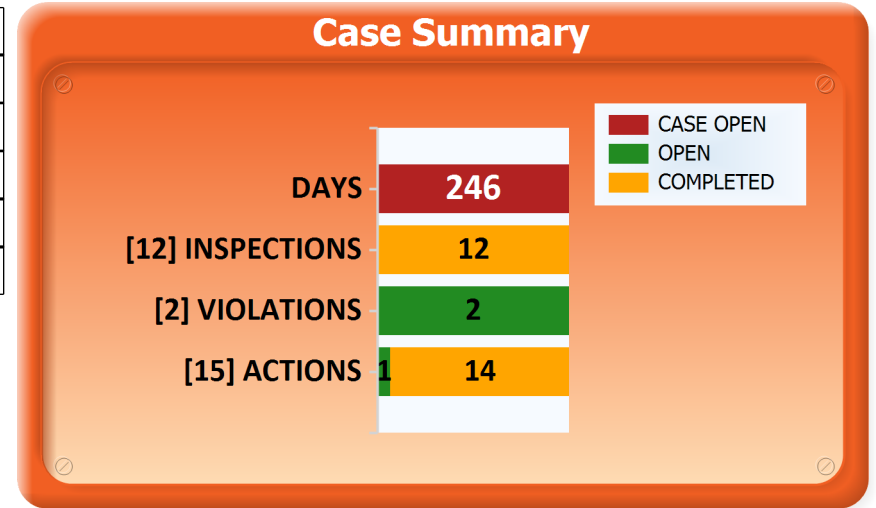


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

Description: Work without permits/standard housing		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 9/17/2025	Closed:	Last Action: 6/11/2026	Flw Up: 5/15/2026
Site Address: 2110 SW 5TH ST OCALA, FL 34471			
Site APN: 2260-176-007		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	BORDGES DANIELLE	2110 SW 5TH ST OCALA, FL 34471			
OWNER	KING FAMILY PROPERTIES LLC	635 KENROSE ST COLLIERVILLE, TN 38017-3704			
REGISTERED AGENT	REGISTERED AGENTS INC	7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702			
RESPONDENT 2	KING, SCOTT	635 KENROSE ST. COLLIERVILLE, TN 38017			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$74.13	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$22.14	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$6.62	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$28.68	\$0.00						
INSPECTORS	001-359-000-000-06-35960	10	\$162.10	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$184.16	\$0.00						
TOTALS:			\$309.11	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHEN KNIGHT	9/17/2025				The property has several violations that are enumerated via the checklist. The property has a large hole in the ceiling of the garage that had fell on the floor with insulation hanging from the ceiling. There is an outlet in a bedroom that sparks when lamps are plugged in. There are also several holes under the roof near the fascia. The hole in the garage has to be fixed and the garage has to get the needed permits. The outlet needs to be fixed and the holes by the fascia have to be secured and corrected.
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHEN KNIGHT	9/17/2025				The property has a tankless water heater and two AC units that have been installed without a permit. The garage has been converted into a living area without any permits. The owner needs to obtain all permits for the work.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	9/17/2025	9/17/2025	NON COMPLIANT		Project Manager Greg McClellan, Code Enforcement Officer Stephen Knight, and I met at the location at the request of the complainant/resident. Upon inspection, standard housing violations and unpermitted work were observed. Exterior photos attached.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

INITIAL	SKN	9/17/2025	9/17/2025	NON COMPLIANT	I responded to the location with Code Enforcement Supervisor Buller and Building Inspector McClennan. The property is a sober living residence, with the garage converted into living space. We were able to enter the residence by the consent of the tenants. The house has a garage that has been converted into living space without the proper permits. I observed a large hole in the ceiling of the garage that had collapsed with building material and insulation on the floor from the collapse. I also observed two AC units and a tankless water heater that had been installed without the proper permits. While walking through the bedrooms, I was informed that one of the wall outlets was shorting out when a lamp was plugged in. We then did a walkaround of the property and I noticed several places that had holes in the roof overhang. The property needs to fix the roof areas, wall outlet and obtain the proper permits for the garage, AC units and tankless water heater. The garage also needs to be repaired, and the ceiling brought back to code. View attachments, follow up scheduled.
FOLLOW UP	SKN	10/16/2025	10/16/2025	NON COMPLIANT	There have no permits applied for and nothing issued. I will follow up in a week to check on the status.
FOLLOW UP	SKN	10/29/2025	10/29/2025	NON COMPLIANT	I followed up and spoke to Kai, a resident in the house. I asked if I could take some photos and see the repairs. I was not given permission to enter and Kai stated I would have to reach out to the owner for that authority.
FOLLOW UP	SKN	11/25/2025	11/25/2025	NON COMPLIANT	I followed up and found the permits had been applied for on 10-30. Follow up scheduled.
FOLLOW UP	SKN	1/8/2026	1/8/2026	NON COMPLIANT	I followed up and found a permit had been applied on 1/7/26. I will follow up in two weeks.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

FOLLOW UP	SKN	1/23/2026	1/23/2026	NON COMPLIANT	I followed up and checked the permit status. The permit is still in review.
FOLLOW UP	SKN	2/18/2026	2/19/2026	NON COMPLIANT	I followed up and found the permit is still in eplans. I will follow up again.
FOLLOW UP	SKN	2/24/2026	2/24/2026	NON COMPLIANT	I followed up with Josh (352-877-1488) who is the contractor getting the permit for the work that has already been completed. I instructed him to finish the requirements in projectdox, and get the permit finalized.
FOLLOW UP	SKN	3/10/2026	3/10/2026	COMPLETED	I followed up and found the permit had been applied for, although no further action had occurred since 1/7/26. An NOVPH will be sent.
HEARING INSPECTION	SKN	4/7/2026	4/7/2026	COMPLETED	The permit was applied for on 1-7-26. The permit has had no further updates. I reached out to Josh the contractor who was working with the owner to get the permit completed and finalized and he did not return my call on 4.7.26. The violations remain.
COMPLIANCE	SKN	5/15/2026	5/15/2026	COMPLETED	MASSEY INSPECTION I completed my inspection and found the violations still present. The permit needs corrections and I have not been allowed back in the residence to check on any work.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

COMPLAINT RECEIVED	JENNIPHER L BULLER	9/17/2025	9/17/2025	On 09/16/2025, Citizen complainant of standard housing violations and possibly work without permits. 2 car garage converted to living quarters. Section of ceiling came down with drywall and installation injuring her. She had contact an attorney about the situation, Christopher Cervellera 813-508-4178. Other concerns mentioned were areas of ceiling was wet throughout the residence. She advised location is an "Oxford House," sober living. Several persons residing there. She provided me with the leasee contact- Lacey Campbell 352-663-341. She also mention that work inside the garage had been completed by Josh Durskol.
REGULAR MAIL	SHANEKA GREENE	9/22/2025	9/22/2025	CLTO MAILED (3) W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	9/22/2025	9/22/2025	<p>CLTO KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p> <p>KING, SCOTT 635 KENROSE ST. COLLIERVILLE, TN 38017</p>
ADMIN POSTING	SHANEKA GREENE	3/11/2026	3/11/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>3/11/2026</p>	<p>3/11/2026</p>	<p>NOVPH MAILED (3) 9489 0090 0027 6697 0470 58 KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>9489 0090 0027 6697 0470 65 KING FAMILY PROPERTIES LLC PAUL KING M. D. (REGISTERED AGENT) 6437 MASSEY ESTATES CV MEMPHIS, TN. 38120</p> <p>9489 0090 0027 6697 0470 72 REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>3/11/2026</p>	<p>3/11/2026</p>	<p>NOVPH Compliance date 4/3/26 KING FAMILY PROPERTIES LLC 635 KENROSE ST COLLIERVILLE, TN 38017-3704</p> <p>REGISTERED AGENTS INC (REGISTERED AGENT) 7901 4TH ST. N, STE. 300 ST. PETERSBURG, FL 33702</p> <p>KING, SCOTT 635 KENROSE ST. COLLIERVILLE, TN 38017</p>
<p>OFFICER POSTING</p>	<p>STEPHEN KNIGHT</p>	<p>3/12/2026</p>	<p>3/12/2026</p>	<p>NOVPH READY FOR POSTING NOVPH was posted in the front yard.</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to:</p>

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>3/27/2026</p>	<p>4/8/2026</p>	<p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, National Electric Code, and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for roof, water heating, minimum electric requirements, windows, and interior floors, walls, and ceiling, by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized for closure by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00 pm on Thursday, May 14th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100 per day thereafter that shall run in addition to any other fines until all violations of section 82-151 have been abated.</p> <p>2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code) for the unpermitted work; tankless water heater, two (2) AC units, and garage converted into a living space by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE25-1006

				<p>be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations of section 122-51 have been abated.</p> <p>3.) Pay the cost of prosecution of \$309.11 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
CONTACT	STEPHEN KNIGHT	4/7/2026	4/7/2026	I called Josh the contractor who is trying to get the permits for the completed work. I left a VM.
CONTACT	STEPHEN KNIGHT	4/8/2026	4/8/2026	I spoke to Jenna from the company who owns the property,904-674-0355. She stated she will have the contractor do the follow ups needed for the permitting dept.
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026	4/10/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	4/15/2026	4/15/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	4/15/2026	4/15/2026	<p>FAO MAILED</p> <p>9489 0090 0027 6696 9865 01</p> <p>KING FAMILY PROPERTIES LLC</p> <p>635 KENROSE ST</p> <p>COLLIERVILLE TN 38017-3704</p>
FIELD POSTING	STEPHEN KNIGHT	4/16/2026	4/16/2026	<p>FAO READY FOR POSTING</p> <p>I posted the FAO in the front yard.</p>
MASSEY	YVETTE J GRILLO	6/11/2026		

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

THE CITY OF OCALA

Petitioner,

vs.

**KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE, TN 38017-3704**

Respondents /

CASE NO: CE25-1006



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/16/2026 03:19:03 PM
FILE #: 2026048062 OR BK 8882 PGS 219-221
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; April 9th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **KING FAMILY PROPERTIES LLC, 635 KENROSE ST, COLLIERVILLE, TN 38017-3704**, owner(s) in charge of the property described as: **2110 SW 5TH ST, OCALA, FL | 2260-176-007, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between August 27th, 2025, and April 6th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **KING FAMILY PROPERTIES LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to:

1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code, National Electric Code, and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for roof, water heating, minimum electric requirements, windows, and interior floors, walls, and ceiling, by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized for closure by the 91st day after permit issuance, subsection (c) shall apply;

(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00 pm on Thursday, May 14th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, subsection (c) shall apply.

(c) Failure to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100 per day thereafter that shall run in addition to any other fines until all violations of section 82-151 have been abated.

2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code (and National Electric Code) for the unpermitted work; tankless water heater, two (2) AC units, and garage converted into a living space by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within

90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations of section 122-51 have been abated.

3.) Pay the cost of prosecution of \$309.11 by May 14th, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 9 day of April 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Mike Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **KING FAMILY PROPERTIES LLC, 635 KENROSE ST, COLLIERVILLE, TN 38017-3704, KING FAMILY PROPERTIES LLC, PAUL KING (RA) 6437 MASSEY ESTATES CV, MEMPHIS, TN 38120 AND REGISTERED AGENTS INC (RA), 7901 4TH ST, STE 300, ST PETERSBURG, FL 33702**, this 9 day of April 2026.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE COPY OF THE ORIGINAL.

DEPUTY CITY CLERK

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JUNE 11TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

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

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

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

CASE NO: CE25-1006

**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 04/16/2026 post the Final Administrative Order to the property, located at 2110 SW 5TH 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.

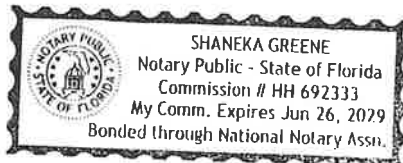
Dated: 04/16/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/16/2026 by Stephen Knight, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Code Enforcement Division
4/16/2026 10:10 AM



OCALA

CODE

ENFORCEMENT

352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

CASE NO: CE25-1006

THE CITY OF OCALA
Petitioner,

vs.

KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE, TN 38017-3704
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; April 9th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), KING FAMILY PROPERTIES LLC, 635 KENROSE ST, COLLIERVILLE, TN 38017-3704, owner(s) in charge of the property described as: 2110 SW 5TH ST, OCALA, FL | 2260-176-007, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between August 27th, 2025, and April 6th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED.

II. CONCLUSION OF LAW:

A. The Respondent(s), KING FAMILY PROPERTIES LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, SECTION 122-51 BUILDING PERMIT REQUIRED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to:

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Page 1 of 3

OFFICE DEBOLO

City of Ocala
Code Enforcement Division
4/16/2026 10:10 AM

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

CASE NO: CE25-1006

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 04/15/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

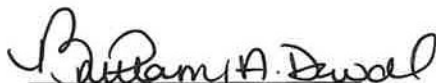
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/15/2026

Code Specialist 1

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/15/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-1006

KING FAMILY PROPERTIES LLC
635 KENROSE ST
COLLIERVILLE, TN 38017

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

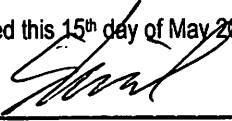
STATE OF FLORIDA
COUNTY OF MARION

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

1. That on April 9th, 2026 the Municipal Code Enforcement Code Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, May 14th, 2026.**
3. The Respondent has not brought property located in the city limits into compliance as of **May 15th, 2026.**
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have not been taken:
Abatement of violations as Ordered; Sections 82-151,122-51 .
5. Prosecution costs **\$309.11** unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

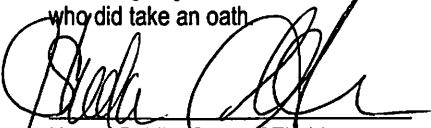
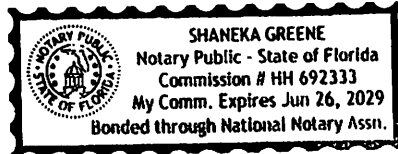
Dated this 15th day of May 2026



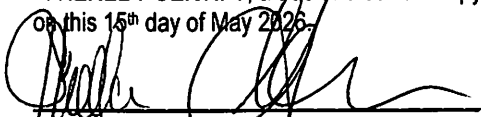
Stephen Knight
Code Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 15th day of May 2026 by Stephen Knight who is personally known to me, and who did take an oath


Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 15th day of May 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida