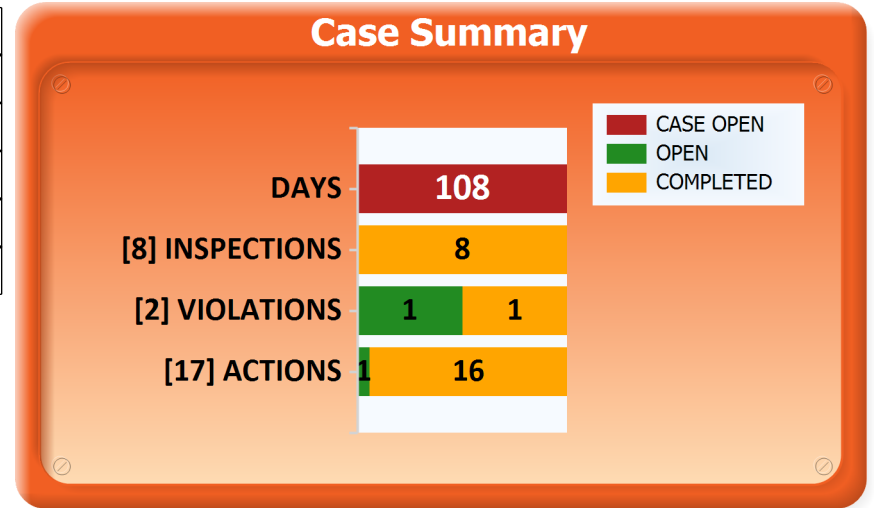


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

Description:		Status: PAID ONLINE	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 2/18/2026	Closed:	Last Action: 6/11/2026	Flw Up: 6/2/2026
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	\$17.72	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS

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	\$1.48	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
Total Paid for CASE FEES:			\$37.95	\$37.95						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$2.46	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$4.92	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$3.69	\$3.69	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
HEARING	001-359-000-000-06-35960	1	\$12.30	\$12.30	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$12.30	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$4.92	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$40.59	\$40.59						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$3.24	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
EMAIL	001-359-000-000-06-35960	1	\$3.24	\$3.24	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$8.10	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
MEETING	001-359-000-000-06-35960	1	\$16.21	\$16.21	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$30.79	\$30.79						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$22.06	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$22.06						

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	\$97.26	5/21/26	E70616	242733631 1	ECHECK	JCR1 Properties LLC	EAUS
Total Paid for INSPECTION FEES:			\$97.26	\$97.26						
TOTALS:			\$228.65	\$228.65						

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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FOLLOW UP	SMS	3/23/2026	3/23/2026	COMPLETED	<p>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).</p>
CASE WORK	SMS	3/24/2026	3/24/2026	COMPLETED	<p>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.</p>
CASE WORK	SMS	4/14/2026	4/14/2026	COMPLETED	<p>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.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

HEARING INSPECTION	SMS	4/27/2026	4/27/2026	COMPLETED		<p>On 04/27/2026, I have re-inspected the property in reference to the hearing inspection. I have verified via the CS Permitting module, and I have observed no active permit(s) applied and/or issued for either repairs/renovations or demolition of the structure. I have spoken to the tenant via phone call at 09:09 A.M. in reference to the property. While she was unavailable for inspection of the unit, she did confirm that she still resides within the property. Along with this, the management company is still trying to transfer her to a different unit and they have not made any repairs in the home. View related attachment.</p>
COMPLIANCE	SMS	5/29/2026	5/29/2026	COMPLETED		<p>Final Administrative Order compliance date. On 05/29/2026, I have re-inspected the property in reference to a compliance inspection. I have observed that the prosecution costs has been paid in full. However, the violations still remain on the property (such as no issued permits for plumbing and electrical such as water heater change-outs, electrical outlet issues, etc). I did speak to a representative of the property, and they will be pulling permits in reference to a few of these issues. I also have a scheduled appointment with the property representative to view the interior of the property. At the time of inspection, it appears they are in the process of removing the abandoned items of the tenant after they were moved to a different unit. Affidavit of Non-Compliance has been submitted to Admin.</p>
FOLLOW UP	SMS	6/2/2026	6/2/2026	COMPLETED		<p>10:30 A.M. APPT W/ PROP REP FOR INTERIOR INSPECTION</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

FOLLOW UP	SMS	6/2/2026	6/2/2026	COMPLETED	<p>On 06/02/2026, I have responded out to the property in reference to a scheduled appointment. The realtor (that represents the property) has allowed me entry onto the property. While walking the property, he has explained all that they intend to do. The window screens are being cut at the shop. They had an electrical contractor take a look at everything, and will be pulling permits. The flooring has become more stable and no longer is uneven (may have warped due to residual water). They have also placed weather stripping on the doors. The property is unfinished, but they are working towards compliance. View related attachments (such as picture of weather stripping).</p>
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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**
REGULAR MAIL	SHANEKA GREENE	2/23/2026	2/23/2026	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST

Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

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
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 sunshinecleaningpropmgmt@gmail.com E-MAIL SENT TO PROP REP ABOUT INFO RELATED TO CASE. VIEW RELATED PDF ATTACHMENT.
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	4/29/2026	NEW BUSINESS

Case Details - No Attachments

City of Ocala

Case Number
CE26-0211

CERTIFIED MAIL	SHANEKA GREENE	5/4/2026	5/4/2026	FAO MAILED 9489 0090 0027 6697 0316 44 1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR 12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO FL 32828-7144
FIELD POSTING	STEPHANI SMITH	5/6/2026	5/6/2026	FAO READY FOR POSTING FOF POSTED TO PROPERTY. VIEW RELATED ATTACHMENTS. SIGNED AFFIDAVIT PROVIDED TO ADMIN.
CONTACT	STEPHANI SMITH	5/27/2026	5/27/2026	JOHN EMERSON (UNLOCK REALTY)- (352)-462-8884 INFORMED ME THAT ELECTRICIAN WILL BE PULLING PERMITS SOON. PLUMBER WILL BE DOING WATER HEATER CHANGE- OUTS AS WELL. ASKED FOR INSPECTION FOR JUNE 2ND @ 10:30 A.M. TO VIEW INTERIOR.
MEETING	STEPHANI SMITH	6/2/2026	6/2/2026	10:30 A.M. APPT @ PROPERTY.
MASSEY	SHANEKA GREENE	6/11/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0211

vs.

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR**, owner(s) in charge of the property described as **2845-053-020 | 1215 SW 3RD ST UNIT B, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026, and April 27th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR**, 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**, 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 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 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;
 - (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;
 - (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.

2.) Pay the cost of prosecution of \$228.65 by May 28th, 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 30th day of April 2026.

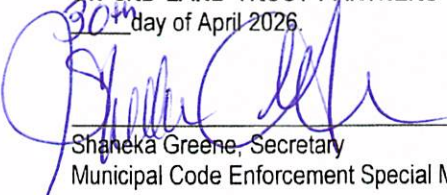
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: 1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR 12472 LAKE UNDERHILL ROAD UNIT 252 ORLANDO, FL. 32828-7144 this 30th day of April 2026.



Shaneka Greene, Secretary
Municipal Code Enforcement Special Magistrate

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 CODE 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 SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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: 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 05/06/2026 post the Final Administrative Order to the property, located at 1215 SW 3RD S 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: 05/06/2026



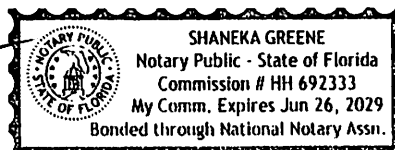
Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/06/2026 by Shaneka Greene, City of Ocala, who is personally known to me.



Notary Public, State of Florida



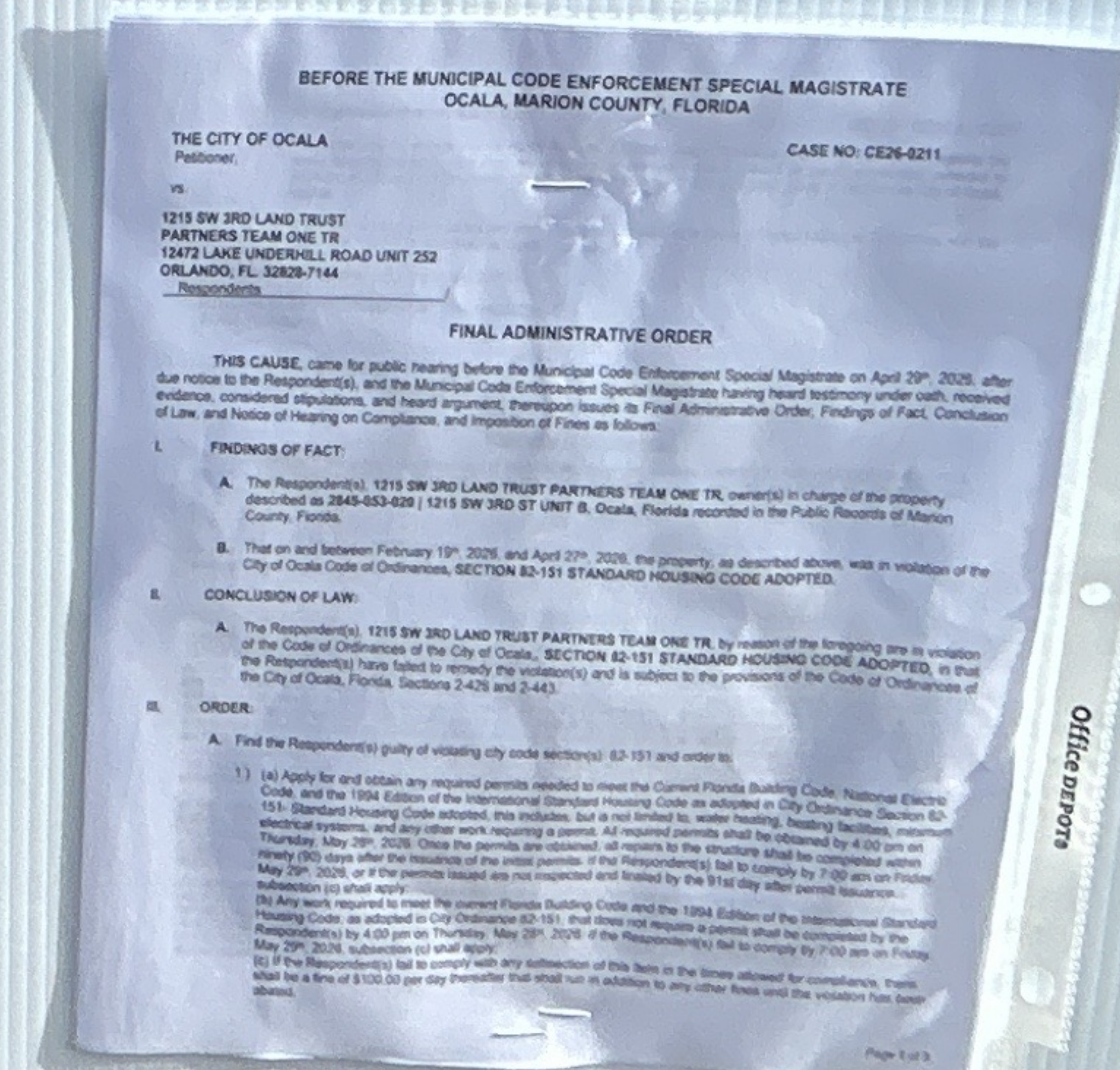


1215

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
5/6/26, 9:13 AM



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

CASE NO: CE26-0211

THE CITY OF OCALA
Petitioner,

VS.

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on April 29th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), 1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR, owner(s) in charge of the property described as 2845-053-020 | 1215 SW 3RD ST UNIT B, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between February 19th, 2026, and April 27th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 82-151 STANDARD HOUSING CODE ADOPTED.

II. CONCLUSION OF LAW:

- A. The Respondent(s), 1215 SW 3RD LAND TRUST PARTNERS TEAM ONE TR, owner(s) in charge of the property, as described above, are in violation of the Code of Ordinances of the City of Ocala, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of Marion County, Florida Sections 2-426 and 2-443.

City of Ocala
Code Enforcement Division
5/6/26, 9:13 AM

Officer

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

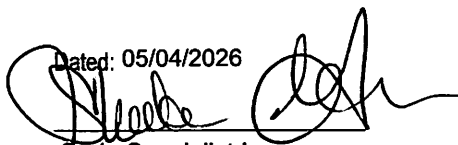
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 05/04/2026 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.

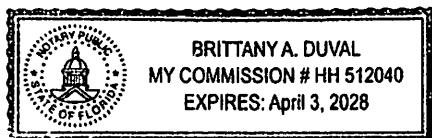
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/04/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 05/04/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0211

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

AFFIDAVIT OF NON-COMPLIANCE

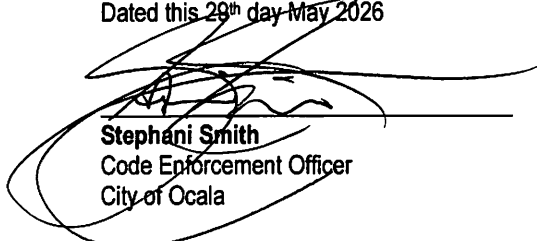
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on April 29th, 2026, the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before May 29th, 2026.
3. That a re-inspection was performed on May 29th, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:
Abatement of violations as ordered; Section(s) 82-151
5. The prosecution costs has been paid in full.

FURTHER, AFFIANT SAYETH NOT.

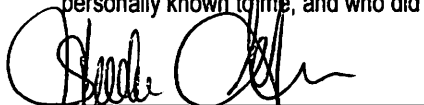
Dated this 29th day May 2026



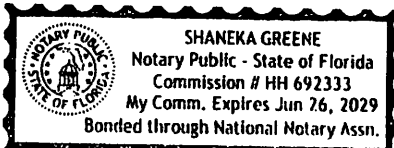
Stephani Smith
Code Enforcement Officer
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION


The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 29th day of MAY 2026, who is personally known to me, and who did take an oath.



Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 29 day of may 2026.



Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
6/2/26, 10:23 AM



City of Ocala
Code Enforcement Division
6/2/26, 10:24 AM



1215

Ocala
Code Enforcement
352-242-4000

City of Ocala
Code Enforcement Division
5/29/26, 8:29 AM