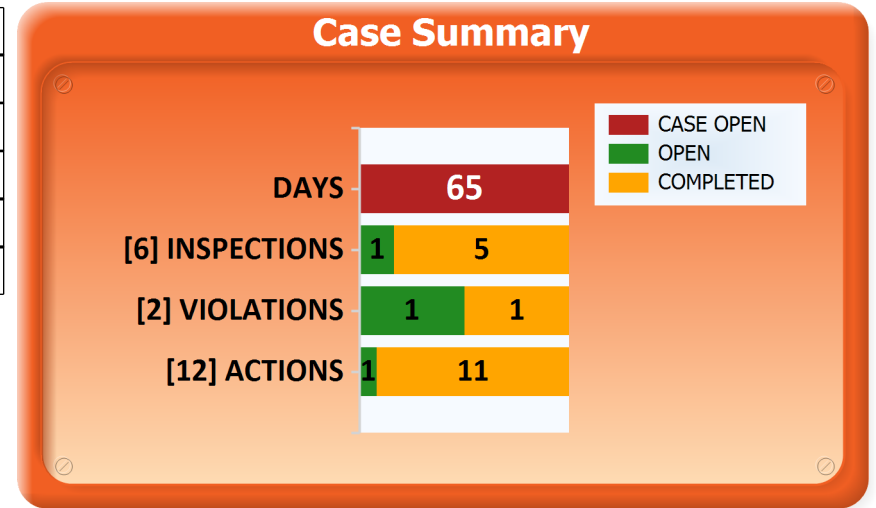


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

Description:		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 2/18/2026	Closed:	Last Action: 4/29/2026	Flw Up: 4/27/2026
Site Address: 1215 SW 3RD ST UNIT B OCALA, FL 34471			
Site APN: 2845-053-020		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	RICKISHA HAWKINS	1215 SW 3RD ST UNIT B Ocala, FL	(352)470-8287		
OWNER	1215 SW 3RD LANE TRUST	12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO, FL 32828-7144			
RESPONDENT 1	1215 SW 3RD LANE TRUST	PARTNERS TEAM ONE TR ORLANDO, FL 32828-7144			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$37.95	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$40.59	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
MEETING	001-359-000-000-06-35960	1	\$16.21	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$30.79	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTORS	001-359-000-000-06-35960	6	\$97.26	\$0.00						
Total Paid for INSPECTION FEES:			\$97.26	\$0.00						
TOTALS:			\$228.65	\$0.00						

Violations

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	2/20/2026				Please ensure that all outlets are operable and safely be used. Fix the consistent plumbing leak beneath the residential home. Hallway light must be fixed. Fix all holes of the interior and exterior of the dwelling (such as siding, holes in the back bedroom and behind the oven, etc). Flooring must be even and in sound repair. Fix the underlying leak of the water heater. Electric must be supplied throughout the home. If there is no working central A/C, heating must be supplied in all habitable rooms and all windows must have proper screening. Remove any rodents from off the premises (rodent droppings found within the interior of the residential home). Exterior-leading doors must have weather-stripping. Fix the leak occurring at the kitchen sink, and bottom of cabinetry that was warped due to sustained water damage. Some scopes of work will require a permit.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	2/20/2026				<p align="center">** USE FOR NOVPH **</p> <p>Please ensure that all outlets are operable and safely be used. Hallway light must be fixed. Fix all holes of the interior and exterior of the dwelling (such as siding, holes in the back bedroom and behind the oven, etc). Flooring must be even and in sound repair. Fix the underlying leak of the water heater. Electric must be supplied throughout the home. If there is no working central A/C, heating must be supplied in all habitable rooms and all windows must have proper screening. Remove any rodents from off the premises (rodent droppings found within the interior of the residential home). Exterior-leading doors must have weather-stripping. Fix the leak occurring at the kitchen sink, and bottom of cabinetry that was warped due to sustained water damage. Some scopes of work will require a permit.</p>
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	2/20/2026	3/24/2026			<p>Please re-issue expired permit BLD24-1722 (for re-roof). The permit has expired without a passing final inspection and current "HOLD" status due to listed contractor. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.</p>

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	2/19/2026	2/19/2026	NON COMPLIANT		<p>On 02/19/2026, I have called the tenant in reference to the complaint received. They have informed me that they had appointment(s) scheduled today, and therefore had to schedule for a different day. We have agreed upon 02/20/2026 at 10:00 A.M. Meeting scheduled.</p>

CASE WORK	SMS	2/20/2026	2/20/2026	NON COMPLIANT	<p>On 02/20/2026, I have met with the tenant at 10:00 A.M. at the listed location. Upon arrival, I have observed a new roof. With further investigation, it appears that there is not a passing final inspection for BLD24-1722 with an expiration of 02/16/2025. The tenant has granted me entry into the unit shortly after. She has shown me the kitchen first, where there was a lack of weather-stripping to the exterior leading door. The tenant has also stated that the piping underneath the kitchen sink has leaked with evident water damage to the bottom of the cabinet). She has shown me one (of two) of the hallway lights. One has been removed, and the other one does not work when the light switch is flicked on and off. The same goes with the the kid's room, kitchen, and bathroom (she uses extension chords to supply electric through sections of her home to parts of the home that does not supply power). Along with this, the central A/C does not work. As for the air conditioning units, they only supply cool air and do not supply heat to any of the rooms. There is warping of the ceiling as well (more than likely deriving from a past leak) and a previous water stain. As for the water heater, she states that it works but it leaks often into the bathroom. There is also a hole in the wall of her main bedroom in addition to the back of the stove (where there is evidence of rat droppings). There is also a broken tile of the wall to the bathroom. Lastly, she has taken me to the exterior of the home. She has shown me the running water and a leak at the bottom to the home (which is causing her high water bill featured in the complaint). View attachments. CLTO generation assigned to Admin, and Standard Housing checklist has been completed. Follow-up scheduled.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

FOLLOW UP	SMS	3/23/2026	3/23/2026	COMPLETED	On 03/23/2026, I have re-inspected the property in reference to various violations such as Standard Housing and an expired building permit. I have observed that the re-roof permit (BLD24-1722) remains expired as of 02/16/2025 without a passing final inspection, I also have observed no other active permit(s) applied and/or issued for any renovation or repair work. I have spoken to the tenant via telephone call, and she has informed me that the landlord has not fixed any of the issues within the unit (except for the leak at the underside of the home). View related attachments. NOVPH generation assigned to Admin, and inspections have been scheduled. I was unable to locate property owner's information (most of the information is locked behind paywalls).
CASE WORK	SMS	3/24/2026	3/24/2026	COMPLETED	On 03/24/2026 under further review, I have observed that a different contract has pulled a permit for the re-roof (BLD25-0984) and was finalized on 05/20/2025. Therefore, I have listed the violation of 122-51 as abated. View attachment.
CASE WORK	SMS	4/14/2026	4/14/2026	COMPLETED	On 04/14/2026, I have re-inspected the property in reference to a NOVPH compliance. I have observed that there are no active permit(s) applied and/or issued for any repairs, renovations, or the demolition of the property. View related attachments.
HEARING INSPECTION	SMS	4/27/2026			

CHRONOLOGY

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

City of Ocala

Case Number
CE26-0211

COMPLAINT RECEIVED	YVETTE J GRILLO	2/18/2026	2/18/2026	COMPL ADVISED OF HAVING ELECTRICAL AND PLIMBING ISSUES IN HER UNIT, HALF OF HER POWER DOES NOT WORK AND WATER IS CONSTANTLY RUNNING FROM THE UNIT NEXT DOOR THAT HAS NOT BEEN OCCUPIED FOR OVER 5 MONTHS AND SHE IS BEING BILLED FOR IT. NO GFI OULETS IN HER UNIT AT ALL
CONTACT	STEPHANI SMITH	2/19/2026	2/19/2026	PHONE CALL TO TENANT AT (352)-470-8287 AT 11:58 A.M. IN REFERENCE TO SCHEDULING A TIME FOR INSPECTION.
MEETING	STEPHANI SMITH	2/20/2026	2/20/2026	MEETING AT 10:00 A.M W/ TENANT **REVIEW "CASE WORK" ENTRY DATED 02/20/2026 FOR FURTHER**
PREPARE NOTICE	SHANEKA GREENE	2/23/2026	2/23/2026	CLTO + SH CHECKLIST X1 (** PLEASE MAIL PAPER COPY TO TENANT AND DIGITAL COPY AT MISSMADNESS03@GMAIL.COM**) 1215 SW 3RD LANE TRUST PARTNERS TEAM ONE TR 12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO FL 32828-7144
REGULAR MAIL	SHANEKA GREENE	2/23/2026	2/23/2026	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST
ADMIN POSTING	SHANEKA GREENE	3/24/2026	3/24/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/24/2026	3/24/2026	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0474 78 1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR 12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO, FL. 32828-7144
EMAIL	STEPHANI SMITH	3/24/2026	3/24/2026	Hope McPherson Partners Team One LLC Sunshine Cleaning and Property Management 352-816-7394 sunshinecleaningproprgmt@gmail.com E-MAIL SENT TO PROP REP ABOUT INFO RELATED TO CASE. VIEW RELATED PDF ATTACHMENT.

Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

PREPARE NOTICE	SHANEKA GREENE	3/24/2026	3/24/2026	NOVPH X 1 1215 SW 3RD LANE TRUST PARTNERS TEAM ONE TR 12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO FL 32828-7144
OFFICER POSTING	STEPHANI SMITH	3/25/2026	3/25/2026	NOVPH READY FOR POSTING NOVPH POSTEED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/16/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and Order to:</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 Section 82-151-Standard Housing Code adopted, this includes, but is not limited to, water heating, heating facilities, minimum electrical systems, and any other work requiring a permit. All required permits shall be obtained by 4:00 pm on Thursday, May 28th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within ninety (90) days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finalized 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 a permit shall be completed by the Respondent(s) by 4:00 pm on Thursday, May 28th, 2026. If the Respondent (s) fail to comply by 7:00 am on Friday, May 29th, 2026, subsection (c) shall apply;</p> <p>(c) If the Respondent(s) fail to comply with any subsection of this item in the times allowed for compliance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$228.65 by May 28th, 2026.</p> <p>Non-compliance (Massey) Code Board hearing: 06/11/2026</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

2845-053-020

[GOOGLE Street View](#)

Prime Key: 1249163

[MAP IT+](#)

Current as of 2/19/2026

Property Information

1215 SW 3RD LANE TRUST
PARTNERS TEAM ONE TR
12472 LAKE UNDERHILL ROAD UNIT
252
ORLANDO FL 32828-7144

Taxes / Assessments:

Map ID: 179

Millage: 1001 - OCALA

M.S.T.U.

PC: 08

Acres: .09

[More Situs](#)

Situs: 1215 SW 3RD ST ALL UNITS
OCALA

2025 Certified Value

Land Just Value	\$6,460		
Buildings	\$65,620		
Miscellaneous	\$27		
Total Just Value	\$72,107	Impact	
Total Assessed Value	\$54,234	<u>Ex Codes:</u>	(\$17,873)
Exemptions	\$0		
Total Taxable	\$54,234		
School Taxable	\$72,107		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$6,460	\$65,620	\$27	\$72,107	\$54,234	\$0	\$54,234
2024	\$5,270	\$65,975	\$27	\$71,272	\$49,304	\$0	\$49,304
2023	\$4,590	\$49,934	\$30	\$54,554	\$44,822	\$0	\$44,822

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7237/0437	07/2020	77 AFFIDAVIT	0	U	I	\$100
7176/1009	04/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$40,500
7131/0892	11/2009	08 CORRECTIVE	0	U	I	\$100
5287/0014	11/2009	07 WARRANTY	0	U	I	\$100
5268/0328	10/2009	57 TRANSFER FROM BANK	4 V-APPRAISERS OPINION	U	I	\$3,500
5096/1960	09/2008	31 CERT TL	0	U	I	\$100
3660/1882	01/2004	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$100
3563/0925	10/2003	41 CORP	2 V-SALES VERIFICATION	U	I	\$34,000
3563/0917	10/2003	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$27,000
3112/1626	02/2002	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$7,000
2946/1692	05/2001	31 CERT TL	0	U	I	\$100

1186/0123	11/1983	07 WARRANTY	0	Q	I	\$2,400
1167/0933	07/1983	07 WARRANTY	0	U	I	\$100
0543/0090	06/1973	02 DEED NC	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 097
 SANTA MARIA PLACE
 BLK 53 LOT 20

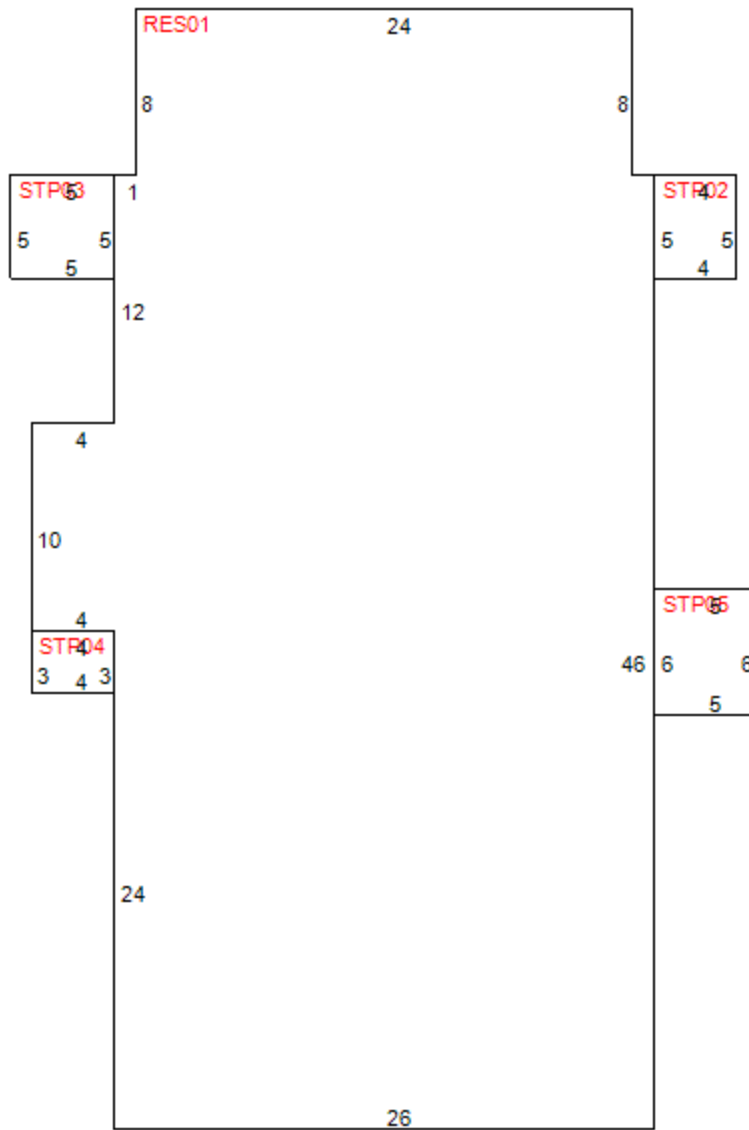
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0810		40.0	100.0	R2	40.00	FF						
Neighborhood 4527												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L24D8L1D12L4D10R4D24R26U46L1U8.D8R
 1
 STP02=R4D5L4U5.L26
 STP03=L5D5R5U5.D22
 STP04=L4D3R4U3.R26D4
 STP05=R5U6L5D6.



Building Characteristics

Improvement 2F - DUPLEX- 02 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 4/27/2020 by 025

Year Built 1938
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture X - DUPLEX
Base Perimeter 168

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0138	- WD SIDING-SHTG	1.00	1938	N	0 %	0 %	1,428	1,428
STP 0201	- NO EXTERIOR	1.00	1938	N	0 %	0 %	20	20
STP 0301	- NO EXTERIOR	1.00	1938	N	0 %	0 %	25	25
STP 0401	- NO EXTERIOR	1.00	1938	N	0 %	0 %	12	12
STP 0501	- NO EXTERIOR	1.00	1938	N	0 %	0 %	30	30

Section: 1

Roof Style: 10 GABLE	Floor Finish: 30 SOFTWD ON CONC	Bedrooms: 6	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
	Fireplaces: 0	Extra Fixtures: 4	

Foundation: 3 PIER
A/C: N

Intercom: N
Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	24.00	SF	20	1997	3	0.0	0.0

[Appraiser Notes](#)

EST INT
FIREPLACE NOT WORKING

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD25-0984	4/25/2025	-	SANTA MARIA REROOF
BLD24-1722	8/20/2024	-	1215 LANE TRUST REROOF
OC00927	6/1/1996	-	RSRA
OC16631	11/1/1983	-	REMODEL

Prepared by and return to:
Matthew G. Lerner, Esq.
Law Office of Matthew G. Lerner, P.A.
3335 North University Drive Suite 1
Hollywood, FL 33024
954-628-5014
File Number: 30-169

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 19th day of **April, 2020** between **SW Property Partners LLC, a Florida limited liability company** whose post office address is **2775 NW 49th Avenue, Unit 205, Ocala, FL 34482**, grantor, and **Partners Team One as Trustee(s) of the 1215 SW 3rd Land Trust** whose post office address is **332 Royal Liverpool Lane, Orlando, FL 32828**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

Lot 20, Block 53, Santa Maria Place, according to the map or plat thereof as recorded in Plat Book A, Page 97, Public Records of Marion County, Florida.

Parcel Identification Number: 2845-053-020

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.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and

DoubleTime®

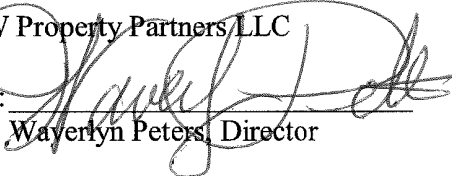
convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: Andrea G. Scott


Witness Name: Shonda Swain

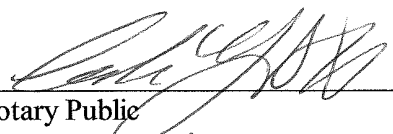
SW Property Partners LLC
By: 
Waverlyn Peters, Director

(Corporate Seal)

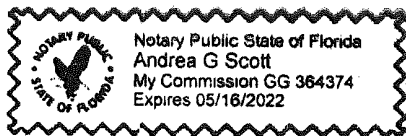
State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of April, 2020 by Waverlyn Peters, Director of SW Property Partners LLC, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]


Notary Public
Printed Name: Andrea G. Scott

My Commission Expires: 5-16-22





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

2/23/2026

CASE NO: CE26-0211

1215 SW 3RD LANE TRUST
PARTNERS TEAM ONE TR
12472 LAKE UNDERHILL ROAD UNIT 252
ORLANDO, FL. 32828-7144

UNKNOWN OCCUPANT(S)
1215 SW 3RD ST UNIT B
OCALA, FL. 34471

RE: 2845-053-020 | 1215 SW 3RD ST UNIT B

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:3/23/2026

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all outlets are operable and safely be used. Fix the consistent plumbing leak beneath the residential home. Hallway light must be fixed. Fix all holes of the interior and exterior of the dwelling (such as siding, holes in the back bedroom and behind the oven, etc). Flooring must be even and in sound repair. Fix the underlying leak of the water heater. Electric must be supplied throughout the home. If there is no working central A/C, heating must be supplied in all habitable rooms and all windows must have proper screening. Remove any rodents from off the premises (rodent droppings found within the interior of the residential home). Exterior-leading doors must have weather-stripping. Fix the leak occurring at the kitchen sink, and bottom of cabinetry that was warped due to sustained water damage. Some scopes of work will require a permit.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please re-issue expired permit BLD24-1722 (for re-roof). The permit has expired without a passing final inspection and current "HOLD" status due to listed contractor. Contact the Permitting Department at (352)-629-8421 to begin the permitting process.

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.

STEPHANI SMITH, Code Inspector
352-355-5242 smsmith@ocalafl.gov



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: _____

DATE: _____

ADDRESS: _____

PARCEL ID: _____

*A mark or check next to a code section indicates a violation of such.

302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
303.1 – Windows	Every habitable room must have at least 1 window or skylight.
303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7’ ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner’s responsibility.
307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

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CODE ENFORCEMENT INSPECTOR: _____



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

03/25/2026

1215 SW 3RD LAND TRUST
PARTNERS TEAM ONE TR
12472 LAKE UNDERHILL ROAD UNIT 252
ORLANDO, FL. 32828-7144

Respondent(s) _____ /

Location of Violation: 1215 SW 3RD ST UNIT B|2845-053-020

Case Number: CE26-0211

Inspector Assigned: Stephani Smith

Required Compliance Date: 04/27/2026

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all outlets are operable and safely be used. Hallway light must be fixed. Fix all holes of the interior and exterior of the dwelling (such as siding, holes in the back bedroom and behind the oven, etc). Flooring must be even and in sound repair. Fix the underlying leak of the water heater. Electric must be supplied throughout the home. If there is no working central A/C, heating must be supplied in all habitable rooms and all windows must have proper screening. Remove any rodents from off the premises (rodent droppings found within the interior of the residential home). Exterior-leading doors must have weather-stripping. Fix the leak occurring at the kitchen sink, and bottom of cabinetry that was warped due to sustained water damage. Some scopes of work will require a permit.

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:

Stephani Smith Code Inspector
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE26-0211

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/25/2026 post the Notice of Violation & Public Hearing to the property, located at 1215 SW 3RD ST UNIT B.
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.

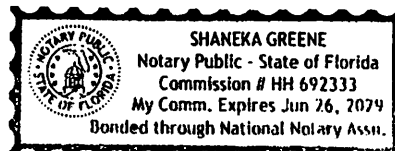
Dated: 03/25/2026


Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/25/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

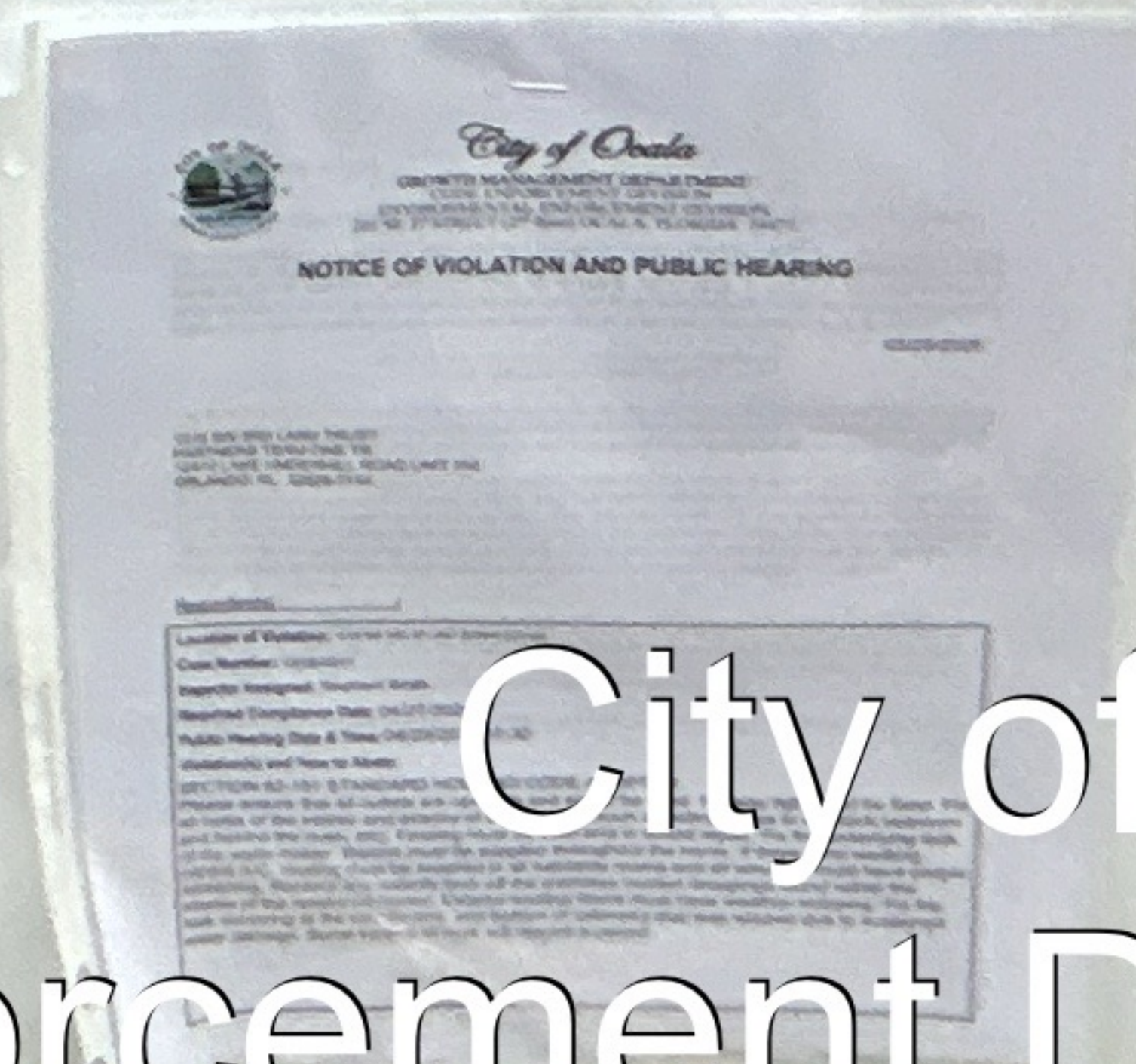




OCALA

CODE ENFORCEMENT
352-629-8309

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



City of Ocala
Code Enforcement Division

3/25/26, 8:31 AM



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

03/25/2026

1215 SW 3RD LAND TRUST
PARTNERS TEAM ONE TR
12472 LAKE UNDERHILL ROAD UNIT 252
ORLANDO, FL. 32828-7144

Respondent(s) _____

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Case Number: CE26-0211

Inspector Assigned: Stephani Smith

Required Compliance Date: 04/27/2026

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Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
that all outlets are operable and safely be used. Hallway light must be fixed. Fix
terior of the dwelling (such as siding, holes in the balcony railing, etc.)
even and in sound repair. Fix the underlying leak
home. If there is no working
must have proper

City of Ocala
Code Enforcement Division
3/25/26, 8:31 AM

Office of

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

CASE NO: CE26-0211

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 03/24/2026 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.

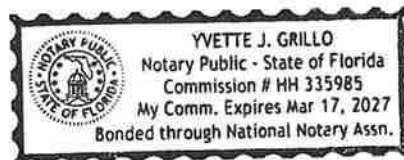
Dated: 03/24/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/24/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



BLD25-0984

Edit

Notes

Status	FINALED								
Applicant	COMMUNITY ROOFING OF MARION COUNTY LLC			Applied	04/25/2025	ADL	Finald	05/20/2025	PSM
Type	RES BLDG			Approved	04/25/2025	ADL	NOC Exp Date	04/29/2026	ARI
SubType	ROOF			Issued	04/25/2025	ADL	Expired		
Description	SANTA MARIA REROOF								

2845-053-020

Type	ADDRESS									
Address	1215 SW 3RD ST									
City	OCALA			State	FL		Zip	34471		
Tract				Block			Lot			
Subdivision	SANTA MARIA PLACE									



1001

1215

City of Ocala
Code Enforcement Division
4/14/26, 9:51 AM



1215

City of Ocala
Code Enforcement Division
4/14/26, 9:51 AM



1215



City of Ocala
Code Enforcement Division
3/23/26, 10:21 AM



City of Ocala
Code Enforcement Division
2/20/26, 9:56 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:04 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:05 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:05 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:06 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:07 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:07 AM



CAUTION: Moving Parts
Do Not Operate Unit With Air
Outlet Grilles Removed.

ATTENTION: Eviter les
accidents/evite los accidentes
No opere este equipo con el
filtro de aire quitado.

CUIDADO: Partes móviles
peligrosas. No opere la
unidad con el panel anterior
quitado.

IF UNIT DOES NOT POWER ON, PRESS THE 'RESET' BUTTON OR PLUG HEAD WAIT 3 MIN.
COMPRESSOR TO START IF UNIT STILL DOES NOT COOL CALL 1-888-775-8937.



FRIGIDAIRE

timer MODE V ON-OFF ^ FAN SPEED sleep

cool
econ
fan only

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lo

City of Ocala
Code Enforcement Division
2/20/26, 10:07 AM



ADO: Partes móviles
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HEAD WAIT 3 MI
775-6937



se/fresh air/vent
⏏ ⏏ ⏏

timer

MODE

- cool
- econ
- fan only



ON-OFF



FAN SPEED

sleep

5.0
C Hr
med
lo

City of Ocala
Code Enforcement Division
2/20/26, 10:07 AM



UL UNDERWRITERS LABORATORIES
CLASS - CTL
ENCLOSED PANELBOARD
NO. [redacted]

C.P.

LIST NO. [redacted] MOD. 1
EQUIPMENT TYPE [redacted]
EQUIPMENT TYPE [redacted]

USE WITH ONE OF THE FOUR TYPES OF
CIRCUIT BREAKERS LISTED ABOVE. REPLACE
WITH THE SAME TYPE AND RATING.

NOT SUITABLE FOR USE
AS SERVICE EQUIPMENT

DANGER
Hazard of electric shock.
Switch or fuses
must be opened before
working on this equipment.

BRASS BREAKERS
CLAMP HALL WITH CU WIRE
CLAMP MAY WITH AL WIRE

GROUND WHEN REQUIRED
GROUND WIRE REQUIRED

GROUND STRAP

RINGS

REPLACEMENT PARTS

ACCESSORIES

USE COPPER OR ALUMINUM WIRE

DO NOT RESTORE SERVICE
UNTIL ALL TRIPS TO OFF POSITION
ARE RESET TO ON POSITION

1	2
3	4
5	6
7	8
9	10
11	12
13	14
15	16

100 20
100

MAIN

50
50
OFF 20
OFF 30A
OFF

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20

City of Ocala
Code Enforcement Division
2/20/26, 10:07 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:08 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:08 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:08 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:09 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:09 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:10 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:10 AM



City of Ocala
Code Enforcement Division
2/20/26, 10:10 AM