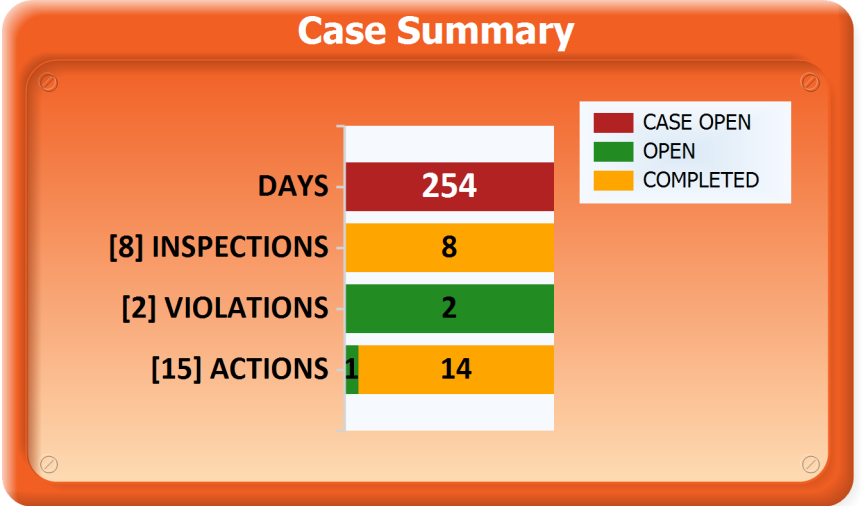


Description: DANGEROUS STRUCTURE			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 7/28/2025	Closed:	Last Action: 4/9/2026	Flw Up: 4/6/2026
Site Address: 3820 SW 29TH PL OCALA, FL 34474			
Site APN: 2380-001-024		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FORMULASALES LLC	PO BOX 38484 HOUSTON, TX 77238-8484			
RESPONDENT 1	FORMULASALES LLC	PO BOX 38484 HOUSTON, TX 77238-8484			
RESPONDENT 2	SHAHIDA KADAR (REGISTERED AGENT)	3455 S DAIRY ASHFORD RD #180 HOUSTON, TX 77082			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$41.82	\$0.00						
EMAIL	001-359-000-000-06-35960	5	\$16.20	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$24.30	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
TOTALS:			\$143.85	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE25-0791

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	7/29/2025				Please maintain the premises such as cutting and clearing any overgrowth on the property (such as tall grass and tall weeds). Repair and replace the large hole in the ceiling and roof (viewable from the roadside). A permit will be required for the repair, replacement, or the demolition of this structure.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	STEPHANI SMITH	2/27/2026				All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings. Either restore the residential building to the standards of the Florida Building Code, or demolish the structure. Some scopes of work require a permit.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	2/27/2026				All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official. Please either repair or renovate the structure (such as the damaged roof where sunlight can be seen from the interior) or demolish the structure. Some scopes of work may require a permit.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	7/28/2025	7/28/2025	NON COMPLIANT		On 07/28/2025 while patrolling the area, I have observed tall overgrowth located at this property. In addition to this, I have also observed ceiling and roof damage from the roadside. I was able to see part of the ceiling and roof has caved in itself near one of the windows to the residence.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0791

CASE WORK	SMS	7/29/2025	7/29/2025	NON COMPLIANT	On 07/28/2025, all pictures, relevant documents, and information has been uploaded onto the case file. A Standard Housing checklist has also been completed. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
FOLLOW UP	SMS	10/22/2025	10/22/2025	NON COMPLIANT	On 10/22/2025, I have re-inspected the property in reference to the damage sustained to the roof of the property. At the time of inspection, there are no active permit(s) applied and/or issued. I have reached out to the property representative, and she has informed me via e-mail that they have acquired and are currently reviewing the bids to have the work done. View attachment. Set inspection to monitor progress.
FOLLOW UP	SMS	11/24/2025	11/24/2025	NON COMPLIANT	On 11/24/2025, I have re-inspected the property in reference to various Standard Housing issues. The overgrowth is being maintained at the property. The roof (visible from the R.O.W.) still remains in a state of deterioration. There are no active permit(s) applied and/or issued for repair/renovation or for demolition of the property. I have then reached out to the property representative in reference to an update about the property. View attachments. Set inspection to monitor progress.
CASE WORK	SMS	1/7/2026	1/7/2026	NON COMPLIANT	On 01/06/2026 and on 01/07/2026, I have received e-mail correspondence from the current property owner. They have informed me that they have a new buyer with the funding to complete the renovations for the property. The closing date will be within 45 days, and they will be forwarding me the information in relation to the new owner. View related attachment.

Case Details - No Attachments

City of Ocala

Case Number
CE25-0791

FOLLOW UP	SMS	2/27/2026	2/27/2026	COMPLETED	On 02/27/2026, I have re-inspected the property in reference to any changes with the property. I have checked with the Clerk of Courts along with the Marion County Property Appraiser, and I have observed no deed changes that were recorded to reflect the ownership (with a previous contact, the property owner was trying to sell the property to someone that had the funds to repair the property). In addition to this, there are no active permit(s) applied and/or issued to either renovate and restore the building or to demolish the structure. An e-mail has been sent to one of the Building Inspectors, and they will be heading out there to take an additional look. Based on photographic evidence, it does appear that this building constitutes as "Dangerous" and has been reflected as such in the violation tab. No additional extensions will be provided due to an ample amount of time to either demolish or renovate the property. A NOVPH generation has been assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	3/20/2026	3/20/2026	COMPLETED	On 03/20/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the residential structure remains in the same condition. There are no active permit(s) applied and/or issued for either the renovation and repair of the structure or the demolition of the structure. View related attachments.

HEARING INSPECTION	SMS	4/6/2026	4/6/2026	COMPLETED	On 04/06/2026, I have re-inspected the property in reference to a hearing inspection. The property remains in a state of non-compliance (with the residential structure still standing and in a deteriorated state). There are no active permit(s) applied and/or issued for the renovation or demolition of this property. The property representative last contacted me on 04/03/2026. She has informed me initially that she intended to demolish the property. However, she had a buyer that was going to purchase the property next week and she paused the demolition. I have asked her a few questions such as buyer's intention with the property. Due to this being a case starting as early as 07/28/2025 with little to no progress, I have decided to keep the case on the docket due to the dangerous nature of this residence. View attachments.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	7/30/2025	7/30/2025	CLTO + STANDARD HOUSING CHECKLIST X 2 FORMULASALES LLC PO BOX 38484 HOUSTON TX 77238-8484 SHAHIDA KADAR (REGISTERED AGENT) 3455 S DAIRY ASHFORD RD #180 HOUSTON, TX 77082



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0791

EMAIL	STEPHANI SMITH	9/15/2025	9/15/2025	E-MAIL RECEIVED FROM Divine Gavino <divine@usadirectauto.com> referencing this property (such as the inquiry of the deadline for repairs to the listed property to avoid any penalties or violations). I have provided a detailed response in reference to this property. View related PDF attachment.
EMAIL	STEPHANI SMITH	10/22/2025	10/22/2025	E-MAIL SENT & RECEIVED TO/FROM THE PROPERTY REPRESENTATIVE AT divine@usadirectauto.com REFERENCING THE PROPERTY. VIEW RELATED "FOLLOW-UP" AND PDF ATTACHMENT.
EMAIL	STEPHANI SMITH	11/24/2025	11/24/2025	E-MAIL SENT TO PROPERTY REPRESENTATIVE AT divine@usadirectauto.com IN REFERENCE TO UPDATE ABOUT THE PROPERTY. VIEW RELATED PDF ATTACHMENT.
EMAIL	STEPHANI SMITH	1/7/2026	1/7/2026	E-MAIL CORRESPONDENCE TO/FROM CURRENT PROPERTY OWNER IN REFERENCE TO CURRENT STATUS AND FUTURE PLAN FOR THE PROPERTY BETWEEN 01/06/2026-01/07/2026. VIEW RELATED PDF ATTACHMENT.
ADMIN POSTING	SHANEKA GREENE	3/3/2026	3/3/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/3/2026	3/3/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9841 87 FORMULASALES LLC PO BOX 38484 HOUSTON, TX. 77238-8484 9489 0090 0027 6696 9841 94 SHAHIDA KADAR (REGISTERED AGENT) 3455 S DAIRY ASHFORD RD #180 HOUSTON, TX. 77082

PREPARE NOTICE	SHANEKA GREENE	3/3/2026	3/3/2026	NOVPH (FOR DANGEROUS BUILDING) X 2 FORMULASALES LLC PO BOX 38484 HOUSTON TX 77238-8484 SHAHIDA KADAR (REGISTERED AGENT) 3455 S DAIRY ASHFORD RD #180 HOUSTON, TX 77082
OFFICER POSTING	STEPHANI SMITH	3/4/2026	3/4/2026	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. VIEW RELATED ATTACHMENTS,
EMAIL	STEPHANI SMITH	3/27/2026	3/27/2026	E-MAIL TO/FROM PROPERTY REPRESENTATIVE. VIEW RELATED PDF ATTACHMENT.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0791

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	3/31/2026	Find the Respondent(s) guilty of violating city code section(s): 82-181 and 82-182 and order to: 1.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, May 14th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 2.) Pay the cost of prosecution of \$143.85 by May 14th, 2026. Non-compliance (Massey) hearing: 06/11/2026
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0791

CONTACT	STEPHANI SMITH	4/1/2026	4/1/2026	MATTHEW (CONTRACTOR)- (352)-844-2513 CONTRACTOR CALLED IN REF TO HIS CASE. HE GOT THE PERMIT PACKET FROM PERMITTING. FAXING THE DOCS TO THE OWNERS IN TEXAS (THEY HAVE TO SIGN/AUTHORIZE). IT IS A CURRENT WORK IN PROGRESS.
CONTACT	STEPHANI SMITH	4/6/2026	4/6/2026	Robert Gonzalez (Marty and Huggins Realty)- (352)-282-7103 Called in reference to this case. He's the broker. Will be relaying information to client and realtor. Asked about the recommended order (heard there was a demolition order). I provided more details about the case (such as the ceiling being caved in, provided staff recommendation, and lapse of time with the case).
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

2380-001-024

[GOOGLE Street View](#)

Prime Key: 594768

[MAP IT+](#)

Current as of 7/29/2025

Property Information

FORMULASALES LLC
PO BOX 38484
HOUSTON TX 77238-8484

Taxes / Assessments:
Map ID: 147
Millage: 1005 - OCALA

M.S.T.U.

PC: 02

Acres: .19

Situs: 3820 SW 29TH PL OCALA

2024 Certified Value

Land Just Value	\$10,000		
Buildings	\$29,914		
Miscellaneous	\$462		
Total Just Value	\$40,376		
Total Assessed Value	\$32,453	Impact	((\$7,923))
Exemptions	\$0	<u>Ex Codes:</u>	
Total Taxable	\$32,453		
School Taxable	\$40,376		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$10,000	\$29,914	\$462	\$40,376	\$32,453	\$0	\$32,453
2023	\$10,625	\$37,430	\$703	\$48,758	\$29,503	\$0	\$29,503
2022	\$10,625	\$21,066	\$518	\$32,209	\$26,821	\$0	\$26,821

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8276/0725	02/2024	34 TAX	2 V-SALES VERIFICATION	U	I	\$46,000
UNRE/INST	03/2016	96 ANNEX	0	U	V	\$100
4705/1050	02/2007	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$45,000
3768/0378	07/2004	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$15,142
3631/1796	01/2004	31 CERT TL	0	U	I	\$100
2805/1457	04/2000	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
2219/0295	02/1996	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$20,000
UNRE/INST	11/1985	05 QUIT CLAIM	0	U	I	\$100
EX85/0507	11/1985	EI E I	0	U	I	\$100
0994/1987	09/1979	07 WARRANTY	0	U	V	\$6,000

Property Description

SEC 27 TWP 15 RGE 21
PLAT BOOK K PAGE 037
MAGNOLIA GARDEN ESTATES
BLK 1 LOT 24

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		75.0	112.0	R4	1.00	LT						
0496		.0	.0	R4	1.00	UT						
Neighborhood 9218												
Mkt: 7 70												

[Traverse](#)

Building 1 of 1

MBL01=L59U14R59D14.L14
UOP02=D5L12U5R12.L12
UOP03=L16D4R16U4.L16
UCP04=L12D23R12U23.R42U14
FST05=U8L11D8R11.L49
ROM06=U9R18D9L18.



Building Characteristics

Improvement MH - MOBILE - MOBILE HOME RESID
Effective Age 9 - 40-99 YRS
Condition 0
Quality Grade 400 - FAIR
Inspected on 4/21/2025 by 228

Year Built 1979
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 2 - MBL HOME
Base Perimeter 200

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120	- MH ALUM SIDING	1.00	1979	N	0 %	0 %	826	826
UOP 0201	- NO EXTERIOR	1.00	1979	N	0 %	0 %	60	60
UOP 0301	- NO EXTERIOR	1.00	1979	N	0 %	0 %	64	64
UCP 0401	- NO EXTERIOR	1.00	1979	N	0 %	0 %	276	276
FST 0520	- MH ALUM SIDING	1.00	1979	N	0 %	0 %	88	88
ROM 0620	- MH ALUM SIDING	1.00	1979	N	0 %	0 %	162	162

Section: 1

Roof Style: 02 FLAT WOOD STR	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 17 KOOL SEAL/MTL	Wall Finish: 15 AVG WOOD PANL	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00			Garbage Compactor: N

Foundation: 3 PIER
A/C: Y

Heat Fuel 2: 00
Fireplaces: 0

2 Fixture Baths: 0
Extra Fixtures: 2

Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	168.00	SF	20	1979	3	0.0	0.0
105 FENCE CHAIN LK	136.00	LF	20	1979	2	0.0	0.0

Appraiser Notes

(TITLE RETIRED 04/2004 (3714-0011))

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
MA41760	4/1/1991	-	ADD
MC02487	11/1/1979	-	BLDG 01= ADD ROM



TAX DEED



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/19/2024 12:27:46 PM
FILE #: 2024033900 OR BK 8276 PGS 725-728
REC FEES: \$35.50 INDEX FEES: \$0.00
DDS: \$322.00 MDS: \$0 INT: \$0

GREGORY C. HARRELL

Clerk of Court and Comptroller

SALE # 295719

PROPERTY ID NUMBER 2380-001-024

STATE OF FLORIDA

COUNTY OF MARION

Tax Certificate Numbered 27695 issued on June-01-2018 was filed in the office of the tax collector of Marion County, Florida. An application has been made for the issuance of a tax deed. The applicant has paid or redeemed all other taxes or tax certificates on the land as required by law. The notice of sale, including the cost and expenses of this sale, has been published as required by law. No person entitled to do so has appeared to redeem the land. On the 13th day of March, 2024, the land was offered for sale. It was sold to, **FORMULASALES LLC** address **PO BOX 38484; HOUSTON, TX 77238**, who was the highest bidder and has paid the sum of the bid as required by law.

The lands described below, including any inherited property, buildings, fixtures, and improvements of any kind and description, situated in this County and State.

Description of lands:

SEC 27 TWP 15 RGE 21
MAGNOLIA GARDEN ESTATES
BLK 1 LOT 24
PLAT BOOK K PAGE 037

On 19th day of March, 2024, in Marion County, Florida, for the sum of (\$ 46,000.00) FORTY SIX THOUSAND AND 00 / 100---
--Dollars, the amount paid as required by law.

GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER
MARION COUNTY, FLORIDA



SUBJECT TO CURRENT TAXES

WITNESS:

M. Campbell

Printed Name: M. Campbell
Address: P.O. Box 1030, Ocala, FL 34478

S. Winston
S. Winston, Deputy Clerk
P.O. Box 1030, Ocala, FL 34478

L. Hutchison

Printed Name: L. HUTCHISON
Address: P.O. Box 1030, Ocala, FL 34478

STATE OF FLORIDA
COUNTY OF MARION

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this March 19, 2024, by Staci Winston, Deputy Clerk for GREGORY C. HARRELL, Clerk of Court and Comptroller in and for the State and this County, who is ☒ personally known or ☐ produced identification, type of identification produced _____, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be her own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

Lucretia Hutchison
Notary Public





GREGORY C. HARRELL
CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

CLERK'S AFFIDAVIT CERTIFICATE

STATE OF FLORIDA
COUNTY OF MARION

SALE # 295719
CERTIFICATE: 27695-2018

I, GREGORY C. HARRELL, Clerk of Court and Comptroller of the above state and county, do hereby certify that a copy of the NOTICE OF APPLICATION FOR TAX DEED PUBLICATION AND THE WARNING NOTICE LETTER was delivered on Jan-23-2024 by certified, registered, and/or regular mail to the name(s) and/or address(es) listed below and/or were delivered to the Marion County Sheriff Department for posting at the situs address.

BUFFALO BILL LLC, 1401 HIGHWAY A1A, SUITE 202, VERO BEACH FL 32963
WILLIAM RODDIN AND NORMA RODDIN, 3820 SW 29TH PL, OCALA FL 34474-4312
WILLIAM RODDIN, 3820 SW 29TH PL, OCALA FL 34474-4312
NORMA RODDIN, 3820 SW 29TH PL, OCALA FL 34474-4312
WILLIAM RODDIN, 1081 ABINGTON AVE, PORT ST LUCIE FL 34953
NORMA RODDIN, 1081 ABINGTON AVE, PORT ST LUCIE FL 34953
WILLIAM RODDIN, 2825 SE TRASURE ISLAND RD, PORT ST LUCIE FL 34952
NORMA RODDIN, 2825 SE TRASURE ISLAND RD, PORT ST LUCIE FL 34952
CITY OF OCALA, DIVISION OF CODE ENFORCEMENT, 201 SE 3RD ST 2ND FLOOR, OCALA FL 34471
FRANK R ELKES, 905 SE 12TH ST, OCALA FL 34471
HEIRS AND BENEFICIARIES OF FRANK R ELKES, 2062 SE TWIN BRIDGE CIR, OCALA FL 34471
ROCCO DANIELO, 1920 SW 30TH ST, OCALA FL 34474
ROCCO DANIELO, 3920 SW 30TH ST F-1, OCALA FL 34474
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, 4668 NW 31ST STREET, OCALA FL 34481
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, 3445 SE 45TH STREET, OCALA FL 34480-8485
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, 16659 SE 150TH AVE RD, WEIRSDALE FL
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, C/O EUGENE A WIECHENS ESQ., 445 NE 8TH AVE, OCALA FL 34470
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, C/O EUGENE A WIECHENS ESQ., 2603 SE 17TH ST, SUITE A, OCALA FL 34471-5563
LEO W SMITH JR SUCCESSOR TRUSTEE, LEO W SMITH AND ARA M SMITH REVOCABLE TRUST, FL ATTORNEY COLIN V. LLOYD, REF CASE# 2016-13804, 302 SOUTH 2ND STREET, FORT PIERCE FL 344950
TRUSTEE ROBIN R. WEINER, REF CASE# 2016-13804, PO BOX 559007, FORT LAUDERDALE FL 33355
SITUS, 3820 SW 29TH PL, OCALA FL 34474-4312

In witness whereof, I have hereunto set my hand and official seal this 23rd day of January, 2024.

GREGORY C. HARRELL
Clerk of Court and Comptroller
Marion County, Florida



By: *[Signature]*
Deputy Clerk

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Attn Finance Dept
Marion County Clerk of Court - Tax Deeds
Po Box 1030
Ocala FL 34478-1030

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Notice of Application for Tax Deeds, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

01/30/2024, 02/06/2024, 02/13/2024, 02/20/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/20/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$240.00

Order No: 9762020

of Copies:

Customer No: 533579

0

PO #: LSAR0053459

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

Sale # 295719

**NOTICE OF APPLICATION FOR
TAX DEED**

NOTICE IS HEREBY GIVEN, that
BUFFALO BILL LLC the holder of
the following certificate has filed
said certificate for a tax deed to
be issued thereon. The certificate
number and year of issuance, the
description of the property, and the
names in which it was assessed are
as follows:

Certificate No. 27695 Year of Issu-
ance: 2018

Description of Property:
2380-001-024
SEC 27 TWP 15 RGE 21
MAGNOLIA GARDEN ESTATES
BLK 1 LOT 24
PLAT BOOK K PAGE 037

Name in which assessed: WILLIAM
RODDIN AND NORMA RODDIN

Said property being in the County of
Marion, State of Florida.

Unless such certificate shall be
redeemed according to law the prop-
erty described in such certificate
shall be sold to the highest bidder
online at [https://marion.realtax-
deed.com](https://marion.realtax-deed.com) scheduled to begin at 9:00
a.m. E.S.T. March 13, 2024.

Dated this January 23, 2024
GREGORY C. HARRELL, CLERK
OF THE COURT AND COMP-
TROLLER OF MARION COUNTY,
FLORIDA

SIGNATURE: Gregory C. Harrell
January 30, February 6, 13, 20 2024
LSAR0053459

FRANCHISE TAX ACCOUNT STATUS

This record as of July 29, 2025 at 08:11:46

FORMULASALES LLC

Texas 32084440810

**Taxpayer
Number:**

**Mailing
Address:** PO BOX 38484
HOUSTON, TX 77238 - 8484

**Right to
Transact
Business in
Texas:** ACTIVE

**State of
Formation:** TX

**SOS
Registration
Status
(SOS status
updated
each
business
day):** ACTIVE

**Effective SOS
Registration
Date:** 05/04/2022

**Texas SOS
File Number:** 0804550485

**Registered
Agent Name:** SHAHIDA KADAR

**Registered
Office Street
Address:** 3455 S DAIRY ASHFORD RD
#180
HOUSTON, TX 77082

Public Information Report for Year

2024

Title	Name and Address
OWNER	SHAHIDA KADAR PO BOX 38484 HOUSTON, TX 77238



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

7/30/2025

CASE NO: CE25-0791

FORMULASALES LLC
PO BOX 38484
HOUSTON, TX. 77238-8484

SHAHIDA KADAR (REGISTERED AGENT)
3455 S DAIRY ASHFORD RD #180
HOUSTON, TX. 77082

RE: 2380-001-024 | 3820 SW 29TH PL OCALA, FL.

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 review the violations and how to abate them as follows:

Compliance Requested on or before: 8/29/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please maintain the premises such as cutting and clearing any overgrowth on the property (such as tall grass and tall weeds). Repair and replace the large hole in the ceiling and roof (viewable from the roadside). A permit will be required for the repair, replacement, or the demolition of this structure

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 officer 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 Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: CE25-0791

DATE: 07/29/2025

ADDRESS: 3820 SW 29TH PL

PARCEL ID: 2380-001-024

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

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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

NOTES:

Please maintain the premises such as cutting and clearing any overgrowth on the property (such as tall grass and tall weeds). Repair and replace the large hole in the ceiling and roof (viewable from the roadside). A permit will be required for the repair, replacement, or the demolition of this structure.

CODE ENFORCEMENT INSPECTOR: _____



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

NOTICE OF VIOLATION AND PUBLIC HEARING

03/04/2026

FORMULASALES LLC
PO BOX 38484
HOUSTON, TX. 77238-8484

SHAHIDA KADAR (REGISTERED AGENT)
3455 S DAIRY ASHFORD RD #180
HOUSTON, TX. 77082

Respondent(s) _____ /

Location of Violation: 3820 SW 29TH PL|2380-001-024

Case Number: CE25-0791

Inspector Assigned: Stephani Smith

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 04/09/2026 17:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. Please either repair or renovate the structure (such as the damaged roof where sunlight can be seen from the interior) or demolish the structure. Some scopes of work may require a permit.

Dear property owner, or agent,

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

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

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

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

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

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

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

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

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

CASE NO: CE25-0791

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/04/2026 post the Notice of Violation & Public Hearing to the property, located at 3820 SW 29TH PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

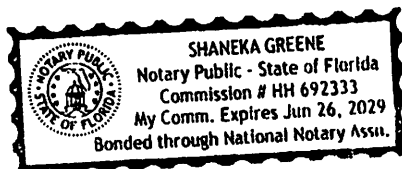
Dated: 03/04/2026

[Signature]
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 03/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





City of Ocala
GROWTH AND DEVELOPMENT DEPARTMENT
ENVIRONMENTAL AND PLANNING DIVISION
201 WEST BROAD STREET, SUITE 200, OCALA, FLORIDA 34771

NOTICE OF VIOLATION AND PUBLIC HEARING

FORM 6-1-2018 (REV. 11/18)
PD 601 18484
HOUSTON, TX 77002-6404

SHARVISA KADAR (REGISTERED AGENT)
2414 S. GARDY AVE. SUITE 110
HOUSTON, TX 77052

(Residential)

Location of Violation: 3601 SW 20TH PL. 3601 SW 20TH PL. 3601 SW 20TH PL.
Case Number: 0323-071
Inspector Assigned: Stephen Smith
Required Compliance Date: 03/23/2026
Public Hearing Date & Time: 04/06/2026 17:30
Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
Section 82-182 - Dangerous buildings declared nuisance; abatement required; time limits
Please see either repair or renovate the structure (such as the damaged roof where sunlight can be seen from the interior) or demolish the structure. Some scopes of work may require a permit.

City of Ocala
Code Enforcement Division
3/4/26, 9:11 AM



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

03/04/2026

FORMULASALES LLC
PO BOX 38484
HOUSTON, TX. 77238-8484

SHAHIDA KADAR (REGISTERED AGENT)
3455 S DAIRY ASHFORD RD #180
HOUSTON, TX. 77082

Respondent(s) _____ /

Location of Violation: 3820 SW 29TH PL|2380-001-024

Case Number: CE25-0791

Inspector Assigned: Stephani Smith

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 04/09/2026 17:30

City of Ocala
Code Enforcement Division
3/4/26, 9:11 AM

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

CASE NO: CE25-0791

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/03/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

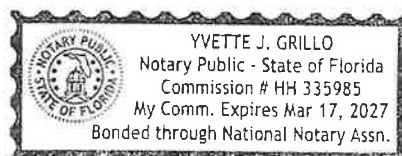
Dated: 03/03/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

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


Notary Public, State of Florida



From: [Stephani Smith](#)
To: [Divine Gavino](#)
Subject: RE: 3820 SW 29TH PL
Date: Friday, March 27, 2026 12:46:00 PM

Good Afternoon,

Unfortunately due to the lapse of time with this case (original start date of 07/28/2025), I am unable to remove the case from off the court docket. If the permit(s) are applied and issued a day before the hearing (04/08/2026 before 12:00 P.M.), I may be able to remove it from off the court docket. If the permit(s) are issued after the hearing date, the contractor typically has 60 days to pass the final inspection. If done by the allotted time frame, it will prevent a daily running fine.

I will provide an example of the verbiage to a proposed order from another property to show you an example.

From another example property:

2.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00pm on Thursday, April 30th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, April 30th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, April 30th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, May 1st, 2026 subsection (d) shall apply.

(d) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

I hope this information helps you.

From: Divine Gavino <divine@usadirectauto.com>
Sent: Friday, March 27, 2026 11:09 AM
To: Stephani Smith <smsmith@ocalafl.gov>
Subject: Re: 3820 SW 29TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie, I wanted to ask how we can request a 30 day extension for the hearing? We are planning to demolish the property and are currently looking for bids.

On Fri, Mar 20, 2026 at 2:11 PM Divine Gavino <divine@usadirectauto.com> wrote:

Got it thank you!

On Fri, Mar 20, 2026 at 2:10 PM Stephani Smith <smsmith@ocalafl.gov> wrote:

For the state of the building. The ceiling caved in.

From: Divine Gavino <divine@usadirectauto.com>
Sent: Friday, March 20, 2026 3:09 PM
To: Stephani Smith <smsmith@ocalafl.gov>
Subject: Re: 3820 SW 29TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, Annie, they are asking what is the reason for the public hearing?

On Thu, Mar 19, 2026 at 1:04 PM Divine Gavino <divine@usadirectauto.com> wrote:

thank you so much! will relay them the information.

On Thu, Mar 19, 2026 at 12:37 PM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Afternoon,

Yes, it is for 04/09/2026 at 05:30 P.M. unless a permit is issued for renovation or demolition. Then, Admin may be able to remove it off the docket.

Thank you,

From: Divine Gavino <divine@usadirectauto.com>

Sent: Thursday, March 19, 2026 1:35 PM

To: Stephani Smith <smsmith@ocalafl.gov>

Subject: Re: 3820 SW 29TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so much but to confirm it is 04/09/2026 at 17:30? right?

On Thu, Mar 19, 2026 at 12:34 PM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Afternoon,

Currently, they do not offer online or telephone meetings. I believe the one time they did, it was during Covid.

They are in-person at 110 SE Watula AVE (2nd FL). If you are unable to attend, a property representative wishing to speak on the property owner's behalf may be present.

I hope this information helps.

Thank you.

From: Divine Gavino <divine@usadirectauto.com>

Sent: Thursday, March 19, 2026 1:25 PM

To: Stephani Smith <smsmith@ocalafl.gov>

Subject: 3820 SW 29TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good day, Inspector! We received this notice (attached). I just wanted to confirm: is this a remote hearing? On 04/09/2026 at 17:30 (Florida time)?

Thank you!

From: [Divine Gavino](#)
To: [Stephani Smith](#)
Subject: Re: 3820 SW 29TH PL
Date: Wednesday, January 7, 2026 11:36:32 AM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Stephanie, as per the office closing is within 45 days, and once the new owner takes over we can email all details of the new owner. The new owner has the funds to get this property up to standards and in good shape. It will be good for the community.

On Tue, Jan 6, 2026 at 3:33 PM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Afternoon,

Thank you for the information.

Is there a closing date for this property? I can send any future mailings to this new owner.

Thank you again and have a good day,

From: Divine Gavino <divine@usadirectauto.com>
Sent: Tuesday, January 6, 2026 4:18 PM
To: Stephani Smith <smsmith@ocalafl.gov>
Subject: Re: 3820 SW 29TH PL

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Stephanie, I hope you have a great day! I wanted to inform you that we are selling the property into a discount and we already have a buyer. The new buyer has plans to remodel and has the capital/money to fix this property. If you need a copy of the

contract we can send it to you.

On Mon, Nov 24, 2025 at 10:27 AM Divine Gavino <divine@usadirectauto.com> wrote:

Hi, good morning Stephanie, Sir Amin decided to get the roof replaced and the ceiling to get repaired. We already found companies who'll do it, we are just deciding what type of roof he'll replace based on the estimation we got. Have a good day!

On Mon, Nov 24, 2025 at 10:19 AM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Morning,

I am reaching out to you in reference to an update about 3820 SW 29th PL. Are there any additional updates in regards to the property?

I am aware that the overgrowth is being maintained (which I do appreciate). Are you still in the process of obtaining bids for the property itself (such as the repair or demolition of the property)?

Thank you and have a good day,

Stephani Smith

Code Inspector

City of Ocala

Code Enforcement Division

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8309 office

Fax: (352) 629-8308

Email: smsmith@ocalafl.gov



Stephani Smith

From: Divine Gavino <divine@usadirectauto.com>
Sent: Wednesday, October 22, 2025 11:45 AM
To: Stephani Smith
Subject: Re: CASE NO. CE25-0791

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephani, yes, grass was cut, and we are reviewing the bids for the roof repair as we planned to have a new roof.

On Wed, Oct 22, 2025 at 7:13 AM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Morning,

I have a re-inspection scheduled for today at 3820 SW 29th PL. Is there any progress (such as bids to contractors, permit applications being submitted soon, etc) for this property?

Thank you and have a good day,

From: Divine Gavino <divine@usadirectauto.com>
Sent: Monday, September 15, 2025 11:55 AM
To: Stephani Smith <smsmith@ocalafl.gov>
Subject: Re: CASE NO. CE25-0791

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Stephanie, thank you for the response. We are actively working on it.

On Mon, Sep 15, 2025 at 10:47 AM Stephani Smith <smsmith@ocalafl.gov> wrote:

Good Morning,

I apologize for the delay in response for I was out for a few weeks (FMLA).

I have a scheduled re-inspection for 10/01/2025 in regards to this property. I have included some pictures from the inspection conducted on 07/28/2025. In addition to overgrowth, it does appear that there is some damage sustained to the building itself (from the R.O.W., it appears that a portion of the roof has caved in). In order to come into compliance with the Standard Housing code, the overgrowth has to be cut and cleared in addition to the building either being brought back into Florida Building Code (such a repair or renovation from a licensed contractor with issued and finalized permits) or issued and finalized permits for demolition of the building.

I can provide additional time for as long as progress being made (such as an e-mail with information of quotes received from contractors to serve as an example).

I hope this information helps you.

Thank you and have a good day,

From: Divine Gavino <divine@usadirectauto.com>

Sent: Friday, September 5, 2025 11:17 AM

To: Stephani Smith <smsmith@ocalafl.gov>

Subject: CASE NO. CE25-0791

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Stephani Smith,

I hope this message finds you well.

I am writing to inquire about the deadline to complete the necessary repairs at the property located at **3820 SW 29th Pl, Ocala, FL 34474**, in order to avoid any potential violations or penalties.

Could you please provide the specific date by which the repairs must be completed?

Your assistance is greatly appreciated. Please let me know if you need any additional information from my side.

Best regards,
Divine Grace Gavino

From: [Stephani Smith](#)
To: ["Divine Gavino"](#)
Subject: RE: CASE NO. CE25-0791
Date: Monday, September 15, 2025 11:47:00 AM
Attachments: [E4-07.29.25-3820 SW 29TH PL.JPG](#)
[E3-07.29.25-3820 SW 29TH PL.JPG](#)
[E2-07.29.25-3820 SW 29TH PL.JPG](#)

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City of Ocala
Code Enforcement Division
4/6/26, 8:40 AM



City of Ocala
Code Enforcement Division
4/6/26, 8:40 AM



3820

City of Ocala
Code Enforcement Division
4/6/26, 8:40 AM



7/28/25, 8:45 AM
City of Ocala
Code Enforcement Division



3820

7/28/25, 8:46 AM
City of Ocala
Code Enforcement Division



3820

7/28/25, 8:46 AM
City of Ocala
Code Enforcement Division



7/28/25, 8:46 AM
City of Ocala
Code Enforcement Division