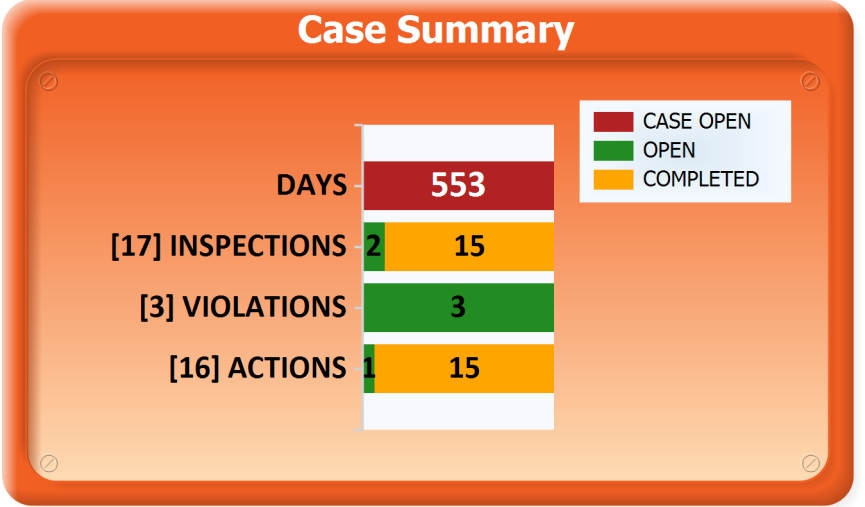


Description: DAMAGED TREE REMOVAL- NO PERMIT			Status: HEARING	
Type: BUILDING REGULATIONS			Subtype: BUILDING PERMIT REQUIRED	
Opened: 4/16/2024	Closed:	Last Action: 10/29/2025		Flw Up: 10/27/2025
Site Address: 1720 NW 4TH AVE ALL UNITS OCALA, FL 326173625				
Site APN: 25448-005-00			Officer: JENNIPHER L BULLER	
Details: 91 7199 9991 7039 7936 7401 FAIRBANKS SUITES LLC C/O CHARLES G. FAIRBANKS JR (RA) 9535 NE 38TH TER ANTHONY, FL 32617-3625				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	10/2/2025	10/2/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH MAILED 91 7199 9991 7039 7683 9581 FAIRBANKS SUITES LLC C/O CHARLES G FAIRBANKS JR (REGISTERED AGENT) 9535 NE 38TH TER ANTHONY, FL. 32617-3625
CERTIFIED MAIL	SHANEKA GREENE	10/2/2025	10/2/2025	NOVPH MAILED 9489 0090 0027 6697 0059 11 FAIRBANKS SUITES LLC C/O CHARLES G FAIRBANKS JR (REGISTERED AGENT) 9535 NE 58TH TER ANTHONY, FL. 32617-3625

CONTACT	JENNIPHER L BULLER	7/11/2025	7/11/2025	Phone call to property owner, Brad 352-322-5353. Left voicemail.
CONTACT	JENNIPHER L BULLER	8/12/2025	8/12/2025	Phone call to property owner, Brad 352-322-5353 (phone number provided on now expired permit TRE24-0089). Left voicemail.
CONTACT	JENNIPHER L BULLER	8/13/2025	8/13/2025	Phone call from property owner, Brad 352-322-5353, New tree permit has been applied for TRE25-0126. Working on getting vehicle removed now.
CONTACT	JENNIPHER L BULLER	9/3/2025	9/3/2025	Phone call to Brad Young 352-322-5353 concerning status of permit TRE25-0126. Left voicemail.
CONTACT	JENNIPHER L BULLER	9/18/2025	9/18/2025	Brad Young 352-322-5353, text message left.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	7/21/2025	7/21/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
OFFICER POSTING	JENNIPHER L BULLER	10/3/2025	10/3/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
PREPARE NOTICE	SHANEKA GREENE	7/17/2025	7/17/2025	NOVPH Compliance date: 08/14/2025
PREPARE NOTICE	SHANEKA GREENE	10/2/2025	10/2/2025	NOVPH Compliance date: 10/23/2025
				Find the Respondent(s) guilty of violating city code section 34 -122, 118-71, and, 122-219 and order to: 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, October 2nd, 2025, or (b) Have all vehicles properly registered and operational by

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/1/2025	8/8/2025	<p>4:00pm on Thursday, October 2nd, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city’s code. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) (a) Comply with any replacement requirements set forth in permit TRE24-0089 issued on 06/24/2024 to include the permitting re-issuing and inspection process. Plant nine (9) shade trees on the property with a 2.5 inch caliper, of which four (4) of the nine (9) need to be live oaks and three (3) of the nine (9) need to be planted in the landscape islands in front of the building (as sated in expired permit TRE24-0089) all by 4:00pm on Thursday, October 2nd, 2025. Once the permit has been reissued, all inspections shall be completed for final approval within 60 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued are not inspected and finaled by the 61st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$403.57 by October 2nd, 2025.</p>
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Case Details - No Attachments

City of Ocala

Case Number

2024_10835

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/14/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-122, 118-71, and 122-219 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, December 25th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, December 25th, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) Obtain any required permits needed to bring the site into compliance with the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday December 25th, 2025. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 30 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday December 26th, 2025, or if the permits issued are not inspected and finalized by the 31st day after the permits issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.</p> <p>3.) Pay the cost of prosecution of 456.57 by December 25th, 2025</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	FAIRBANKS SUITES LLC : 160007	9535 NE 38TH TER ANTHONY, FL 32617-3625			
OWNER	FAIRBANKS SUITES LLC C/O CHA	9535 NE 38TH TER ANTHONY, FL 32617-3625			
RESPONDENT 1	FAIRBANKS SUITES LLC	C/O CHARLES G,. FAIRBANKS, JR. (REGISTERED AGENT) ANTHONY, FL 32617-3625			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	17	\$212.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$456.57	\$0.00						
TOTALS:			\$456.57	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

CODE BOARD INSPECT	JENNIPHER BULLER	7/9/2024	7/9/2024	COMPLETE		On 07/09/2024, I conducted a follow up inspection prior to Code Board hearing. I found no tree removal permit on file despite speaking to a representative/property owner directly on 06/10/2024. Updated photo of property attached for documentation. Proceed to hearing to obtain an order.
FOLLOW UP	JLB	7/11/2025	7/11/2025	NON COMPLIANT		NOVPH? No tree permit on file for this parcel. TRE24-0089 was issued and had since expired for the adjoining property with no replacement tree replacement completed. Phone call to property owner. Left voicemail. Follow up scheduled.
FOLLOW UP	JLB	6/9/2025	6/9/2025	NON COMPLIANT		No change in status of permit TRE24-0089. Follow up scheduled.

FOLLOW UP	JLB	7/16/2025	7/16/2025	NON COMPLIANT		On site meeting with City of Ocala Project Manger, Dwain Thomas and Greg McClellan on-site (1720 NW 4th Ave). It was discovered the tree permit (TRE24-0089 approved on 06/28/2024) was actually applied for on the wrong location. It should have been applied for 1720 NW 4th Ave location and not 1703 N Pine. According to the permit 9 shade trees are to be replaced for compliance. While at the location a derelict vehicle was observed in the parking lot. A silver (stainless steel) Dodge 200 delivery truck with no license plate displayed. See all attachments to include permit application and site plan. Notes for TRE24-0089 states the following: conditionally approved based upon planting 9 shade trees on the property with a 2.5 inch caliper. 4 of these shade trees need to be a live oak. Also three of the shade trees need to be planted in the landscape islands in front of the building Within 60 days (08/27/2024). No trees have been planted/replaced upon the property as required. Request for Notice of Violation Public Hearing to prepared. Follow up scheduled.
FOLLOW UP	JLB	10/23/2025				TRE25-0126 status and derelict vehicle.
FOLLOW UP	JLB	9/17/2025	9/18/2025	NON COMPLIANT		Status TRE25-0126 permit application remains incomplete. A registered contractor needed to pull permit. Phone call to Brad Young 352-322-5353, text message left.
FOLLOW UP	JLB	6/26/2025	6/27/2025	NON COMPLIANT		TRE24-0089 status I conducted a follow up inspection. No additional information concerning permits for this parcel to include TRE24-0089. Email sent to Project Manager, Dwain Thomas. Follow up scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_10835

FOLLOW UP	JLB	5/12/2025	5/12/2025	NON COMPLIANT		Follow up inspection. Case never went to a hearing. No tree permit on file for parcel or address type. Permit TRE24-0089 may have been applied for on adjoining parcel. Site inspector DJ Schmidt has reached out to the property owner to obtain a permit for the correct parcel (see attached text message from Dwain Thomas). Follow up scheduled.
FOLLOW UP	JLB	8/13/2025	8/13/2025	NON COMPLIANT		I received a phone call from the property owner, Brad 352-322-5353, New tree permit has been applied for TRE25-0126. Working on getting vehicle removed now. Case removed from the 08/14/2025 Code Board agenda. Follow up scheduled.
FOLLOW UP	JLB	9/3/2025	9/3/2025	NON COMPLIANT		TRE25-0126 status I conducted a follow up concerning the status of permit TRE25-0126. I found the permit application was incomplete. Follow up scheduled.
FOLLOW UP	JLB	10/1/2025	10/1/2025	NON COMPLIANT		I conducted a follow up inspection. Permit TRE25-0126 remains at an "incomplete" application status despite communication and on-site meeting with property owner representative, Brad Young. Request for Notice of Violation and Public Hearing to be prepared. Updated photos attached. All violations remain non-compliant.
FOLLOW-UP	JENNIPHER BULLER	6/21/2024	6/20/2024	COMPLETE		On 06/10/2024, I received a phone call from Brad 352-322-5353 concerning the tree permit. He said he wasn't aware that a permit was required since the tree was damaged/dead. Will work on getting permit. On 06/20/2024, I checked the city database and found no permit on file for tree removal. Scheduled for hearing.

FOLLOW-UP	JENNIPHER BULLER	5/29/2024	6/3/2024	COMPLETE		On 05/31/2024, I checked the city database and found no permit on file for tree removal. Notice of Violation and Public Hearing completed and posted upon the property, 06/03/2024. While at location I spoke with several employees concerning the case and provided my business card for the manager and/or property owner to contact me. Affidavit of posting completed. Also, sent out by certified mail.
FOLLOW-UP	JENNIPHER BULLER	5/17/2024	5/17/2024	COMPLETE		On 05/17/2024, I called West Shore Home (352) 306-5441. I spoke with an employee who provided me an email address to request information on status for required permit for tree removal. HR@WESTSHOREHOME.COM
HEARING INSPECTION	JLB	8/12/2025	8/12/2025	NON COMPLIANT		I conducted a re-inspection prior to scheduled Code Board Hearing. I found all the violations remained non-compliant. No current permit on file for tree removal/replacement. Photos attached. Proceed to hearing to obtain an order to bring the property into compliance.
HEARING INSPECTION	JLB	10/27/2025				
INITIAL	JENNIPHER BULLER	4/17/2024	4/18/2024	COMPLETE		On 04/16/2024, while in the area I observed a large oak tree in the process from being removed from the location. I made contact with the contractor on site, "Top Notch." The tree apparently had been damaged by a storm a couple of weeks ago and had broken off approximately 4-5 feet above the ground. Photos attached. I explained to the employee of "Top Notch" that a no fee permit was still required due to zoning/commercial property. Email sent to City Permitting (attached) Courtesy letter mailed to property owner of record. Follow up scheduled.

VIOLATIONS



Case Details - No Attachments

City of Ocala

Case Number
2024_10835

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED		4/16/2024				Live/deed tree(s) removed from commercially zoned property without first obtaining required permit. Obtain required permit for tree removal and approved final inspection.
SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS	JENNIPHER L BULLER	7/16/2025				All improvements shall be perpetually maintained by the owner, successor or heirs, as shown on the site plan. Several trees removed from property without first obtaining approved tree removal permit. Obtain require permit and approved final inspection to be in compliance with approved site plan.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	7/16/2025				Derelict vehicle, silver Dodge 200 delivery truck. Vehicle must be operable and have a current license plate displayed or store in an enclosed building or removed from the property.

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

THE CITY OF OCALA

CASE NO: 2024_10835

Petitioner,

VS.

FAIRBANKS SUITES LLC

Respondents /

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	17	\$212.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	9	\$198.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

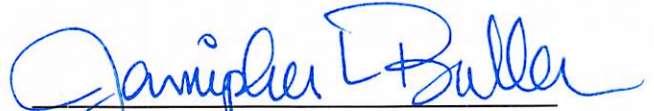
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58


Total Costs: \$456.57

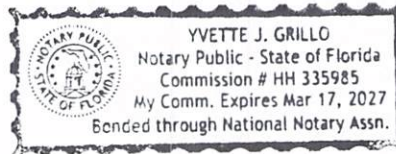
FURTHER. AFFIANT SAYETH NOT. Dated This:
10/17/2025

STATE OF FLORIDA
COUNTY OF MARION


JENNIPHER L BULLER
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct
by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Marion County Property Appriaser
2024 Assessment Roll

25448-005-00

SSHEROUSE

FAIRBANKS SUITES LLC
9535 NE 38TH TER
ANTHONY FL 32617-3625

Taxes/Assessments: 23770.46 Prime Key: 3137795
Map ID: 178 PC: 48
Millage 1001 Acres: 3.00
Situs 1720 NW 4TH AVE ALL UNITS, OCALA,

Working Values (Income)

Land Just Value	N/A	4/22/2020	117
Buildings	N/A	02/15/2017	27
Miscellaneous	N/A		
Total Just	1,260,399		
Total Assessed	1,255,899	Impact	4,500
Exemptions	0	Ten %	4,500
Total Taxable	1,255,899		
School Taxable	1,260,399		

10% Cap Base Year 2008

History of Assessed Value

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023 3	326,700	1,124,198	28,962	1,226,067	1,141,726	0	1,141,726 T%
2022 3	196,020	984,619	28,962	1,046,578	1,037,933	0	1,037,933 T%
2021 3	196,020	866,699	28,962	943,575	943,575	0	943,575
2020 3	196,020	888,098	28,962	903,259	903,259	0	903,259
2019 3	272,275	819,497	28,962	890,815	890,815	0	890,815
2018 3	272,275	784,235	28,962	841,730	841,730	0	841,730
2017 3	272,275	778,483	28,962	815,421	815,421	0	815,421
2016 3	272,275	747,620	28,990	804,209	804,209	0	804,209
2015 3	217,825	758,089	29,311	802,248	802,248	0	802,248
2014 3	217,825	733,442	31,652	792,268	792,268	0	792,268
2013 3	174,167	641,354	25,634	811,193	811,193	0	811,193
2012 3	217,800	654,716	25,506	747,921	747,921	0	747,921
2011 3	217,800	654,716	25,692	817,965	817,965	0	817,965
2010 3	217,800	656,484	25,879	878,337	878,337	0	878,337
2009 3	272,250	692,954	26,064	935,733	935,733	0	935,733
2008 3	272,250	692,954	26,251	1,005,660	1,005,660	0	1,005,660
2007 3	272,250	692,954	26,438	944,731	944,731	0	944,731
2006 3	63,000	648,927	38,256	748,583	748,583	0	748,583
2005 1	63,000	560,913	50,075	673,988	673,988	0	673,988
2004 1	63,000	0	0	63,000	63,000	0	63,000
2003 1	63,000	0	0	63,000	63,000	0	63,000
2002 1	63,000	0	0	63,000	63,000	0	63,000
2001 1	53,600	0	0	53,600	53,600	0	53,600

Property Transfer History

Book	Page	Date	Instrument	Code	Qualified	Improved	Price
5092	0211	8/2008	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	I Improved	100
5092	0207	8/2008	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	I Improved	100
5092	0205	8/2008	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	I Improved	100
5047	0099	3/2008	07 WARRANTY	7 PORTIONUND INT	U Unqualified	I Improved	100
4874	1316	8/2007	05 QUIT CLAI	2 V-SALES VERIFICATI	U Unqualified	I Improved	900,000
4838	0784	6/2007	07 WARRANTY	7 PORTIONUND INT	U Unqualified	I Improved	100
4523	0324	7/2006	05 QUIT CLAI	0	U Unqualified	I Improved	100
3076	1191	12/2001	05 QUIT CLAI	7 PORTIONUND INT	U Unqualified	V Vacant	100
2922	1784	3/2001	41 CORP	2 V-SALES VERIFICATI	Q Qualified	V Vacant	70,000

Property Description

Marion County Property Appriaser
2024 Assessment Roll

25448-005-00

SSHEROUSE

SEC 07 TWP 15 RGE 22
A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 AS FOLLOWS:
COM AT NW COR OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 7 TH
S 89-40-19 E 337.08 FT TO POB TH S 89-40-19 E 355.81 FT TH
S 19-04-33 E 122.88 FT TH N 89-40-19 W 395.87 FT TH N 00-03-00 W
115.90 FT TO POB. &
COM AT NW COR OF NE 1/4 OF SW 1/4 OF NE 1/4 OF SEC 7 TH S 89-40-19 E
692.90 FT TH S 19-04-33 E 122.88 FT TO POB TH S 19-04-33 E 214.25 FT TH
N 89-40-19 W 466.18 FT TH N 00-02-00 E 202.08 FT TH S 89-40-19 E 396.04 FT
TO POB.

Parent Parcel: 25448-000-01

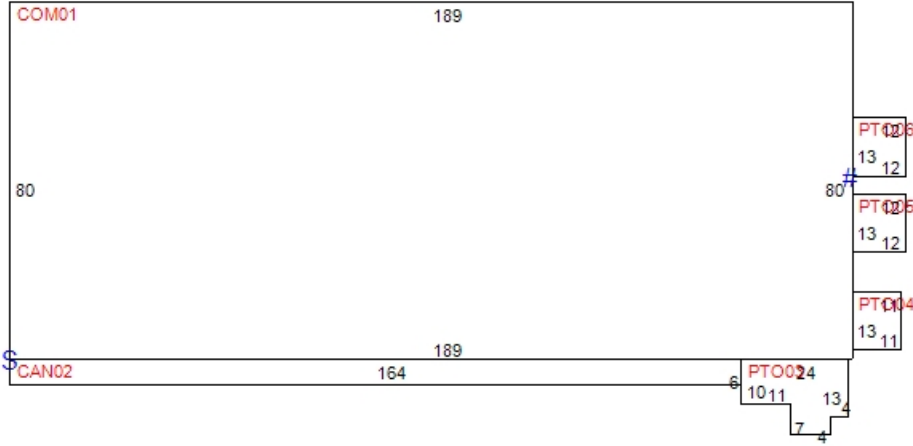
Land Data													
LN	Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Just
1	GCNF	4800	0.0	0.0	B4	130680.00	SF	2.50	100	100	100	326,700	326,700
Neighborhood:			9941	COMM	US 441-NE 35TH ST/SS BVLD	Total Land Classified Value:							326,700
Market Area:			2	70	Total Land Just Value:							326,700	

Marion County Property Appriaser
2024 Assessment Roll

25448-005-00

SSHEROUSE

COM01=R189U80L189D80.
CAN02=R164D6L164U6.R164
PTO03=R24D13L4D4L9U7L11U10.R25U2
PTO04=R11U13L11D13.U22
PTO05=R12U13L12D13.U17
PTO06=R12U13L12D13.



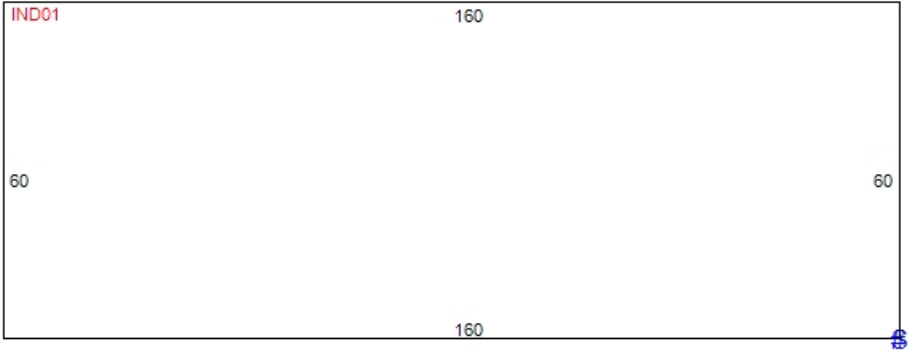
Building Characteristics									
Building 1									
Structure	1	WH STL FR						Phy. Deter	0%
Effective Age	3	10-14 YRS						Obsolescence: Functional	0%
Condition	3	3						Locational	0%
Quality Grade	500	FAIR							
Inspected on	4/22/2020		117 - JOSEPH WHEELER					Base Perimeter	538
Exterior Wall:	32	CONC BLK-STUC	63%						
	18	PREFINISHED MT	37%						
Section	Wall	Year	Bsmt	Ground	Interior Finish			Sprnk	A/C
01	N	16.0	1.00	2004	0	15,120	F17 OFFICE	29% N	Y
							F11 ONE STORY STOR	25% N	Y
							F48 WAREHOUSE/DIS	44% N	N
							F48 WAREHOUSE/DIS	2% N	Y
02	N	12.0	1.00	2004	0	984	CAN CANOPY-ATTACH	100 N	N
03	N	10.0	1.00	2004	0	315	PTO PATIO	100 N	N
04	N	8.0	1.00	2004	0	143	PTO PATIO	100 N	N
05	N	8.0	1.00	2004	0	156	PTO PATIO	100 N	N
06	N	8.0	1.00	2004	0	156	PTO PATIO	100 N	N
Section: COM 01									
Elevators	0	Res Units	0	Kitchens	0	4FixBath	1	3FixBath	1
Elevator Landings	0	Escalators	0	Fireplaces	0	2FixBath	7	XFixBath	2
Miscellaneous Refinements		Units		Rate		RCN Value			
SEC SECURITY SYSTM		1		5350		4815			

Marion County Property Appriaser
2024 Assessment Roll

25448-005-00

SSHEROUSE

IND01=L160U60R160D60.



Building		Building Characteristics										
2										Phy. Deter	0%	
Structure	1	WH STL FR								Obsolescence:	Functional	0%
Effective Age	3	10-14 YRS								Locational	0%	
Condition	3	3	Year Built		2004							
Quality Grade	500	FAIR										
Inspected on	4/22/2020	117 - JOSEPH WHEELER				Base Perimeter				440		
Exterior Wall:	32	CONC BLK-STUC		67%								
	18	PREFINISHED MT		33%								
	Wall		Year		Bsmt	Ground						
Section	C	Height	Stories	Built	%	Flr Area	Interior Finish		Sprnk	A/C		
01	N	15.0	1.00	2004	0	9,600	F48	WAREHOUSE/DIS	8% N	Y		
							F48	WAREHOUSE/DIS	92% N	N		
Section:	IND 01											
Elevators	0	Res Units		0	Kitchens	0	4FixBath	0	3FixBath	0		
Elevator Landings	0	Escalators		0	Fireplaces	0	2FixBath	5	XFixBath	0		
Miscellaneous Improvements												
Type	C	Nbr	Units	Type	Life	Year In	Grade	Length	Width	Depr Value		
105 FENCE CHAIN LK	Y	70.00	LF	20	2004	3		0.0	0.0	116		
144 PAVING ASPHALT	Y	39724.00	SF	5	2004	3		0.0	0.0	26,377		
159 PAV CONCRETE	Y	2028.00	SF	20	2004	3		0.0	0.0	2,247		
159 PAV CONCRETE	Y	100.00	SF	20	2005	5		10.0	10.0	111		
159 PAV CONCRETE	Y	100.00	SF	20	2005	5		10.0	10.0	111		
Total										28962		

**Marion County Property Appriaser
2024 Assessment Roll**

25448-005-00

SSHEROUSE

FAIRBANKS SUITES

BLDG01=

100- 1-4FX 1-3FX 2-2FX 2X

101- 1-2FX

102- VACANT 1-2FX

103-VACANT 1-2FX

104- VACANT 1-2FX

105- VACANT 1-2FX

BLDG02=

200-PETE MICHELETTI FLOORING 1-2FX

201- VACANT 1-2FX

202- VACANT 1-2FX

203- GUARDIAN AUTO GLASS 1-2FX

204-VACANT 1-2FX

Planning and Building

	Number	Amount	Issued Date	Complete Date	Description
1	OC00254	190,000	10/1/2003	10/1/2004	COMM
2	OC00253	500,000	10/1/2003	12/1/2004	COMM
3	OC00233	1,750	2/1/2005	1/1/1900	INT PARTITION WALLS
4	OC01137	2,250	5/1/2005	1/1/1900	3 SIDED PAINT BOOTH
5	OCO1635	50,000	6/1/2005	1/1/1900	INT WALLS # 102
6	BLD12-0763	2,400	6/14/2012	8/27/2012	INTERIOR WALLS WITH ELECTRIC

Cost Summary

Buildings RCN	1440594	4/22/2020	Bldg	Reproduction	RCN Less	
Bldg - Just Value	1066039		Nbr	Cost New	Depr.	Depreciation
Misc - Just Value	28962	10/14/2014	01	1,003,265	260,849	742,416
Land - Just Value	326700	12/12/2019	02	437,329	113,706	323,623
Total - Just Value	1260399					

THIS INSTRUMENT PREPARED BY:
JONATHAN S. DEAN, ESQUIRE
DEAN & DEAN, LLP
230 NE 25TH AVENUE, SUITE 100
OCALA, FLORIDA 34470

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 09/05/2008 02:23:30 PM
FILE #: 2008089815 OR BK 05092 PGS 0211-0212

RECORDING FEES 18.50

DEED DOC TAX 0.70

Return to:
Advantage Title, LLC
230 NE 25th Ave
Ocala, Fl. 34470



QUIT CLAIM DEED

THIS DEED, made on the 28 day of August, 2008, between **FAIRBANKS PLAZA, LLC, a Florida limited liability company** ("First Party"), whose post office address is 1720 NW 4th Avenue, Suite 100, Ocala, Florida 34475, and **FAIRBANKS SUITES, LLC, a Florida limited liability company**, ("Second Party"), whose post office address is 1720 NW 4th Avenue, Suite 100, Ocala, Florida 34475.

(Wherever used herein the terms "First Party" and "Second Party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH

That the said First Party, for and in consideration of the sum of \$10.00, in hand paid by the Second Party, which the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to wit:

A PORTION OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY 301-441 AND THE NORTHERN PORTIONS OF LOT 1, BLOCK 5 AND GADSON STREET AS SHOWN ON THE PLAT OF MARION HEIGHTS RECORDED IN PLAT BOOK "A", PAGE 148 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE AFORESAID NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 7, PROCEED THENCE S. 89°40'19" E., ALONG THE NORTH LINE OF SAID NE 1/4 OF THE SW 1/4 OF THE NE 1/4, A DISTANCE OF 337.08 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF NORTH PINE AVENUE (U.S. HIGHWAY NO. 301-441/200 FEET WIDE) AND THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE, CONTINUE S. 89°40'19" E., ALONG SAID NORTH LINE, A DISTANCE OF 355.81 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF N.W. 4TH AVENUE (GAINESVILLE STREET/50 FEET WIDE); THENCE DEPARTING SAID NORTH LINE, PROCEED S. 19°04'33" E., ALONG SAID RIGHT OF WAY LINE, 122.88 FEET; THENCE, DEPARTING SAID RIGHT OF WAY LINE, N.89°40'19" W., A DISTANCE OF 395.87 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF NORTH PINE AVENUE; THENCE N. 00°03'00" W., ALONG SAID RIGHT OF WAY LINE, 115.90 FEET TO THE POINT OF BEGINNING.

Parcel ID#25448-005-00

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 First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party forever.

Signed, Sealed and Delivered in the presence of: Fairbanks Plaza, LLC, a Florida limited liability company
By: Fairbanks Property Management, LLC, a Florida limited liability company, Managing Member
By: Charles Gordon Fairbanks, Jr. Revocable Trust dated June 21, 2005, Managing Member

WPA. 74
Printed Name: Kimberly A. Fox

By: Charles G. Fairbanks, Jr.
Charles G. Fairbanks, Jr., as Trustee

S. E. Burgess
Printed Name: S. E. BURGESS

By: Elizabeth R. Fairbanks Revocable Trust dated June 21, 2005, Managing Member
Elizabeth R. Fairbanks
Elizabeth R. Fairbanks, as Trustee

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me on the 28 day of August, 2008, by Charles G. Fairbanks, Jr., as Trustee of the Charles Gordon Fairbanks, Jr. Revocable Trust dated June 21, 2005, the Managing Member of Fairbanks Property Management, LLC, a Florida limited liability company, the Managing Member of Fairbanks Plaza, LLC, a Florida limited liability company and Elizabeth R. Fairbanks, as Trustee of the Elizabeth R. Fairbanks Revocable Trust dated June 21, 2005, the Managing Member of Fairbanks Property Management, LLC, a Florida limited liability company, the Managing Member of Fairbanks Plaza, LLC, a Florida limited liability company, who are personally known to me or produced DLs as identification.

K.A. Fox
Notary Public
Commission Number:





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

Detail by Entity Name

Florida Limited Liability Company
FAIRBANKS SUITES OF FLORIDA LLC

Filing Information

Document Number	L06000065583
FEI/EIN Number	84-3217703
Date Filed	06/29/2006
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	10/07/2019
Event Effective Date	NONE

Principal Address

9535 NE 38th Terr
Anthony, FL 32617-3625

Changed: 01/24/2020

Mailing Address

9535 NE 38th Terr
Anthony, FL 32617-3625

Changed: 01/24/2020

Registered Agent Name & Address

FAIRBANKS, CHARLES G, Jr.
9535 NE 38th Terr
Anthony, FL 32617-3625

Name Changed: 02/13/2013

Address Changed: 01/24/2020

Authorized Person(s) Detail

Name & Address

Title MGR

Fairbanks, Charles G, Jr.
9535 NE 38th Terr
Anthony, FL 32617-3625

Title MGR

Fairbanks, Elizabeth
9535 NE 38th Terr
Anthony, FL 32617-3625

Annual Reports

Report Year	Filed Date
2022	02/25/2022
2023	01/18/2023
2024	04/01/2024

Document Images

04/01/2024 -- ANNUAL REPORT	View image in PDF format
01/18/2023 -- ANNUAL REPORT	View image in PDF format
02/25/2022 -- ANNUAL REPORT	View image in PDF format
01/15/2021 -- ANNUAL REPORT	View image in PDF format
01/24/2020 -- ANNUAL REPORT	View image in PDF format
10/07/2019 -- LC Name Change	View image in PDF format
02/15/2019 -- ANNUAL REPORT	View image in PDF format
01/24/2018 -- ANNUAL REPORT	View image in PDF format
01/27/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
02/26/2015 -- ANNUAL REPORT	View image in PDF format
01/31/2014 -- ANNUAL REPORT	View image in PDF format
02/13/2013 -- ANNUAL REPORT	View image in PDF format
02/09/2012 -- ANNUAL REPORT	View image in PDF format
01/24/2011 -- ANNUAL REPORT	View image in PDF format
01/21/2010 -- ANNUAL REPORT	View image in PDF format
02/06/2009 -- ANNUAL REPORT	View image in PDF format
01/22/2008 -- ANNUAL REPORT	View image in PDF format
03/13/2007 -- ANNUAL REPORT	View image in PDF format
06/29/2006 -- Florida Limited Liability	View image in PDF format



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

4/18/2024

CASE NO: 2024_10835

FAIRBANKS SUITES LLC
C/O CHARLES G FAIRBANKS, JR. (REGISTERED AGENT)
9535 NE 38TH TER
ANTHONY FL 32617-3625

RE: 25448-005-00 | 1720 NW 4TH AVE ALL UNITS

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations, along with their corresponding photograph(s).

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 **5/16/2024**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Special Magistrate for a hearing.

You may contact me at **(352) 425-3451**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jennipher Buller
Code Enforcement Officer

Section 118-75 - Removal of dead or damaged trees..

Brief Description: The following shall apply to tree removal permits for cases of extensive damage or death to trees from disease, insects, lightning, fire, old age, wind or other acts of God: Trees to be removed will be shown on an as-built site plan or identified and recorded. Damaged/downed tree upon property. Obtain and complete final inspection for NO FEE tree removal permit.





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

10/03/2025

FAIRBANKS SUITES LLC
C/O CHARLES G FAIRBANKS JR (REGISTERED AGENT)
9535 NE 58TH TER
ANTHONY, FL. 32617-3625

Respondent(s) _____ /

Location of Violation: 1720 NW 4TH AVE|25448-005-00

Case Number: 2024_10835

Officer Assigned: Jennipher Buller

Required Compliance Date: 10/23/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Live/deed tree(s) removed from commercially zoned property without first obtaining required permit. Obtain required permit for tree removal and approved final inspection.

SECTION 122-219 CONFORMANCE W/ APVD PLAN; CHANGES TO APVD PLAN; CERT OF COMPLIANCE; MAINT OF IMPVMTS

All improvements shall be perpetually maintained by the owner, successor or heirs, as shown on the site plan. Several trees removed from property without first obtaining approved tree removal permit. Obtain require permit and approved final inspection to be in compliance with approved site plan.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicle, silver Dodge 200 delivery truck. Vehicle must be operable and have a current license plate displayed or store in an enclosed building or removed from the property.

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 enforcement officer 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:

Jennifer Buller Supervisor
jbuller@ocalafl.gov
352-425-3451

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

CASE NO: 2024_10835

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 10/03/2025 post the Notice of Violation & Public Hearing to the property, located at 1720 NW 4TH AVE.
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.

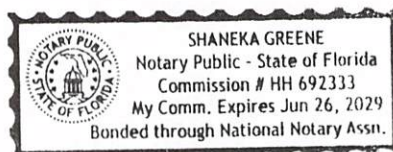
Dated: 10/03/2025

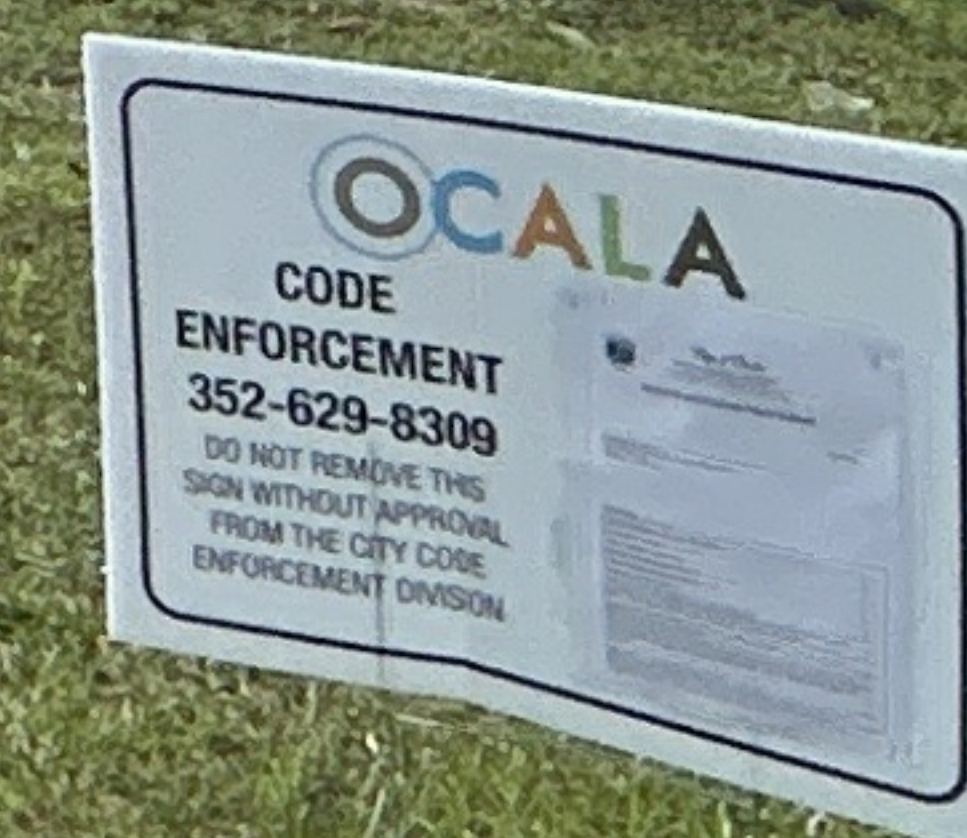
Jennipher Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/03/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
10/3/2025 4:10 PM



ENT
309
THIS
PROVAL
CODE
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

10/03/2025

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

FAIRBANKS SUITES LLC
C/O CHARLES G FAIRBANKS JR (REGISTERED AGENT)
9535 NE 58TH TER
ANTHONY, FL. 32617-3625

Respondent(s) _____ /

Location of Violation: 1720 NW 4TH AVE|25448-005-00

Case Number: 2024_10835

Officer Assigned: Jennipher Buller

Required Compliance Date: 10/23/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

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Derelict vehicle, silver Dodge 200 delivery truck. Vehicle must be operable and have a current license plate displayed or store in an enclosed building or removed from the property.

Office DEBOTO

City of Ocala
Code Enforcement Division
10/3/2025 4:10 PM

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

CASE NO: 2024_10835

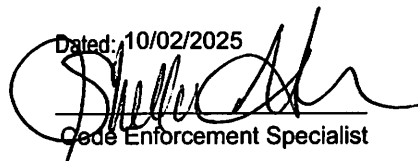
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 10/02/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

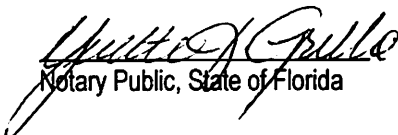
FURTHER, AFFIANT SAYETH NAUGHT.

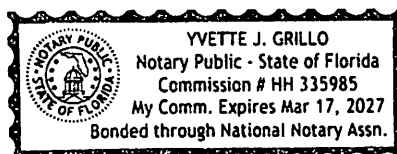
Dated: 10/02/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida

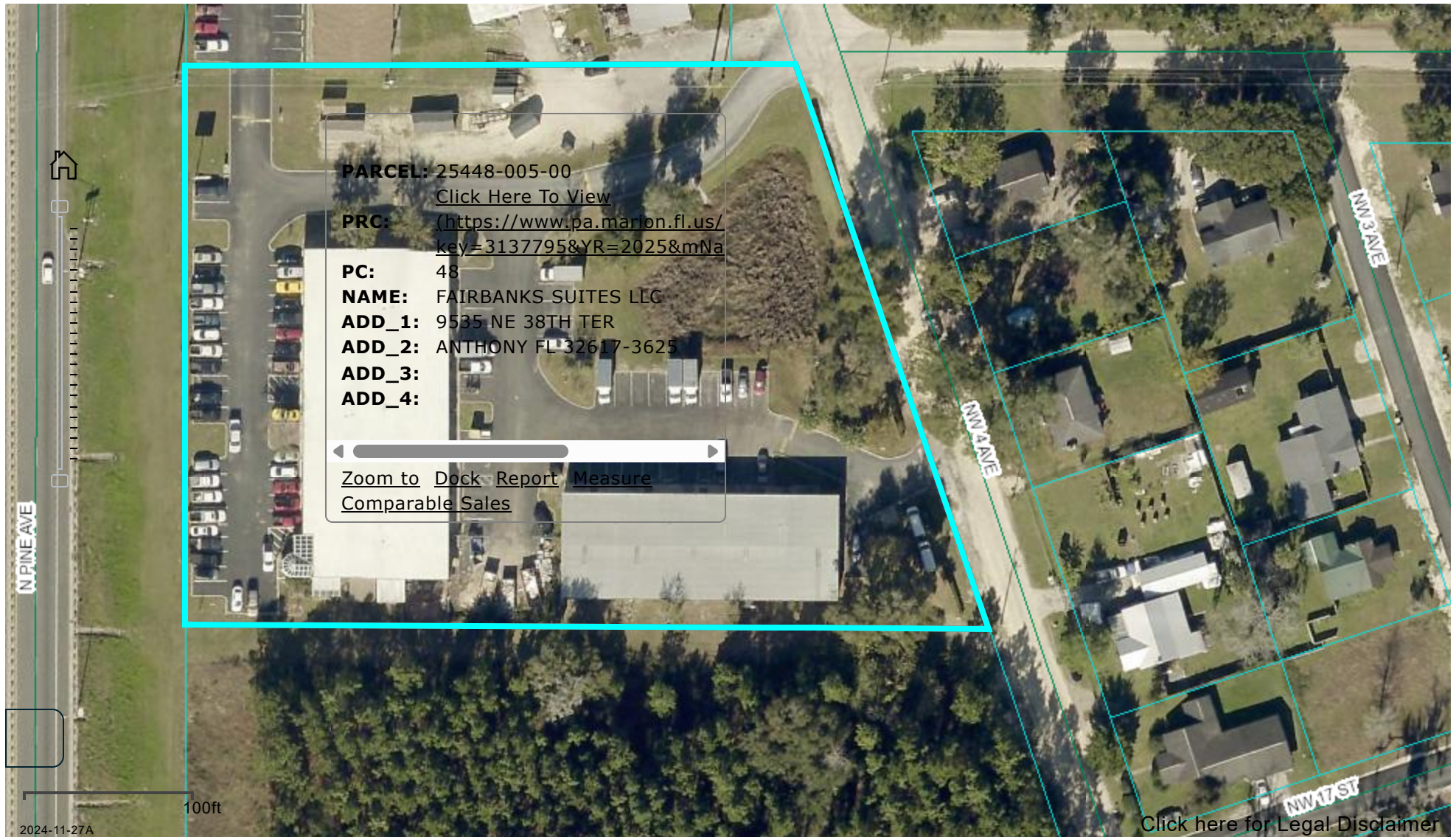


This map site will be shut down on July 31, 2025 at 5:00 pm. Please click here to use our new GIS Online Mapping system.
(<https://experience.arcgis.com/experience/fdebe26ee2fb40758e399cc5447c5809>)



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser - Map It+

NO LONGER SUPPORTED - PLEASE USE
OUR NEW MAPPING SYSTEM LINK AT THE
TOP OF THE PAGE





City of Ocala
Code Enforcement Division
10/1/2025 1:03 PM



City of Ocala
Code Enforcement Division
10/1/2025 1:03 PM



City of Ocala
Code Enforcement Division
10/1/2025 1:04 PM



City of Ocala
Code Enforcement Division
10/1/2025 1:05 PM



07/09/2024 14:38
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
7/16/2025 1:40 PM



City of Ocala
Code Enforcement Division
7/16/2025 1:40 PM



City of Ocala
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7/16/2025 1:41 PM



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7/16/2025 1:41 PM



City of Ocala
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City of Ocala
Code Enforcement Division
7/16/2025 1:42 PM



04/16/2024 14:24
City of Ocala
Code Enforcement Division



04/16/2024 14:24
City of Ocala
Code Enforcement Division



04/16/2024 14:25
City of Ocala
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04/16/2024 14:26
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04/16/2024 14:26
City of Ocala
Code Enforcement Division



04/16/2024 14:27
City of Ocala
Code Enforcement Division