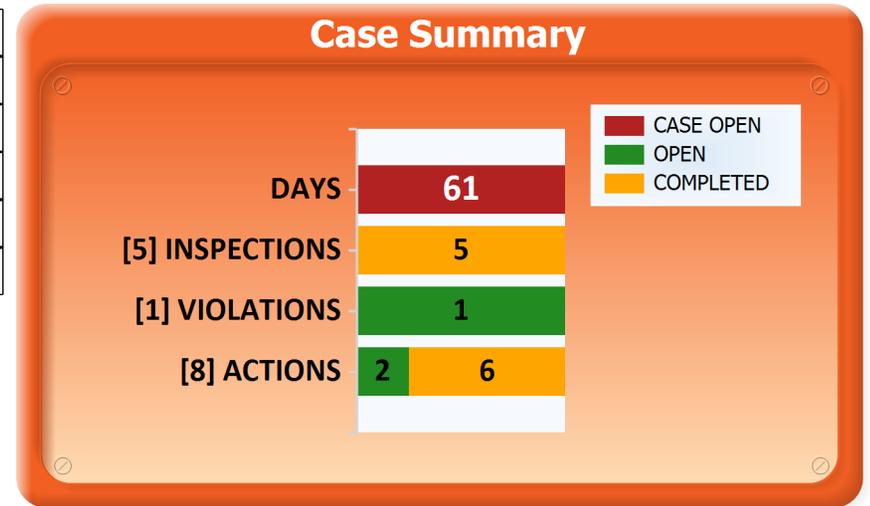


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0013

Description: Tree Removal No permit		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 1/9/2026	Closed:	Last Action: 3/12/2026	Flw Up: 3/9/2026
Site Address: 2321 NE 3RD ST ALL UNITS OCALA, FL 34470			
Site APN: 28184-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SILVER POINTE LTD	3321 US HWY 27 S SEBRING, FL 33870-5441			
REGISTERED AGENT	WOHL, MARTIN M	3321 US HWY 27 SOUTH SEBRING, FL 33870			
RESPONDENT 1	SILVER POINTE LTD	3321 US HWY 27 S SEBRING , FL 33870-5441			

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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0013

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$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: \$219.21 \$0.00

TOTALS: \$219.21 \$0.00

Violations

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	JEFFREY GUILBAULT	1/12/2026				Please obtain a after the fact tree removal permit for the trees cut down and removed from the property.

Inspections

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0013

INITIAL	JGB	1/9/2026	1/9/2026	NON COMPLIANT	While traveling through the area I noticed a tree removal occurring at the Silver Point apartments. Upon further digging there is not an active permit on file for a tree removal at this property. This R3 zoned property requires a tree removal permit. I informed the contractor doing the job, office staff for the apartments complex that a permit was required. Bobs tree service was working on filling the form up and informed me today that they will be dropping off the permit today. I will wait till Monday to send a CLTO to the property owners. I will also be checking all Silver point property's today. The amount of trees removed at 1029 this morning was 5 trees. I drove around the property and verified that there are several other dead trees on the property. Bobs tree service stated they will be adding those to the permit as well for removal. I have informed the site inspector Zac Jacobson of my findings as well. Please see photos.
FOLLOW UP	JGB	1/12/2026	1/12/2026	NON COMPLIANT	Verify TRE permit was applied for. Verified that at of 0941 this morning there is no application for a tree removal permit in the central square. CLTO sent to admin.
FOLLOW UP	JGB	2/16/2026	2/16/2026	NON COMPLIANT	Novph sent to admin. Verified this morning that there is no permit applied for for the removal of TREES on the property.
FOLLOW UP	JGB	2/18/2026	2/18/2026	NON COMPLIANT	NOVPH POP today at 0950. Before posting the property i verified there is still no permit on file for the removal of trees from the apartment complex.
HEARING INSPECTION	JGB	3/9/2026	3/9/2026	COMPLETED	TODAY AT 0829 I VERIFIED THERE IS NO PERMIT ON FILE FOR THE REMOVAL OF SHADE TREES AND ORNIMENTAL TREES ON THE PROPERTY. PROPERTY MANAGMENT WAS MADE AWARE OF THE VIOLATIONS AND THE CONTRACTOR WHO DID THE WORK WAS MADE AWARE OF THE VIOLATIONS.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	1/13/2026	1/13/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	1/13/2026	1/13/2026	CLTO MAILED
PREPARE NOTICE	SHANEKA GREENE	2/16/2026	2/17/2026	NOVPH
ADMIN POSTING	SHANEKA GREENE	2/17/2026	2/17/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/17/2026	2/17/2026	NOVPH MAILED 9489 0090 0027 6696 9850 78 SILVER POINTE LTD WOHL MARTIN M (REGISTERED AGENT) 3321 US HWY 27 S SEBRING, FL. 33870-5441
OFFICER POSTING	JEFFREY GUILBAULT	2/18/2026	2/18/2026	NOVPH READY FOR POSTING NOVPH POP
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026		<p>Find the Respondent(s) guilty of violating city code section(s): 118-71 and order to:</p> <p>1,) Obtain any required permits needed to bring the site into compliance with required site plan section 122-212 and/or the original site plan and sections 122-219 and 118-71 for the unpermitted removal of trees by 04:00pm on Thursday, April 9th, 2026. Once the permits are obtained, all site work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, April 10th, 2026, or if the permits issued are not inspected and finalized by the 61st day after the permit(s) issuance, there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines.</p> <p>2.) Pay the cost of prosecution of \$219.21 by April 9th, 2026</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>

Ocala Case Details - No Attachments
City of Ocala

Case Number
ENV26-0013

HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026		NEW BUSINESS
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: ENV26-0013

Petitioner,

VS.

SILVER POINTE LTD

Respondents _____ /

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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	Total:
Postage:	\$0.74	1	\$17.72	2	\$18.46

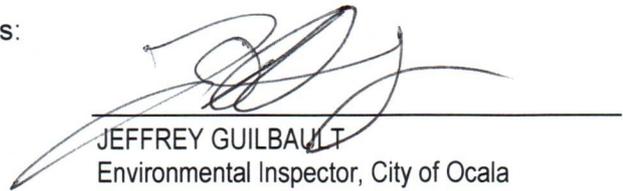
7. Administrative Fee(s):

	Cost	Total:
Fee(s):		

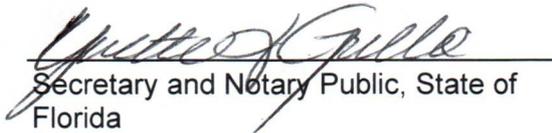
Total Costs: \$219.21

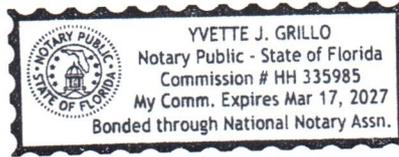
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/27/2026

STATE OF FLORIDA
COUNTY OF MARION


JEFFREY GUILBAULT
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 27 Feb
by JEFFREY GUILBAULT who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2026 Property Record Card

28184-000-00

[GOOGLE Street View](#)

Prime Key: 668842

[MAP IT+](#)

Current as of 1/12/2026

[Property Information](#)

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

[PC: 03](#)

Acres: 7.59

SILVER POINTE LTD
 3321 US HWY 27 S
 SEBRING FL 33870-5441

[Taxes / Assessments:](#)

Map ID: 196

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 2321 NE 3RD ST ALL UNITS
 OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$3,144,372	Ex Codes:
Total Assessed Value	\$3,144,372	
Exemptions	\$0	
Total Taxable	\$3,144,372	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$826,550	\$11,595,271	\$145,145	\$3,144,372	\$3,144,372	\$0	\$3,144,372
2024	\$826,550	\$0	\$0	\$826,550	\$818,285	\$0	\$818,285
2023	\$743,895	\$0	\$0	\$743,895	\$743,895	\$0	\$743,895

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7694/1808	02/2022	07 WARRANTY	9 UNVERIFIED	Q	V	\$1,500,000
6845/0304	09/2018	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$1,500,000
5535/1379	06/2011	31 CERT TL	0	U	I	\$100
2879/1647	11/2000	41 CORP	2 V-SALES VERIFICATION	U	I	\$190,000
2493/0168	04/1998	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$137,500
2440/0323	12/1997	26 TRUSTEE	0	U	I	\$100
2440/0311	11/1997	75 TR AGRE	0	U	I	\$100
2191/0322	09/1995	46 CORP MERG	0	U	I	\$100

[Property Description](#)

SEC 16 TWP 15 RGE 22

COM AT A PT 14.73 CHS W OF THE SE COR OF GOV LOT 1 OF FRAC SEC 16 TH N 20 CHS
 MOL TH W 7.41 CHS TH S 20 CHS MOL TH E 7.41 CHS TO THE POB &
 BEGIN 8.40 CHS W OF THE NE COR OF ALVAREZ GRANT TH N 20 CHS TH W 6.33 CHS TH
 S 20 CHS TH E 6.33 CHS TO THE POB &
 EXC BEGIN AT A PT THAT IS S 89-48-51 W 1460.76 FT FROM THE NE COR OF GRANT FOR
 THE POB TH N 00-02-54 W 1340.84 FT TH N 89-52-30 E 906 FT TH S 00-04-50 E 635.46 FT
 TH S 89-52-30 W 508.23 FT TH S 00-02-54 E 703.56 FT TH S 89-48-51 W 398.17 FT TO
 THE POB &
 EXC THAT PT LYING WITHIN ROW OF NE 3RD ST

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

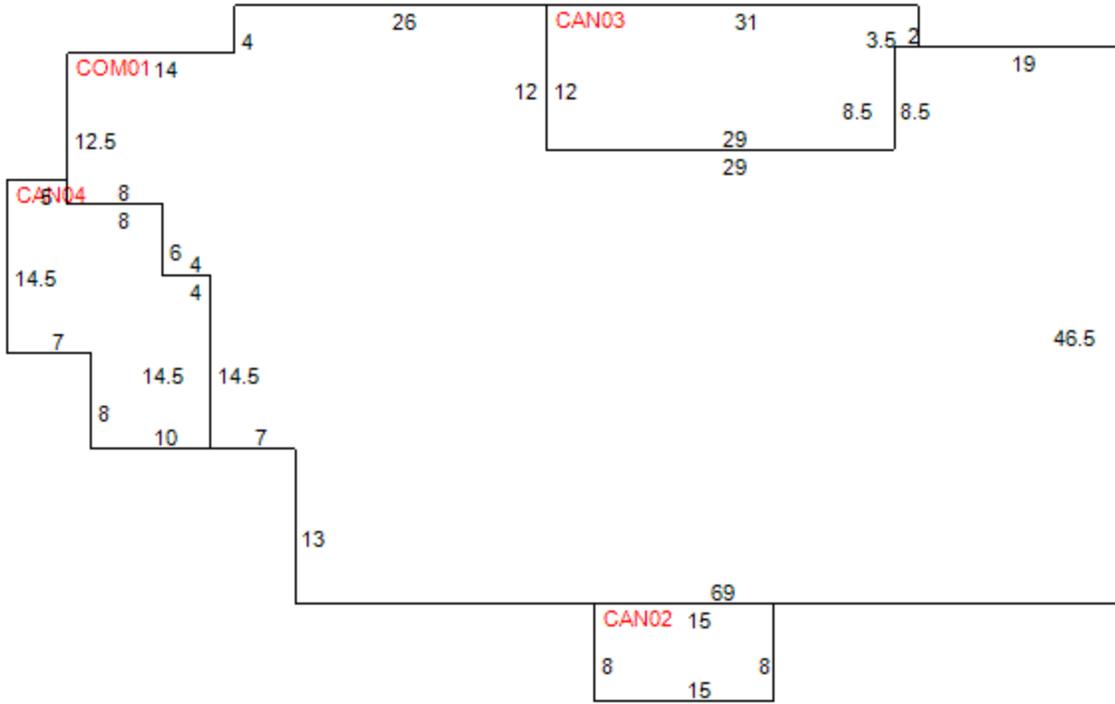
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCNF	0340	500.0	325.0	R3	162,500.00	SF						
GCNF	0330	.0	.0	R3	168,120.00	SF						

Neighborhood 9982
 Mkt: 2 70

[Traverse](#)

Building 1 of 5

COM01=L69U13L7U14,5L4U6L8U12,5R14U4R26D12R29U8,5R19D46,5.L29
 CAN02=D8L15U8R15.R29U46,5L19
 CAN03=D8,5L29U12R31D3,5L2.D8,5L29U12L26D4L14D12,5
 CAN04=R8D6R4D14,5L10U8L7U14,5R5D2.



Building Characteristics

Structure 2 - STUD FRAME WOODMTL
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 4/1/2024 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 293

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	12.0	1.00	2024	100	3,461	C38 COMMUNITY CENTER	100 %	N	Y
2	16.0	1.00	2024	0	120	CAN CANOPY-ATTACHD	100 %	N	N
3	12.0	1.00	2024	0	355	CAN CANOPY-ATTACHD	100 %	N	N
4	12.0	1.00	2024	0	279	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 2 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 5

FST 0239 - HARDEE BOARD	1.00	2024	N	0 %	0 %	20	20
FOP 0301 - NO EXTERIOR	1.00	2024	N	0 %	0 %	680	680
MFB 0439 - HARDEE BOARD	3.00	2024	N	0 %	0 %	4,245	12,735
FOP 0501 - NO EXTERIOR	1.00	2024	N	0 %	0 %	680	680
MFB 0639 - HARDEE BOARD	3.00	2024	N	0 %	0 %	2,486	7,458
FOP 0701 - NO EXTERIOR	1.00	2024	N	0 %	0 %	1,120	1,120

Section: 1

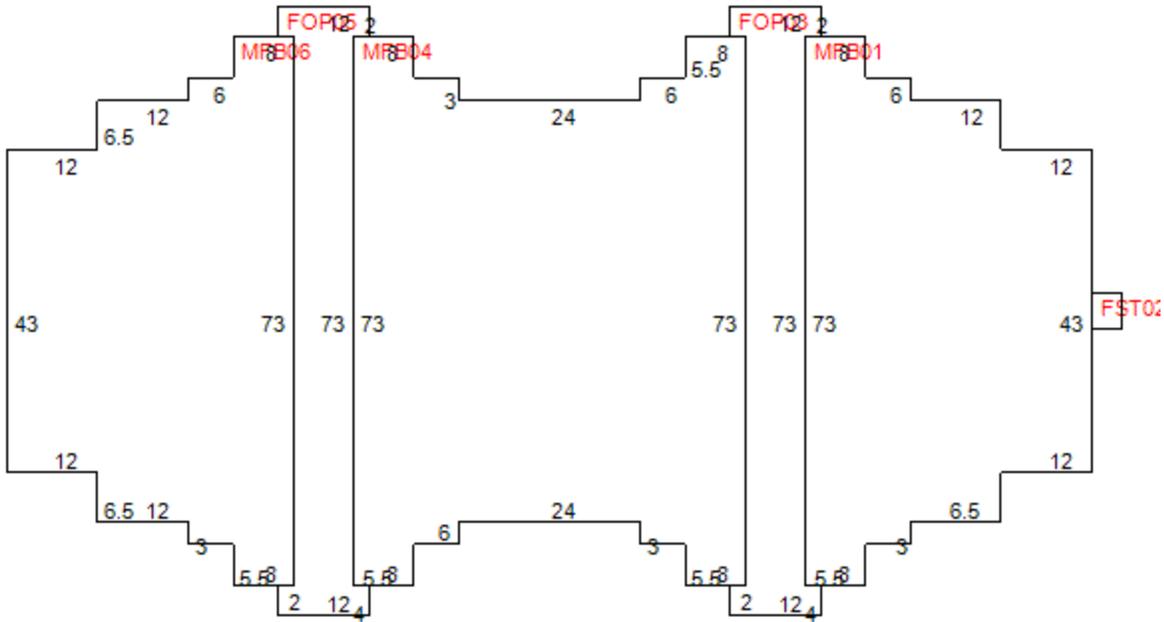
Roof Style: 12 HIP	Floor Finish: 37 LAMINATE	Bedrooms: 18	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 12	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 3 of 5

MFB01=L12D6,5L12D3L6D5,5L8U73R8D5,5R6D3R12D6,5R12D43.U19
 FST02=R4U5L4D5.D19L12D6,5L12D3L6D5,5L8
 FOP03=U73R2U4L12D4R2D73L2D4R12U4L2.L8
 MFB04=U73L8D5,5L6D3L24U3L6U5,5L8D73R8U5,5R6U3R24D3R6D5,5R8.L52
 FOP05=U73R2U4L12D4R2D73L2D4R12U4L2.L8
 MFB06=U73L8D5,5L6D3L12D6,5L12D43R12D6,5R12D3R6D5,5R8.
 FOP07=1120.

1120



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 4/1/2024 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 5 - MULTI-FAMILY
Base Perimeter 728

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0139	- HARDEE BOARD	3.00	2024	N	0 %	0 %	2,144	6,432
FST 0239	- HARDEE BOARD	1.00	2024	N	0 %	0 %	20	20
FOP 0301	- NO EXTERIOR	1.00	2024	N	0 %	0 %	680	680
MFB 0439	- HARDEE BOARD	3.00	2024	N	0 %	0 %	3,256	9,768
FOP 0501	- NO EXTERIOR	1.00	2024	N	0 %	0 %	680	680
MFB 0639	- HARDEE BOARD	3.00	2024	N	0 %	0 %	2,144	6,432
FOP 0701	- NO EXTERIOR	1.00	2024	N	0 %	0 %	1,120	1,120

Section: 1

Roof Style: 12 HIP **Floor Finish:** 37 LAMINATE **Bedrooms:** 12 **Blt-In Kitchen:** Y
Roof Cover: 08 FBRGLASS SHNGL **Wall Finish:** 16 DRYWALL-PAINT **4 Fixture Baths:** 0 **Dishwasher:** Y
Heat Meth 1: 20 HEAT PUMP **Heat Fuel 1:** 10 ELECTRIC **3 Fixture Baths:** 12 **Garbage Disposal:** N

Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 12

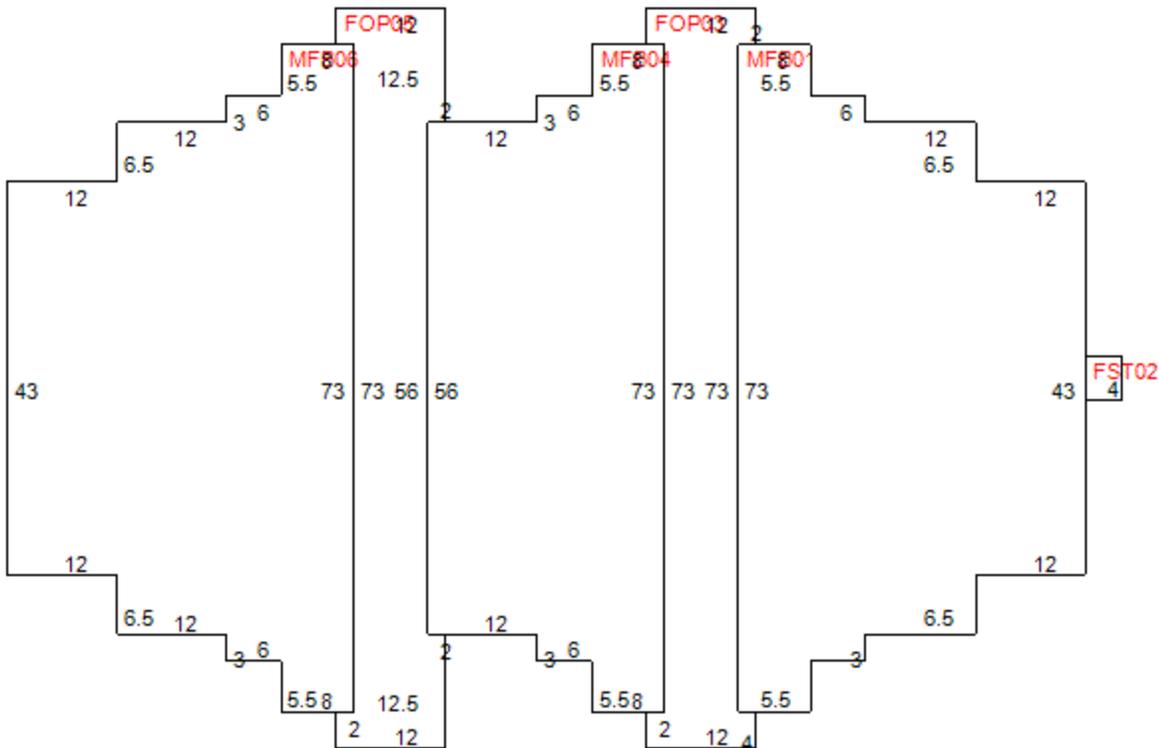
Garbage Compactor: N
Intercom: N
Vacuum: N

[Traverse](#)

Building 4 of 5

MFB01=L12D6,5L12D3L6D5,5L8U73R8D5,5R6D3R12D6,5R12D43.U19
FST02=R4U5L4D5.D19L12D6,5L12D3L6D5,5L8
FOP03=U73R2U4L12D4R2D73L2D4R12U4L2.L8
MFB04=U73L8D5,5L6D3L12D56R12D3R6D5,5R8.L8U5,5L6U3L12
FOP05=U56R2U12,5L12D4R2D73L2D4R12U12,5L2.R2D12,5L12U4R2
MFB06=U73L8D5,5L6D3L12D6,5L12D43R12D6,5R12D3R6D5,5R8.
FOP07=1120.

1120



[Building Characteristics](#)

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 3

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade 600 - AVERAGE
Inspected on 4/1/2024 by 117

Architecture 5 - MULTI-FAMILY
Base Perimeter 642

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0139	- HARDEE BOARD	3.00	2024	N	0 %	0 %	2,144	6,432
FST 0239	- HARDEE BOARD	1.00	2024	N	0 %	0 %	20	20
FOP 0301	- NO EXTERIOR	1.00	2024	N	0 %	0 %	680	680
MFB 0439	- HARDEE BOARD	3.00	2024	N	0 %	0 %	1,628	4,884
FOP 0501	- NO EXTERIOR	1.00	2024	N	0 %	0 %	714	714
MFB 0639	- HARDEE BOARD	3.00	2024	N	0 %	0 %	2,144	6,432
FOP 0701	- NO EXTERIOR	1.00	2024	N	0 %	0 %	1,120	1,120

Section: 1

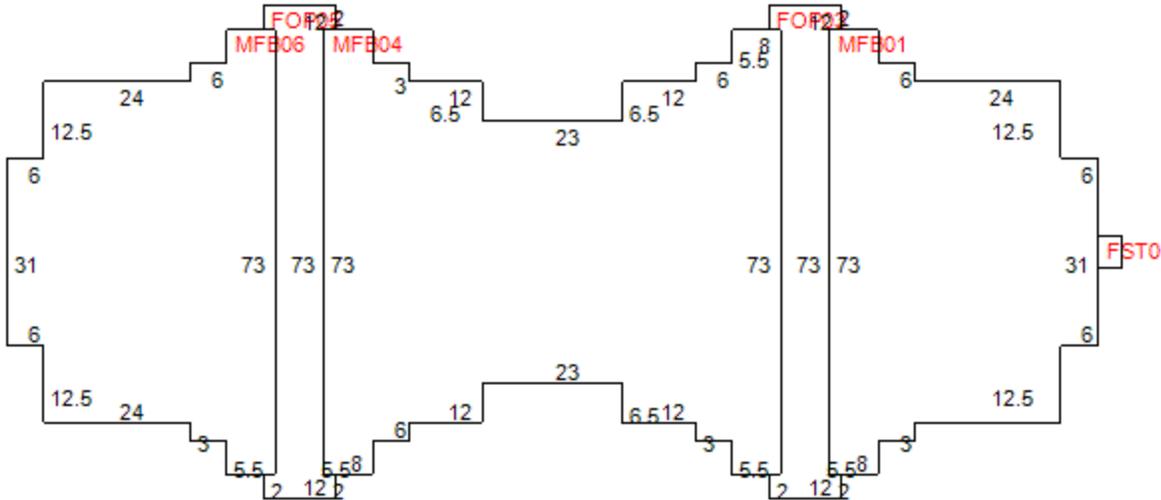
Roof Style: 12 HIP	Floor Finish: 37 LAMINATE	Bedrooms: 12	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 12	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 0	Extra Fixtures: 12	Intercom: N
A/C: Y			Vacuum: N

[Traverse](#)

Building 5 of 5

MFB01=L6D12,5L24D3L6D5,5L8U73R8D5,5R6D3R24D12,5R6D31.U13
 FST02=R4U5L4D5.D13L6D12,5L24D3L6D5,5L8
 FOP03=U73R2U4L12D4R2D73L2D4R12U4L2.L8
 MFB04=U73L8D5,5L6D3L12D6,5L23U6,5L12U3L6U5,5L8D73R8U5,5R6U3R12U6,5R23D6,5R12D3R6D5,5R8.L75
 FOP05=U73R2U4L12D4R2D73L2D4R12U4L2.L8
 MFB06=U73L8D5,5L6D3L24D12,5L6D31R6D12,5R24D3R6D5,5R8.

FOP07=1120.
1120



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 1 - 00-04 YRS
Condition 3
Quality Grade 600 - AVERAGE
Inspected on 4/1/2024 by 117

Year Built 2024
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 5 - MULTI-FAMILY
Base Perimeter 824

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB 0139	- HARDEE BOARD	3.00	2024	N	0 %	0 %		2,486	7,458
FST 0239	- HARDEE BOARD	1.00	2024	N	0 %	0 %		20	20
FOP 0301	- NO EXTERIOR	1.00	2024	N	0 %	0 %		680	680
MFB 0439	- HARDEE BOARD	3.00	2024	N	0 %	0 %		4,245	12,735
FOP 0501	- NO EXTERIOR	1.00	2024	N	0 %	0 %		680	680
MFB 0639	- HARDEE BOARD	3.00	2024	N	0 %	0 %		2,486	7,458
FOP 0701	- NO EXTERIOR	1.00	2024	N	0 %	0 %		1,120	1,120

Section: 1

Roof Style: 12 HIP **Floor Finish:** 37 LAMINATE **Bedrooms:** 18 **Blt-In Kitchen:** Y
Roof Cover: 08 FBRGLASS SHNGL **Wall Finish:** 16 DRYWALL-PAINT **4 Fixture Baths:** 0 **Dishwasher:** Y
Heat Meth 1: 20 HEAT PUMP **Heat Fuel 1:** 10 ELECTRIC **3 Fixture Baths:** 12 **Garbage Disposal:** N

Heat Meth 2: 00 **Heat Fuel 2:** 00 **2 Fixture Baths:** 0 **Garbage Compactor:** N
Foundation: 6 MONOLITC SLAB **Fireplaces:** 0 **Extra Fixtures:** 12 **Intercom:** N
A/C: Y **Vacuum:** N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	70,795.00	SF	5	2024	3	0.0	0.0
159 PAV CONCRETE	15,086.00	SF	20	2024	3	0.0	0.0
159 PAV CONCRETE	1,948.00	SF	20	2024	5	0.0	0.0
250 WALLS MASONRY	720.00	SF	50	2024	3	0.0	0.0
184 RETAIN WALL	242.00	SF	50	2024	3	0.0	0.0
115 FENCE ALUMINUM	48.00	LF	20	2024	3	0.0	0.0

Appraiser Notes

SILVER POINTE APARTMENTS (SENIOR RENT RESTRICTED HOUSING) (2025)

24= 3/2
 48= 2/2
 18= 1/1

 90 TOTAL UNITS

BLDG01= CLUBHOUSE.....2-4FX 5X

BLDG02=12 - 3BED / 2-3FX BATHROOMS (BLDG #100) (TYPE II)
 12 - 2BED / 2-3FX BATHROOMS

BLDG03=12 - 2BED / 2-3FX BATHROOMS (BLDG #200) (TYPE I)
 12 - 1BED / 1-3FX BATHROOMS

BLDG04=12 - 2BED / 2-3FX BATHROOMS (BLDG #300) (TYPE III)
 6 - 1BED / 1-3FX BATHROOMS

BLDG05=12 - 3BED / 2-3FX BATHROOMS (BLDG #400) (TYPE II)
 12 - 2BED / 2-3FX BATHROOMS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
ROW24-0177	7/12/2024	-	2321 NE 3RD ST (UTILITY ASPHALT CUT REPAIR)
BLD24-0014	2/8/2024	2/19/2024	SILVER POINTE/PLAYGR CANOPY
SGN23-0075	9/12/2023	4/5/2024	SILVER POINTE APTS/FREEST SIGN
BLD22-0843	9/21/2022	3/20/2024	SILVER POINTE APT/BLD100
BLD22-0844	9/21/2022	3/28/2024	SILVER POINTE APT/CLUBHOUSE
BLD22-0845	9/21/2022	3/28/2024	SILVER POINTE APT/BLD200
BLD22-0846	9/21/2022	4/11/2024	SILVER POINTE APT/BLD300
BLD22-0847	9/21/2022	4/26/2024	SILVER POINTE APT/BLD400
SITE22-0027	9/1/2022	-	SILVER POINTE APTS
OC01226	8/1/2009	-	DEMOLITION

This Instrument was Prepared By:

Laura Lefebvre, Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler Street
Suite 2200
Miami, FL 33130

Property Appraiser Identification No: 28184-000-00

WARRANTY DEED

THIS WARRANTY DEED made as of this 8th day of February, 2022 between SILVER POINTE DEVELOPMENT PARTNERS LLC, a Florida limited liability company, whose mailing address is 4803 S National Ave, Suite 300, Springfield, MO 65810 (the "Grantor") and SILVER POINTE, LTD, a Florida limited partnership, whose mailing address is 3321 US Highway 27 South, Sebring, FL 33870 (the "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors and assigns the real property (the "Property") located in Marion County, Florida, and more particularly described as follows:

See **Exhibit "A"** attached hereto and made a part hereof

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

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

SUBJECT TO taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intent of reimposing same.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

EXHIBIT "A"
Legal Description

The land referred to herein below is situated in the County of Marion, State of Florida, and described as follows:

Commencing at a point 14.73 chains West of the Southeast corner of Government Lot One (1) of Fractional Section 16, Township 15 South, Range 22 East, Tallahassee Meridian, said corner also being the Northeast corner of Alvarez Grant; Thence North 20 chains, more or less, to the North boundary line of said Government Lot One (1); Thence West along said boundary line 7.41 chains; Thence South 20 chains, more or less, to the South boundary line of said Government Lot One (1); Thence East along said boundary line 7.41 chains to the Point of Beginning.

AND

Beginning 8.40 chains West of the Northeast corner of the Alvarez Grant, (said corner being also the Southeast corner of Lot One of Fractional Section 16, Township 15 South, Range 22 East) and said point being on the North line of the Old Silver Springs and Ocala Road, and running thence North 20 chains; Thence West 6.33 chains; Thence South 20 chains to the said Old Silver Springs and Ocala Road; Thence East 6.33 chains to Point of Beginning.

LESS AND EXCEPT the following:

Beginning at a point on the South boundary of Fractional Section 16, Township 15 South, Range 22 East, said South boundary being the North boundary of the Alvarez Grant, S.89°48'51"W., 1460.76 feet from the Northeast corner of said grant, said Point of Beginning being 54.43 feet, S.0°02'54"E. from a concrete monument on the North right of way line of N.E. 3rd Street (Wyomina Street). From the Point of Beginning thus described, thence N.0°02'54"W., 1340.84 feet to a concrete monument on the North boundary of said Fractional Section 16, said monument also being N.89°52'30"E., 28.86 feet from the Southwest corner of Lot 19, Block Q of HERITAGE HILLS REPLAT, as recorded in Plat Book F, Page 129-A, Public Records of Marion County, Florida; thence N.89°52'30"E. along said North boundary of Fractional Section 16, a distance of 906.00 feet to a concrete monument, said monument being S.89°52'30"W., 554.03 feet from the Northeast corner of said Fractional Section 16; thence S.0°04'50"E., 635.46 feet to a concrete monument; thence S.89°52'30"W., parallel to the aforesaid North boundary of Fractional Section 16, a distance of 508.23 feet to a concrete monument; thence S.0°02'54"E., 703.56 feet to the North boundary of the Alvarez Grant; thence S.89°48'51 "W. along said boundary, 398.17 feet to the Point of Beginning.

EXCEPT that portion lying within the right of way of N.E. 3rd Street (66 feet wide).

The above described lands being the West 398.17 feet and the North 635.46 feet of those lands described in Deed Book 251, Page 87 and Deed Book 241, Page 272, Public Records of Marion County, Florida.



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

Detail by Entity Name

Florida Limited Partnership
SILVER POINTE, LTD

Filing Information

Document Number	A20000000639
FEI/EIN Number	86-1503314
Date Filed	12/17/2020
Effective Date	12/17/2020
State	FL
Status	ACTIVE

Principal Address

3321 US HIGHWAY 27 S
SEBRING, FL 33870

Mailing Address

3321 US HIGHWAY 27 S
SEBRING, FL 33870

Registered Agent Name & Address

WOHL, MARTIN M
3321 US HWY 27 SOUTH
SEBRING, FL 33870

General Partner Detail

Name & Address

Document Number L20000340443

MW5 HOLDINGS, LLC
3321 US HWY 27 SOUTH
SEBRING, FL 33870

Annual Reports

Report Year	Filed Date
2023	01/16/2023
2024	01/29/2024
2025	01/21/2025

Document Images

01/21/2025 -- ANNUAL REPORT	View image in PDF format
01/29/2024 -- ANNUAL REPORT	View image in PDF format
01/16/2023 -- ANNUAL REPORT	View image in PDF format
01/24/2022 -- ANNUAL REPORT	View image in PDF format
01/18/2021 -- ANNUAL REPORT	View image in PDF format
12/17/2020 -- Domestic LP	View image in PDF format

Florida Department of State, Division of Corporations



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

1/13/2026

CASE NO: ENV26-0013

SILVER POINTE LTD
WOHL MARTIN M (REGISTERED AGENT)
3321 US HWY 27 S
SEBRING, FL. 33870-5441

RE: 28184-000-00 | 2321 NE 3RD ST ALL UNITS 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: 02/16/2026

Violations:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Please obtain a after the fact tree removal permit for the trees cut down and removed from the property.

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.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



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

02/18/2026

SILVER POINTE LTD
WOHL MARTIN M (REGISTERED AGENT)
3321 US HWY 27 S
SEBRING, FL. 33870-5441

Respondent(s) _____ /

Location of Violation: 2321 NE 3RD ST|28184-000-00

Case Number: ENV26-0013

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 03/09/2026

Public Hearing Date & Time: 03/12/2026 17:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Please obtain a after the fact tree removal permit for the trees cut down and 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 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:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV26-0013

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 02/18/2026 post the Notice of Violation & Public Hearing to the property, located at 2321 NE 23RD ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

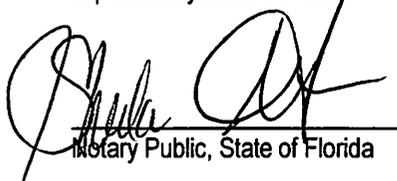
FURTHER, AFFIANT SAYETH NAUGHT.

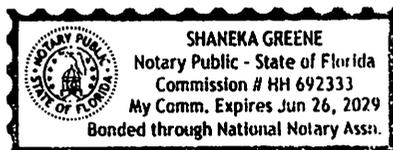
Dated: 02/18/2026


Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/18/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
02/18/2026 09:49:20



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

02/18/2026

SILVER POINTE LTD
WOHL MARTIN M (REGISTERED AGENT)
3321 US HWY 27 S
SEBRING, FL. 33870-5441

Respondent(s) _____ /

Location of Violation: 2321 NE 3RD ST|28184-000-00
Case Number: ENV26-0013
Inspector Assigned: Jeff Guilbault
Required Compliance Date: 03/09/2026
Public Hearing Date & Time: 03/12/2026 17:30
Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED
Please obtain a after the fact tree removal permit for the trees cut down and removed from the property.

Office DEPOT®

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

CASE NO: ENV26-0013

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 02/17/2026 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.

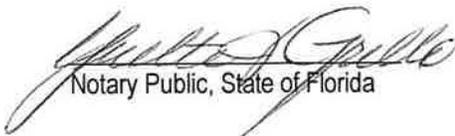
FURTHER, AFFIANT SAYETH NAUGHT.

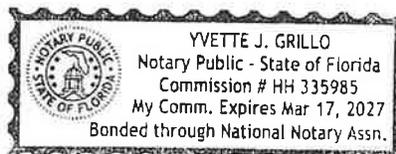
Dated: 02/17/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

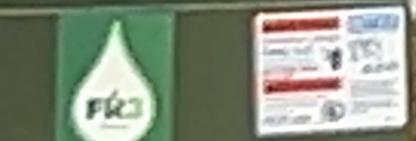
SWORN TO (or affirmed) before me: 02/17/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
01/09/2026 10:11:39





City of Ocala
Environmental Enforcement
01/09/2026 10:12:04



City of Ocala
Environmental Enforcement
01/09/2026 10:12:04



City of Ocala
Environmental Enforcement
01/09/2026 10:12:56



City of Ocala
Environmental Enforcement
01/09/2026 10:13:01



City of Ocala
Environmental Enforcement
01/09/2026 10:14:02



City of Ocala
Environmental Enforcement
01/09/2026 10:15:16



City of Ocala
Environmental Enforcement
01/09/2026 10:15:31



City of Ocala
Environmental Enforcement
01/09/2026 10:19:16