TO THE NW HAVING A RADIUS OF
860 FT TH NELY ALONG THE ARC OF CURVE THRU A CENTAL ANGLE
OF
68-05-14 AN ARC DISTANCE OF 1021.98 FT A CHORD BEARING &
DISTANCE OF N 55-57-33 E 962.90 FT TH N 21-54-56 E 76.26 FT
TO THE POB TH CONT N 21-54-56 E 267.56 FT TO THE PT OF
CURVATURE OF A CURVE CONCAVE TO THE S HAVING A RADIUS OF
25 FT TH ELY ALONG THE ARC OF CURVE THRU A CENTRAL ANGLE OF
89-55-16 AN ARC DISTANCE OF 39.24 FT A CHORD BEARING &
DISTANCE OF N 66-52-34 E 35.33 FT TH S 68-09-48 E 123.41 FT
TO THE PT OF CURVATURE OF A CURVE CONCAVE TO THE W HAVING A
RADIUS OF 750.66 FT TH SELY ALONG THE ARC OF CURVE THRU A
CENTRAL ANGLE OF 06-46-46 AN ARC DISTANCE OF 88.82 FT A
CHORD BEARING & DISTANCE OF S 64-46-25 E 88.77 FT TH
S 21-54-56 W 287.60 FT TH N 68-05-04 W 236.99 FT TO THE POB

Parent Parcel: 23722-000-00

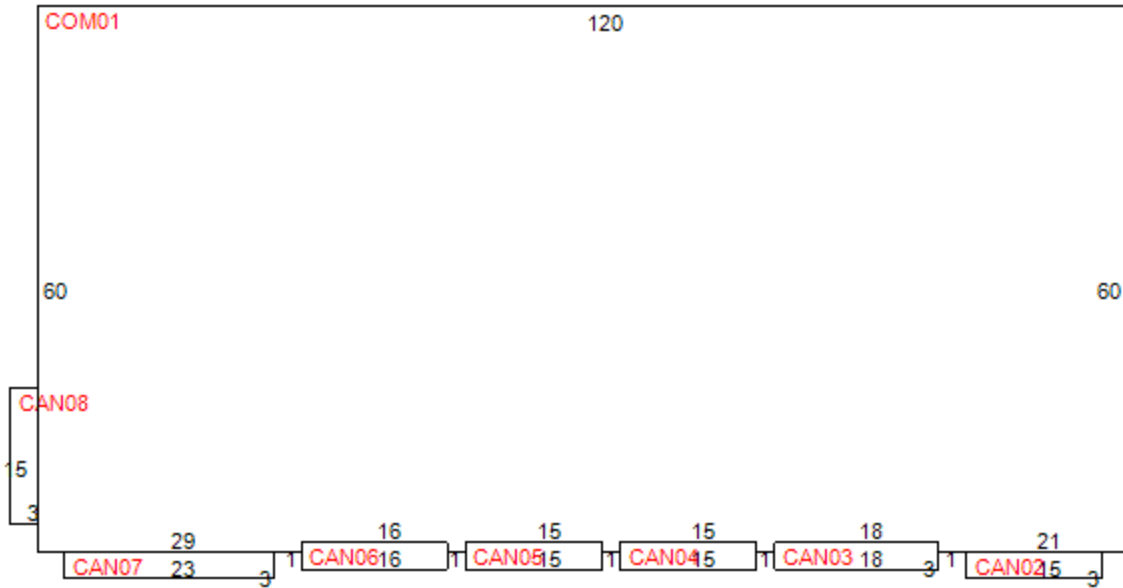
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCPD	1610	.0	.0	SC	69,260.40	SF							
Neighborhood 9987													
Mkt: 2 70													

[Traverse](#)

Building 1 of 2

COM01=L21U1L18D1L2U1L15D1L2U1L15D1L2U1L16D1L29U60R120D60.L3
CAN02=L15D3R15U3.L18U1
CAN03=L18D3R18U3.L20
CAN04=L15D3R15U3.L17
CAN05=L15D3R15U3.L17
CAN06=L16D3R16U3.L19D1
CAN07=L23D3R23U3.L26U3
CAN08=U15L3D15R3.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 2
Quality Grade 700 - GOOD
Inspected on 10/2/2025 by 117

Year Built 2006
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 368

Exterior Wall 40 PRECAST PANEL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	16.5	1.00	2006	0	7,136	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	10.0	1.00	2006	0	45	CAN CANOPY-ATTACHD	100 %	N	N
3	10.0	1.00	2006	0	54	CAN CANOPY-ATTACHD	100 %	N	N
4	10.0	1.00	2006	0	45	CAN CANOPY-ATTACHD	100 %	N	N
5	10.0	1.00	2006	0	45	CAN CANOPY-ATTACHD	100 %	N	N
6	10.0	1.00	2006	0	48	CAN CANOPY-ATTACHD	100 %	N	N
7	10.0	1.00	2006	0	69	CAN CANOPY-ATTACHD	100 %	N	N
8	10.0	1.00	2006	0	45	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

18,500
75.00
76

This Instrument Prepared by:
Tim D. Haines/rd (04-2390)
Gray, Ackerman & Haines, P.A.
125 NE 1st Avenue, Ste. 1
Ocala, FL 34470



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 07/22/2005 03:18:51 PM

FILE #: 2005128265 OR BK 04112 PGS 0631-0632

RECORDING FEES 18.50

DEED DOC TAX 7,875.00

AD

PROPERTY APPRAISER'S
PARCEL IDENTIFICATION NO:23722-005-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

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

This Indenture, made this 19th day of July, 2005 between **BOYD MARKET CENTER, INC., a Florida Corporation**, whose post office address is 1700 SE 17th Street, Ste. 300, Ocala, Florida 34471 (hereinafter "*Grantor*"), **CRF-MAGNOLIA POINT, LLC, a Florida Limited Liability Company**, whose post office address is 500 South Florida Avenue, Ste. 700, Lakeland, Florida 33801 (hereinafter "*Grantee*").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration 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, situated, lying and being in Marion County, Florida, to-wit:

LOT 5, BOYD MARKET CENTER, as per plat thereof, recorded in Plat Book 5, Pages 114 and 115, Public Records of Marion County, Florida.

Subject to the following:

1. Taxes and assessments for the year 2005 and subsequent years.
2. Easements, limitations and regulations appearing on the Plat thereof, recorded in Plat Book 5, Page(s) 114 and 115, Public Records of Marion County, Florida.
3. Easements with Covenants and Restrictions as set forth in instrument recorded in OR Book 2713, Page 1750 and Partial Assignment recorded in OR Book 2735, Page 137, Public Records of Marion County, Florida.
4. Developer's Agreement as shown in Official Records Book 2735, Page 102, Public Records of Marion County, Florida.

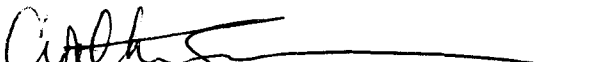
And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context required.

IN WITNESS WHEREOF, Grantors has hereunto set their hand and seal the day and year first above written.

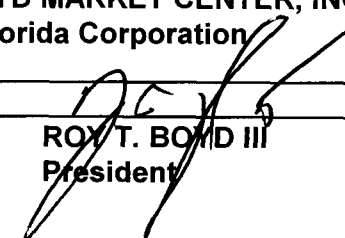
Signed and delivered in our presence as witnesses:


Print Name: Rena L. Davitto


Print Name: Cynthia Schibbe

AS TO GRANTOR:

BOYD MARKET CENTER, INC.,
a Florida Corporation

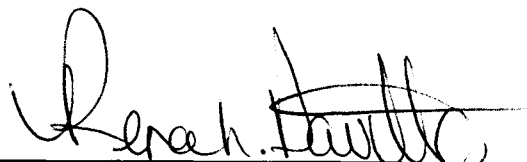
By: 
ROY T. BOYD III
Its: President

STATE OF FLORIDA
COUNTY OF MARION

The foregoing WARRANTY DEED was acknowledged before me by **ROY T. BOYD III**, President of **BOYD MARKET CENTER, INC.**, who is: ☒ personally known to me OR _____ produced _____ as identification.

Dated: this 19th day of July 2005.

RENA L. DAVITTO
Notary Public, State of Florida
My comm. expires July 11, 2007
Comm. No. DD226203


Print Name: _____
Notary Public, State of Florida
Commission number _____
Commission expires _____

MAGNOLIA OCALA PLAZA, INC.

Document Number F13000002222

🏢 **Company Name:** MAGNOLIA OCALA PLAZA, INC.

📄 **FEI/EIN Number** 98-1110863

📅 **Date Filed** 2013-05-21

💡 **Record Status:** ACTIVE

📍 **State Of Incorporation:** OC

≡ **Company Type:** Foreign Profit Corporation

☰ **Last Event:** REINSTATEMENT

📅 **Date of Last Event:** 2017-10-18

📄 **Annual Reports:** 2022 03/12/2022

2023 04/01/2023

2024 03/02/2024

📍 **Principal Address:** 165 Statesman Drive Mississauga, Ontario L5S1X4 CA

📄 **Agent name:** SKIPPER, STEPHEN L (/Agent/SKIPPER,+STEPHEN+L/)

📍 **Agent Address:** 7491 CONROY WINDERMERE RD SUITE G ORLANDO, FL 32835 Name Changed: 10/18/2017

🌐 **Website:** Website (https://www.floridacompanysearch.com/company?utm_source=F13000002222)

last updated on 2024-04-11

Description

MAGNOLIA OCALA PLAZA, INC. was filed on 21 May 2013 as Foreign Profit Corporation type, registered at 165 Statesman Drive Mississauga, Ontario L5S1X4 CA . It's Document Number is F13000002222, and FEI/EIN No. is 98-1110863 . The state for this company is OC. There are 1 directors of this company. The agent name of this company is: SKIPPER, STEPHEN L , and company's status is ACTIVE now. Magnolia Ocala Plaza, Inc. has been operating for 12 years 8 months, and 5 days.

🏢 Authorized Person(s) Detail (1)

💡 **Type:** Foreign Profit Corporation

Name	Role	Address
BHULLAR, RAGHBIR C (/director/BHULLAR,+RAGHBIR+C/)	President	165 Statesman Drive Mississauga, Ontario L5S1X4 CA

📄 Companies of the same agent name - SKIPPER, STEPHEN L (/Agent/SKIPPER,+STEPHEN+L/)

Name	Date of Incorporation	Status
EAGLE RIDGE HOTEL, INC. (/company/P17000062214/)	2017-07-21	INACTIVE
SIDHU MANAGEMENT, INC. (/company/P16000035433/)	2016-04-19	INACTIVE
CORLEY HOLDING, INC. (/company/P13000035426/)	2013-04-19	INACTIVE
GILL PROPERTIES (US), INC. (/company/P12000045346/)	2012-05-15	ACTIVE
W. JOSEPH MANAGEMENT LLC (/company/L23000135996/)	2023-03-16	ACTIVE
W. JOSEPH DEVELOPMENT LLC (/company/L23000135970/)	2023-03-16	ACTIVE
FWFL, LLC (/company/L21000032002/)	2021-01-14	ACTIVE
SIDHU GROUP, LLC (/company/L16000050488/)	2016-03-10	INACTIVE
PURPLE HAYES, LLC (/company/L14000058503/)	2014-04-09	INACTIVE

Name	Date of Incorporation	Status
EVICTON DEFENSE FIRM, P.L. (/company/L13000032081/)	2013-03-01	INACTIVE

 Companies in the same city and postal code - CA

Name	Incorporation Date	Address
MASTRO 2016 LLC (/company/L16000001684/)	2016-01-04	2936 TORNWOOD DR. DUNROBIN, ON K0A 1-T0 CA
SEUS GP LLC (/company/L16000003173/)	2016-01-07	1284 WELLINGTON STREET OTTAWA,ONTARIO, CANADA K1Y3A-9 CA
UNIGEMBE HOTELS (USA) LLC (/company/L16000004837/)	2016-01-06	5830 Campus Road Suite 100 Mississauga, Ontario L4V 1G2 CA
VBNET INVESTMENTS I, LLC (/company/L16000005725/)	2016-01-07	175 DEERGLEN TERRACE AURORA, ON L4G-6-Y5 CA
SILVER HOTELS (USA) LLC (/company/L16000006261/)	2016-01-08	5830 CAMPUS ROAD SUITE 100 MISSISSAUGA, Ontario L4V1G2 CA
PINE VALLEY #2970, L.L.C. (/company/L16000007387/)	2016-01-14	106 Coreen Cres North Bay, Ontario P1A 3G2 CA
TERRA PROPERTY HOLDINGS LLC (/company/L16000008686/)	2016-01-12	7000 Allard Suite 233 Lasalle H8N1Y7 CA
SMC HERITAGE QC, LLC (/company/L16000010250/)	2016-01-14	181 avenue de l'hotel de ville 201 Bromont, Quebec J2L 0N1 CA
ORIGINAL KATTITUDE LLC (/company/L16000010795/)	2016-01-14	89 GURNETT DR HAMILTON, ON L9C7J-7 CA
MAHOUR, LLC. (/company/L16000011919/)	2016-01-19	156 Loon Ave. Barrie, Ontario L4N8X2 CA

Search by name

Similar name companies

MAGNOLIA & ASH LLC (/company/L19000236309/)
MAGNOLIA & CO., LLC (/company/L22000316273/)
MAGNOLIA & COTTON CO., LLC (/company/L21000380707/)
MAGNOLIA & CROSS, LLC (/company/L17000002878/)
MAGNOLIA & IVY SOAP CO WITH DON'T EAT THE SOAP, CO, A CHILDREN'S SOAP COLLECTION, LLC (/company/L23000219201/)
MAGNOLIA & MAIN LLC (/company/L23000388388/)
MAGNOLIA & MOONSTONE LLC (/company/L18000057220/)
MAGNOLIA & ONYX LLC (/company/L23000553585/)
MAGNOLIA & SANTOS LLC (/company/L23000556851/)
MAGNOLIA & TWINE COMPANY LLC (/company/L21000272535/)

Elevator Shafts: 0
Elevator Landings: 0

Aprtments: 0
Escalators: 0

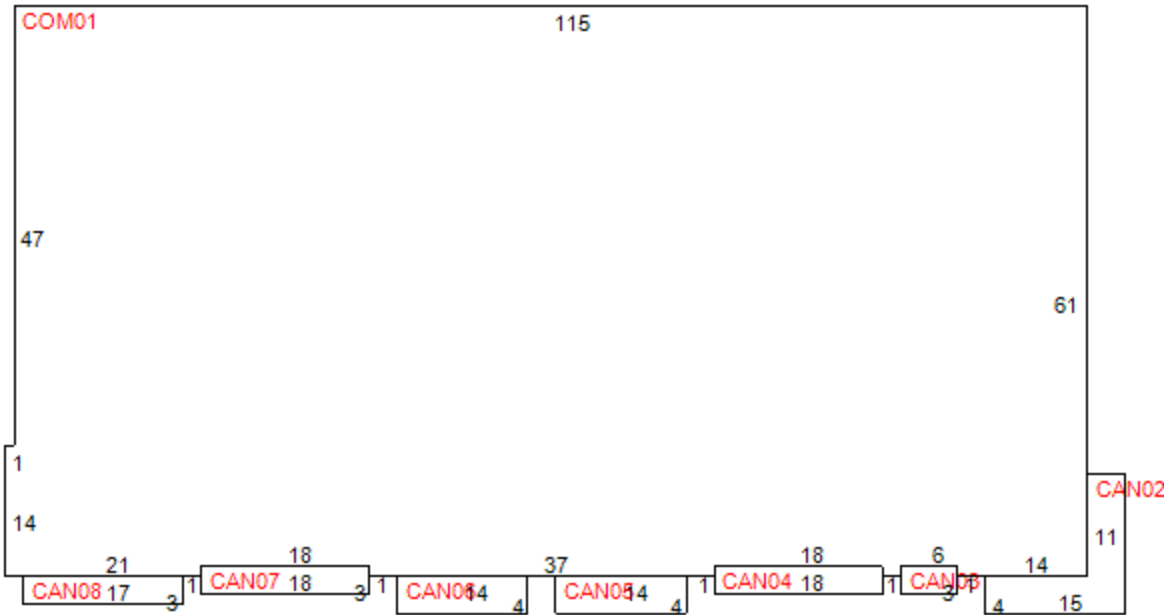
Kitchens: 2
Fireplaces: 0

4 Fixture Baths: 0
3 Fixture Baths: 0

2 Fixture Baths: 6
Extra Fixtures: 22

[Traverse](#)

Building 2 of 2
COM01=L14U1L6D1L2U1L18D1L37U1L18D1L21U14R1U47R115D61.
CAN02=U11R4D15L15U4R11.L14U1
CAN03=L6D3R6U3.L8
CAN04=L18D3R18U3.L21D1
CAN05=L14D4R14U4.L17
CAN06=L14D4R14U4.L17U1
CAN07=L18D3R18U3.L18D1L2
CAN08=L17D3R17U3.



[Building Characteristics](#)

Structure
Effective Age
Condition

4 - MASONRY NO PILAST
2 - 05-09 YRS
3

Year Built 2006
Physical Deterioration 0%
Obsolescence: Functional 0%



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

05/27/2026

MAGNOLIA OCALA PLAZA LP
165 STATESMAN DR
MISSISSAUGA ON L5S1X4 CANADA

MAGNOLIA OCALA PLAZA LP
SKIPPER STEPHEN L (REGISTERED AGENT)
7491 CONROY WINDERMERE RD SUITE G
ORLANDO, FL. 32835

Respondent(s) _____ /

Location of Violation: 2602 SW 19TH AVE RD|23722-005-00

Case Number: CE26-0099

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 08/13/2026 5:30 pm

Violation(s) and How to Abate:

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS
PLEASE REPAIR ALL EXTERIOR LIGHTING IN PARKING LOT AND LIGHTS ON EACH UIT WALL AND ENTRANCE TO UNITS. FURTHER, REPLACE A CAP OVER SEWER PIPI (4 INCHES) IN PARKING LOT AND TRIM TREES TO ALLOW PARKING LOT LIGHTS TO NOT BE INTERFERED

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:

Osias Ferreira Senior Code Inspector
oferreira@ocalafl.gov
352-789-5305



City of Ocala
Code Enforcement Division
5/28/26, 15:10



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

05/27/2026

MAGNOLIA OCALA PLAZA LP
165 STATESMAN DR
MISSISSAUGA ON L5S1X4 CANADA

MAGNOLIA OCALA PLAZA LP
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BE INTERFERED

City of Ocala
Code Enforcement Division
5/28/26, 15:10

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

CASE NO: CE26-0099

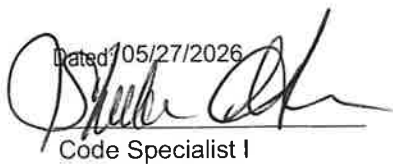
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 05/27/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated 05/27/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/27/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



BRITTANY A. DUVAL
MY COMMISSION # HH 512040
EXPIRES: April 3, 2028



OCALA
400 SW 1ST AVE
OCALA, FL 34478-9998
www.usps.com

05/27/2026 09:33 AM

TRACKING NUMBERS
RE397610629US

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)



TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit <https://www.usps.com/tracking>
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail	1		\$1.70
Intl® Letter			
Canada			
Weight: 0 lb 0.50 oz			
Registered			\$23.40
Amount: \$0.00			
Tracking #:			
RE397610629US			
Total			\$25.10
Grand Total:			\$25.10
Credit Card Remit			\$25.10
Card Name: VISA			
Account #: XXXXXXXXXXXX4492			
Approval #: 047225			
Transaction #: 422			
AID: A0000000031010	Contactless		
AL: VISA CREDIT			

For updated information about
International Service Disruptions, visit:
www.usps.com/intl/alerts

TO REPORT AN ISSUE
Visit <https://email.usps.com>

In a hurry? To send correspondence and
non-dutiable documents, (goods are not
mailable in First-Class Mail
Intl™ Letters or Large Envelopes (Flats),
self-service kiosks offer quick and easy
check-out. Any Retail Associate
can show you how.

All hazardous labels/markings on reused
boxes MUST be completely
removed/obliterated if they no longer
match the contents.

In a hurry? Self-service kiosks offer
quick and easy check-out. Any Retail
Associate can show you how.

TO FILE AN INSURANCE CLAIM
Visit <https://www.usps.com/help/claims.htm>
If unable to file online, call
1-800-332-0317 for a paper form

PREVIEW YOUR MAIL AND PACKAGES
Sign up for FREE at
<https://informedelivery.usps.com>

Looking for a new opportunity? Join a team
that delivers! The Postal Service is
actively hiring for full and part-time
positions. To learn more visit us at
www.usps.com/careers

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Customer Service
1-800-ASK-USPS

Registered No.

RE397610629US

Date Stamp

To Be Completed By Post Office	Postage \$ \$1.70	Extra Services & Fees (continued)
	Extra Services & Fees ☐ Registered Mail \$23.40	☐ Signature Confirmation \$
	☐ Return Receipt (hardcopy) \$ \$0.00	☐ Signature Confirmation Restricted Delivery \$
	☐ Return Receipt (electronic) \$ \$0.00	Total Postage & Fees \$ \$25.10
	☐ Restricted Delivery \$ \$0.00	Customer Must Declare Full Value \$ \$0.00
	Received by 05/27/2026	Domestic Insurance \$50,000 is included based on the declared value. International indemnity is limited. (See Reverse).

RE 397 610 629 US

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	CITY OF OCALA OCALA, FL 34478 CODE ENFORCEMENT 201 SE 3RD ST OCALA, FL 34471
	TO	MAGNOLIA OCALA PLAZA 165 STATESMAN DR MISSISSAUGA ON L5S1X4 CANADA

PS Form 3806, Registered Mail Receipt
April 2015, PSN 7530-02-000-9051
For domestic delivery information, visit our website at www.usps.com®

Copy 1 - Customer

(See Information on Reverse)

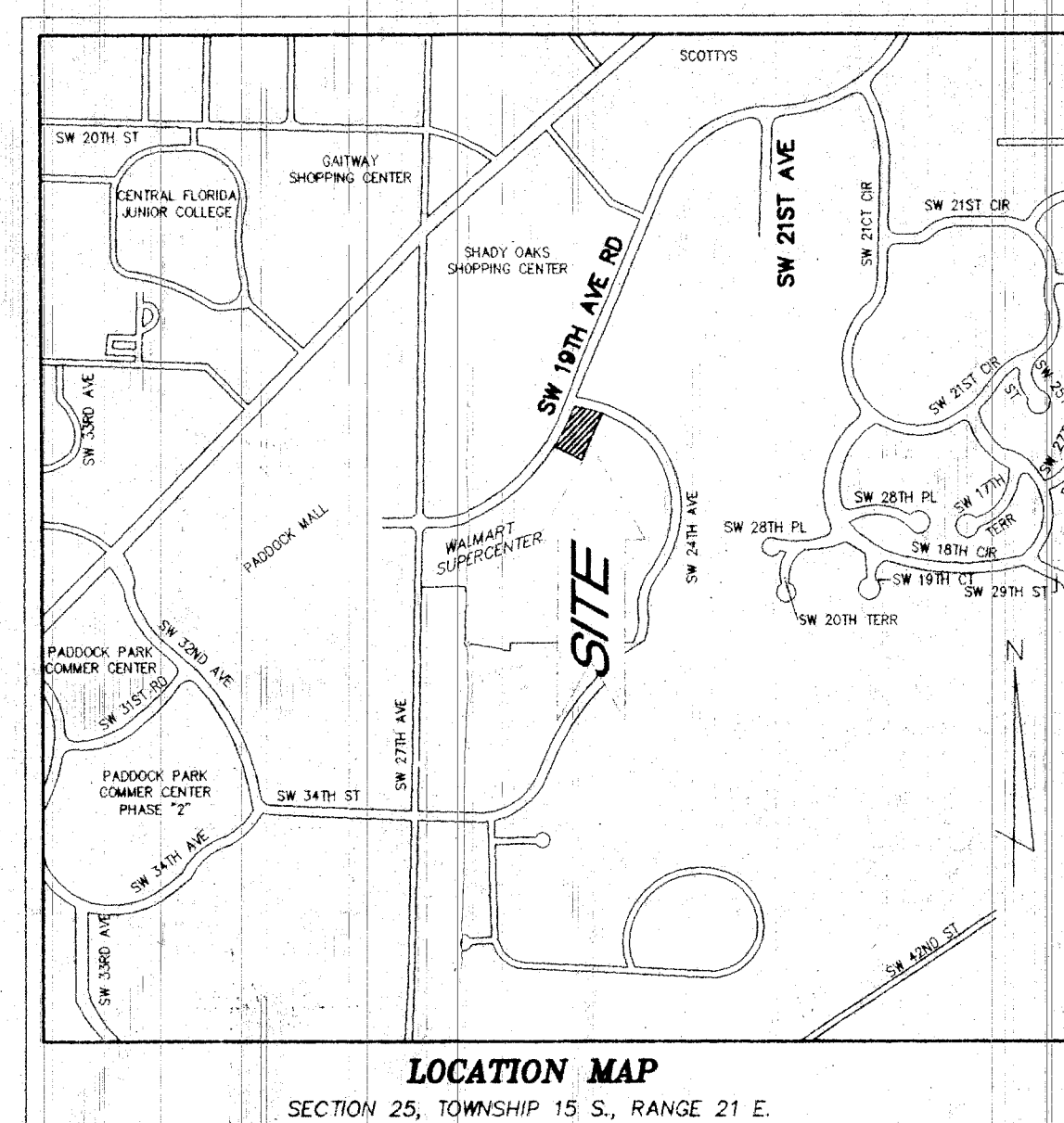
SITE PLAN FOR CENTURY REALTY CITY OF OCALA, MARION COUNTY, FLORIDA

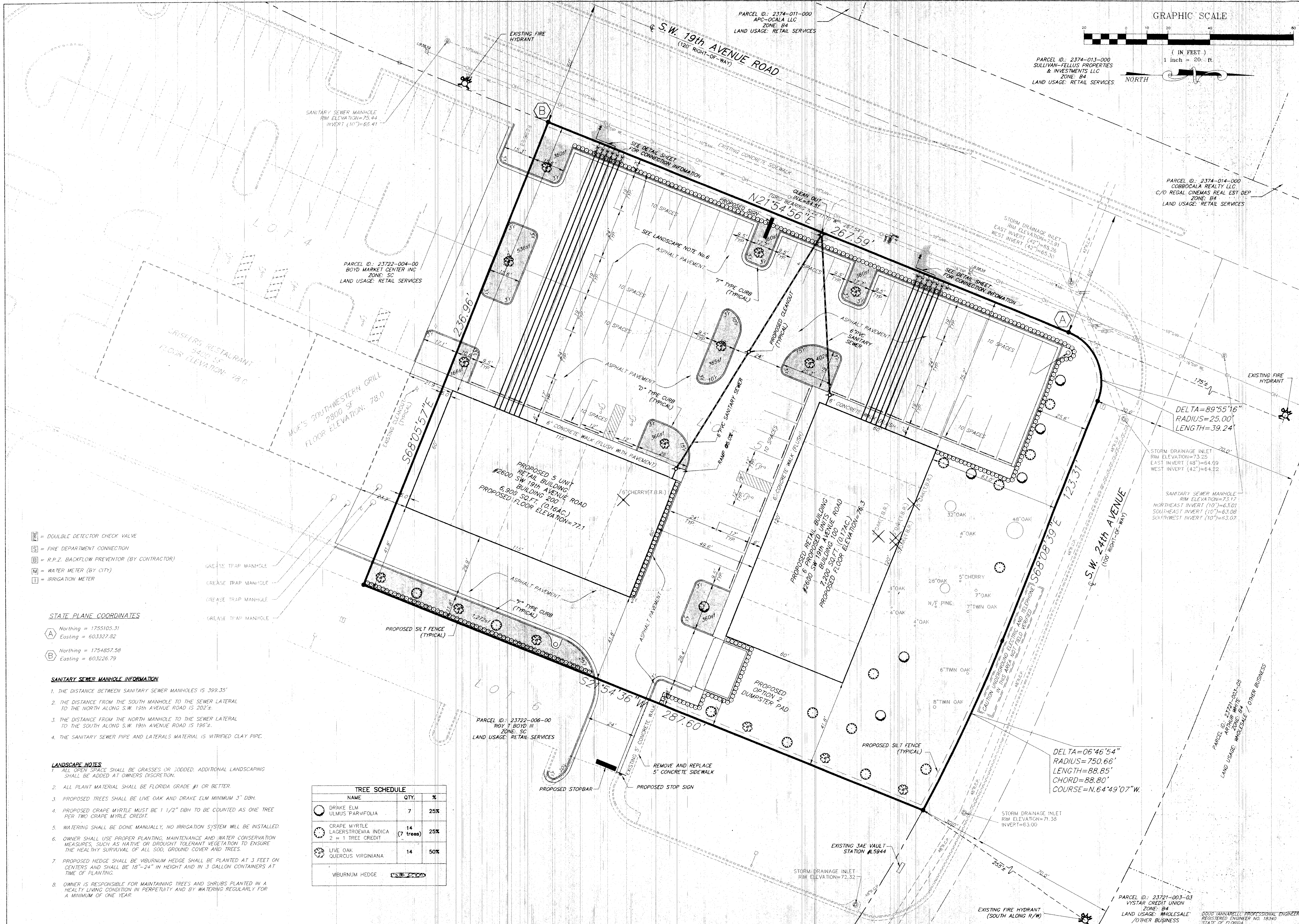
NOTES

- THE PROPOSED USE OF THIS PROPERTY WILL BE A RETAIL SERVICES.
- ALL GRADES, UNLESS SHOWN OTHERWISE, ARE PAVEMENT GRADES.
- ALL PAVEMENT MARKINGS SHALL BE WHITE IN ACCORDANCE WITH F.D.O.T. STANDARDS INCLUDING OUTLINING THE HANDICAP SPACES IN BLUE, AND INCLUDING STOP SIGNS AND STOP BARS AS SHOWN.
- THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING ALL TESTING (DENSITY, ETC.) TO INSURE CONFORMANCE WITH THE SPECIFICATIONS.
- THE CONTRACTOR SHALL NOT SCALE DRAWINGS. ANY DISCREPANCIES OR INFORMATION THAT CANNOT BE OBTAINED FROM DIMENSIONS OR DETAILS, MUST BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER, MOORHEAD ENGINEERING COMPANY (PHONE 352-732-4406).
- NO CHANGE TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL BY BOTH CITY AND PROJECT ENGINEERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ANY AND ALL UTILITIES, REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN ON THESE PLANS, CALL FOR LOCATES PRIOR TO BEGINNING WORK.
- OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE SEWER LINE.
- THE SITE SHALL REMAIN FREE OF EXCESS DEBRIS AT ALL TIMES. ANY INCIDENCE OF EROSION, SEDIMENTATION, DUST OR DEBRIS OCCURRING OFF-SITE, SHALL BE CORRECTED BY THE CONTRACTOR IMMEDIATELY.
- SITE PLAN SUPERSEDES BUILDING PLANS.
- IF ANY UNSUITABLE MATERIAL IS ENCOUNTERED WITHIN THE PROPOSED PARKING AREA, TWO (2) FEET OF UNDERCUT OR GEOTECHNICAL ENGINEER'S RECOMMENDATION, WHICHEVER IS GREATER, TOGETHER WITH SUITABLE BACKFILL MATERIAL SHALL BE REQUIRED. CONTACT PROJECT ENGINEER.
- SEE TYPICAL SECTIONS ON SITE LAYOUT SHEET FOR: CONCRETE/ASPHALT PAVEMENT, LIMEROCK, AND SUBGRADE REQUIREMENTS AND SPECIFICATIONS. IN ALL CASES, STABILIZED SUBGRADE SHALL BE COMPACTED TO AT LEAST 98% MAXIMUM DENSITY, WITH A MIN. LBR VALUE OF 40. LIMEROCK SHALL BE COMPACTED TO 98% MAXIMUM DENSITY, 100 LBR.
- MINIMUM STRENGTH FOR ALL CONCRETE ON SITE SHALL BE 3000 P.S.I. AT 28 DAYS UNLESS OTHERWISE NOTED.
- PROJECT IS LOCATED IN A KARST SENSITIVE AREA. IF LIMESTONE IS ENCOUNTERED DURING CONSTRUCTION OF W.R.A., THE AREA SHALL BE OVEREXCAVATED AT LEAST 3 FEET AND BACKFILLED WITH SUITABLE SOILS TO MEET REQUIREMENTS OF S.W.F.W.M.D. SEE TYPICAL SINKHOLE CHIMNEY REPAIR DETAIL. CONTACT PROJECT ENGINEER.
- ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY, WITH THE EXCEPTION OF DRIVEWAYS, REQUIRE A STREET OPENING PERMIT TO BE OBTAINED FROM THE ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO START OF CONSTRUCTION, CONTACT BILL McBRIDE (352-629-8521).
- INFRASTRUCTURE MUST BE INSTALLED BY A CERTIFIED UTILITY CONTRACTOR CONTRACTING DIRECTLY TO THE GENERAL CONTRACTOR.
- SANITARY SEWER AND WATER SERVICE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OCALA WATER & SANITARY SEWER CONSTRUCTION MANUAL.
- ALL NON-CONDUCTIVE UNDERGROUND UTILITIES SHALL HAVE LOCATOR WIRE.
- ALL UNDERGROUND UTILITIES SHALL BE INSPECTED PRIOR TO COVERING.
- ALL MANHOLE COVERS ARE TO READ "SANITARY" ONLY WITH NO REFERENCE TO THE "CITY OF OCALA".
- TREES CANNOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
- ALL DISTURBED AREAS ON THE SITE WHICH ARE NOT PAVED SHALL BE GRASSED OR SOODED (ALLOW FOR THICKNESS OF SOD WITH 2" UNDERCUT).
- THE FINISHED GRADE ADJACENT TO BUILDING WILL BE 0.67' BELOW FINISHED FLOOR ELEVATION UNLESS NOTED OTHERWISE.
- MOORHEAD ENGINEERING COMPANY AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
- SEE SITE LAYOUT PLAN FOR GRID BEARING AND DISTANCE.
- AS-BUILT DRAWINGS OR CERTIFICATION REQUIRED PRIOR TO CO.
- ALL SALT FENCING AND TREE PROTECTION MUST BE INSTALLED BEFORE PERMITS ARE ISSUED.
- BUILDING PLANS REQUIRED PRIOR TO SITE PLAN APPROVAL.
- ALL FIRE HYDRANTS AND APPARATUS MUST COMPLY WITH FFCPC SECTION 3-5.6 AND SECTION 3-7.1 WHEN APPLICABLE.
- ALL HANDICAPPED ACCESS AND PARKING MUST COMPLY WITH WITH FBC CHAPTER 11.
- ALL SEWER MAIN EXTENSIONS SHALL BE IN ACCORDANCE WITH WSCM SECTION 495.4 AND MUST BE PERMITTED THROUGH FDP.
- ALL SIGNAGE MUST COMPLY WITH CHAPTER 110 OF THE CODE OF ORDINANCES AND WILL BE APPROVED AND PERMITTED SEPARATELY FROM THE SITE PLAN.
- CONTRACTOR TO LABEL THE PROPOSED WATER METERS WITH THE UNIT IT CONTROLS.
- BACKFLOW PREVENTOR MUST BE A MINIMUM OF 12 INCHES FROM GROUND BUT NO DEEPER THAN 18 INCHES FROM GROUND.

ELECTRICAL NOTES

- CUSTOMER MUST CONTACT THE OCALA ELECTRIC UTILITY ENGINEERING DIVISION AT (352) 352-6620 PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE PROJECT SP05-086.
- CUSTOMER MUST SUBMIT THE OCALA ELECTRIC UTILITY (OEU) COMMERCIAL LOAD DATA SHEET AND THE OCALA ELECTRIC UTILITY GENERAL INFORMATION SHEET TO THE ZONING DEPARTMENT PRIOR TO FINAL APPROVAL.
- UNDERGROUND ELECTRICAL SERVICE WILL BE AT THE CUSTOMER'S EXPENSE (SEC. 70-584).
- TREES CANNOT BE PLANTED AROUND, OVER OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
- FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY, A TEN (10) FOOT ELECTRIC DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED (SEC. 70-585 AND SEC. 70-602).
- ALL ELECTRIC UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SITE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY I.D. NUMBER).
- METER LOCATION WILL BE DESIGNATED BY OCALA ELECTRIC UTILITY (SEC. 70-587). HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
- IF THE SERVICE VOLTAGE IS KNOWN, AND WHETHER SINGLE OR THREE PHASE IS NECESSARY, SHOULD BE NOTED ON THE SITE PLAN. THIS IS NOT A GUARANTEE THAT THE VOLTAGE WILL BE SUPPLIED, BUT OEU WILL TRY TO ACCOMMODATE THE REQUEST WHEN POSSIBLE (SEC. 70-585 AND SEC. 70-587).
- STREETLIGHTS, IF REQUIRED, WILL BE ADDED AT A ONE-TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED DURING THE SITE PLAN MEETING (SEC. 70-621).
- CONSTRUCTION TEMPORARY SERVICE LOCATION TO BE DETERMINED BY OCALA ELECTRIC UTILITY.





GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
NORTH

PARCEL ID.: 2374-013-000
SULLIVAN-FELIUS PROPERTIES & INVESTMENTS LLC
ZONE: B4
LAND USAGE: RETAIL SERVICES

PARCEL ID.: 2374-014-000
CORBOCILLA REALTY LLC
C/O REGAL CINEMAS REAL EST DEP
ZONE: B4
LAND USAGE: RETAIL SERVICES

PARCEL ID.: 2372-004-00
BOYD MARKET CENTER INC
ZONE: SC
LAND USAGE: RETAIL SERVICES

PARCEL ID.: 2372-006-00
ROY T BOYD III
ZONE: SC
LAND USAGE: RETAIL SERVICES

PARCEL ID.: 2372-003-003
VISTAR CREDIT UNION
ZONE: B4
LAND USAGE: WHOLESALE / OTHER BUSINESS

PARCEL ID.: 2372-001-001-00
ARTHUR WHITE
LAND USAGE: WHOLESALE / OTHER BUSINESS

PARCEL ID.: 2374-003-000
JODIS (AKA) REBEL PROFESSIONAL ENGINEER
REGISTERED ENGINEER NO. 18340
STATE OF FLORIDA

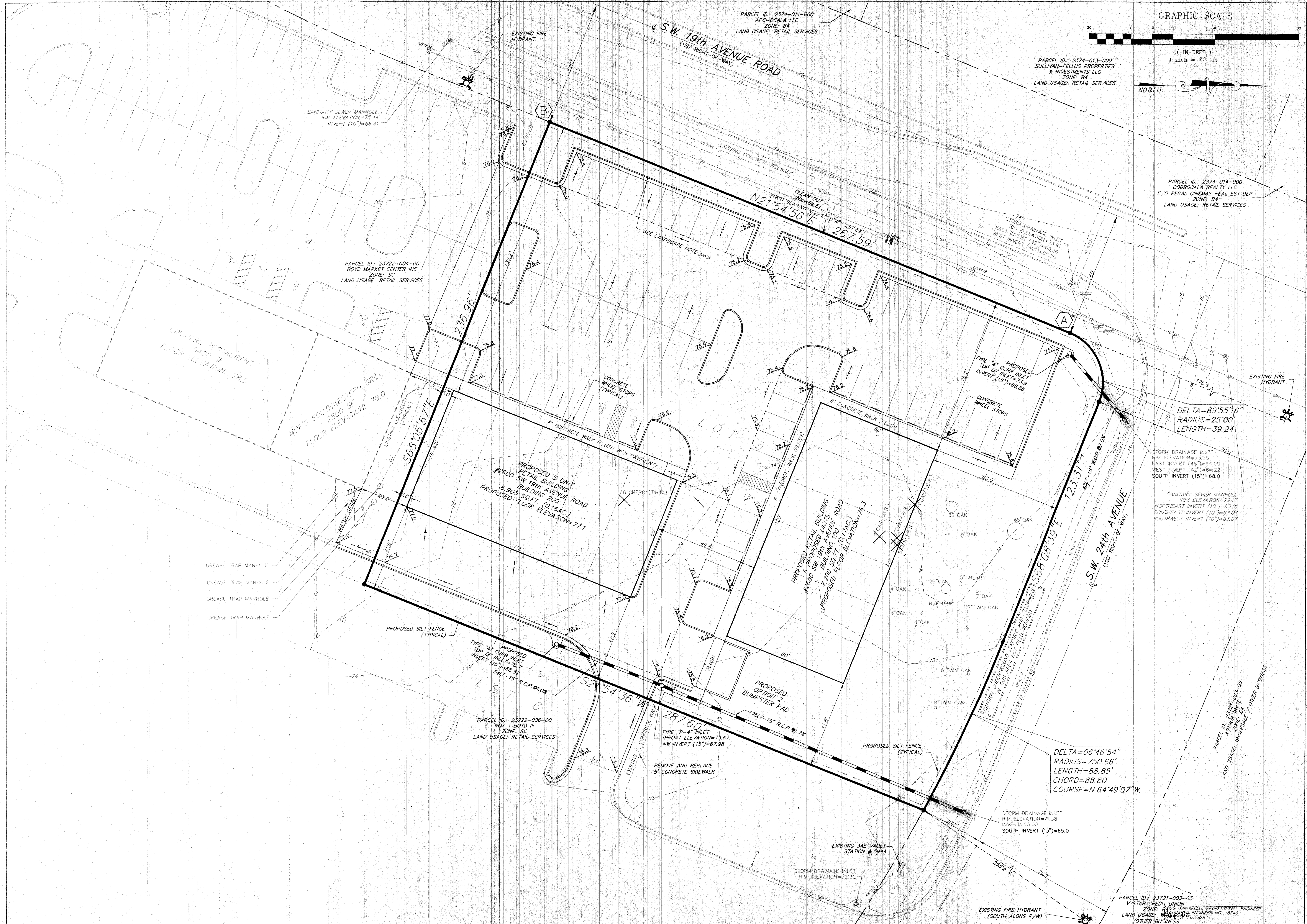
DATE: 05-23-05
DRAWING NO.: 05061
NEW NAME: SITE PLAN
JOB NO.: 05-061
PG.

DATE: 05-23-05
DRAWING NO.: 05061
NEW NAME: SITE PLAN
JOB NO.: 05-061
PG.

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS
M.E. MOORHEAD ENGINEERING COMPANY
P.O. BOX 908 705 S.E. 1ST AVE.
OCALA, FLORIDA 34721
TELEPHONE (904) 732-4406
FAX (904) 867-0112
SINCE 1884

SITE PLAN
FOR
CENTURY REALTY

SHEET 2 of 4



DATE	05-23-05	DATE	05-23-05	DATE	05-23-05
DRAWN BY	E.M.	DRAWN BY	E.M.	DRAWN BY	E.M.
SCALE	1"=20'	SCALE	1"=20'	SCALE	1"=20'
JOB NO.	05-061	JOB NO.	05-061	JOB NO.	05-061
REV. NO.	05-061	REV. NO.	05-061	REV. NO.	05-061
DESCRIPTION	GRADING	DESCRIPTION	GRADING	DESCRIPTION	GRADING

CONSULTING ENGINEERS
LAND PLANNERS
LAND SURVEYORS

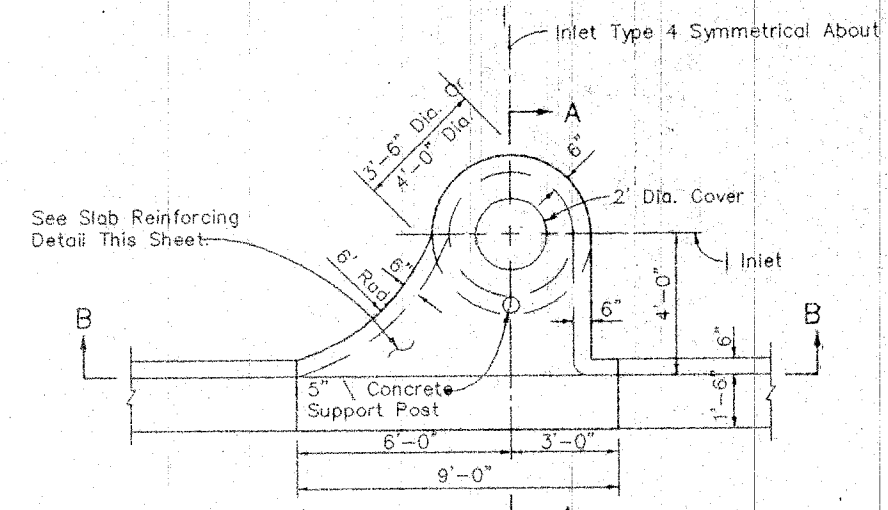
M&E MOORHEAD ENGINEERING COMPANY

P.O. BOX 998 7305 S.E. 1ST AVE.
FORT LAUDERDALE, FL 33304
TELEPHONE (904) 732-4406
FAX (904) 867-0112

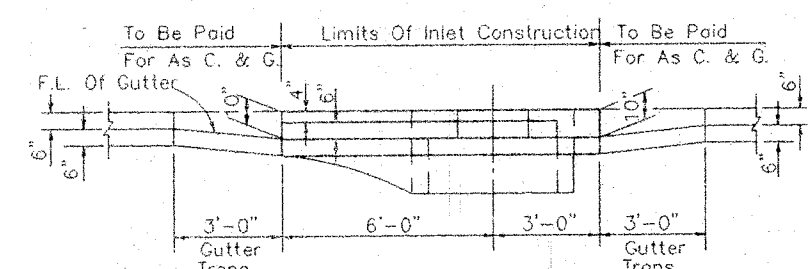
SINCE 1884

GRADING PLAN
FOR
CENTURY REALTY

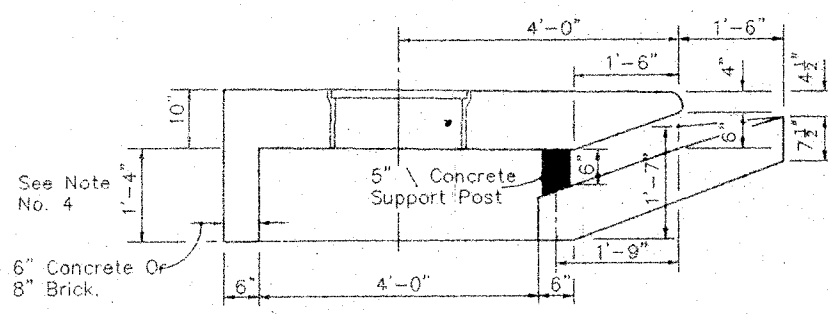
SHEET 2 of 4



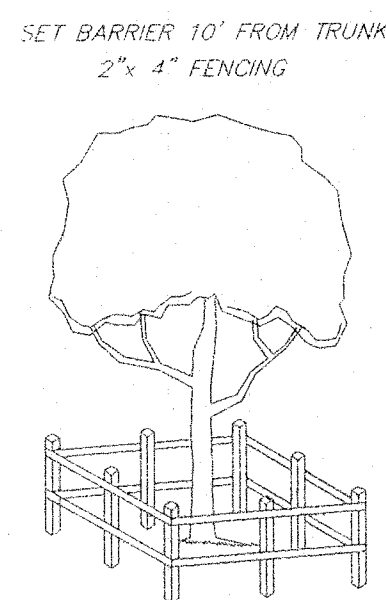
PLAN (INLET TYPE 4 SYMMETRICAL ABOUT I)



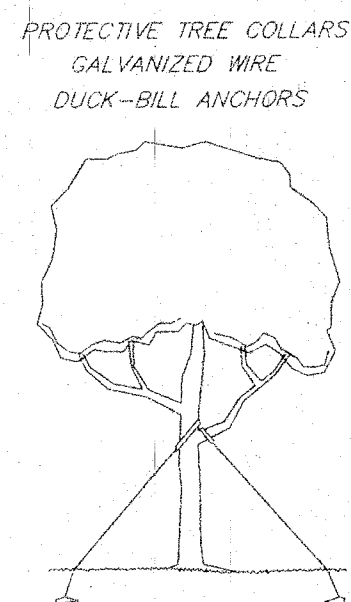
SECTION BB (INLET TYPE 4 SYMMETRICAL ABOUT I)



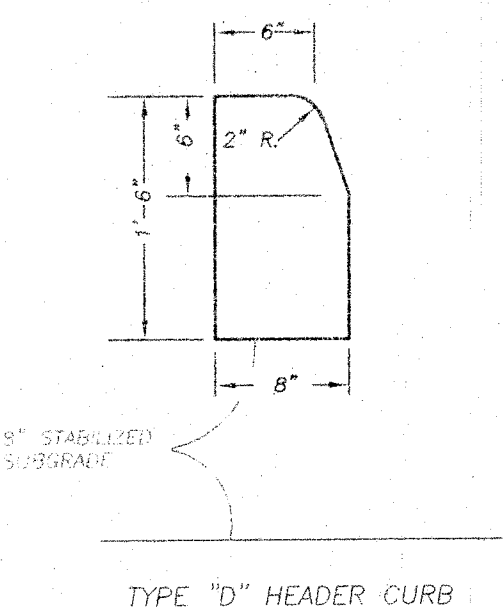
TYPES 3 INLET



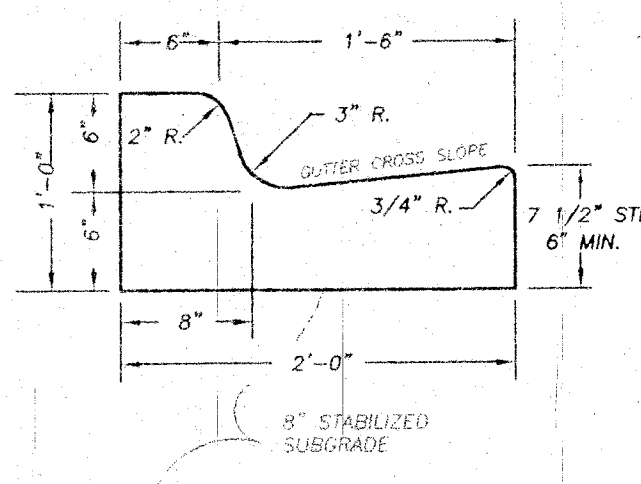
TYPICAL TREE PROTECTION DETAIL
(NOT TO SCALE)



TYPICAL TREE GUYING DETAIL
(NOT TO SCALE)



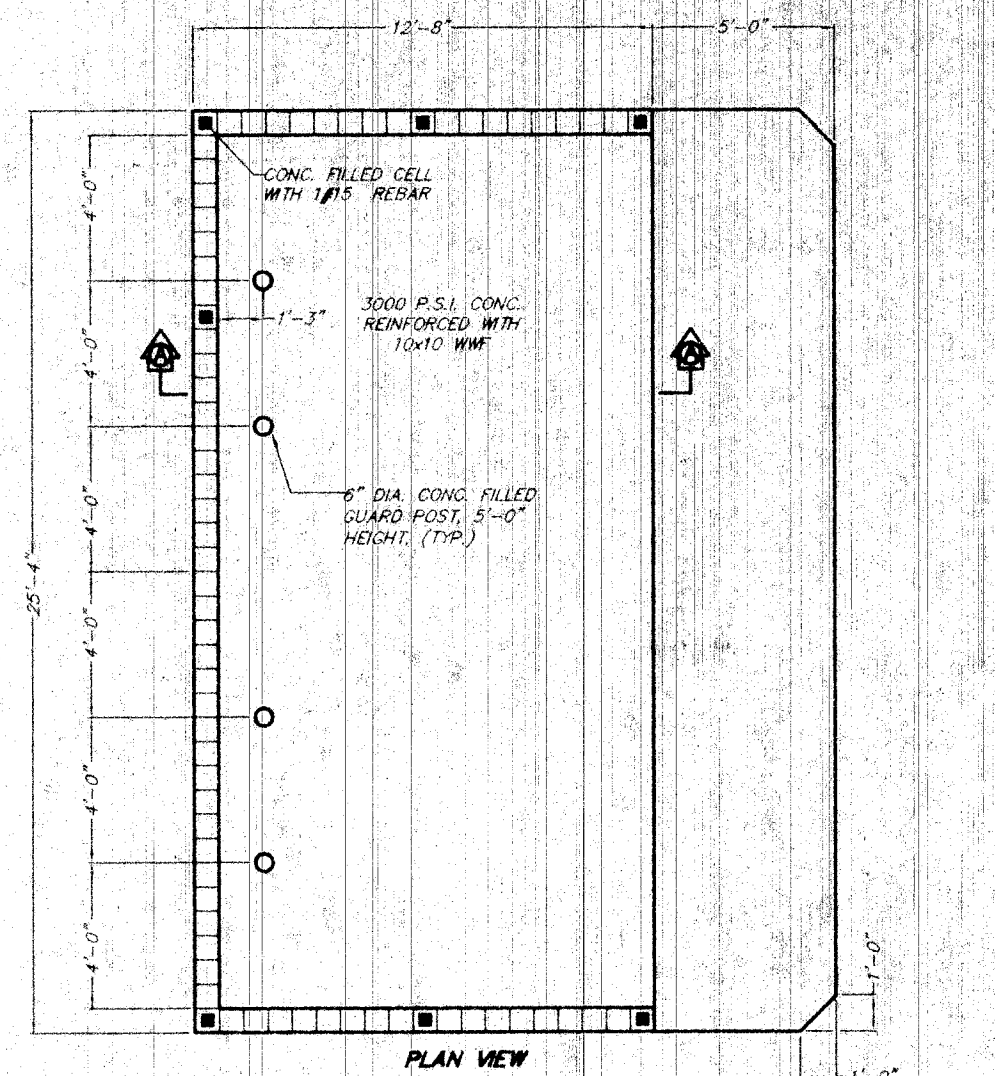
TYPE "D" HEADER CURB



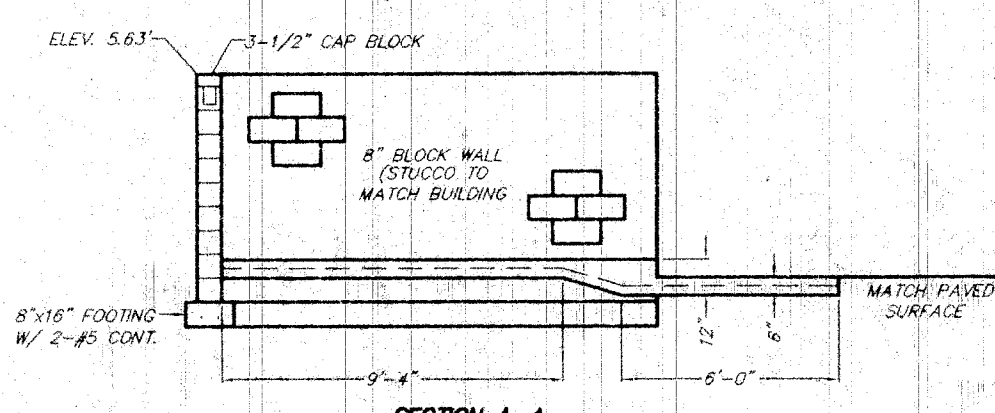
TYPE "F" CURB & GUTTER

TYPE "D" AND TYPE "F"
FOOT INDEX # 300 (NOT TO SCALE)

1. INSTALL A 1/2" SEAL JOINT BETWEEN BACK OF CURBS AND DRIVEWAYS.
2. PROVIDE A 6" THICK SAND LAYER BELOW STABILIZATION IN ALL AREAS WHERE A-7 MATERIALS ARE DIRECTLY BELOW STABILIZATION.
3. ALL CONCRETE TO BE 3000 PSI MINIMUM AT 28 DAYS.



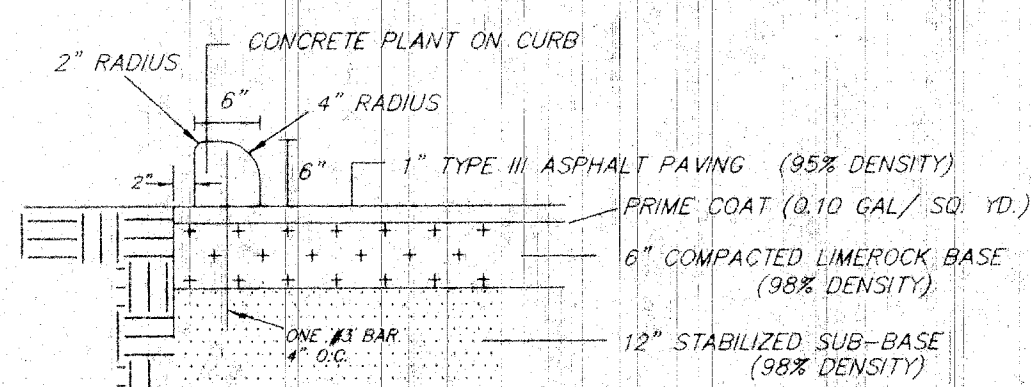
PLAN VIEW



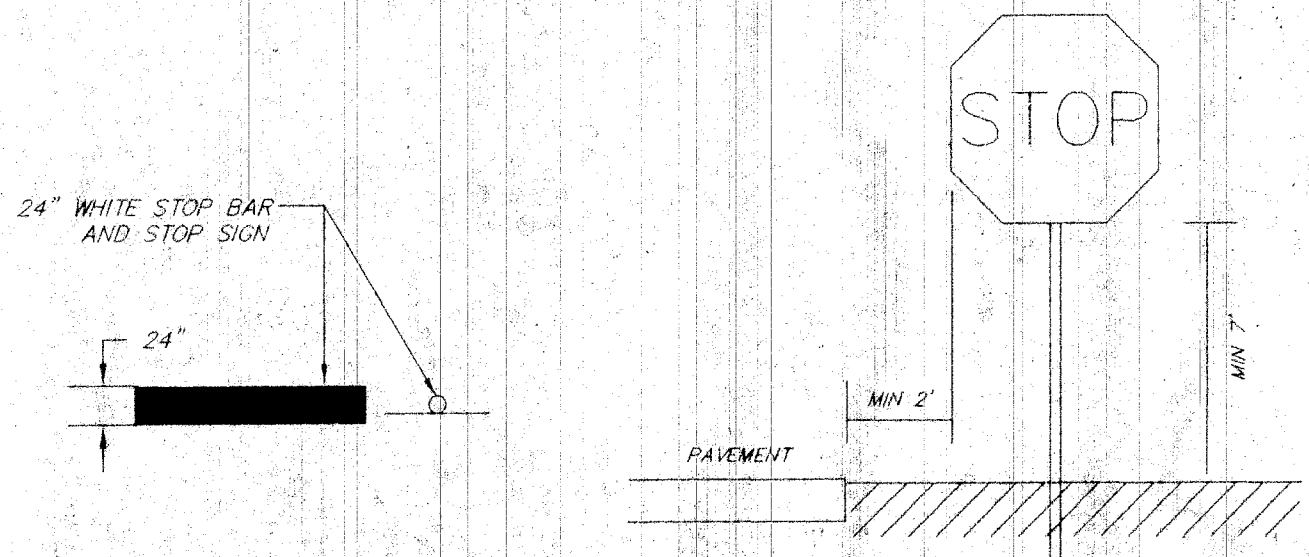
SECTION A-A

DUMPSTER PAD DETAIL

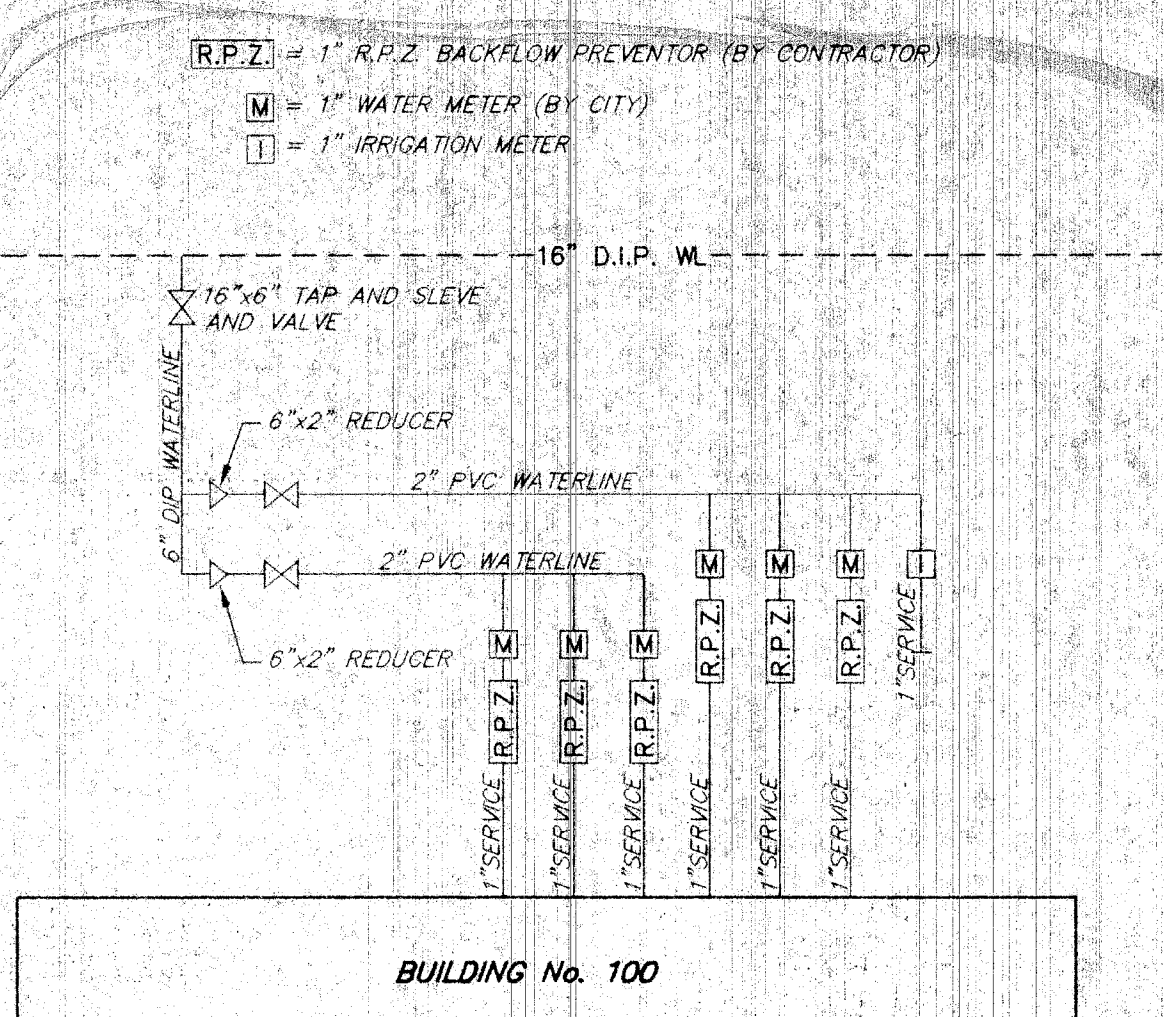
CALL PUBLIC WORKS COMMERCIAL SANITATION DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO POURING PAD.



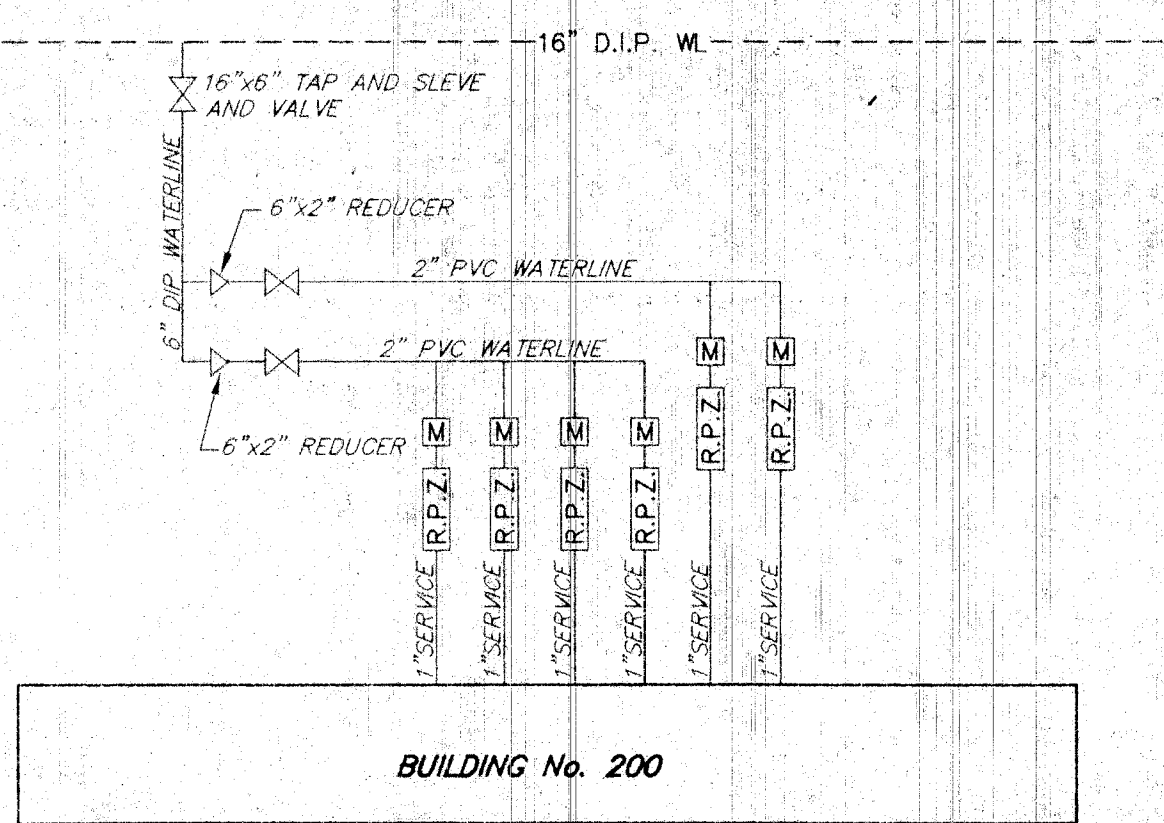
CONCRETE PLANT ON CURB
(NOT TO SCALE)



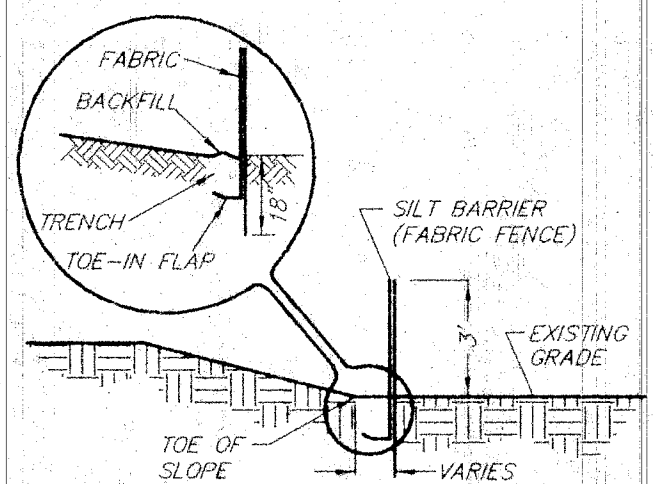
STOP SIGN DETAIL
(NOT TO SCALE)



BUILDING No. 100

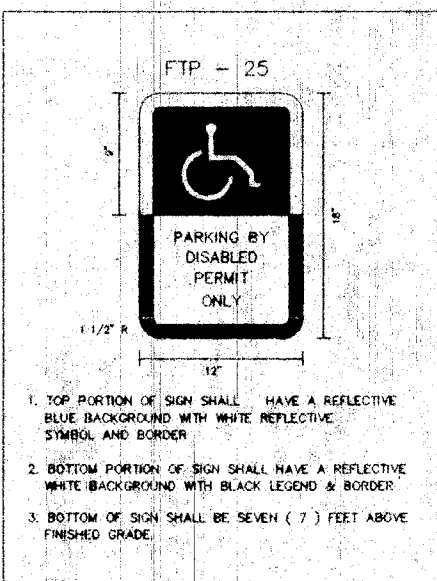


BUILDING No. 200

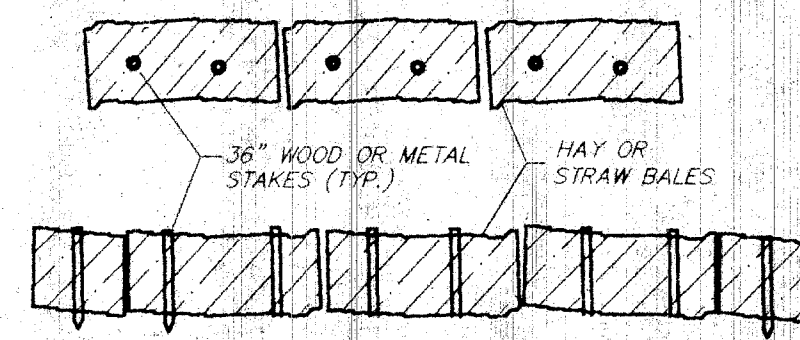


FABRIC SILT BARRIER

NOTE: CONSTRUCT ALL SILT FENCING IN ACCORDANCE WITH F.D.O.T. INDEX No. 102



HANDICAP SIGN DETAIL
(NOT TO SCALE)

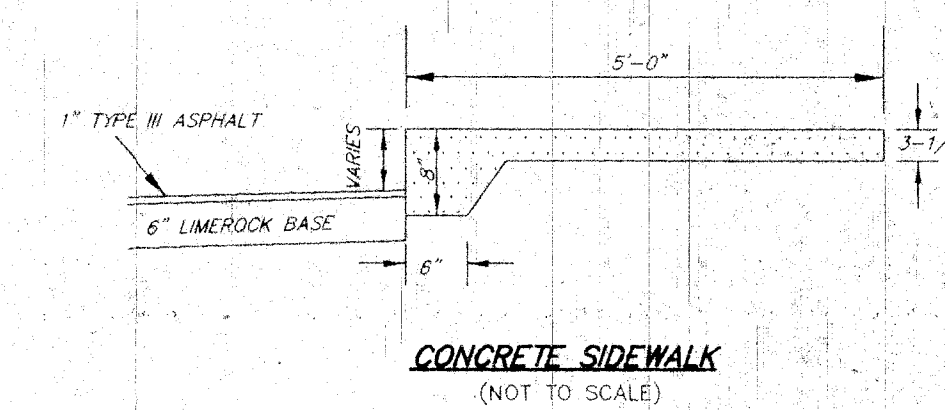


HAY BALE SILT BARRIER

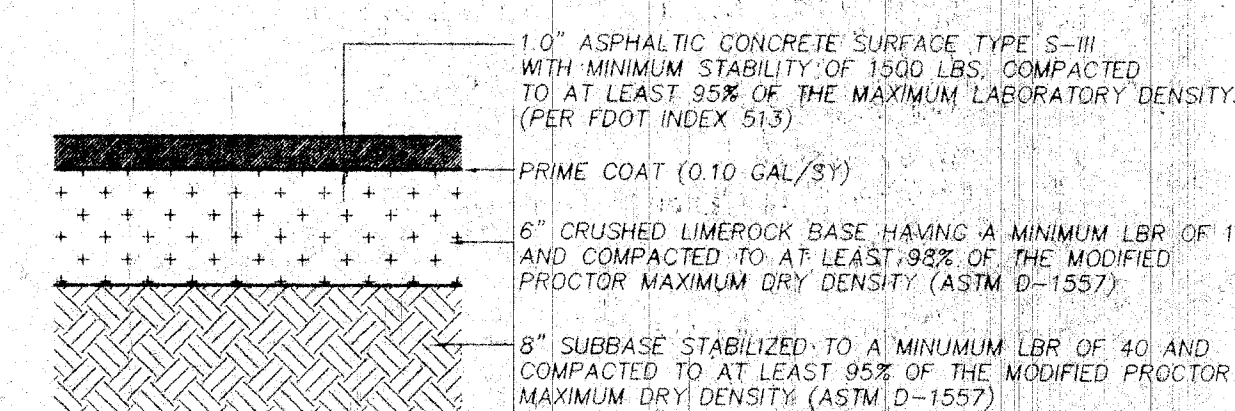
NOTE: CONSTRUCT ALL SILT FENCING IN ACCORDANCE WITH F.D.O.T. INDEX No. 102

DOUG LANNARELLI, PROFESSIONAL ENGINEER
REGISTERED ENGINEER NO. 18340
STATE OF FLORIDA

IMPORTANT:
1. ALL SANITARY SEWER AND WATER SERVICE INSTALLATION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF OCALA WATER AND SANITARY SEWER CONSTRUCTION MANUAL.
2. ALL STORM PIPING AND STRUCTURES SHALL CONFORM TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND APPLICABLE STANDARD INDEXES.

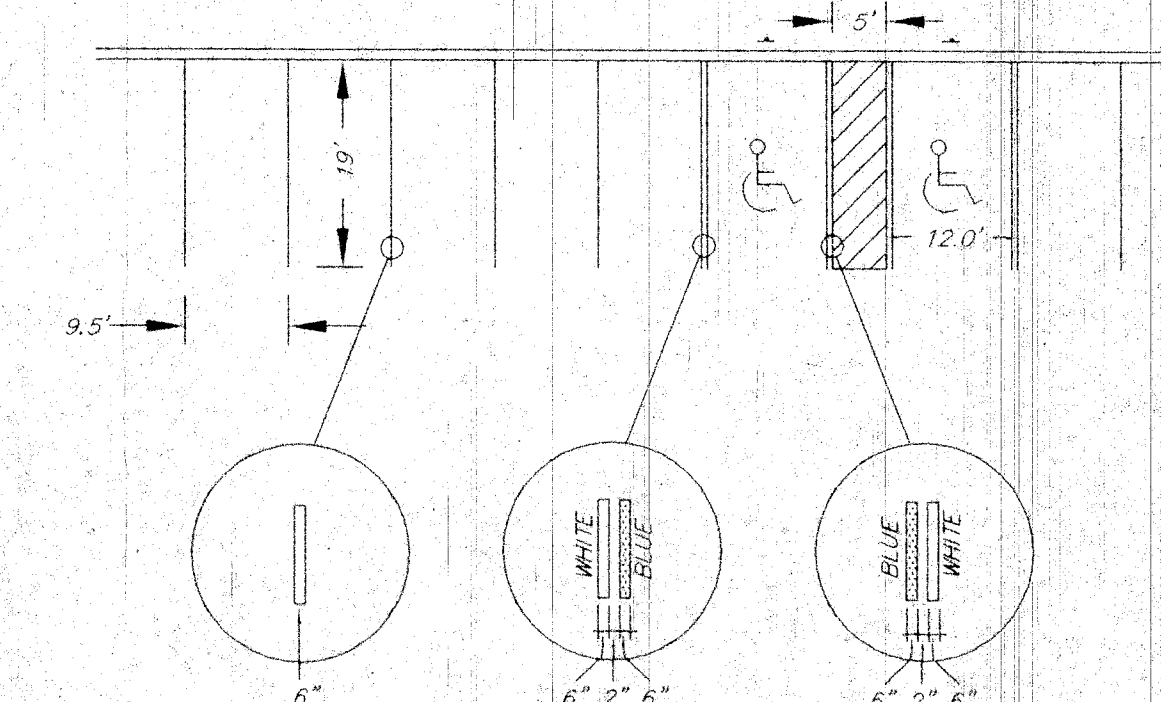


CONCRETE SIDEWALK
(NOT TO SCALE)



TYPICAL PAVEMENT SECTION

NOTES:
1. PROVIDE A 6 INCH THICK SAND LAYER BELOW STABILIZATION IN ALL AREAS WHERE A-7 MATERIALS AREA DIRECTLY BELOW STABILIZATION.



PARKING DETAILS
(NOT TO SCALE)

DATE	05-23-05
DRAWN BY	EJM
SCALE	N.T.S.
JOB NO.	05-061
DATE	07-14-05
NO.	1
BY	REVIEWER
DESCRIPTION	CONCRETE SIDEWALK

DATE	05-23-05
DRAWN BY	EJM
SCALE	N.T.S.
JOB NO.	05-061
DATE	07-14-05
NO.	1
BY	REVIEWER
DESCRIPTION	CONCRETE SIDEWALK

CONSULTING ENGINEERS	LAND PLANNERS	LAND SURVEYORS
MOORHEAD ENGINEERING COMPANY		
1000 N. W. 10th Ave.		
OCALA, FLORIDA 34471		
TELEPHONE (352) 232-4466		
FAX (352) 851-0112		
SINCE 1884		

DETAIL SHEET	FOR	CENTURY REALTY
SHEET 4	OF 4	

SITE PLAN

FOR

CENTURY REALTY

CITY OF OCALA, MARION COUNTY, FLORIDA

06054
 Dept./Div. Survey
 Due Date 7/26/05

REVIEWED
 SURVEY DIVISION
 APPROVED & DISAPPROVED
 DATE 7/26/05

REVIEWED WLS 7-21-05
 STORMWATER DIVISION
7-22-05

Note: Any Previously
 Dated or Approved
 Site Plan Now VOID

SITE DATA:
 PARCEL No.: 23722-005-00
 ADDRESS:
 SITE ZONING = SC
 LAND USE: RETAIL SERVICES
 SITE AREA = 69,059 SF (1.59 AC.)
 PROPOSED BUILDING SIZE = 14,100 SF

DRAINAGE PRE-CONDITION (EXISTING)
 TOTAL SITE AREA = 69,059 SF (1.59 AC.)
 IMPERVIOUS AREA = 48,611 SF (1.12 AC.)
 PERVIOUS AREA = 69,059 SF (1.59 AC.)
 CN=39.00
 10 YEAR 24 HOUR RUNOFF VOLUME = 0.08 AF (3,451 CF)

POST-CONDITION (PROPOSED)
 TOTAL SITE AREA = 69,059 SF (1.59 AC.)
 IMPERVIOUS AREA = 48,611 SF (1.12 AC.)
 PERVIOUS AREA = 20,448 SF (0.47 AC.)
 WEIGHTED CN = 80.56
 10 YEAR 24 HOUR RUNOFF VOLUME = 0.57 AF (24,799 CF)

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 STORAGE VOLUME REQUIRED
 1.25 INCHES FROM THE IMPERVIOUS AREA = 1.27 OF (0.12 AF)
 PLUS 0.50" FROM THE ENTIRE PROJECT AREA
 0.50" * (1.59 AC.) * (43560) / 12 = 693 CF (0.02 AF)
 TOTAL STORAGE REQUIRED = 5,820 CF (0.14 AF)

DRAINAGE SUMMARY
 ALL STORMWATER RUNOFF FROM THIS SITE DRAINS INTO THE DRAINAGE SYSTEM FOR S.W. 19th AVENUE ROAD, WHICH WAS DESIGNED AND PERMITTED TO ACCEPT THE POST-DEVELOPED RUNOFF FROM THIS SITE UP TO A MAXIMUM DEVELOPED CN OF 89 (SURVIVOR PERMIT 4-083-0094)

TOTAL GREEN AREA
 TOTAL GREEN SPACE = 29%

TOTAL COVERAGE
 TOTAL DEVELOPED SPACE = 71%

WATER & SEWER DEMAND
 AVERAGE DAILY WATER DEMAND ANTICIPATED = 350 GPD
 AVERAGE DAILY SEWER DEMAND ANTICIPATED = 300 GPD

PARKING CALCULATIONS
PARKING REQUIRED
 OFFICE / SHOWROOM SPACE = ONE SPACE PER 300 SF
 14100 SF / 300 = 47 SPACES
 TOTAL PARKING REQUIRED = 47 SPACES
 TOTAL PARKING PROVIDED = 74 SPACES
 HANDICAP PARKING REQUIRED = 3
 HANDICAP PARKING PROVIDED = 4

TREES
 REQUIRED SHADE TREES = 1 PER 3000SF = 69,059/3000 = 24 TREES (REQUIRED THERE ARE 18 EXISTING TREES ON SITE AND 5 TREES ARE TO BE REMOVED)
 TOTAL TREES PROVIDED = 28 TREES (SEE SITE AND LANDSCAPE PLAN FOR DETAILS)

INTERIOR LANDSCAPE CALCULATIONS
 TOTAL PARKING PROVIDED = 74 SPACES
 74 x 200 x 10K = 1,480 SF
 DRIVE ISLE AREA = 21,672 x 10K = 2,167 SF
 TOTAL REQUIRED = 1,480 + 2,167 = 3,647 SF
 TOTAL PROVIDED = 4,547 SF

LANDSCAPE NOTES
 1. ALL PLANT MATERIAL SHALL BE FLORIDA NATIVE OR BETTER.
 2. PROPOSED TREES SHALL BE DRAKE ELM AND LIVE OAK AT A MINIMUM OF 3" DBH.
 3. PROPOSED GRAPE MYRTLE MUST BE 1 1/2" DBH TO BE COUNTED AS ONE TREE PER TWO GRAPE MYRTLE CREDIT.
 4. ALL LANDSCAPED AREAS, INCLUDING THE RIGHT OF WAY, SHALL BE WATERED BY A 100% AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN SENSOR DEVICE PURSUANT TO F.S. CHAPTER 373. THE WATER SOURCE SHALL BE AN IRRIGATION METER.
 5. OWNER SHALL USE PROPER PLANTING, MAINTENANCE AND WATER CONSERVATION MEASURES, SUCH AS NATIVE OR DROUGHT TOLERANT VEGETATION TO ENSURE THE HEALTHY SURVIVAL OF ALL SOO- GROUND COVER AND TREES.
 6. OWNER SHALL USE PROPER PLANTING, MAINTENANCE AND WATER CONSERVATION MEASURES, SUCH AS NATIVE OR DROUGHT TOLERANT VEGETATION TO ENSURE THE HEALTHY SURVIVAL OF ALL SOO- GROUND COVER AND TREES.

REVIEWED & APPROVED
 BY John J. Moorehead
 DATE 7-18-05
 PROFESSIONAL LAND SURVEYOR
 NO. 5870, STATE OF FLORIDA
 MOORHEAD ENGINEERING COMPANY LBS315
 SKECH FOR INFORMATION PURPOSE ONLY
 SEALED WITH AN EMBOSSED SURVEYORS SEAL

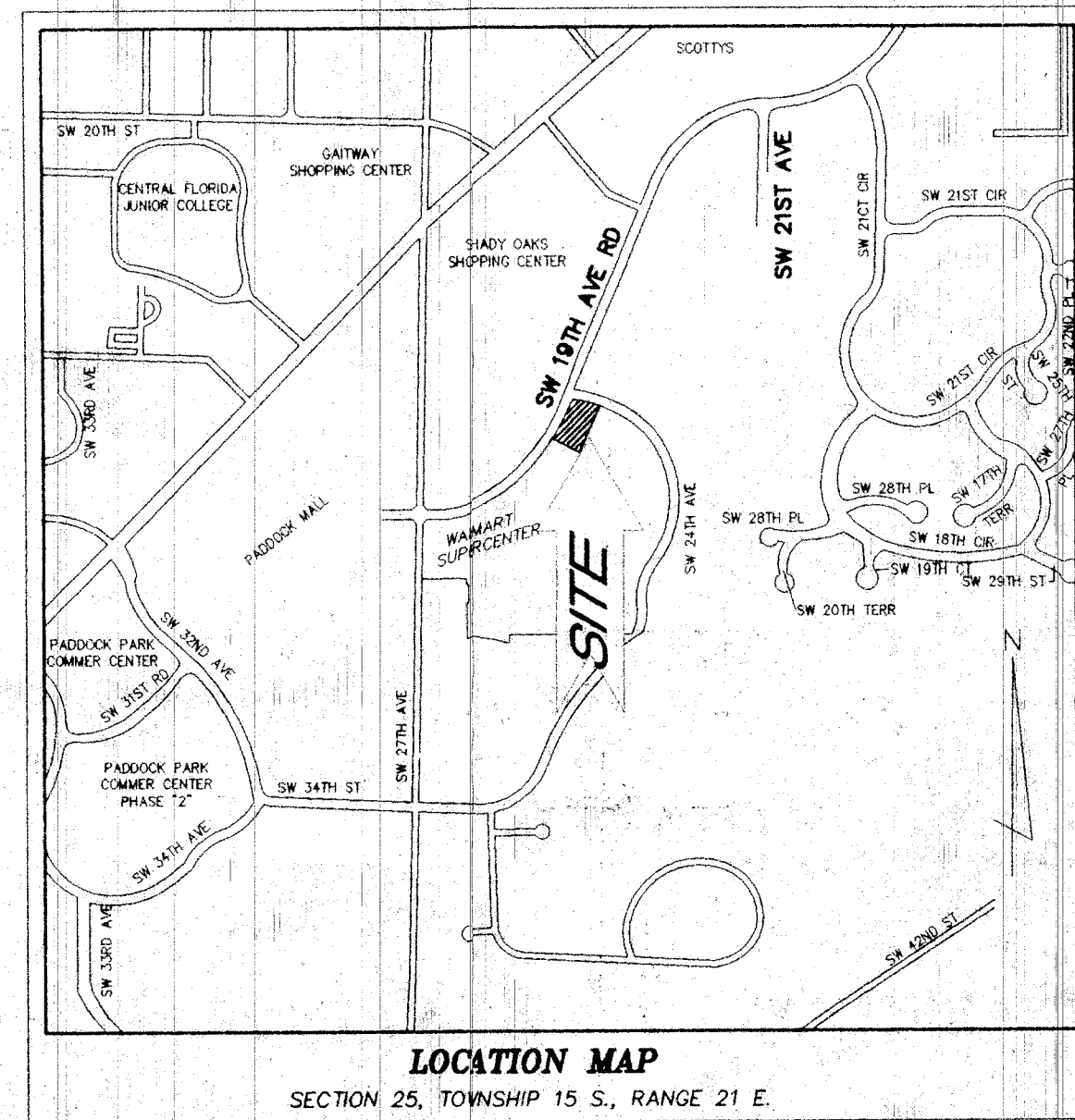
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- [D] = DOUBLE DETECTOR CHECK VALVE
 [S] = FIRE DEPARTMENT CONNECTION
 [B] = R.P.Z. BACKFLOW PREVENTOR (BY CONTRACTOR)
 [M] = WATER METER (BY CITY)
 [I] = IRRIGATION METER

STATE PLANE COORDINATES

- (A) Northing = 17551025.31
 Easting = 603327.82
 (B) Northing = 1751857.58
 Easting = 603226.79

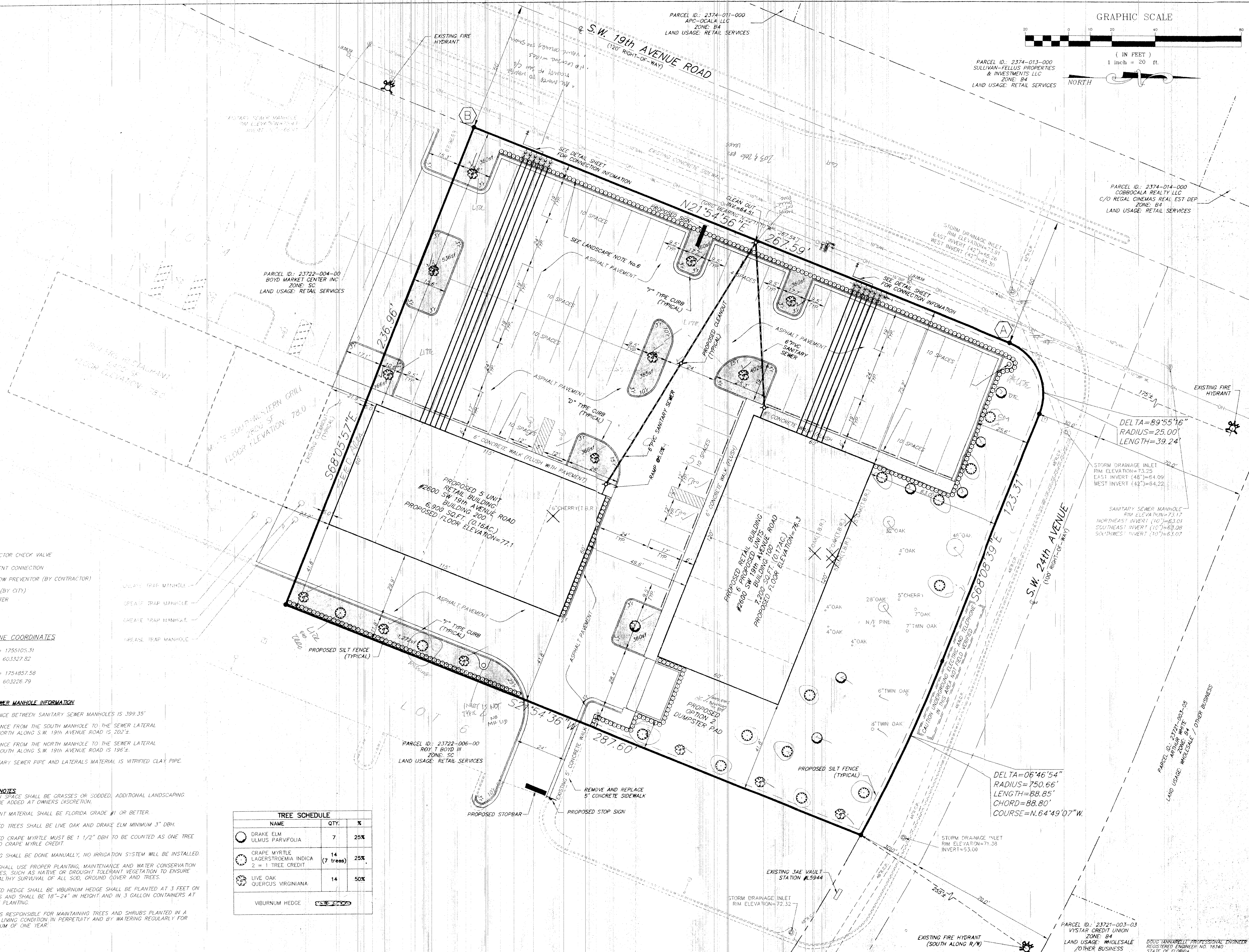
SANITARY SEWER MANHOLE INFORMATION

- THE DISTANCE BETWEEN SANITARY SEWER MANHOLES IS 399.35'
- THE DISTANCE FROM THE SOUTH MANHOLE TO THE SEWER LATERAL TO THE NORTH ALONG S.W. 19th AVENUE ROAD IS 202.2'
- THE DISTANCE FROM THE NORTH MANHOLE TO THE SEWER LATERAL TO THE SOUTH ALONG S.W. 19th AVENUE ROAD IS 196.2'
- THE SANITARY SEWER PIPE AND LATERALS MATERIAL IS VITRIFIED CLAY PIPE.

LANDSCAPE NOTES

- ALL OPEN SPACE SHALL BE GRASSES OR SOODED. ADDITIONAL LANDSCAPING SHALL BE ADDED AT OWNER'S DISCRETION.
- ALL PLANT MATERIAL SHALL BE FLORIDA GRADE #1 OR BETTER.
- PROPOSED TREES SHALL BE LIVE OAK AND DRAKE ELM MINIMUM 3" DBH.
- PROPOSED GRAPE MYRTLE MUST BE 1 1/2" DBH TO BE COUNTED AS ONE TREE PER TWO GRAPE MYRTLE CREDIT.
- WATERING SHALL BE DONE MANUALLY. NO IRRIGATION SYSTEM WILL BE INSTALLED.
- OWNER SHALL USE PROPER PLANTING, MAINTENANCE AND WATER CONSERVATION MEASURES, SUCH AS NATIVE OR DROUGHT TOLERANT VEGETATION TO ENSURE THE HEALTHY SURVIVAL OF ALL SOO, GROUND COVER AND TREES.
- PROPOSED HEDGE SHALL BE VIBURNUM HEDGE SHALL BE PLANTED AT 3 FEET ON CENTERS AND SHALL BE 18"-24" IN HEIGHT AND IN 3 GALLON CONTAINERS AT TIME OF PLANTING.
- OWNER IS RESPONSIBLE FOR MAINTAINING TREES AND SHRUBS PLANTED IN A HEALTHY LIVING CONDITION IN PERPETUITY AND BY WATERING REGULARLY FOR A MINIMUM OF ONE YEAR.

TREE SCHEDULE			
NAME	QTY.	%	
DRAKE ELM ULMUS PARVIFOLIA	7	25%	
GRAPE MYRTLE LAGERSTROEMIA INDICA	14 (7 trees)	25%	
LIVE OAK QUERUS VIRGINIANA	14	50%	
VIBURNUM HEDGE			

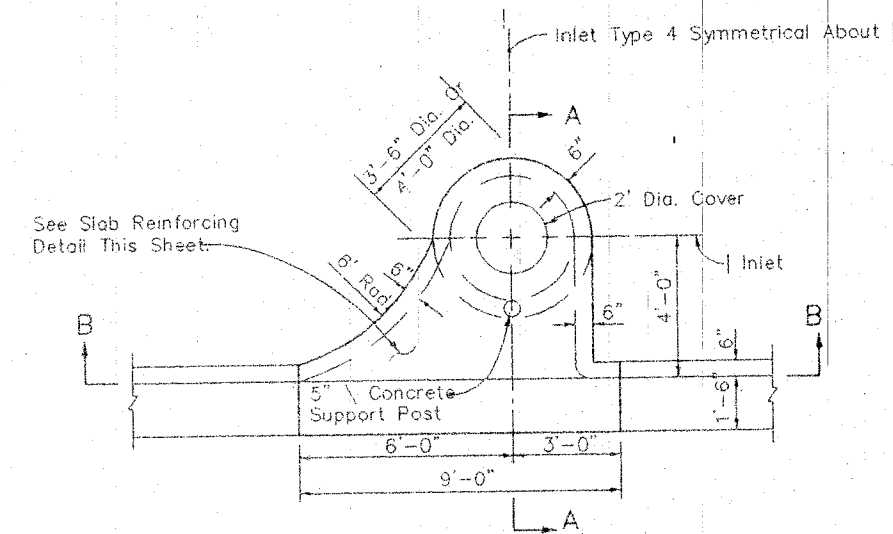


DATE	DESCRIPTION
05-23-05	Site Plan
07-14-05	Site Plan
07-14-05	Site Plan

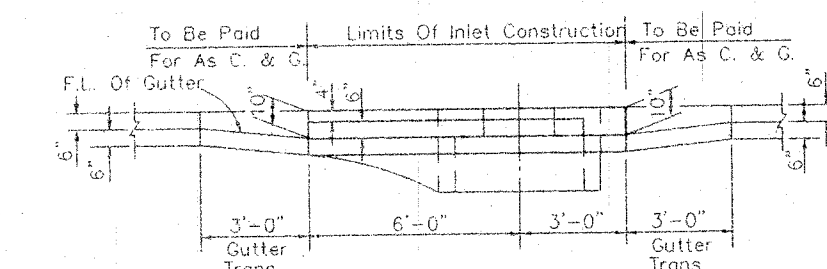
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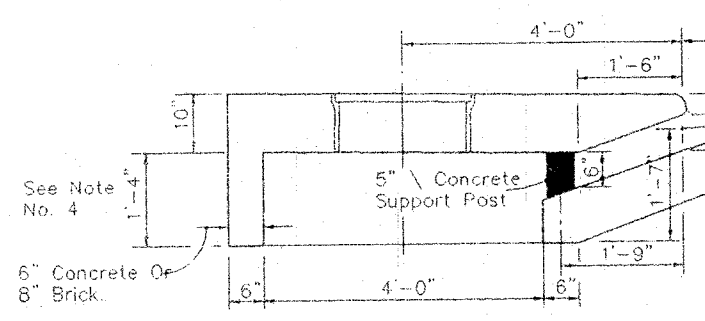
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05-23-05	Site Plan
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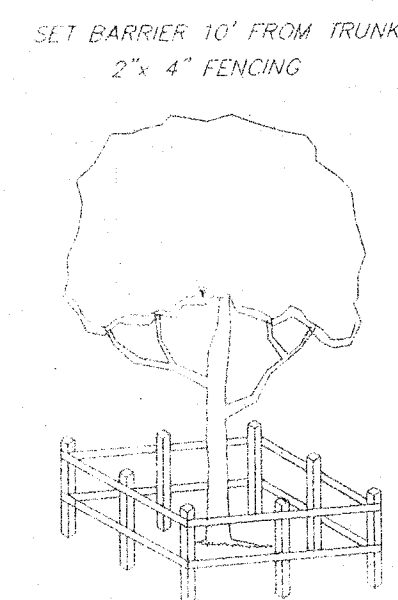
PLAN (INLET TYPE 4 SYMMETRICAL ABOUT I)



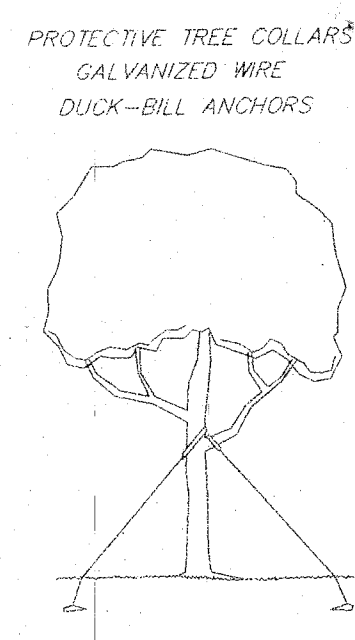
SECTION BB (INLET TYPE 4 SYMMETRICAL ABOUT I)



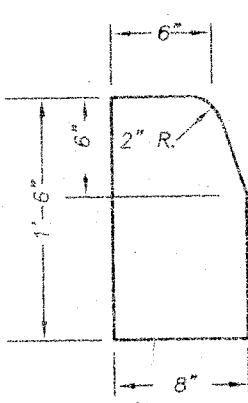
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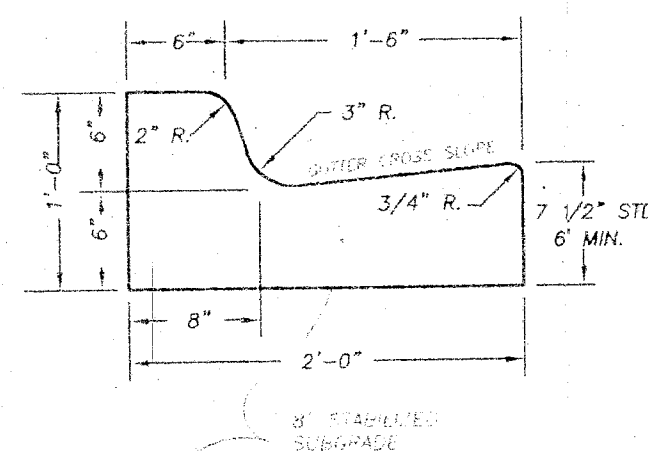
TYPICAL TREE PROTECTION DETAIL
(NOT TO SCALE)



TYPICAL TREE GUYING DETAIL
(NOT TO SCALE)



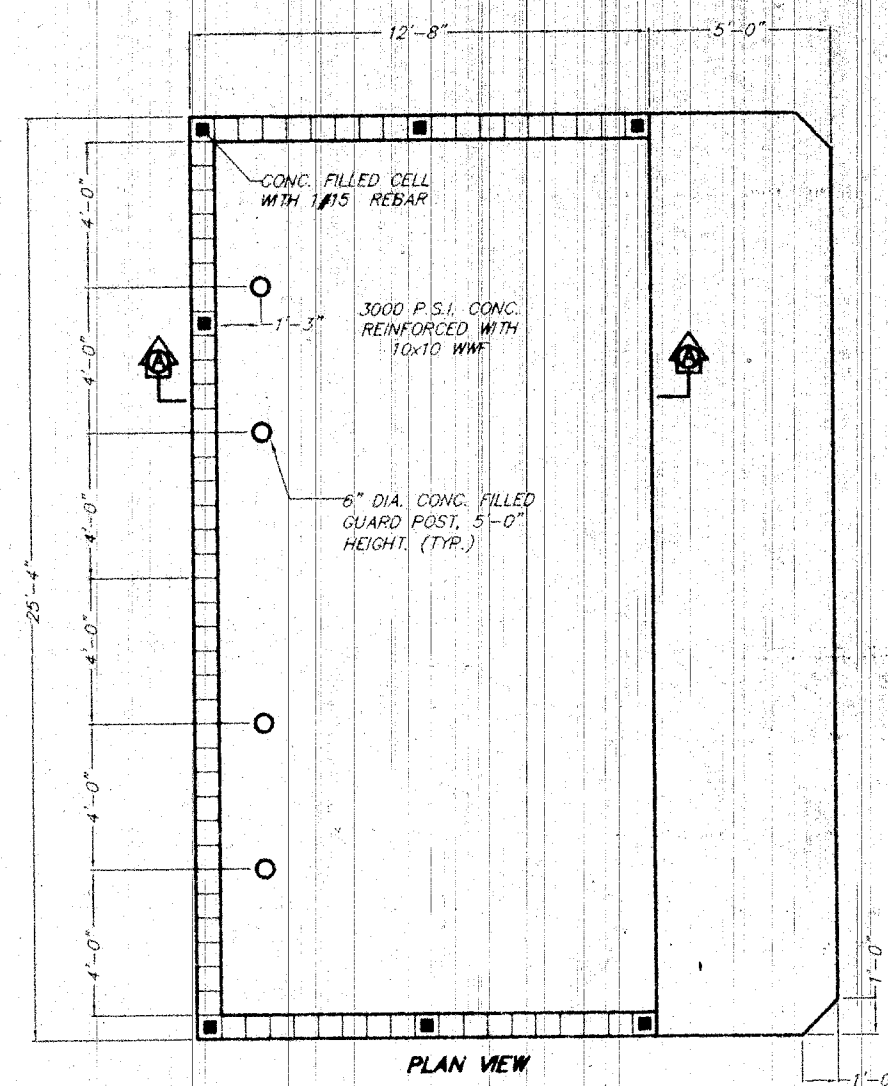
TYPE "D" HEADER CURB



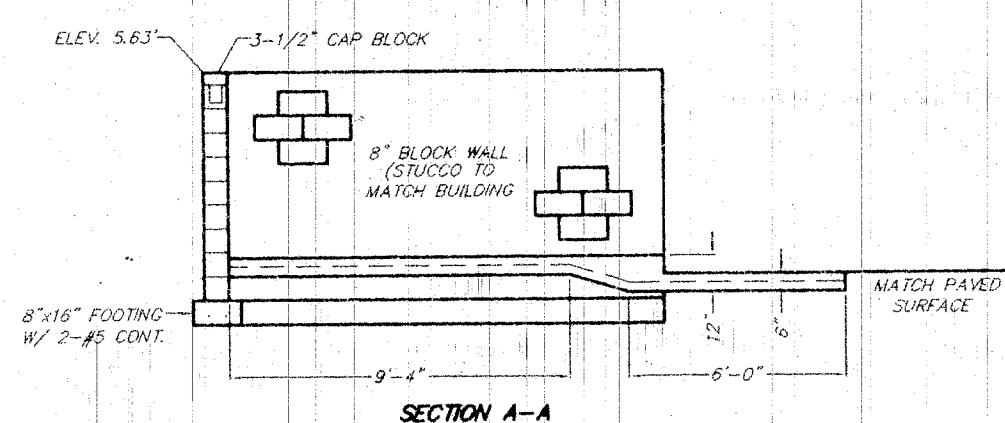
TYPE "F" CURB & GUTTER

TYPE "D" AND TYPE "F"
(NOT TO SCALE)

- NOTES:
1. INSTALL A 1/2" SEAL JOINT BETWEEN BACK OF CURBS AND DRIVEWAYS.
 2. PROVIDE A 5" THICK SAND LAYER BELOW STABILIZATION IN ALL AREAS WHERE A-7 MATERIALS ARE DIRECTLY BELOW STABILIZATION.
 3. ALL CONCRETE TO BE 3000 PSI MINIMUM AT 28 DAYS.

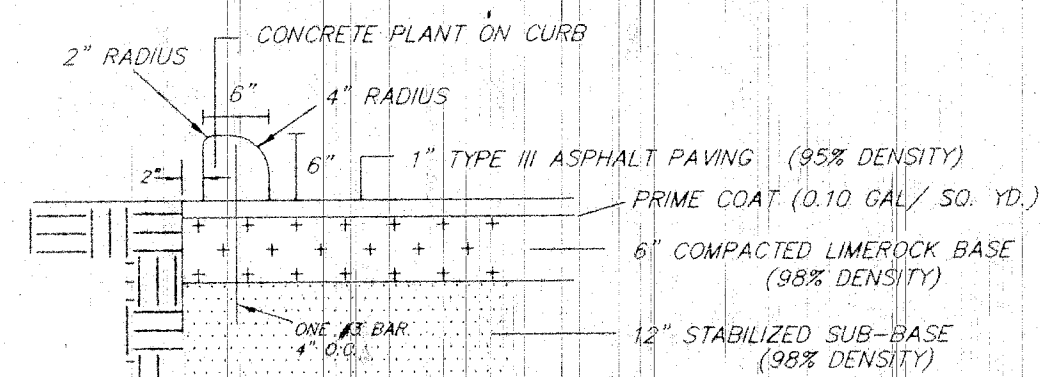


PLAN VIEW

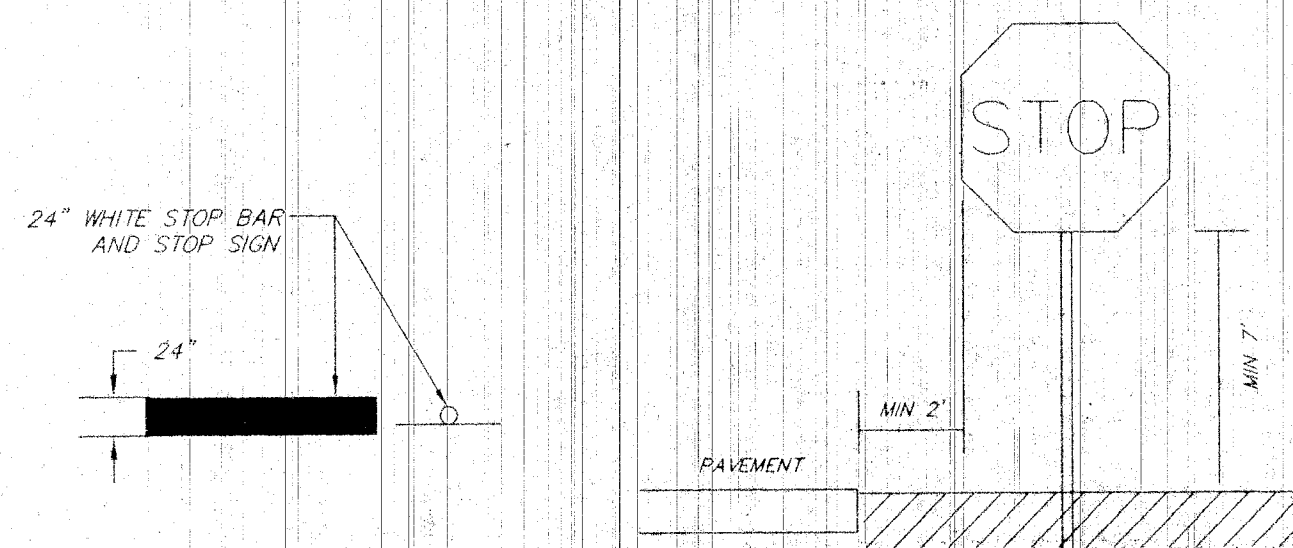


SECTION A-A
DUMPSTER PAD DETAIL

SEE PUBLIC WORKS COMMERCIAL SANITATION DEPARTMENT AND BUILDING DEPARTMENT PRIOR TO POURING PAD.

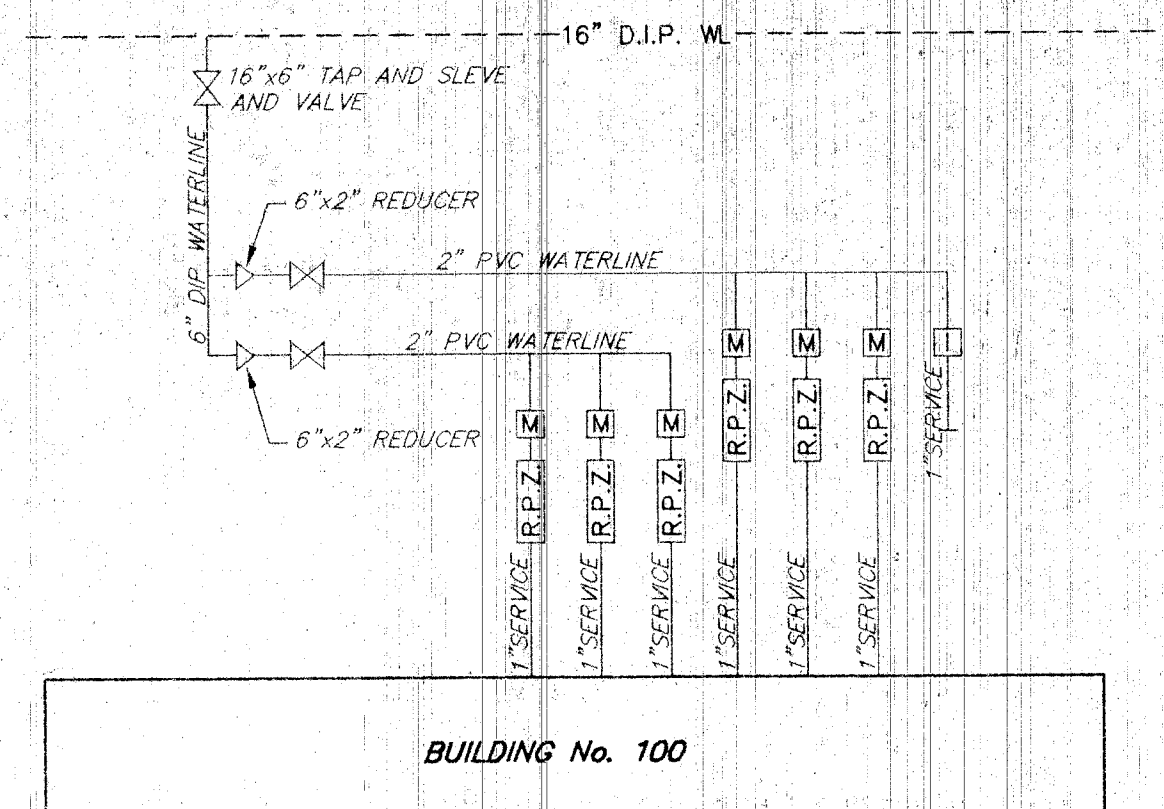


CONCRETE PLANT ON CURB
(NOT TO SCALE)

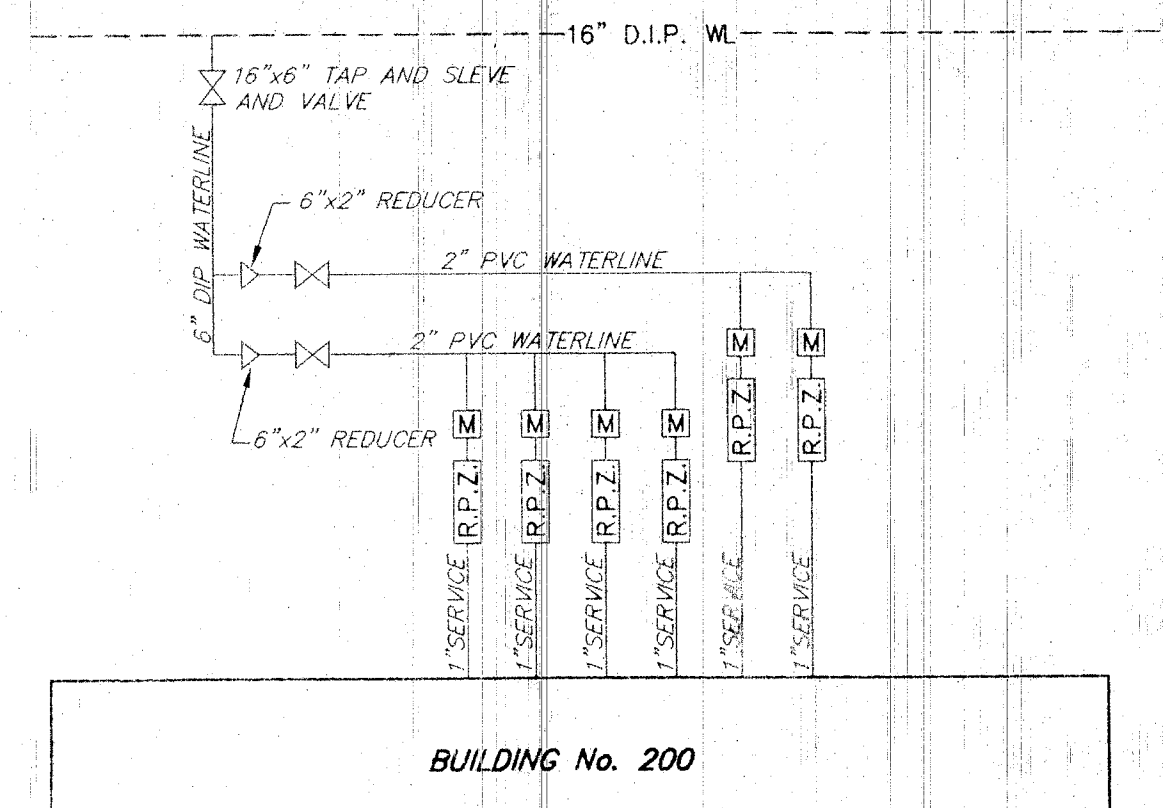


STOP SIGN DETAIL
(NOT TO SCALE)

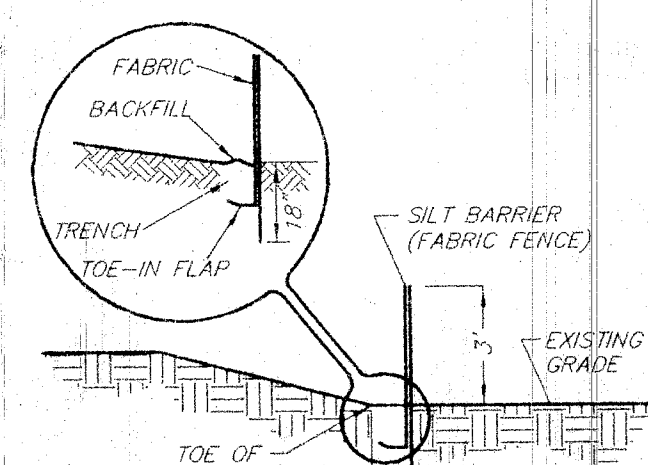
R.P.Z. = 1" R.P.Z. BACKFLOW PREVENTOR (BY CONTRACTOR)
M = 1" WATER METER (BY CITY)
I = 1" IRRIGATION METER



BUILDING No. 100

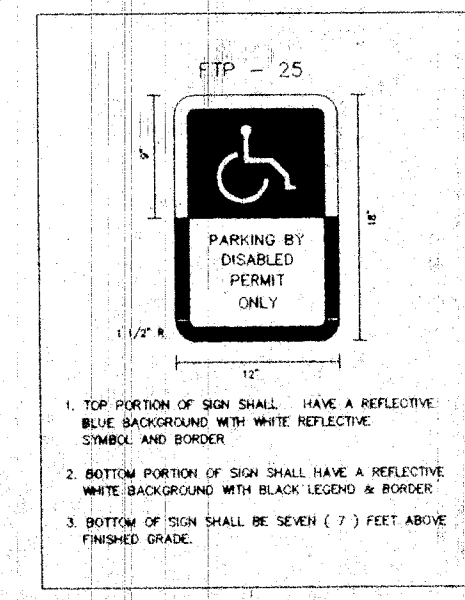


BUILDING No. 200

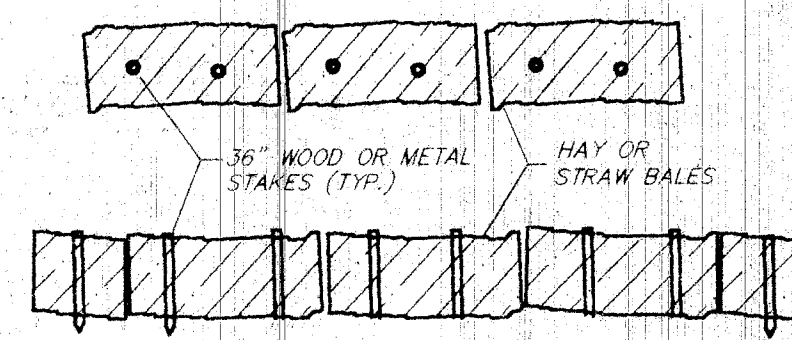


FABRIC SILT BARRIER

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HANDICAP SIGN DETAIL
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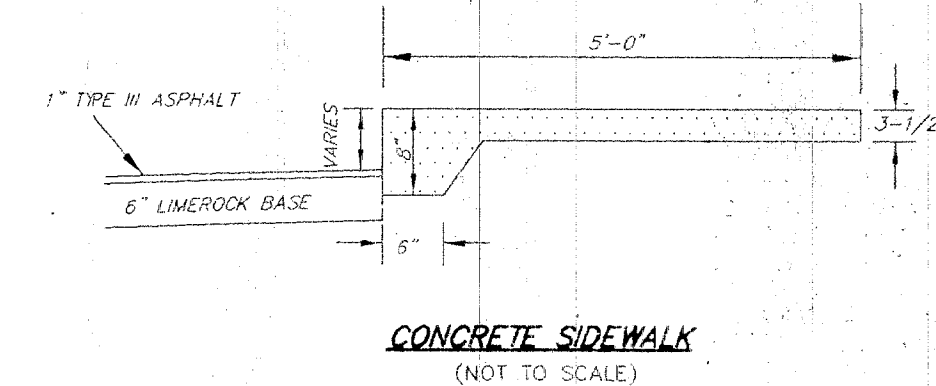


HAY BALE SILT BARRIER

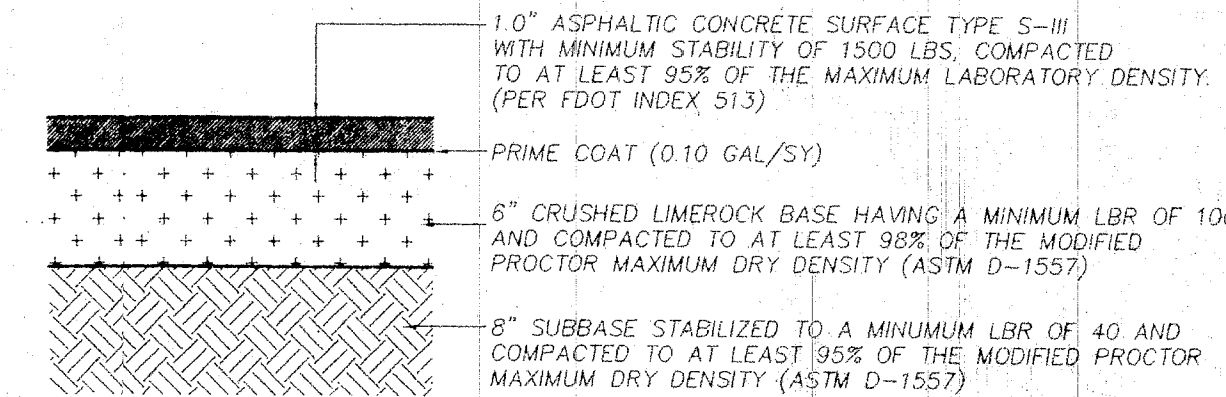
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DOUG LAMARRELL, PROFESSIONAL ENGINEER
REGISTERED ENGINEER NO. 18540
STATE OF FLORIDA

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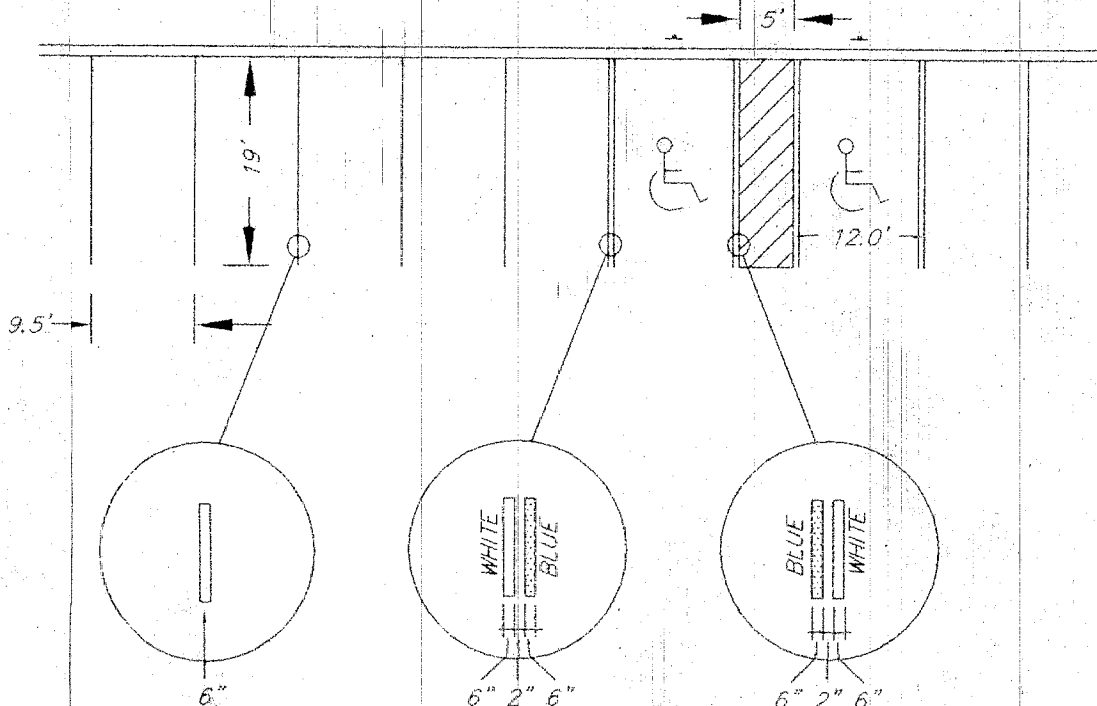


CONCRETE SIDEWALK
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TYPICAL PAVEMENT SECTION

NOTE:
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SCALE	N.T.S.
JOB NO.	05-061
DATE	07-14-05
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DESCRIPTION	Site Plan Now

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CONSULTING ENGINEERS	LAND PLANNERS
LAND SURVEYORS	ENGINEERING COMPANY
P.O. BOX 998, 705 SE 1ST AVE	TELEPHONE (904) 712-4406
FAX (904) 867-0112	SINCE 1984

DETAIL SHEET	FOR
CENTURY REALTY	
SHEET 4 of 4	