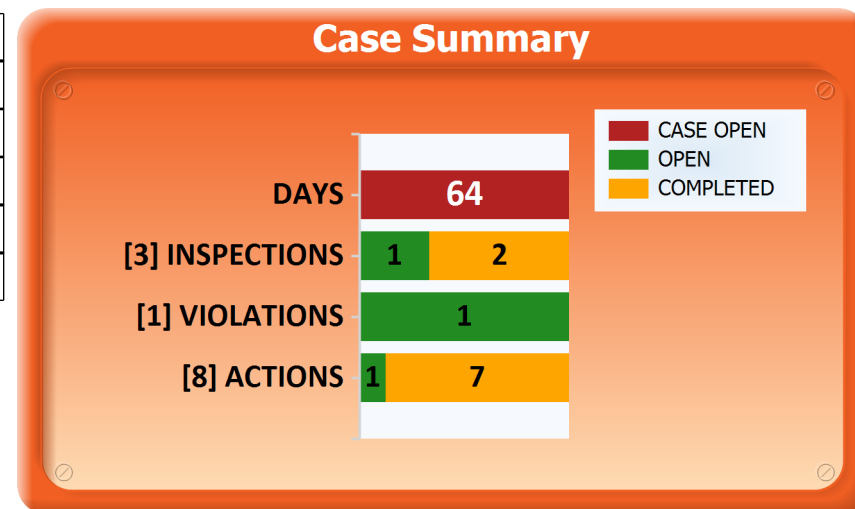


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0304

Description:			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 3/9/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/12/2026
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						

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		

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				

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



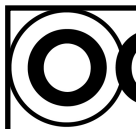
Case Details - No Attachments

City of Ocala

Case Number

CE26-0304

PREPARE NOTICE	SHANEKA GREENE	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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0304

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		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2172-002-000

[GOOGLE Street View](#)

Prime Key: 552313

[MAP IT+](#)

Current as of 3/9/2026

[Property Information](#)

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

[Taxes / Assessments:](#)
Map ID: 161
[Millage:](#) 1001 - OCALA

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

[PC:](#) 00

Acres: .19

Situs: 3108 NW 16TH PL OCALA

[2025 Certified Value](#)

Land Just Value	\$25,031
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$25,031
Total Assessed Value	\$25,031
Exemptions	\$0
Total Taxable	\$25,031

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$25,031	\$0	\$0	\$25,031	\$25,031	\$0	\$25,031
2024	\$25,031	\$0	\$0	\$25,031	\$25,031	\$0	\$25,031
2023	\$23,362	\$0	\$0	\$23,362	\$9,677	\$0	\$9,677

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8319/1507	08/2023	05 QUIT CLAIM	0	U	I	\$100
2892/0208	02/1999	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2589/0389	12/1998	61 FJGMNT	0	U	I	\$100
2272/0390	07/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$25,000
2272/0388	07/1996	07 WARRANTY	0	U	I	\$100
2272/0389	06/1996	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 11 TWP 15 RGE 21
PLAT BOOK N PAGE 038
GOLDEN HOLIDAY UNIT 2
LOT 2

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		75.0	109.0	MH	75.00	FF						

Neighborhood 4518
Mkt: 8 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
DEMO16-0100	11/7/2016	-	DEMO MOBILE
OC00738	5/1/1996	-	MHAD

PREPARED BY AND RETURN TO:

Name: Gary Worley

Address: 147 Mayo Road,
Cow Pens, SC, 29330

Parcel No.: 2172-002-000

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this **15th** day of **August, 2023**, by **Gary L. Worley and Arlene Worley, husband and wife ("Grantor")**, whose post office address is **147 Mayo Road, Cow Pens, SC 29330**, given to second party, **Powerin 3 Properties LLC, a Florida Limited Liability Company**, whose post office address is **11310 South Orange Blossom Trail, suite 193, Orlando, FL 32837 ("Grantee")**.

WITNESSETH:

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Marion** County, Florida, as more particularly described as follows:

Lot 2, Golden Holiday Unit No. 2, according to the map or plat thereof recorded in Plat Book N, Page 38, of the Public Records of Marion County, Florida.

TOGETHER with a 1971 Doublewide Mobile Home, Estate Mfg., VINs 9357A and 9357B

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

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the said grantee forever.

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

****SIGNATURE PAGE TO FOLLOW****

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS 1
PRINT NAME: Dennis L. Annistor
EB
WITNESS 2
PRINT NAME: Elissa Bomar

Gary L. Worley
Gary L. Worley
Arlene Worley
Arlene Worley

Witness 1 Address:

211 Chateau St
Boiling Springs, SC, 29316

Witness 2 Address:

211 Chateau St
Boiling Springs, SC, 29316

STATE OF ~~FLORIDA~~ South Carolina
COUNTY OF ~~ORANGE~~ SPRINGTOWN EB

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 15th day of August, 2023, by Gary L. Worley and Arlene Worley.

EB
Signature of Notary Public
Print, Type/Stamp Name of Notary

ELISSA BOMAR
Notary Public, State of South Carolina
My Commission Expires 12/02/2032

Personally Known: _____ OR Produced Identification: DRIVERS LICENSE
Type of Identification:
Produced: DRIVERS LICENSE

QUIT CLAIM DEED

File No.: 23-1229

Page 2 of 2



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

Detail by Entity Name

Florida Limited Liability Company
POWERIN 3 PROPERTIES LLC

Filing Information

Document Number L19000083247
FEI/EIN Number 83-4263995
Date Filed 03/26/2019
State FL
Status ACTIVE

Principal Address

11310 S ORANGE BLOSSOM TRAIL
SUITE 193
ORLANDO, FL 32837

Changed: 08/16/2022

Mailing Address

11310 S ORANGE BLOSSOM TRAIL
SUITE 193
ORLANDO, FL 32837

Changed: 08/16/2022

Registered Agent Name & Address

Quann, Latoya Hinton
11310 S Orange Blossom Trail
193
Orlando, FL 32837

Name Changed: 03/02/2020

Address Changed: 04/30/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

Quann, Latoya
11310 S Orange Blossom Trail
193

Orlando, FL 32837

Annual Reports

Report Year	Filed Date
2023	04/30/2023
2024	04/07/2024
2025	04/19/2025

Document Images

04/19/2025 -- ANNUAL REPORT	View image in PDF format
04/07/2024 -- ANNUAL REPORT	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/26/2021 -- ANNUAL REPORT	View image in PDF format
03/02/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- Florida Limited Liability	View image in PDF format



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

3/10/2026

CASE NO: CE26-0304

POWERIN 3 PROPERTIES LLC
QUANN LATOYA HINTON (REGISTERED AGENT)
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL. 32837-9421

RE: 2172-002-000 | 3108 NW 16TH PL OCALA, FL.

Dear Property Owner:

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

Compliance Requested on or before: 4/08/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

The property is overgrown with brush and vegetation. The property needs to be cut, cleaned and maintained.

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 inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

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



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

CL 10 26-0304

3/10/2026

POWERIN 3 PROPERTIES LLC
QUANN LATOYA HINTON (REGISTERED AGENT)
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL 32837-9421

32837-9421

UTF

32837-9421

JACKSONVILLE RPDC 320

12 MAR 2026 PM 2 L

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES

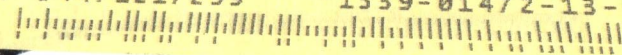


ZIP 34471 \$ 000.74⁰
02 7W
0008039548 MAR 11 2026

NIXIE 339 FE 1 0003/22/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *1539-01472-13-01





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

04/17/2026

POWERIN 3 PROPERTIES LLC
QUANN LATOYA HINTON (REGISTERED AGENT)
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL. 32837-9421

Respondent(s) _____ /

Location of Violation: 3108 SW 16TH PL|2172-002-000

Case Number: CE26-0304

Inspector Assigned: Stephen Knight

Required Compliance Date: 05/11/2026

Public Hearing Date & Time: 05/14/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

The property is overgrown with brush and vegetation. The property needs to be cut, cleaned
and maintained.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

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

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

CASE NO: CE26-0304

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

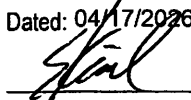
**STATE OF FLORIDA
COUNTY OF MARION**

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 04/17/2026 post the Notice of Violation & Public Hearing to the property, located at 3108 NW 16TH PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

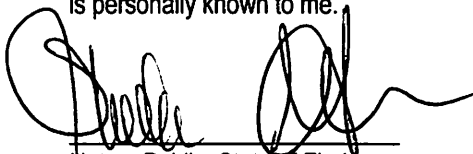
FURTHER, AFFIANT SAYETH NAUGHT.

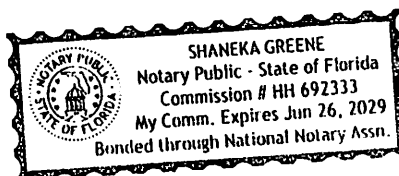
Dated: 04/17/2026

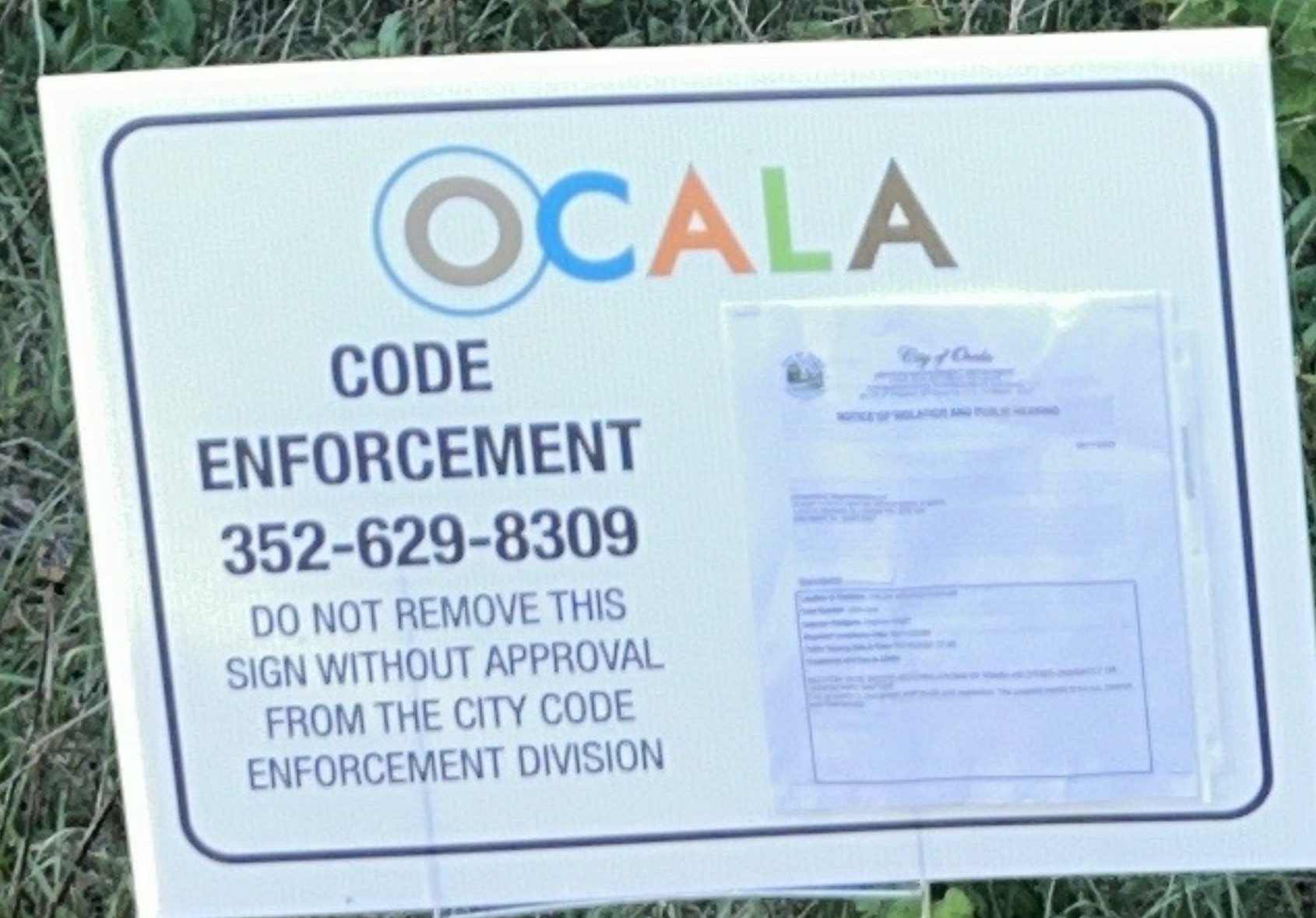

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



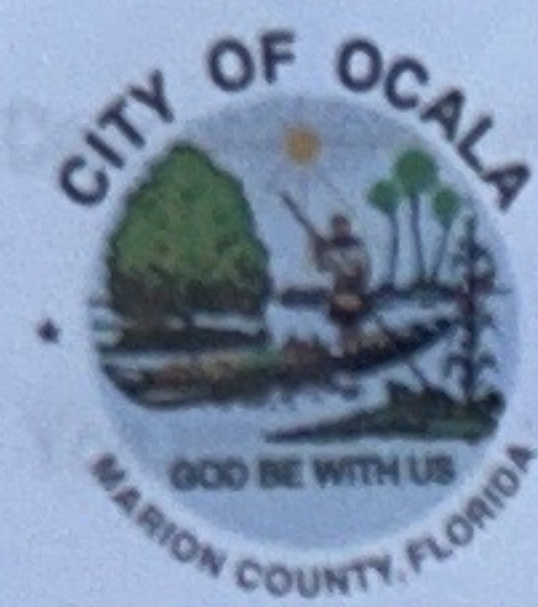


City of Ocala
Code Enforcement Division
4/20/2026 8:36 AM



OCALA

DE
CEMENT
29-8309
REMOVE THIS
OUT APPROVAL
E CITY CODE
MENT DIVISION



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

NOTICE OF VIOLATION AND PUBLIC HEARING

04/17/2026

POWERIN 3 PROPERTIES LLC
QUANN LATOYA HINTON (REGISTERED AGENT)
11310 S ORANGE BLOSSOM TRL STE 193
ORLANDO, FL 32837-9421

Respondent(s) _____ /

Location of Violation: 3108 SW 16TH PL|2172-002-000

Case Number: CE26-0304

Inspector Assigned: Stephen Knight

Required Compliance Date: 05/11/2026

Public Hearing Date & Time: 05/14/2026 17:30

Violation(s) and How to Abate:

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

352-450-8821

OFFICE DEBOIS

City of Ocala
Code Enforcement Division
4/20/2026 8:36 AM

**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

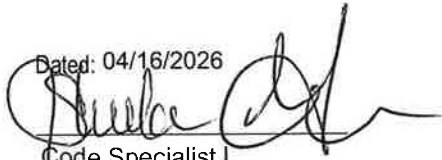
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 04/16/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

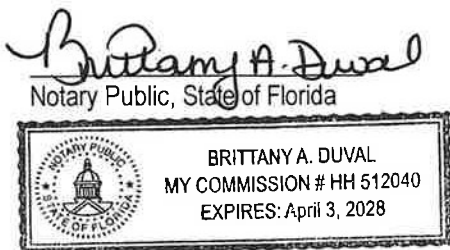
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/16/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/16/2026 by _____
is personally known to me.

_____, City of Ocala, who





City of Ocala
Code Enforcement Division
3/9/2026 2:52 PM



City of Ocala
Code Enforcement Division
3/9/2026 2:52 PM