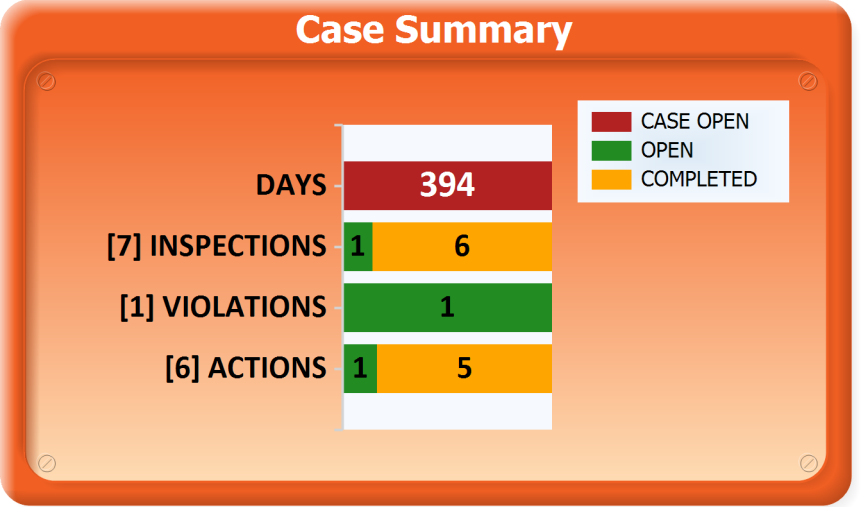


Description: EXPIRED BUILDING PERMIT			Status: HEARING	
Type: BUILDING REGULATIONS			Subtype: BUILDING PERMIT REQUIRED	
Opened: 6/25/2024	Closed:	Last Action: 7/30/2025		Flw Up: 7/29/2025
Site Address: 804 NE 9TH AVE OCALA, FL 344705329				
Site APN: 26127-004-00			Officer: STEPHANI SMITH	
Details: 91 7199 9991 7039 7683 7389 ROMAN, RONALD HENRIQUEZ, HAROLD CORREA, JOHANN CORREA, JENNIFER 630 NE 9TH AVE OCALA, FL 34470-5329				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/24/2025	6/24/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/24/2025	6/24/2025	NOVPH MAILED 91 7199 9991 7039 7931 3910 ROMAN RONALD HENRIQUEZ HAROLD CORREA JOHANN CORREA JENNIFER 630 NE 9TH AVE OCALA FL 34470-5329
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	6/25/2025	6/25/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

PREPARE NOTICE	SHANEKA GREENE	6/24/2025	6/24/2025	<div>NOVPH X1</div> <div>NOVPH COMP DATE: 07/14/2025 SPEC MAG INSP: 07/29/2025 SPEC MAG HEARING: 07/30/2025</div> <div>ROMAN RONALD HENRIQUEZ HAROLD CORREA JOHANN CORREA JENNIFER 630 NE 9TH AVE OCALA FL 34470-5329</div>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	<div>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</div> <div>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the replacement of 11 windows, siding, weather barrier by 4:00pm on Thursday, September 18th, 2025. 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 7:00am on Friday, September 19th, 2025, or if the permit(s) issued are not inspected and finaled 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 the violations have been abated.</div> <div>2.) Pay the cost of prosecution of \$218.11 by September 18th, 2025.</div>

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
CONTACT	ROMAN RONALD : 36180	HENRIQUEZ HAROLD ET AL 630, NE 9TH			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ROMAN RONALD HENRIQUEZ HAROLD	HENRIQUEZ HAROLD ET AL , NE 9TH AVE			
RESPONDENT 1	ROMAN RONALD : 36180	HENRIQUEZ HAROLD ET AL, CORREA JOHANN, CORREA JENNIFER OCALA, FL 34470			

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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$218.11	\$0.00						
TOTALS:			\$218.11	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/14/2025	7/14/2025	COMPLETED		On 07/14/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed no new permits and/or re-issued permits for the property. BLD22_0991 remains in an expired state (of 03/14/2024) related to work for replacement of siding, sheathing where needed, and installation of the weather barrier.View attachments.

CASE WORK	SMS	6/25/2025	6/25/2025	COMPLETED		On 06/25/2025, I have posted the NOVPH directly onto the property. View attachments. Affidavit of Posting provided to Admin.
CASE WORK	SMS	7/31/2024	7/31/2024	COMPLETE		On 07/31/2024, I have returned a phone call to Jeniffer Correa (203.502.3035). She has informed me that she will be going to the Permitting Department tomorrow to obtain a permit for the repair. As for the windows, she intends to keep the old windows (for they were never replaced).
FOLLOW UP	SMS	6/23/2025	6/23/2025	COMPLETED		<p>Last inspection 7/31/2024.</p> <p>On 06/23/2025, I have re-inspected the property in reference to an expired permit (BLD22_0991). I have observed that the permit remains in an expired state with an issuance date of 04/04/2022 and an expiration date of 03/14/2024 from the previous owner). The new property owner(s) have not reapplied for the work in relation to the siding of the residential building. Due to no progress being made, this case will escalate to a NOVPH. View attachments.</p>
FOLLOW-UP	SMS	7/23/2024	7/23/2024	COMPLETE		On 07/23/2024, I have re-inspected the property in reference to a Follow-Up inspection. I have verified via Central Square permit tracking that there are no active permit(s) applied and/or issued for this property as of this date (nor where the expired permits BLD22-2202 or BLD22-0991 re-issued). NOVPH has been drafted with signed copy posted directly onto the property and provided to Admin for mailing. View attachments. Inspections scheduled.
HEARING INSPECTION	SMS	7/29/2025				

INITIAL	SMS	6/25/2024	6/25/2024	COMPLETE	On 06/25/2024, the case has been re-written (see CN:#2024_10681) to reflect the change of ownership. The property remains in the same condition with both permits (BLD22-0991 and BLD22-2202) expired. View attachments. CLTO sent to Admin, and a Follow-Up has been scheduled.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
BUILDING PERMIT REQUIRED		6/25/2024				<p>No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations. (Code 1961, Â§ 22-16(2); Code 1985, Â§ 7-661)</p> <p>Please re-apply and re-issue along with finalizing the expired permit (BLD22_0991) in relation to the siding of the residential structure. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin this process.</p>

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2024 Property Record Card Real Estate

26127-004-00

[GOOGLE Street View](#)

Prime Key: 1251729

[Beta MAP IT+](#)

Current as of 6/25/2024

Property Information

Less Names

ROMAN RONALD
HENRIQUEZ HAROLD
CORREA JOHANN
CORREA JENNIFER
630 NE 9TH AVE
OCALA FL 34470-5329

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

[PC: 01](#)

Acres: .35

Taxes / Assessments:

Map ID: 178

[Millage:](#) 1001 - OCALA

Situs: Situs: 804 NE 9TH AVE OCALA

2023 Certified Value

Land Just Value	\$43,391
Buildings	\$30,057
Miscellaneous	\$1,735
Total Just Value	\$75,183
Total Assessed Value	\$75,183
Exemptions	\$0
Total Taxable	\$75,183

[Ex Codes:](#)

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$43,391	\$30,057	\$1,735	\$75,183	\$75,183	\$0	\$75,183
2022	\$45,675	\$29,720	\$1,735	\$77,130	\$35,391	\$0	\$35,391
2021	\$36,540	\$22,958	\$1,735	\$61,233	\$32,174	\$0	\$32,174

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8338/0958	05/2024	51 AGR-DED	0	Q	I	\$160,000
8266/1588	02/2024	07 WARRANTY	8 ALLOCATED	U	I	\$12,000
7693/0527	01/2022	07 WARRANTY	8 ALLOCATED	U	I	\$162,500
7693/0534	01/2021	51 AGR-DED	8 ALLOCATED	U	I	\$100
5532/0773	06/2011	57 TRANSFER FROM BANK	8 ALLOCATED	U	I	\$135,000
5517/1570	05/2011	56 TRANSFER TO BANK	0	U	I	\$100
4880/0912	08/2007	07 WARRANTY	8 ALLOCATED	U	I	\$800,000
4573/1591	09/2006	05 QUIT CLAIM	0	U	I	\$100
4182/1682	09/2005	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$100
1364/1767	07/1986	94 ROAD AB	0	U	I	\$100
1297/1126	07/1985	07 WARRANTY	0	U	I	\$100

1231/1514	07/1984	07 WARRANTY	0	U	I	\$25,000
1231/1512	07/1984	07 WARRANTY	0	U	V	\$100
1202/1193	01/1984	71 DTH CER	0	U	V	\$100
0302/0670	01/1967	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$100
0301/0036	11/1951	04 FEE SIMPLE	8 ALLOCATED	U	I	\$100
0280/0142	11/1947	02 DEED NC	8 ALLOCATED	U	I	\$100

[Property Description](#)

SEC 08 TWP 15 RGE 22

N 79.67 FT OF THE FOLLOWING DESC PROPERTY:

COM AT SE COR OF LOT 14 ROSE'S SUB (D- 49) TH S 00-20-39 W 15 FT TO THE POB SAID PT BEING PT OF CURVATURE OF CURVE CONCAVE NELY HAVING A CENTRAL ANGLE OF 40-33-29 RADIUS OF 155.55 FT TH SELY ALONG ARC OF CURVE AN ARC DISTANCE OF 110.11 FT A CHORD BEARING & DISTANCE OF S 19-25-35 E 107.82 FT TO PT OF REVERSE CURVE OF A CURVE CONCAVE SWLY HAVING A CENTRAL ANGLE OF 40-33-29 RADIUS OF 115.55 FT TH SELY ALONG ARC OF REVERSE CURVE AN ARC DISTANCE OF 81.79 FT A CHORD BEARING & DISTANCE OF S 18-52-15 E 80.10 FT TO PT OF TANGENCY OF CURVE TH S 89-59-30 W 173 FT TH S 01-24-30 W 50 FT TH S 89-59-30 W 20 FT TH N 01-24-30 E 151.51 FT TH N 89-45-30 W 50 FT TH S 89-59-30 W 20 FT TH N 01-24-30 E 151.51 FT TH N 89-45-30 W 33 FT TH N 00-20-39 W 79.67 FT TH S 88-32-26 E 162.39 FT TO THE POB & S 1/2 OF ALLEY LYING N OF ABOVE DESC PROPERTY

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		87.0	176.0	R1A	87.00	FF							
Neighborhood 4669 - MISC SUBS IN 8-15-22													
Mkt: 8 70													

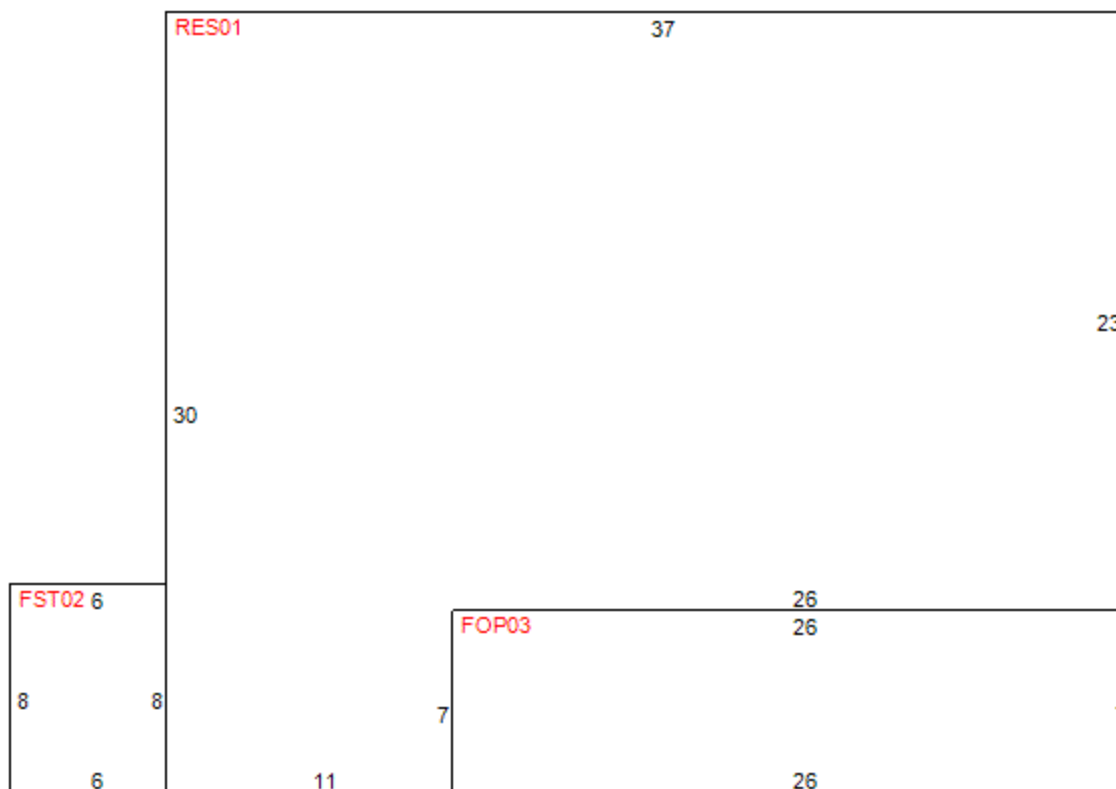
[Traverse](#)

Building 1 of 1

RES01=R11U7R26U23L37D30.

FST02=L6U8R6D8.R11

FOP03=U7R26D7L26.



Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1930
Effective Age	8 - 35-39 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	12/12/2023 by 118	Architecture 0 - STANDARD SFR
		Base Perimeter 134

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	29 - VINYL SIDING	1.00	1930	N	0 %	0 %	928	928
FST 02	29 - VINYL SIDING	1.00	1930	N	0 %	0 %	48	48
FOP 03	29 - VINYL SIDING	1.00	1930	N	0 %	0 %	182	182

Section: 1

Roof Style: 10 GABLE	Floor Finish: 14 LINOLEUM	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	102.00	SF	20	1960	3	0.0	0.0
ADU UTILITY-ALUM	80.00	SF	40	1968	1	8.0	10.0
UDU UTILITY-UNFINS	450.00	SF	40	1960	1	18.0	25.0

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD22-2202	7/18/2022	-	WAUN / REPAIR / REPLACE 11 WINDOWS
BLD22-0991	4/4/2022	-	WAUN / REPAIR
OC00174	2/1/1994	-	BLDG01= ADD ROOF

Prepared by and Return To:

Amanda Rowthorn
Wollinka Wike Title Insurance Agency, a division of
LandCastle Title Group, LLC
7076 W. Gulf to Lake Highway
Crystal River, FL 34429

Order No.: CR312404038

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/03/2024 04:48:06 PM
FILE #: 2024071283 OR BK 8338 PGS 958-963
REC FEES: \$52.50 INDEX FEES: \$0.00
DDS: \$1120.00 MDS: \$525.00 INT: \$300.00

APN/Parcel ID(s): R26127-005-00
R26127-004-00
Tax/Map ID(s): 1251974
1251729

AGREEMENT FOR DEED

THIS AGREEMENT is made and entered into May 16, 2024, between W & W Team Investments LLC, A Florida Limited Liability Company, whose mailing address is 5353 SE Hwy 41, Morriston, FL 32668 ("Seller"), and Ronald Roman, Harold Henriquez, Johann Correa and Jennifer Correa, as Joint Tenants with Full Rights of Survivorship,

whose mailing address is 630 NE 9th Ave, Ocala, FL 34470
("Purchaser").

WITNESSETH:

That in consideration of the mutual promises and covenants contained in this Agreement and other valuable consideration passing between the parties hereto, Seller agrees to sell and Purchaser agrees to buy, on the terms stated herein, the following described property:

Commencing at the Southeast corner of Lot 14, Rose's Subdivision, as per plat thereof recorded in Plat Book D, Page 49, Public Records of Marion County, Florida, and proceed S 00°20'39" W, a distance of 15.00 feet to the Point of Beginning of the following described parcel, said Point of Beginning also being the point of curvature of a curve concave Northeasterly, having a central angle of 40°33'29" and a radius of 155.55 feet; thence run Southeasterly along the arc of said curve an arc distance of 110.11 feet through a chord bearing and distance of S 19°25'35" E, 107.82 feet to a point of reverse curve of a curve concave Southwesterly, having a central angle of 40°33'29" and a radius of 115.55 feet; thence run Southeasterly along the arc of said reverse curve an arc distance of 81.79 feet through a chord bearing and distance of S 18°52'15" E, 80.10 feet to the point of tangency of said curves (all being the West right of way line of NE 9th Ave. being 40 feet wide); thence S 89°59'30" W, 173.00 feet; thence S 01°24'30" W, 50.00 feet; thence S 89°59'30" W, 20.00 feet; thence N 01°24'30" E, 151.51 feet; thence N 89°45'30" W, 33.00 feet; thence N 00°20'39" W, 79.67 feet; thence S 88°32'26" E, 162.39 feet to the Point of Beginning, less and except the North 79.67 feet thereof.

AND

The North 79.67 feet of the following described parcel:

Commencing at the Southeast corner of Lot 14, Rose's Subdivision, as per plat thereof recorded in Plat Book D, Page 49, Public Records of Marion County, Florida, and proceed S 00°20'39" W, a distance of 15.00 feet to the Point of Beginning of the following described parcel, said Point of Beginning also being the point of curvature of a curve concave Northeasterly, having a central angle

AGREEMENT FOR DEED

(continued)

of 40°33'29" and a radius of 155.55 feet; thence run Southeasterly along the arc of said curve an arc distance of 110.11 feet through a chord bearing and distance of S 19°25'35" E, 107.82 feet to a point of reverse curve of a curve concave Southwesterly, having a central angle of 40°33'29" and a radius of 115.55 feet; thence run Southeasterly along the arc of said reverse curve an arc distance of 81.79 feet through a chord bearing and distance of S 18°52'15" E, 80.10 feet to the point of tangency of said curves (all being the West right of way line of NE 9th Ave. being 40 feet wide); thence S 89°59'30" W, 173.00 feet; thence S 01°24'30" W, 50.00 feet; thence S 89°59'30" W, 20.00 feet; thence N 01°24'30" E, 151.51 feet; thence N 89°45'30" W, 33.00 feet; thence N 00°20'39" W, 79.67 feet; thence S 88°32'26" E, 162.39 feet to the Point of Beginning. Together with the South 1/2 of vacated alley adjacent to the afore described parcel on the North, vacated by City of Ocala Resolution No. 86-79 recorded in Official Records Book 1364, Page 1767 of the Public Records of Marion County, Florida.

("the Property")

1. **PAYMENT OF PURCHASE PRICE.** The total purchase price of the Property shall be the sum of One Hundred Sixty Thousand And No/100 Dollars (\$160,000.00). Receipt of Ten Thousand And No/100 Dollars (\$10,000.00) is hereby acknowledged. The balance of One Hundred Fifty Thousand And No/100 Dollars (\$150,000.00) shall bear interest at Seven Percent (7.000%) per annum and shall be repaid as follows:

Principal and interest payments of Nine Hundred Ninety-Seven And 95/100 Dollars (\$997.95) per month shall be due on the 15th day of each month beginning June 15, 2024 and on the 15th day of each month thereafter until paid in full on May 15, 2054.

2. **WARRANTY OF TITLE.** Seller warrants that Seller is the lawful fee simple owner of the Property and has the right to convey the same. Further, Seller warrants that the Property is free from all liens, encumbrances, easements, restrictions, and other matters, except those of public record, and that it will defend the title to the Property against all claims and demands, subject to any matters of record.
3. **POSSESSION AND MAINTENANCE OF THE PROPERTY.** Purchaser shall take possession of the Property on the date of execution of this Agreement and shall bear the costs of insurance, taxes, assessments and maintenance from and after that date. Purchaser shall maintain the Property in good condition. Purchaser shall not permit, commit or suffer any waste, impairment or deterioration of the Property or any part thereof. Purchaser will also not permit, commit or suffer any illegal activities to occur on the Property. The seller may inspect the Property at any reasonable time after giving four (4) days notice for the purpose of determining the physical status of the Property and Purchaser's compliance with this paragraph.

Purchaser shall pay all taxes, assessments, maintenance fees and insurance premiums promptly when due and shall, upon request, provide Seller with proof of payment of same. Purchaser shall maintain hazard insurance on the Property for its full insurable value and Seller shall be named as first loss payee on Purchaser's hazard insurance policy. If Purchaser should fail to pay for any matter as required by this paragraph, Seller shall have the right to pay for such matters and the amounts advanced shall be immediately due and payable to Seller with interest at the highest rate allowed by law.

4. **TRANSFER OF TITLE TO PURCHASER.** Upon all monies described above being paid in full, Seller will deliver to the Purchaser a General Warranty Deed subject only to: (i) taxes and assessments which became due and payable after the date of this Agreement; (ii) matters created by Purchaser; and (iii) restrictions, encumbrances and easements which were of record as of the date of this Agreement.

AGREEMENT FOR DEED

(continued)

5. CONDITION OF PROPERTY. Purchaser has inspected the Property and accepts the Property in its "as is" condition. Seller has disclosed the following conditions that affect the Property:

NA

6. TIME OF ESSENCE/LATE FEE/DEFAULT. Time shall be of the essence as to any payments and obligations set forth in this Agreement. If any payment is not made on or before 15 days after the payment is due a late fee of 5 Percent (5 %) of the payment then due shall be due and payable. If a default of nonpayment continues for a period of thirty (30) days from the due date (or any other default continues for thirty (30) days from written notice of that default), then the entire balance of the purchase price, interest and all other amounts provided for or secured by this Agreement shall, at the option of Seller, become due and payable immediately and, upon such acceleration of all amounts, Seller may foreclose this Agreement.
7. ASSIGNMENT OF LEASES AND RENT. As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Purchaser hereby assigns to Seller all leases already in existence and to be created in the future, together with all rents to become due under existing or future leases. This assignment, however, shall be operative only in the event of the occurrence of a default hereunder remaining uncured at the expiration of the grace period, if any, provided herein in respect to such default. In any such case, Purchaser hereby confers on Seller the exclusive power, to be used or not in its sole discretion, to act as agent for Purchaser, with power to take possession of and collect all rents arising from the Property and apply such rents, at the option of Seller, to the payment of the Agreement debt, taxes, costs of maintenance and repairs as Seller may be in its sole discretion determine, and to turn any balance remaining over to Purchaser. However, such collection of rents shall not operate as an affirmation of the tenant or lease. In the event Purchaser's title to the Property should be acquired by Seller, Seller shall be liable to account only for rents and profits actually received by Seller. In exercising any of the powers contained in this paragraph, Seller may also take possession of, and for these purposes use, any and all personal property contained in the Property and used by Purchaser.
8. CONSTRUCTION LIENS. Purchaser hereby indemnifies and holds Seller and Seller's interest in the Property free of all liability for construction liens or other expenses or damages resulting from Purchaser having any renovations, alterations, building repairs or other work performed on, or materials furnished to, the Property.
9. TRANSFER OF TITLE BY PURCHASER. If all or any part of the Property or an interest therein is sold or transferred by Purchaser without Seller's written consent, excluding (i) the creation of a lien or encumbrance subordinate to this Agreement; (ii) the creation of a purchase money security interest for household appliances; (iii) a transfer by devise, descent or by operation of law upon the death of a co-owner; or (iv) the grant of any leasehold interest of three (3) years or less not containing an option to purchase, then Seller may, at Seller's option, declare all the sums provided for or secured by this Agreement to be immediately due and payable. If Seller exercises such option to accelerate, Seller shall mail Purchaser notice of acceleration. Such notice shall provide a period of not less than thirty (30) days from the date the notice is mailed within which Purchaser may pay the sums declared due. If Purchaser fails to pay such sums prior to the expiration of such period, Seller may, without further notice or demand on Purchaser, invoke all remedies permitted by law, including foreclosure.
10. ATTORNEY'S FEES AND COURT COSTS. The prevailing party in any action to enforce any of the terms or conditions of this Agreement shall be entitled to reasonable attorney's fees and court costs.

AGREEMENT FOR DEED

(continued)


11. AMENDMENTS. No change or modification of any of the terms, provisions or conditions of this Agreement shall be effective unless made in writing and signed or initialed by all parties hereto, their successors or assigns.
12. SEVERABILITY. The invalidity in whole or part of any paragraph, subparagraph or other provision of this Agreement shall not affect the remaining portions of this Agreement.
13. HEADINGS AND CAPTIONS. The titles or captions of paragraphs contained in this Agreement are provided for convenience of reference only and shall not be considered a part hereof for purposes of interpreting or applying this Agreement; and, therefore, such titles or captions do not define, limit, extend, explain, or describe the scope or extent of this Agreement or any of its terms, provisions, representations, warranties or conditions in any manner.
14. GENDER AND NUMBER. All references to the Seller and the Purchaser, as well as pronouns and variations thereof, shall be deemed to refer to the masculine, feminine or neuter and to the singular or plural as the identity of the person or entity or persons or entities may require.
15. BINDING EFFECT ON SUCCESSORS AND ASSIGNS. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors, personal representatives, heirs and assigns but nothing contained in this paragraph shall be construed as a consent by Seller to any assignment of this Agreement or of any interest therein by Buyer except as heretofore provided.
16. ENTIRE AGREEMENT. The parties agree that this Agreement constitutes the sole and only agreement between them respecting the Property and correctly sets forth their obligations to each other as of this date.

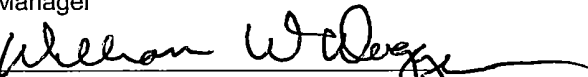
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

SELLER(S):

W & W Team Investments LLC, A Florida Limited
Liability Company

Address: 5353 SE Hwy 41
Morriston, FL 32668

BY: 
Teresa Wendy Waggener
Manager

BY: 
William W. Waggener
Manager

AGREEMENT FOR DEED

(continued)

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

Amanda Rowthorn
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

[Signature]
Witness Signature

Perna Dowell
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

State of FL

County of Citrus

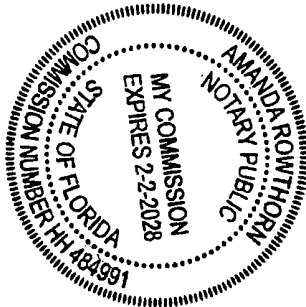
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of May, 2024

by Teresa Wendy Waggener and William to me known to be the
person(s) described in or who has/have produced [Signature] as identification
* W. Waggener

Name: _____

Commission: _____

[Notary Seal]



AGREEMENT FOR DEED
(continued)

BORROWER(S)

Ronald Roman

Harold Henriquez

Johann Correa

Jennifer Correa

Address: 630 NE 9th Ave
Ocala, FL 34470

Signed, Sealed and Delivered in the presence of:

Witness Signature

Amanda Rowthorn
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

Witness Signature

Perna Dowell
Print Name

Address: 7076 W. Gulf to Lake Hwy.,
Crystal River, FL 34429

State of Florida
County of Citrus

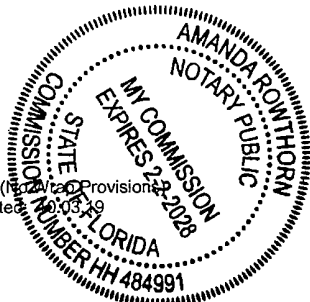
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization, this 30 day of May, 2024,
by Ronald Roman and Harold Henriquez, to me known to be the
person(s) described in or who has/have produced drivers license as identification.

* and Johann Correa and Jennifer Correa

Name: [Signature]

Commission: _____

[Notary Seal]



Agreement for Deed (Revised Provision)
FLD1095.doc / Updated 12/03/19



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

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

6/25/2024

CASE NO: 2024_11185

ROMAN RONALD
HENRIQUEZ HAROLD
CORREA JOHANN
CORREA JENNIFER
630 NE 9TH AVE
OCALA FL 34470-5329

RE: 26127-004-00 | 804 NE 9TH AVE OCALA

Dear Property Owner:

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

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by **7/23/2024**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Special Magistrate for a hearing.

You may contact me at **(352) 355-5242**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Stephani Smith
Code Enforcement Officer

Section 122-51 - Building permit required.

Brief Description: Please re-issue expired permits (BLD22-0991 and BLD22-2202) and ensure they are finalized (pass a final inspection). Contact the Permitting Department at (352)-629-8421.





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

06/25/2025

ROMAN RONALD
HENRIQUEZ HAROLD
CORREA JOHANN
CORREA JENNIFER
630 NE 9TH AVE
OCALA FL 34470-5329

Respondent(s) _____ /

Location of Violation: 804 NE 9TH AVE|26127-004-00

Case Number: 2024_11185

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Please re-apply and re-issue along with finalizing the expired permit (BLD22_0991) in relation to the siding of the residential structure. Contact the Permitting Department at (352)-629-8421 or at building@ocalafl.gov to begin this process.

Dear property owner, or agent,

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

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

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

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

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

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

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

Stephani Smith Code Enforcement Officer
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: 2024_1185

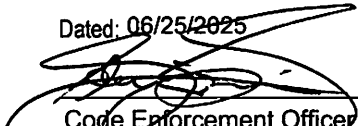
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 06/25/2025 post the Notice of Violation & Public Hearing to the property, located at 804 NE 9TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

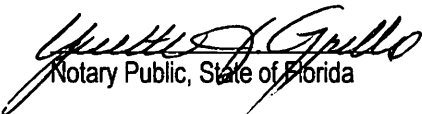
FURTHER, AFFIANT SAYETH NAUGHT.

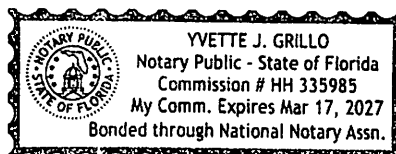
Dated: 06/25/2025

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/25/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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

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

NOTICE OF VIOLATION AND PUBLIC HEARING 06/25/2025

ROMAN RONALD
HENRIQUEZ HAROLD
CORREA JOHANN
CORREA JENNIFER
630 NE 9TH AVE
OCALA FL 34470-5329

Respondent(s) _____

Location of Violation: 804 NE 9TH AVE (26127-004-00)

Case Number: 2024_11185

Officer Assigned: Stephani Smith

Required Compliance Date: 07/29/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED
Please re-apply and re-issue along with finalizing the expired permit (BLD22_0991) in relation to the siding of the residential structure. Contact the Permitting Department at (352) 629-8421 or at building@ocalafl.gov to begin this process.

6/25/25, 11:33 AM
City of Ocala
Code Enforcement Division



6/25/25, 11:33 AM
City of Ocala
Code Enforcement Division



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

CASE NO: 2024_11185

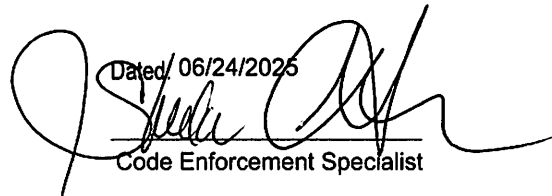
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 06/24/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

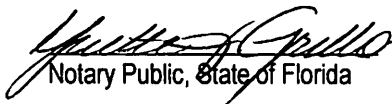
FURTHER, AFFIANT SAYETH NAUGHT.

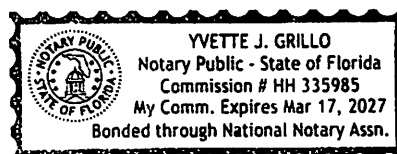
Dated: 06/24/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/24/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





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

MapH 11185

ROMAN RONALD
HENRIQUEZ HAROLD
CORREA JOHANN
CORREA JENNIFER
630 NE 9TH AVE
OCALA FL 34470-5329

CERTIFIED MAIL



91 7199 9991 7039 7931 3910

JACKSONVILLE RPDC 320
26 JUN 2025 PM 1 L

FIRST-CLASS



US POSTAGE PAID BY PITNEY BOWES



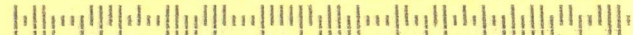
ZIP 34471 **\$ 008.16⁰**
02 7W
0008039548 JUN 25 2025

NL
6/28/25

MIXIE 326 DE 1 0007/16/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 34471218701 *1639-00017-26-29



34471-2187
34470-5329

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

THE CITY OF OCALA

CASE NO: 2024_11185

Petitioner,

VS.

ROMAN, RONALD
HENRIQUEZ, HAROLD
CORREA, JOHANN
CORREA, JENNIFER

Respondents _____ /

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	6	\$75.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

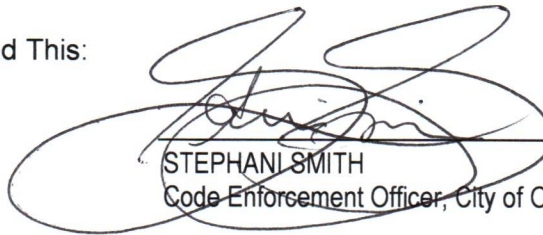
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$14.36	2	\$14.36

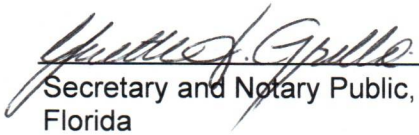
Total Costs: \$218.11

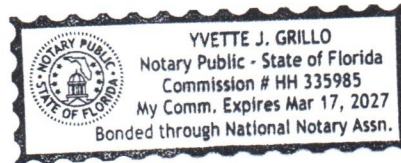
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jul by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





7/14/25, 8:57 AM
City of Ocala
Code Enforcement Division



7/14/25, 8:57 AM
City of Ocala
Code Enforcement Division



6/23/25, 8:53 AM
City of Ocala
Code Enforcement Division



24/06/2024 09:26
City of Ocala
Code Enforcement Division



6/23/25, 8:52 AM
City of Ocala
Code Enforcement Division