

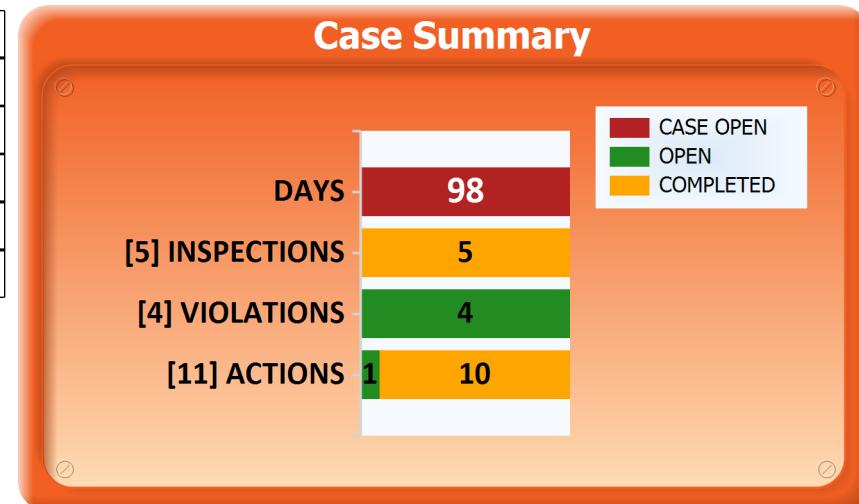


# Case Details - No Attachments

City of Ocala

Case Number  
CE25-1147

Description:		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 11/4/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/9/2026
Site Address: 807 SE 34TH AVE OCALA, FL 34471			
Site APN: 2786-003-007		Officer: STEPHANI SMITH	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	MCPHAIL, DAVID	6895 BOLLYMOUNT DR OCALA, FL	(352)410-2276		
OWNER	PAPOU LLC	3102 W SILVER SPRINGS BLVD OCALA, FL 34475-5648			
RESPONDENT 1	PAPOU LLC	3102 W SILVER SPRINGS BLVD OCALA, FL 34475			
RESPONDENT 2	R WILLIAM FUTCH, PA (REGISTERED AGENT)	610 SE 17TH STREET OCALA, FL 34471			

## FINANCIAL INFORMATION

Description	Account	Qty	Amount	Paid	Paid Date	Receipt #	Check #	Method	Paid By	CLTD By
CERTIFIED POSTAGE	001-359-000-000-06-35960	1	\$8.86	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$245.59	\$0.00						
TOTALS:			\$245.59	\$0.00						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	STEPHANI SMITH	11/5/2025				Please repair, replace, or remove damage sections of the wooden fencing to the rear of the property.
SECTION 82-512 POOL BARRIER REQUIRED	STEPHANI SMITH	1/5/2026				Every person in possession of land as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool shall at all times maintain a barrier completely around the pool or property as required by this division.
SECTION 82-513 POOL BARRIER SPECIFICATIONS	STEPHANI SMITH	1/5/2026				Please repair all damaged sections of fencing surrounding the property. There should not be any gaps between, above, or below the barrier that would permit a passage of a sphere measuring 6 (six) inches in diameter.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS	STEPHANI SMITH	1/5/2026				Please maintain fencing to the specifications of the requirements to a pool barrier. Maintain water so that it is free of all foreign matter and maintain water clarity so that all parts of the bottom can be seen.
--	----------------	----------	--	--	--	--

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	11/5/2025	11/5/2025	NON COMPLIANT		<p>COMPL ADVISED THEY JUST MOVED OUT OF THIS RENTAL AND STATED THE REAR YARD FENCING IS DILAPIDATED AND THERE IS A POOL IN THE BACKYARD. THE HOME ALSO HAD AN EXTENSION ADDED TO THE SIDE WITH WHAT HE BELIEVES HAD NO PERMIT AND THE EXTENSION IS FALLING APART AND SEPARATING FROM THE HOME</p> <p>On 11/05/2025, I have responded out to the property in reference to multiple complaints received from a citizen. At the time of inspection, I did observe dilapidated sections of fencing to the rear of the property (accessible via alleyway). From this alleyway, I have observed that the pool is in good condition. Along with this, I did not observe the addition featured in the complaint. I did not attempt to make contact at the property due to the "No Soliciting" sign posted at the property. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

FOLLOW UP	SMS	12/5/2025	12/5/2025	NON COMPLIANT		<p>On 12/05/2025, I have re-inspected the property in reference to the fencing. Some of the boards have been replaced with newer material. Set inspection to monitor progress. If there are no noticeable improvements by next inspection, send to NOVPH. View attachments. (**Also, at time of inspection, the pool has a greenish-tint more than likely due to leaves. Still has water clarity, but will also be monitoring. **)</p>
CASE WORK	SMS	1/5/2026	1/5/2026	NON COMPLIANT		<p>On 01/05/2026, I have responded out to the property in reference to a re-inspection. The fencing of the property still remains in a dilapidated condition. In addition to this, the clarity of the pool has worsened to a green-ish coloration. There is no progress with the fencing itself, and both the fencing and the current condition of the pool poses as a hazard. Therefore, I have moved forward with the generation of a NOVPH. View attachments. Inspection scheduled. NOVPH generation assigned to Admin.</p>
CASE WORK	SMS	1/26/2026	1/26/2026	NON COMPLIANT		<p>On 01/26/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the deteriorated fencing to the rear of the property in addition to the unkept pool still remains. View related attachments.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

HEARING INSPECTION	SMS	2/9/2026	2/9/2026	NON COMPLIANT	<p>On 02/09/2026, I have re-inspected the property in reference to a hearing inspection. I have observed that both the deteriorated fencing and the condition of the pool (no water clarity where you can see the bottom) remains at the property. The property owner has e-mailed me with a request for an extension, however due to the circumstances with the fencing surrounding the property to act as a barrier for the pool being a potential health and safety hazard, I have informed her of these findings along with the proposed staff recommendation.</p> <p><a href="#">View attachments.</a></p>
-----------------------	-----	----------	----------	---------------	---

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	11/4/2025	11/4/2025	
REGULAR MAIL	SHANEKA GREENE	11/6/2025	11/6/2025	CLTO MAILED (2)
PREPARE NOTICE	SHANEKA GREENE	11/6/2025	11/6/2025	<p>CLTO X2</p> <p>PAPOU LLC 3102 W SILVER SPRINGS BLVD OCALA FL 34475-5648</p> <p>R WILLIAM FUTCH, PA (REGISTERED AGENT) 610 SE 17TH STREET OCALA, FL 34471</p>
EMAIL	STEPHANI SMITH	12/5/2025	12/5/2025	<p>E-MAIL TO/FROM PROPERTY OWNER AT stovequeen@aol.com REFERENCING THIS CASE. VIEW RELATED PDF ATTACHMENT. THEY ARE CURRENTLY CLEANING UP THE PROPERTY AND IS A WIP AFTER A TENANT ABANDONED THE PROPERTY.</p>
ADMIN POSTING	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1147**

CERTIFIED MAIL	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH MAILED (2) 91 7199 9991 7039 7682 7946 PAPOU LLC 3102 W SILVER SPRINGS BLVD OCALA, FL. 34475-5648  91 7199 9991 7039 7682 7953 PAPOU LLC R WILLIAM FUTCH PA (REGISTERED AGENT) 610 NE 17TH ST OCALA, FL. 34471
PREPARE NOTICE	SHANEKA GREENE	1/6/2026	1/6/2026	NOVPH X 2  CLTO X2  PAPOU LLC 3102 W SILVER SPRINGS BLVD OCALA FL 34475-5648  R WILLIAM FUTCH, PA (REGISTERED AGENT) 610 SE 17TH STREET OCALA, FL 34471
OFFICER POSTING	STEPHANI SMITH	1/7/2026	1/7/2026	NOVPH READY FOR POSTING  NOVPH POSTED TO PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW RELATED ATTACHMENTS.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

				<p>Find the Respondent(s) guilty of violating city code section(s): 82-3, 82-512, 82-513, and 82-517 and order to:</p> <p>1,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, March 19th, 2026, or remove the fence by 4:00 pm on Thursday, March 19th, 2026. If the Respondent fails to comply by 7:00 am on Friday, March 20th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>2,) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain property fencing as required in City code sections 82-512 and 82-513; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, March 19th, 2026. If the respondent fails to comply by 7:00am on Friday, March 20th, 2026, there will be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until this violation has been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation (s) into compliance, to include; repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of protective pool cover or demolish pool structure.</p> <p>3.) Pay the cost of prosecution of \$245.59 by March 19th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/09/2026</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/4/2026	



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-1147**

EMAIL	STEPHANI SMITH	2/9/2026	2/9/2026	E-MAIL FROM/TO THE PROPERTY REP AT STOVEQUEEN@AOL.COM REF CASE, CASE STATUS REF HEARING, PROPOSED ORDER, ETC. VIEW RELATED PDF.
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-1147

Petitioner,

VS.

PAPOU LLC

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 Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

Cost	# of hour(s)	Total:
------	--------------	--------

Attorney Fees:

**2. Inspector(s) Time:**

Cost	# @ .5 hour(s)	Total:	
Inspection(s)	\$12.50	5	\$62.50

**3. Clerical & Casework Time:**

Cost	# of hour(s)	Total:	
Clerical:	\$22.00	7	\$154.00

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

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

**5. Copies of Related Document(s):**

Cost	# of page(s)	Total:
Clerical:		

**6. Postage Cost(s):**

Cost	# of Regular	Cost	# of Certified	Total:	
Postage:	\$1.48	2	\$8.86	1	\$10.34

**7. Administrative Fee(s):**

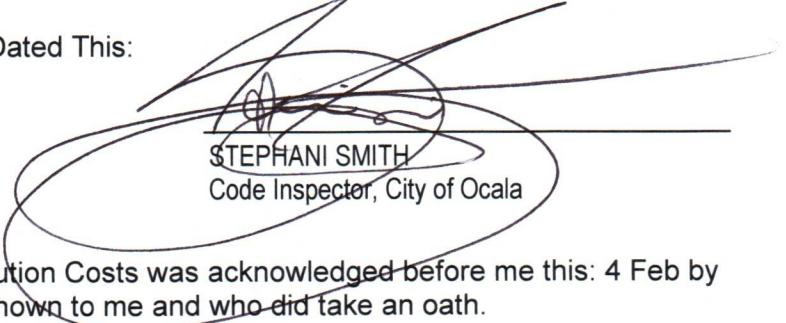
Cost	Total:
Fee(s):	

Total Costs: \$245.59

FURTHER. AFFIANT SAYETH NOT. Dated This:

2/4/2026

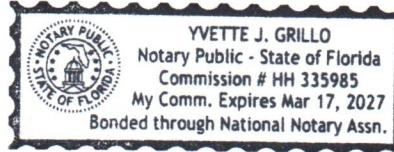
STATE OF FLORIDA  
COUNTY OF MARION

  
STEPHANI SMITH  
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 4 Feb by  
STEPHANI SMITH who is personally known to me and who did take an oath.

  
Yvette J. Grillo  
Secretary and Notary Public, State of

Florida



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2026 Property Record Card

2786-003-007

GOOGLE Street View

Prime Key: 665983

MAP IT+

Current as of 11/5/2025

### Property Information

PAPOU LLC  
3102 W SILVER SPRINGS BLVD  
OCALA FL 34475-5648

Taxes / Assessments:

Map ID: 196

M.S.T.U.

PC: 01

Acres: .24

Millage: 1001 - OCALA

Situs: 807 SE 34TH AVE OCALA

### 2025 Certified Value

Land Just Value	\$53,760			
Buildings	\$152,749			
Miscellaneous	\$11,394			
Total Just Value	\$217,903			
Total Assessed Value	\$149,004		Impact <u>Ex Codes:</u>	(\$68,899)
Exemptions	\$0			
Total Taxable	\$149,004			
School Taxable	\$217,903			

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$53,760	\$152,749	\$11,394	\$217,903	\$149,004	\$0	\$149,004
2024	\$49,920	\$143,998	\$11,394	\$205,312	\$135,458	\$0	\$135,458
2023	\$46,080	\$128,560	\$11,394	\$186,034	\$123,144	\$0	\$123,144

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6306/0505	11/2015	07 WARRANTY	0	U	I	\$100
DETH/REGS	11/2013	71 DTH CER	0	U	I	\$100
2026/1867	04/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$62,800
2026/1865	09/1993	71 DTH CER	0	U	I	\$100
1838/0623	06/1992	05 QUIT CLAIM	0	U	I	\$100
1838/0622	02/1983	71 DTH CER	0	U	I	\$100
1032/0379	09/1980	07 WARRANTY	0	U	I	\$46,500

### Property Description

SEC 15 TWP 15 RGE 22  
PLAT BOOK F PAGE 078  
HIGHLANDS MANOR

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		80.0	130.0	R1A	80.00	FF							

Neighborhood 5114

Mkt: 8 70

TraverseBuilding 1 of 1

RES01=R20U6R14D6R16D30L18U4L32U26.D9

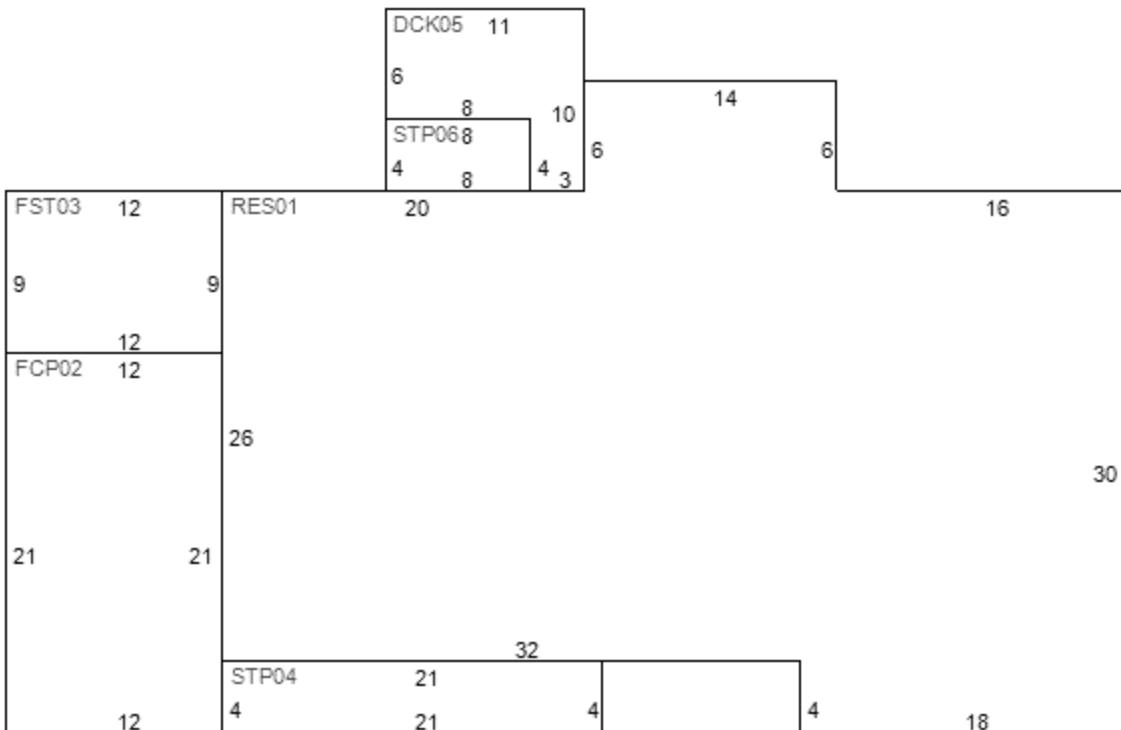
FCP02=L12D21R12U21.

FST03=L12U9R12D9.D17

STP04=R21D4L21U4.U26R20

DCK05=L3U4L8U6R11D10.L3

STP06=U4L8D4R8.

Building Characteristics

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1969
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	5/21/2025 by 228	Architecture 0 - STANDARD SFR
		Base Perimeter 172

Type	ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1969		N		0 %	0 %	1,456
FCP	0201	- NO EXTERIOR	1.00	1969		N		0 %	0 %	252
FST	0324	- CONC BLK-PAINT	1.00	1969		N		0 %	0 %	108
STP	0401	- NO EXTERIOR	1.00	1969		N		0 %	0 %	84
DCK	0501	- NO EXTERIOR	1.00	1985		N		0 %	0 %	78
STP	0601	- NO EXTERIOR	1.00	1969		N		0 %	0 %	32

### Section: 1

**Roof Style:** 10 GABLE  
**Roof Cover:** 08 FBRGLASS  
SHNGL  
**Heat Meth 1:** 22 DUCTED FHA  
**Heat Meth 2:** 00  
**Foundation:** 7 BLK PERIMETER  
A/C: Y

**Floor Finish:** 42 CERAMIC/PORCELAIN  
TILE  
**Wall Finish:** 16 DRYWALL-PAINT  
**Heat Fuel 1:** 10 ELECTRIC  
**Heat Fuel 2:** 00  
**Fireplaces:** 1

**Bedrooms:** 3  
**4 Fixture Baths:** Blt-In Kitchen: Y  
0 Dishwasher: N  
**3 Fixture Baths:** Garbage Disposal: N  
2 Garbage Compactor: N  
**2 Fixture Baths:** Intercom: N  
0 Vacuum: N  
**Extra Fixtures:** 2

### Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
226 RES SWIM POOL		648.00	SF	20	1979	5	0.0	0.0
099 DECK		645.00	SF	50	1979	2	0.0	0.0
159 PAV CONCRETE		704.00	SF	20	1969	3	44.0	16.0
114 FENCE BOARD		279.00	LF	10	1979	4	0.0	0.0

### Appraiser Notes

### Planning and Building \*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
OC18475	11/1/1984	-	REMODEL RES
OC10435	5/1/1979	-	ADD POOL

Rec. 3/27/15 This instrument was prepared by,  
Doc. 70 record and return to:  
3/27/15 R. WILLIAM FUTCH, P.A.  
R. WILLIAM FUTCH, Esquire  
610 S.E. 17<sup>th</sup> Street  
Ocala, Florida 34471  
(352) 732-8080  
Email Address: [bill@futchlaw.net](mailto:bill@futchlaw.net)

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 11/20/2015 11:58:46 AM  
FILE #: 2015107167 OR BK 6306 PGS 505-507  
REC FEES: \$27.00 INDEX FEES: \$0.00  
DDS: \$0.70 MDS: \$0 INT: \$0

NOTE TO CLERK: THIS IS A DEED OF UNENCUMBERED PROPERTY FROM THE GRANTOR TO A  
LLC OWNED COMPLETELY BY THE GRANTOR AND IS EXEMPT FROM DOCUMENTARY STAMP TAX

**WARRANTY DEED**

**THIS INDENTURE**, made this 18th day of November, 2015, between **STACEY RUXAN HARVEY a/k/a STACEY R. HARVEY a/k/a STACEY ATSIDES HARVEY a/k/a STACEY HARVEY** whose post office addresses are 3102 W. Silver Springs Boulevard, Ocala, Florida 34475, Grantor, to **PAPOU, LLC, a Florida limited liability company**, whose post office address is 3102 W. Silver Springs Boulevard, Ocala, Florida 34475, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Marion County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

F.S. Section 689.02 required information:

Property Appraiser's Parcel I.D. Numbers: **SEE ATTACHED EXHIBIT "A"**

THE LANDS ABOVE DESCRIBED ARE NOT THE HOMESTEAD OF GRANTOR NOR  
CONTIGUOUS THERETO AS DEFINED BY ARTICLE 10 SECTION 4 OF THE FLORIDA  
CONSTITUTION, AND NEITHER THE GRANTOR NOR THE GRANTOR'S SPOUSE, NOR ANYONE  
FOR WHOSE SUPPOSE THE GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO  
SAID LAND.

THIS INSTRUMENT WAS PREPARED FROM A LEGAL DESCRIPTION PROVIDED TO R.  
WILLIAM FUTCH, P.A. BY GRANTEE AND NO TITLE SEARCH NOR OPINION AS TO THE  
STATUS OF TITLE HAS BEEN GIVEN BY THE PREPARER OF THIS INSTRUMENT. THE  
PREPARER OF THIS DEED ASSUMES NO LIABILITY WHATSOEVER FOR THE ACCURACY OF  
THE LEGAL DESCRIPTION OR THE STATUS OF TITLE TO THE PROPERTY.

**SUBJECT TO:**

1. Ad valorem taxes for 2015 and subsequent years;
2. Easements, Reservations, Declaration of Covenants, Conditions and  
Restrictions and Riparian rights of record, if any, but this Deed shall not serve  
to reimpose same.

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

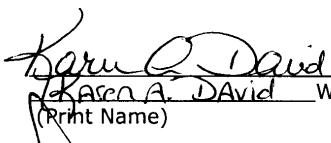
TO HAVE AND TO HOLD, the same in fee simple forever.

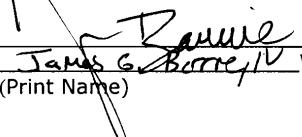
AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of  
said land in fee simple; that the Grantor has good right and lawful authority to sell and  
convey said land, and hereby warrants the title to said land and will defend the same  
against the lawful claims of all persons whomsoever; and that said land is free of all  
encumbrances, except taxes and assessments accruing subsequent to December 31, 2014.

Grantor and Grantee are used for singular or plural, as context requires.

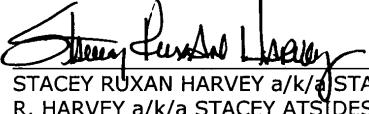
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered  
in our presence:

  
\_\_\_\_\_  
Karen A. David Witness  
(Print Name)

  
\_\_\_\_\_  
James G. Burrey, IV Witness  
(Print Name)

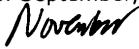
GRANTOR:

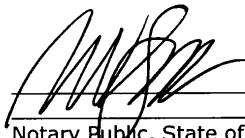
  
\_\_\_\_\_  
Stacey Ruxan Harvey  
STACEY RUXAN HARVEY a/k/a STACEY  
R. HARVEY a/k/a STACEY ATSIDES  
HARVEY a/k/a STACEY HARVEY

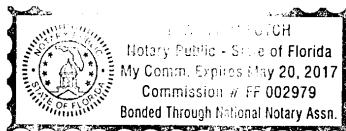
STATE OF FLORIDA  
COUNTY OF MARION

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared STACEY RUXAN HARVEY a/k/a STACEY R. HARVEY a/k/a STACEY ATSIDES HARVEY a/k/a STACEY HARVEY, who is personally known to me (Yes \_\_\_\_\_ No \_\_\_\_\_) to be the person described in and who executed the foregoing instrument OR who has produced \_\_\_\_\_ as identification and acknowledged before me that she executed same for the purposes expressed herein.

18 WITNESS my hand and official seal in the County and State last aforesaid this  
day of September, 2015.

  
\_\_\_\_\_  
November

  
\_\_\_\_\_  
W. B. B. (Print Name)  
Notary Public, State of Florida  
My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTIONS**

**Parcel No. 2782-013-016**, Marion County, Florida, to wit:

Lot 16, Block 13, EXCEPT the North 20 feet thereof of OCALA HIGHLANDS, as per plat thereof recorded in Plat Book C, Pages 1 and 2 and the West 20 feet of Lot 17, Block 13, EXCEPT the North 20 feet thereof of OCALA HIGHLANDS, as per plat thereof recorded in Plat Book C, Pages 1 and 2, Public Records of Marion County, Florida (.24 acre)

AND

**Parcel No. 2908-007-001**, Marion County, Florida, to wit:

Lots 1, 2 and 5, Except the West 72 feet of Lot 5, Block 7, PALMETTO PARK, according to the plat thereof, according to the Plat Book B, Page 210, in the Public Records of Marion County, Florida. (.53 acre)

AND

**Parcel No. 2908-007-005**, Marion County, Florida, to wit:

West 72 feet of Lot 5, Block 7, PALMETTO PARK, according to the plat thereof, according to the Plat Book B, Page 210, in the Public Records of Marion County, Florida. (.20 acre)

AND

**Parcel No. 2908-007-006**, Marion County, Florida, to wit:

Lot 6, Block 7, of PALMETTO PARK, according to the Plat thereof as recorded in Plat Book B, Page(s) 210, of the Public Records of Marion County, Florida. (.21 acre)

AND

**Parcel No. 2908-006-015**, Marion County, Florida, to wit:

Lot 15, Block 6, PALMETTO PARK, as per plat thereof recorded in Plat Book B, Page(s) 210, Public Records of Marion County, Florida. (.16 acre)

AND

**Parcel No. 2779-002-028**

Lot 28, Block B, STONEWOOD ESTATES, as per plat thereof recorded in Plat Book 5, Page(s) 23 and 24, Public Records of Marion County, Florida

AND

**Parcel No. 2786-003-007**

Lot 7, Block C of HIGHLANDS MANOR, as per plat thereof, recorded in Plat Book "F", Pages 78 and 79, of the Public Records of Marion County, Florida

AND

**Parcel No. R2904-001-010**

Lot 10, Block 1 of SUNSET PARK, according to the Plat thereof, as recorded in Plat Book D, at Page(s) 74 through 80, of the Public Records of Marion County, Florida



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

## Detail by Entity Name

Florida Limited Liability Company

PAPOU, LLC

### Filing Information

**Document Number** L15000163689

**FEI/EIN Number** 25-4431794

**Date Filed** 09/25/2015

**State** FL

**Status** ACTIVE

### Principal Address

3102 W SILVER SPRINGS BOULEVARD  
OCALA, FL 34475

### Mailing Address

3102 W SILVER SPRINGS BOULEVARD  
OCALA, FL 34475

### Registered Agent Name & Address

R WILLIAM FUTCH, PA  
610 SE 17TH STREET  
OCALA, FL 34471

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HARVEY, STACEY R  
3102 W SILVER SPRINGS BOULEVARD  
OCALA, FL 34475

### Annual Reports

#### **Report Year**      **Filed Date**

2023	01/30/2023
2024	03/05/2024
2025	02/19/2025

### Document Images

[02/19/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

<a href="#"><u>03/05/2024 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/30/2023 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/27/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/29/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/30/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>02/04/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/12/2018 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>01/23/2017 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/23/2016 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>09/25/2015 -- Florida Limited Liability</u></a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations



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

11/6/2025

CASE NO: CE25-1147

PAPOU LLC  
3102 W SILVER SPRINGS BLVD  
OCALA, FL. 34475-5648

PAPOU LLC  
R WILLIAM FUTCH PA (REGISTERED AGENT)  
610 SE 17<sup>TH</sup> ST  
OCALA, FL. 34471

**RE: 2786-003-007 | 807 SE 34<sup>TH</sup> AVE**

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: 12/05/2025***

***Violations:***

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair, replace, or remove damage sections of the wooden fencing to the rear of the property.

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

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,  
Code Inspector  
352-355-5242 [smsmith@ocalafl.gov](mailto:smsmith@ocalafl.gov)



# *City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

01/07/2026

PAPOU LLC  
3102 W SILVER SPRINGS BLVD  
OCALA, FL. 34475-5648

PAPOU LLC  
R WILLIAM FUTCH PA (REGISTERED AGENT)  
610 NE 17TH ST  
OCALA, FL. 34471

Respondent(s)    /

**Location of Violation:** 807 SE 34TH AVE|2786-003-007

**Case Number:** CE25-1147

**Inspector Assigned:** Stephani Smith

**Required Compliance Date:** 02/09/2026

**Public Hearing Date & Time:** 02/12/2026 17:30

**Violation(s) and How to Abate:**

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**

Please repair, replace, or remove damage sections of the wooden fencing to the rear of the property.

**SECTION 82-512 POOL BARRIER REQUIRED**

Every person in possession of land as owner, purchaser under contract, lessee, tenant or licensee, upon which is situated a swimming pool shall at all times maintain a barrier completely around the pool or property as required by this division

**SECTION 82-513 POOL BARRIER SPECIFICATIONS**

Please repair all damaged sections of fencing surrounding the property. There should not be any gaps between, above, or below the barrier that would permit a passage of a sphere measuring 6 (six) inches in diameter.

**SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS**

Please maintain fencing to the specifications of the requirements to a pool barrier. Maintain water so that it is free of all foreign matter and maintain water clarity so that all parts of the bottom can be seen.

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 – 2<sup>nd</sup> 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](mailto:smsmith@ocalafl.gov)  
352-355-5242

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

CASE NO: CE25-1147

**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 01/07/2026 post the Notice of Violation & Public Hearing to the property, located at 807 SE 34TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

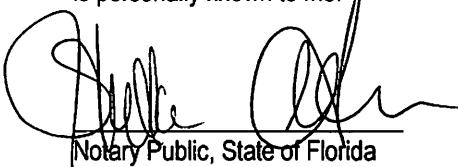
FURTHER, AFFIANT SAYETH NAUGHT.

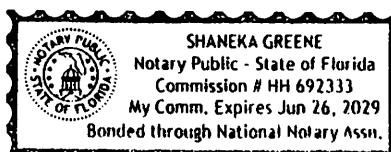
Dated: 01/07/2026

Code Inspector

STATE OF FLORIDA  
MARION COUNTY

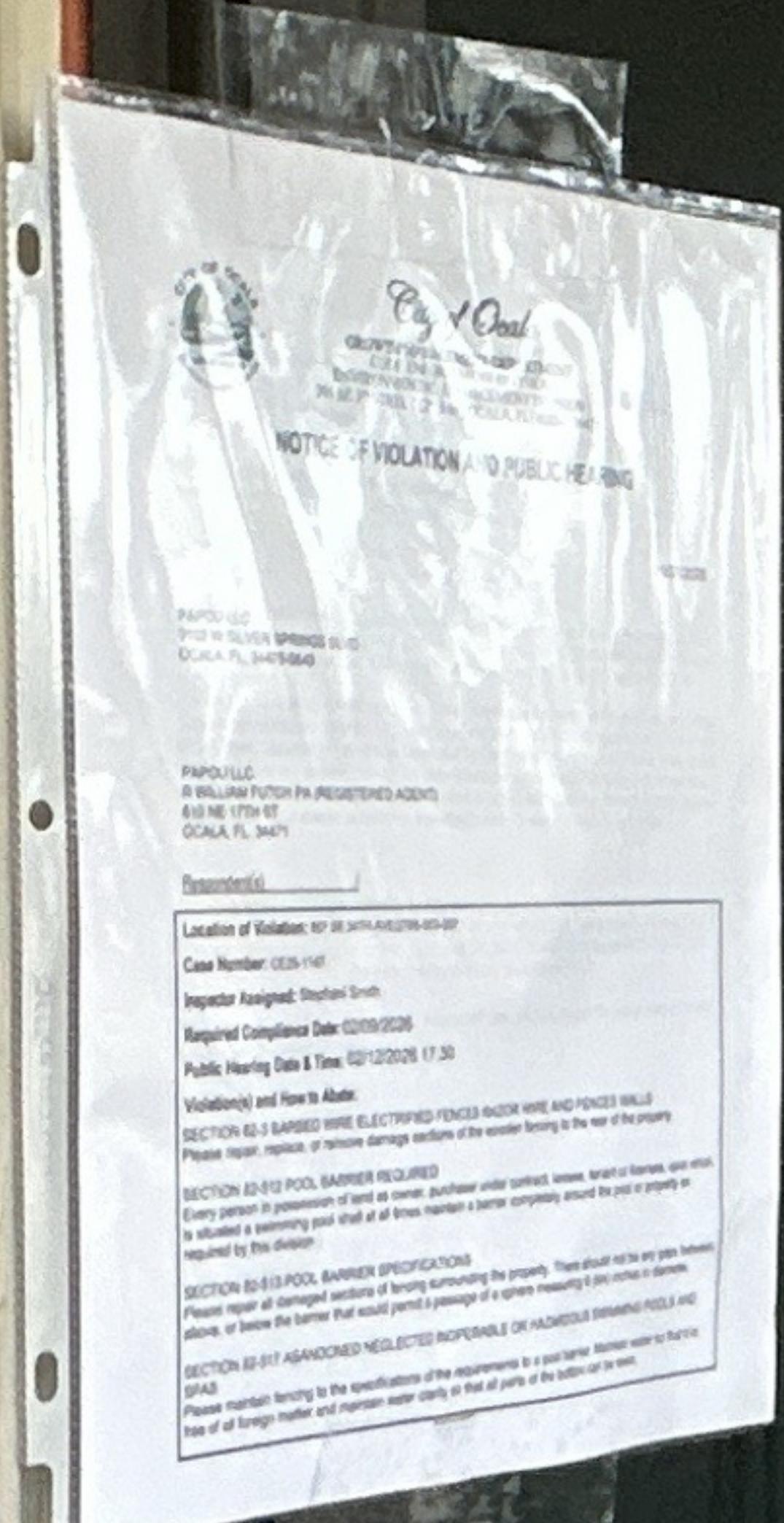
SWORN TO (or affirmed) before me: 01/07/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





NO SOLICITORS



City of Ocala  
Code Enforcement Division  
1/7/26, 8:21 AM



# *City of Ocala*

GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

## NOTICE OF VIOLATION AND PUBLIC HEARING

01/07/2026

PAPOU LLC  
3102 W SILVER SPRINGS BLVD  
OCALA, FL. 34475-5648

PAPOU LLC  
R WILLIAM FUTCH PA (REGISTERED AGENT)  
610 NE 17TH ST  
OCALA, FL. 34471

Respondent(s)

Location of Violation: 807 SE 34TH AVE|2786-003-007

City of Ocala  
Code Enforcement Division  
1/7/26, 8:21 AM

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

CASE NO: CE25-1147

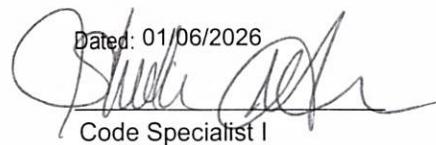
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 01/06/2026 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.

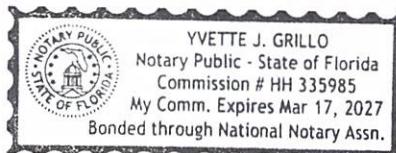
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 01/06/2026  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 01/06/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Yvette J. Grillo  
Notary Public, State of Florida



CERTIFIED MAIL



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

XloopH - 1147



320

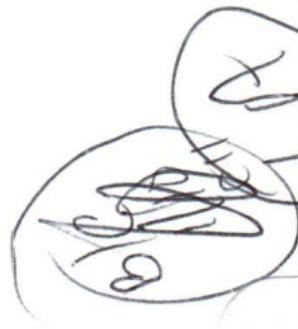
FIRST CLASS MAIL

US POSTAGE BY PITNEY BOWES  
ZIP 34471 \$009.75<sup>0</sup>  
02 7W  
0008039548 JAN 07 2026



JAN 2026 MAIL 4

91 7199 9991 7039 7682 7953



PAPOU LLC  
R WILLIAM FUTCH PA (REGISTERED AGENT)  
610 NE 17TH ST  
OCALA, FL. 34471

1

NIXIE 326 DE 1 0001/17/26  
RETURN TO SENDER  
INSUFFICIENT ADDRESS  
UNABLE TO FORWARD

Demand/return

BC: 34471218701 \* 3024-06316-08-20  
34471>2187

BC: 34471218701 \* 3024-06316-08-20  
34471>2187



City of Ocala  
Code Enforcement Division  
2/9/26, 8:21 AM



City of Ocala  
Code Enforcement Division  
2/9/26, 8:21 AM



11/5/25, 9:15 AM  
City of Ocala  
Code Enforcement Division



11/5/25, 9:15 AM  
City of Ocala  
Code Enforcement Division



11/5/25, 9:16 AM  
City of Ocala  
Code Enforcement Division



11/5/25, 9:16 AM  
City of Ocala  
Code Enforcement Division



11/5/25, 9:19 AM  
City of Ocala  
Code Enforcement Division