

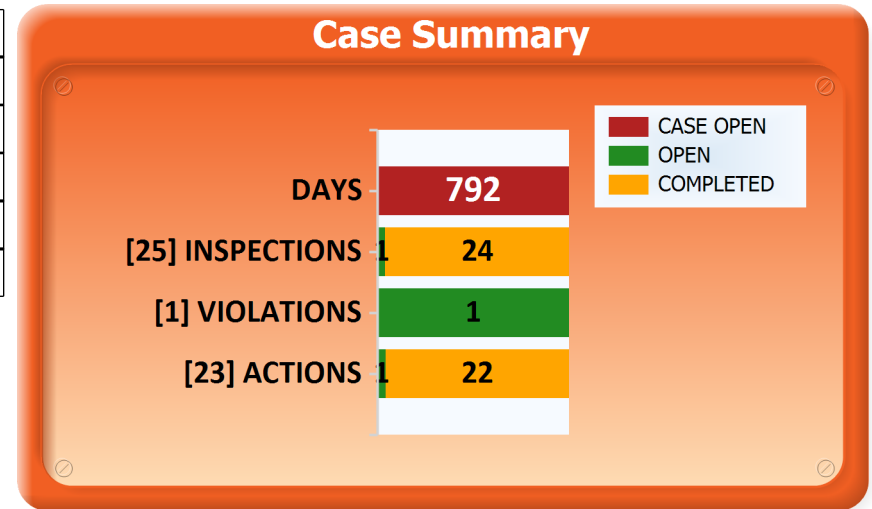


Case Details - No Attachments

City of Ocala

Case Number
2023_9930

Description: INTERIOR RENO NO PERMIT			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 8/7/2023	Closed:	Last Action: 10/9/2025	Flw Up: 10/8/2025
Site Address: 1307 NW 12TH ST OCALA, FL 344711379			
Site APN: 2551-002-009		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/27/2025	2/27/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/27/2025	2/27/2025	NOVPH MAILED 91 7199 9991 7039 7680 8532 PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379
CERTIFIED MAIL	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH MAILED 91 7199 9991 7039 7684 0662 PATEL HEMA 2641 SW 36TH LN OCALA, FL. 34471-1379



Case Details - No Attachments

City of Ocala

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2023_9930

CONTACT	HECTOR D REYES	11/26/2024	11/26/2024	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department to have the permits extended.
CONTACT	HECTOR D REYES	1/9/2025	1/9/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department.
CONTACT	HECTOR D REYES	2/27/2025	2/27/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her of the case scheduled for a hearing.
CONTACT	HECTOR D REYES	3/5/2025	3/5/2025	Received a call from Teresa with LDS construction 352-274-0517 advising they have extended the permit but still need to apply for the AC permit. I advised her I will be leaving the case scheduled for the hearing until all permits are applied for and issued and to advise the property owner.
CONTACT	HECTOR D REYES	3/5/2025	3/5/2025	I received a call from the property owner Mrs. Patel at 352-216-9922 advising they will be applying for the AC permit before the hearing date.
CONTACT	HECTOR D REYES	3/6/2025	3/6/2025	Called received from contractor representative Teresa 352-274-0517 advising of work done above the scope of work under permit they applied for by property owner.
CONTACT	HECTOR D REYES	3/20/2025	3/20/2025	I called the property owner Mrs. Patel at 352-216-9922 and the contractor Teresa 352-274-0517 and they are meeting today to go over all necessary permits.
CONTACT	HECTOR D REYES	5/20/2025	5/20/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and she stated they are waiting for the contractor to send the contract to sign and continue the renovations. I called the contractor LDS construction Teresa 352-274-0517, and I was unable to leave a message as it was full.
CONTACT	HECTOR D REYES	6/13/2025	6/13/2025	I spoke to the property owner Mrs. Patel at 352-216-9922 and she stated they are waiting for the contractor to apply for an extension for the permits to finish the renovation.

CONTACT	HECTOR D REYES	6/23/2025	6/23/2025	I received a call from a new contractor Bruce Wiley 352-299-6929 and email brucewiley58@gmail.com, asking for a copy of the violations report from senior building inspector Greg McClelland and I emailed it to him today. He will be applying for all required permits soon.
EMAIL	HECTOR D REYES	3/13/2025	3/13/2025	Email received from Building Project Manager Greg McClellan with the building permit report for the general contractor. See email and report attached.
EMAIL	STEPHANI SMITH	7/15/2025	7/15/2025	E-MAIL SENT TO CONTRACTORS. VIEW RELATED PDF DOCUMENTS FOR FURTHER DETAILS.glattli71@gmail.com AND tcwremodel@gmail.com.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
MEETING	STEPHANI SMITH	7/23/2025	7/23/2025	MEETING WITH BUILDING INSPECTORS (MCLELLAN & THOMAS) ALONG WITH TWO POSSIBLE NEW CONTRACTORS. FULL-WALKTHROUGH.
OFFICER POSTING	HECTOR D REYES	2/28/2025	2/28/2025	NOVPH READY FOR POSTING On 2/28/2025 I posted the NOVPH at the property and dropped off affidavit of posting at admin, see photos attached.
OFFICER POSTING	STEPHANI SMITH	8/7/2025	8/7/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
PREPARE NOTICE	SHANEKA GREENE	2/28/2025	2/27/2025	NOVPH compliance date 3/20/2025. Respondent: PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379
PREPARE NOTICE	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH X 1 PATEL HEMA 2641 SW 36TH LN OCALA FL 34471-1379

Case Details - No Attachments

City of Ocala

Case Number
2023_9930

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted work by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 2.) Pay the cost of prosecution of \$533.83 by December 4th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PATEL HEMA	2641 SW 36TH LN OCALA, FL 34471-1379			
RESPONDENT 1	PATEL HEMA	2641 SW 36TH LN OCALA, FL 34471-1379			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	25	\$312.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$533.83	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
2023_9930

TOTALS: \$533.83 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	SMS	7/15/2025	7/15/2025	COMPLETED	Check on permits and violations progress	On 07/15/2025, I have re-inspected the property in reference to an ongoing renovation and the expiration of multiple permits. As of this date, I have observed the following through the CS permitting module: ELE23-1044 EXPIRED ON 03/05/2025 (REPLACE 20 AMP DAMAGED METER. REPLACE DAMAGED 2' WEATHERHEAD), BLD23-2038 EXPIRED ON 06/05/2025 (UPGRADE ELECTRICAL AND PLUMBING/ INSTALLATION OF NEW CABINETS), and PLM23-0890 EXPIRED ON 03/05/2025 (BRINGING PLUMBING UP TO CODE). I did not observe any permit extensions applied and/or issued for these three permits associated with the property. I have then e-mailed the contractors associated with these projects to inform them of the expiration of these permits, the route they must take to have them re-issued, etc. I have also taken updated pictures to reflect the current condition of the property. If no progress for re-issuance of these permits occurs by the next scheduled inspection, consideration for the NOVPH will be made.
CASE WORK	SMS	8/25/2025	8/25/2025	NON COMPLIANT		On 08/25/2025, I have re-inspected the property in reference to the permits in relation to the renovation work done at the property. At the time of inspection. I have observed that there are no new active permits applied and/or issued via the CS Permitting module. As of this time, the permits previously issued has expired. View attachments. Updated pictures of the property has been taken and uploaded onto the case file.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9930

CASE WORK	SMS	7/23/2025	7/23/2025	NON COMPLIANT	On 0723/2025 at 1:00 P.M, I have met with Building Inspectors Dwain Thomas and Greg McClellan along with a new and potential contractor hired to complete the job. The Building Department has done a complete walk-through of the interior and the exterior of the residential home, and what would have to be done in order to come into compliance (such as removal of the drywall to inspect the electrical within the walls, obtaining the permits for work done without the permits such as the subflooring, electrical, plumbing, driveway and extension of concrete surrounding the property, etc). This is considered to be a Level Three alteration where all components will have to be brought up to the current Florida Building Code. View attachments.
CASE WORK	SMS	8/5/2025	8/5/2025	NON COMPLIANT	On 08/05/2025, I have re-inspected the residential property in reference to work conducted without permits (and the permits that had been previously been issued). At the time of inspection, all related renovation permits has expired as of this date with no re-issuance. View attachments. NOVPH generation has been assigned to Admin, and inspections have been scheduled.
CASE WORK	HECTOR DELVALLE REYES	10/2/2023	10/2/2023	COMPLETE	On 10/2/2023 I checked TRAKIT and found permits ELE23-1044 and BLD23-20238 were applied for on 9/18/2023 and are in review status at this time. follow up inspection scheduled for 10/27/2023.
CASE WORK	HECTOR DELVALLE REYES	12/28/2023	12/27/2023	COMPLETE	Check on permits and violations progress. On 12/27/2023 I inspected the property and observed lots of progress with the renovation and permits remain active. Follow up inspection scheduled. See photo attached.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9930

CASE WORK	HDR	3/6/2025	3/6/2025	COMPLETED	On 3/6/2025 I received a call from the contactor Teresa with LDS and she was at the permit department with building permit inspector Shawn, and she stated it appears work was done at the property beyond the scope of work under permit. A garage was fully enclosed and windows and doors added, a new driveway and concrete side walk added around the property and those are only items that are visible from the outside. I received a call from the code enforcement manager Dale Hollingsworth advising to wait for instructions and for an inspection from a building inspector to have a clear understanding on how to move forward with this case. Follow up inspection scheduled for next week.
CASE WORK	HDR	3/6/2025	3/6/2025	COMPLETED	Met with building inspector Greg McClellan at Mary Sue center and went over the case violations, permits and timeline and after we met with Teresa with LDS construction at the property and she allowed us to go inside the property and see the progress of the renovation and what was done beyond the scope of work of permit BLD23-2038. At 1345pm we also met with the property owner at her place of business Wayne's Kitchen and asked her about the work done not cover over the permit and she stated her, her husband and an employee of her business did the work. We asked her the name of her employee and she gave us Victor 352-470-9432, but the number is disconnected, and he moved back to the Philippines, and she doesn't have the contractor the poured the new driveway and new concrete at the property but will try to find it and let me know soon. See new photos from the inside of the property attached.



OCALA Case Details - No Attachments

City of Ocala

Case Number

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CASE WORK	HDR	3/14/2025	3/14/2025	COMPLETED	Check on violations	On 3/14/2025 I spoke to the property owner Mrs. Patel and she stated they will be meeting with the contractor LDS construction to go over and review the building permit report from city growth management project manager Greg McClellan to apply for all require permits.
FOLLOW UP	HDR	5/20/2025	5/20/2025	NON COMPLIANT	Check on permits progress	On 5/20/2025 I inspected the property and observed it remains noncompliance, and no activity observed and permits BLD23-2038, ELE23-1044 and PLM23-0890 remain active until 6/5/2025. See photos attached and follow up inspection scheduled. Contact made with property owner, and she stated the contractor is supposed to send her the contract to continue with the renovation.
FOLLOW UP	HDR	6/13/2025	6/13/2025	NON COMPLIANT	Check on permits and violations progress	On 6/13/2025 I inspected the property and observed it remains noncompliance, and no activity observed and permits BLD23-2038, ELE23-1044 and PLM23-0890 expired on 6/5/2025. See photos attached and follow up inspection scheduled. Contact made with property owner, and she stated the contractor is working on getting an extension on the permits to finish the renovation.
FOLLOW UP	HDR	11/26/2024	11/26/2024	NON COMPLIANT		On 11/26/2024 I inspected the property and verified in Central Square permit app that the permits remain active except the plumbing permit PLM23-0890 that expired on 7//2024 without a final inspection. I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department and the contractor to make sure all permits are extended or final. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	1/9/2025	1/9/2025	NON COMPLIANT		Check on permits and violations progress.



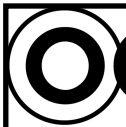
OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9930

FOLLOW UP	HDR	1/9/2025	1/9/2025	NON COMPLIANT		On 1/9/2025 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were expired as of 10/23/2024 and permit PLM23-0890 expired on 7/17/2024. I called the property owner Mrs. Patel, and she stated the property renovation is completed and she will contact the contractor to get an extension or have a final inspection scheduled. See photos attached and follow up inspection scheduled.
FOLLOW UP	HDR	2/27/2025	2/27/2025	NON COMPLIANT	Verify permits progress	On 2/27/2025 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were expired as of 10/23/2024 and permit PLM23-0890 expired on 7/17/2024 and no final inspections completed for the permits. I called the property owner Mrs. Patel, and she stated the property renovation is almost completed but the contractor stopped work and left and now she can't get ahold of him to apply for an extension or have a final inspection scheduled. I advised her that I will be scheduling the case for a hearing. See photos attached and NOVPH preparation note scheduled for admin for next available hearing.
FOLLOW UP	HDR	3/20/2025	3/20/2025	NON COMPLIANT	NOVPH Compliance date	On 3/20/2025 I inspected the property and verified in central square permits extended until 6/15/2025 and other required permits should be applied for soon per a contact made with the property owner and contractor. See photos attached and follow up inspection scheduled. Email sent to admin requesting case be removed from the hearing and agenda.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2023_9930

FOLLOW-UP	HECTOR DELVALLE REYES	2/27/2024	2/27/2024	COMPLETE		Check on permits and violations progress. On 2/27/2024 I inspected the property and observed the renovations is in progress and all permits remain active. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	7/18/2024	7/18/2024	COMPLETE		Check on permits progress. On 7/18/2024 I inspected the property and observed lots of progress with the renovation and permits ELE23-1044, BLD23-2038 and PLM23-0890 remain active. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	9/11/2023	9/11/2023	COMPLETE		REFER TO CASE NO. COM17_0963. On 9/11/2023 I inspected the property only from the outside because I was unable to contact the property owner Ms. Patel at 352-216-9922, message left requesting a voice mail. I checked TRAKIT and found permit BLD23-2038 for the renovation and remains in review status since 8/25/2023. Rescheduled a follow up inspection for three weeks to check for the permit status. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	8/15/2024	8/15/2024	COMPLETE		Check on permits progress. On 8/15/2024 I inspected the property and verified in central square permit app that permits ELE23-1044 and BLD23-2038 were extended until 10/23/2024 and permit PLM23-0890 expired on 7/17/2024. I called the contractor on record for the permit Glattli Plumbing at 352-304-0999 and spoke to Steve and advising of the expiration of the permit and he will be calling the property owner and the renovation contractor to have the permit extended or scheduled a final inspection. See photos attached and follow up inspection scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2023_9930

FOLLOW-UP	HECTOR DELVALLE REYES	9/16/2024	9/16/2024	COMPLETE		Check on permits progress. On 9/16/2024 I inspected the property and observed lots of progress with the renovation and all permits active. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HECTOR DELVALLE REYES	5/16/2024	5/17/2024	COMPLETE		Check on permits progress. On 5/16/2024 I inspected the property and observed lots of progress with the renovation and permits ELE23-1044, BLD23-2038 and PLM23-0890 remain active. See photos attached.
FOLLOW-UP	HECTOR DELVALLE REYES	10/27/2023	10/27/2023	COMPLETE		Check on permit status and progress. On 10/27/2023 I inspected the property and checked TRAKIT and permit ELE23-1044 was issued and approved on 10/12/2023 and a final inspection on 4/7/2023 and BLD23-0238 on 10/10/2023 with a final inspection for both on 4/9/2023. See photos attached and follow up inspection scheduled.
FOLLOW-UP	HDR	10/22/2024	10/22/2024	NON COMPLIANT		Check on permits progress. On 10/22/2024 I verified in Central Square permit app that the permits remain active except the plumbing permit PLM23-0890 that expired on 7//2024 without a final inspection. I spoke to the property owner Mrs. Patel at 352-216-9922 and advised her to contact the permit department about the plumbing permit to make sure the renovation and electrical permits are extended as they will be expiring by the end of this month. Follow up inspection scheduled.
HEARING INSPECTION	SMS	10/8/2025				



Case Details - No Attachments

City of Ocala

Case Number

2023_9930

INITIAL	HECTOR DELVALLE REYES	8/10/2023	7/6/2023	COMPLETE	REFER TO CASE NO. COM17_0963 HEMA PATEL 352 -216-9922, On 7/6/2023 I met the property owner Mrs. Patel and inspected the property, and I observed a completed renovation taking place with the property, 1-New roof replaced under permit BLD20-1037 issued on 7/8/2020 and final on 11/19/2020, 2-New windows installed under permit BLD20-1243 issued on 7/8/2020 and final on 11/19/2023. The interior of the property was completely renovated, 1-All walls removed and replace with new sheetrock, 2-All new electrical outlets and cables replaced, 3-New toilets and vanities installed in three bathrooms and all new plumbing/pipes installed, 4-new tile floors installed. In the exterior, it was painted but no other changes. From my inspection It appears a renovation permit including plumbing, electrical and HVAC needs to be applied for as the renovations are almost completed. I advised Mrs. Patel to contact the city permit department and applied for all required permits. At this time the only violation in compliance is the roof and windows. See photos attached.
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		8/10/2023			Full inside renovation including, electrical, plumbing, walls, bathrooms, new tubs and toilets, HVAC	Full inside renovation including, electrical, plumbing, walls, bathrooms, new tubs and toilets, HVAC and driveway added without any permits. Contact the permit department to apply for all required permits.

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

THE CITY OF OCALA

CASE NO: 2023_9930

Petitioner,

VS.

PATEL, HEMA

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

DALE HOLLINGSWORTH

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	25	\$312.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

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

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

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

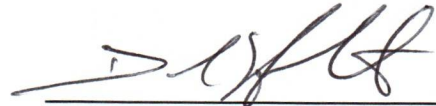
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$26.58	3	\$26.58

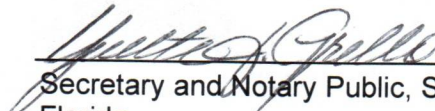
Total Costs: \$533.83

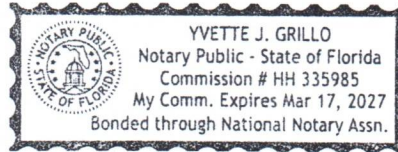
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH *DALE HOLLINGSWORTH*
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



2023 Property Record Card

Real Estate

2551-002-009

[GOOGLE Street View](#)

Prime Key: 617831

[Beta MAP IT+](#)

Current as of 8/10/2023

Property Information

PATEL HEMA
2641 SW 36TH LN
OCALA FL 34471-1379

Taxes / Assessments:
Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.
PC: 01
Acres: .21

Situs: 1307 NW 12TH ST OCALA

2022 Certified Value

Land Just Value	\$8,736		
Buildings	\$88,296		
Miscellaneous	\$1,015		
Total Just Value	\$98,047		
Total Assessed Value	\$62,761	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(\$35,286)
Total Taxable	\$62,761		
School Taxable	\$98,047		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$8,736	\$88,296	\$1,015	\$98,047	\$62,761	\$0	\$62,761
2021	\$4,004	\$52,270	\$781	\$57,055	\$57,055	\$0	\$57,055
2020	\$4,004	\$44,738	\$781	\$49,523	\$40,716	\$0	\$40,716

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7197/0705	05/2020	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$11,000
6725/1629	03/2018	05 QUIT CLAIM	0	U	I	\$100
6716/1796	02/2018	60 CRT ORD	0	U	I	\$100
6639/1986	09/2017	21 ADMNSTR	0	U	I	\$100
DETH/REGS	08/2017	71 DTH CER	0	U	I	\$100
UNRE/INST	10/2016	71 DTH CER	0	U	V	\$100
5152/1335	02/2009	05 QUIT CLAIM	0	U	I	\$100
0130/0142	10/1998	76 MAR CER	0	U	I	\$100
1601/0548	09/1989	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$49,600
1117/0975	06/1982	07 WARRANTY	0	U	I	\$100
0923/0427	10/1978	07 WARRANTY	0	U	I	\$100

Property Description

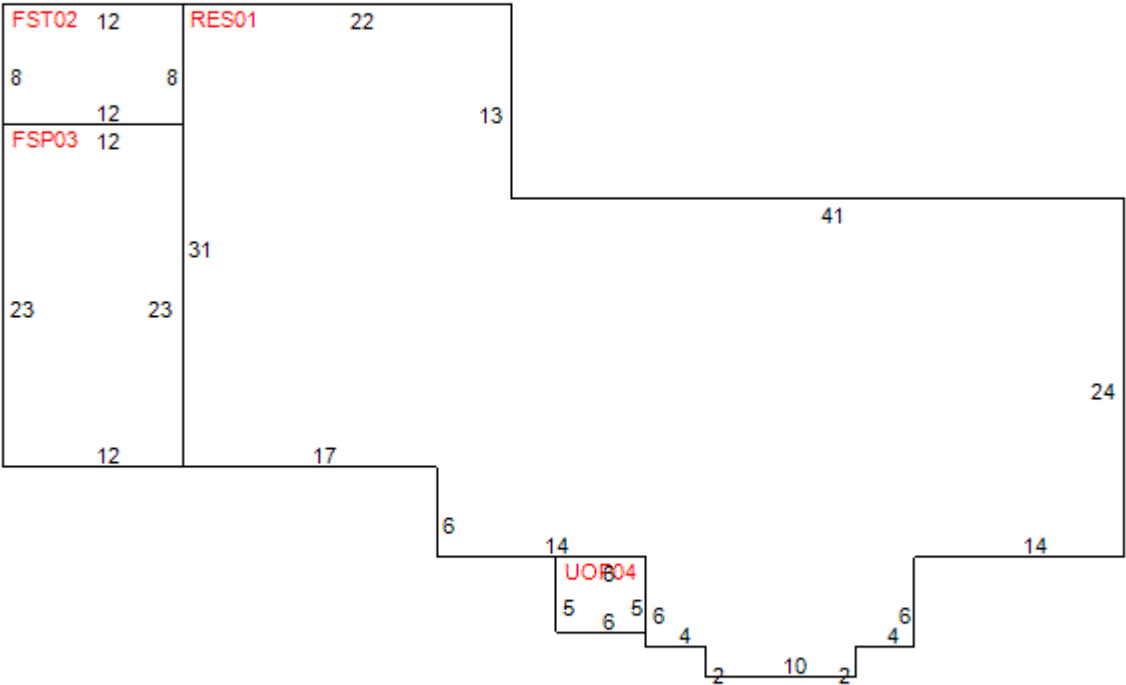
SEC 07 TWP 15 RGE 22
PLAT BOOK C PAGE 087
BETHUNE VILLAGE
BLK 2 LOT 9

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		80.0	116.0	R1A	80.00	FF							
Neighborhood 4494 - BETHUNE/WESTWOOD/BROWARD													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1
RES01=D31R17D6R14D6R4D2R10U2R4U6R14U24L41U13L22.
FST02=L12D8R12U8.D8
FSP03=L12D23R12U23.D23R17D6R14
UOP04=L6D5R6U5.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 4
Quality Grade 300 - LOW
Inspected on 7/1/2020 by 118

Year Built 1960
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 216

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.20	1960	N	0 %	0 %	1,824	2,189
FST	0224	- CONC BLK-PAINT	1.00	1960	N	0 %	0 %	96	96
FSP	0301	- NO EXTERIOR	1.00	1960	N	0 %	0 %	276	276
UOP	0401	- NO EXTERIOR	1.00	1960	N	0 %	0 %	30	30

Section: 1

Roof Style: 12 HIP
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 4
4 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 1
Extra Fixtures: 3

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	705.00	SF	20	1986	3	0.0	0.0	

Appraiser Notes

10-2007 EST. INTERIOR INFO.
EST. 2ND STORY FROM OUTSIDE

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description
BLD20-1243	7/8/2020	1/1/1900	PATEL / REPLACE 20 WINDOWS S/S
BLD20-1037	6/15/2020	1/1/1900	PATEL / ROOFOVER
OC00133	1/1/1997	1/1/1900	ROOF

Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 19-5121

Parcel Identification No 2551-002-009

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 14th day of May, 2020 between Willie Foster, Jr., and Parrie Foster a/k/a Parrlee Foster, husband and wife, whose post office address is 1324 Northwest 8th Street, Ocala, FL 34475, Grantors, to Hema Patel, whose post office address is 2641 SW 36th Lane, Ocala, FL 34471, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Lot 9, Block 2, Bethune Village, according to the map or plat thereof, as recorded in Plat Book C, Page(s) 87, of the Public Records of Marion County, Florida.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 45 days from May 14, 2020. After this 45 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$ (120% of short sale price) until 90 days from May 14, 2020. These restrictions shall run with the land are not personal to the Grantee.

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

Subject to taxes for 2020 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Laura E. Dixon
WITNESS SIGNATURE

Laura E. Dixon
PRINTED NAME

[Signature]
WITNESS SIGNATURE

Gina M. Preston
PRINTED NAME

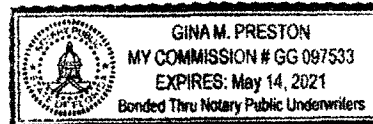
Willie Foster Jr.
Willie Foster, Jr.

Parrie Foster
Parrie Foster a/k/a Parrlee Foster

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of May, 2020, by Willie Foster, Jr., and Parrie Foster a/k/a Parrlee Foster.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: D.L.



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

08/07/2025

PATEL HEMA
2641 SW 36TH LN
OCALA, FL. 34471-1379

Respondent(s) _____ /

Location of Violation: 1307 NW 12TH ST|2551-002-009

Case Number: 2023_9930

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Full inside renovation including, electrical, plumbing, walls, bathrooms, new tubs and toilets, HVAC and driveway added without any permits. Contact the permit department to apply for all required permits.

Dear property owner, or agent,

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

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

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

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

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

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

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

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

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

CASE NO: 2023_9930

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

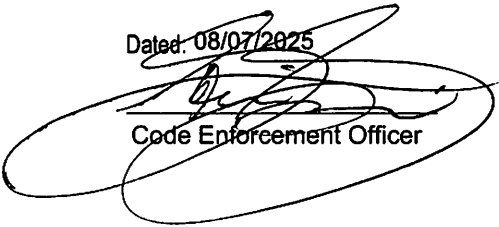
**STATE OF FLORIDA
COUNTY OF MARION**

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 08/07/2025 post the Notice of Violation & Public Hearing to the property, located at 1307 NW 12TH ST.
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.

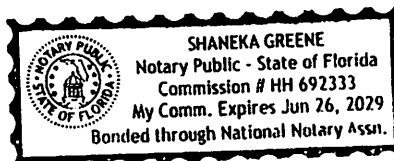
Dated: 08/07/2025

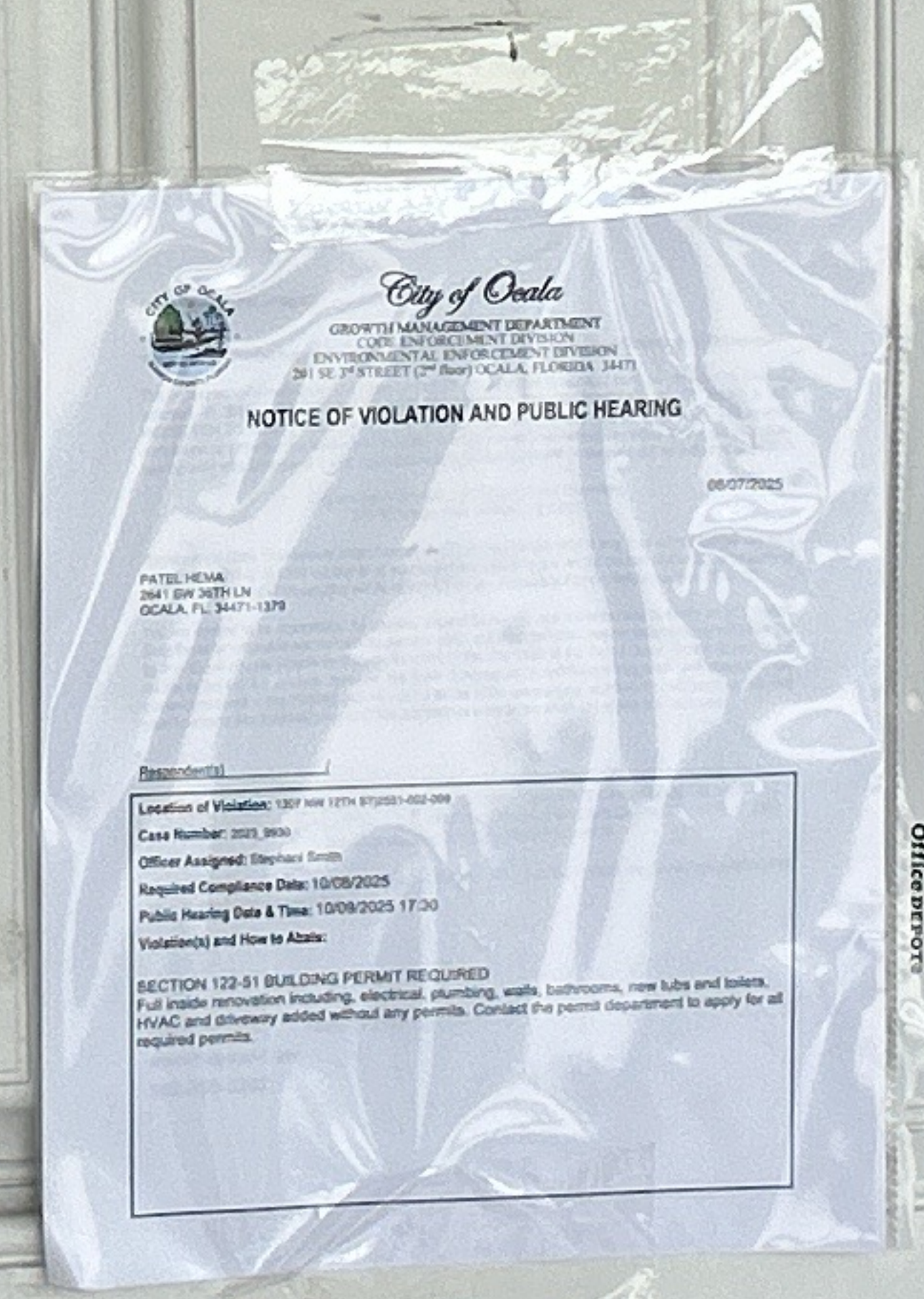
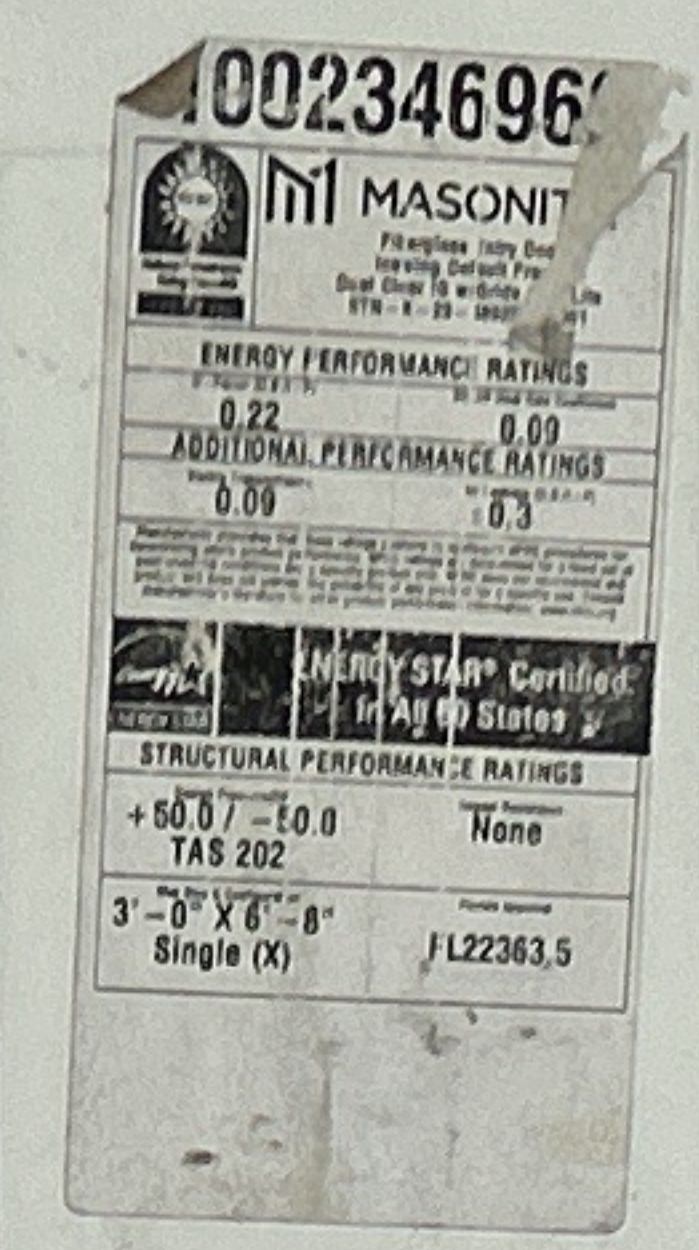

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/07/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





8/7/25, 10:22 AM
City of Ocala
Code Enforcement Division



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

08/07/2025

PATEL HEMA
2641 SW 36TH LN
OCALA, FL 34471-1379

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Office DEPOT®

8/7/25, 10:22 AM
City of Ocala
Code Enforcement Division

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

CASE NO: 2023_9930

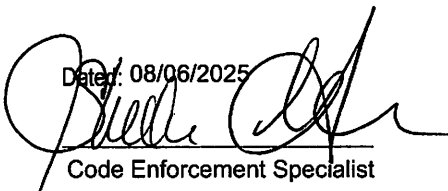
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/06/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

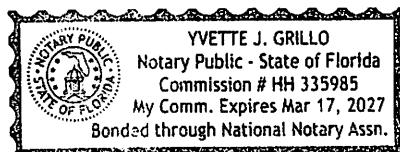
Dated: 08/06/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/06/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



CITY OF OCALA

CERTIFIED MAIL

BC: 344712217299 *1539-02528-08-27

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

NIXIE 326 CC 1 7208/28/25



JACKSONVILLE RPDC 320

8 AUG 2025 PM 2 L

FIRST-CLASS



US POSTAGE PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 AUG 07 2025

MOUPH-9930

PATEL HEMA
2641 SW 36TH LN
OCALA, FL. 34471-1379

AL
8-11-25





Global Search



Search: 1307 NW 12TH ST

GO

| [Advanced Search](#)

Filter by: Permitting

☒ Limit to 200 records

Record #	Status	Result	Source	Type	Address
B97-0133	APPROVED	1307 NW 12TH ST	Site Address	RES BLDG	1307 NW 12TH ST
BLD20-1037	FINALED	1307 NW 12TH ST	Site Address	RES BLDG	1307 NW 12TH ST OCALA
BLD20-1243	REVOKED	1307 NW 12TH ST	Site Address	RES BLDG	1307 NW 12TH ST OCALA
BLD23-2038	EXPIRED	1307 NW 12TH ST	Site Address	RES BLDG	1307 NW 12TH ST OCALA
ELE23-1044	EXPIRED	1307 NW 12TH ST	Site Address	RES ELECTRIC	1307 NW 12TH ST OCALA
H94-0477	APPROVED	1307 NW 12TH ST	Site Address	HARV	1307 NW 12TH ST
PLM23-0890	EXPIRED	1307 NW 12TH ST	Site Address	RES PLUMBING	1307 NW 12TH ST OCALA

Close

Total Record Count: 7



8/25/25, 11:26 AM
City of Ocala
Code Enforcement Division

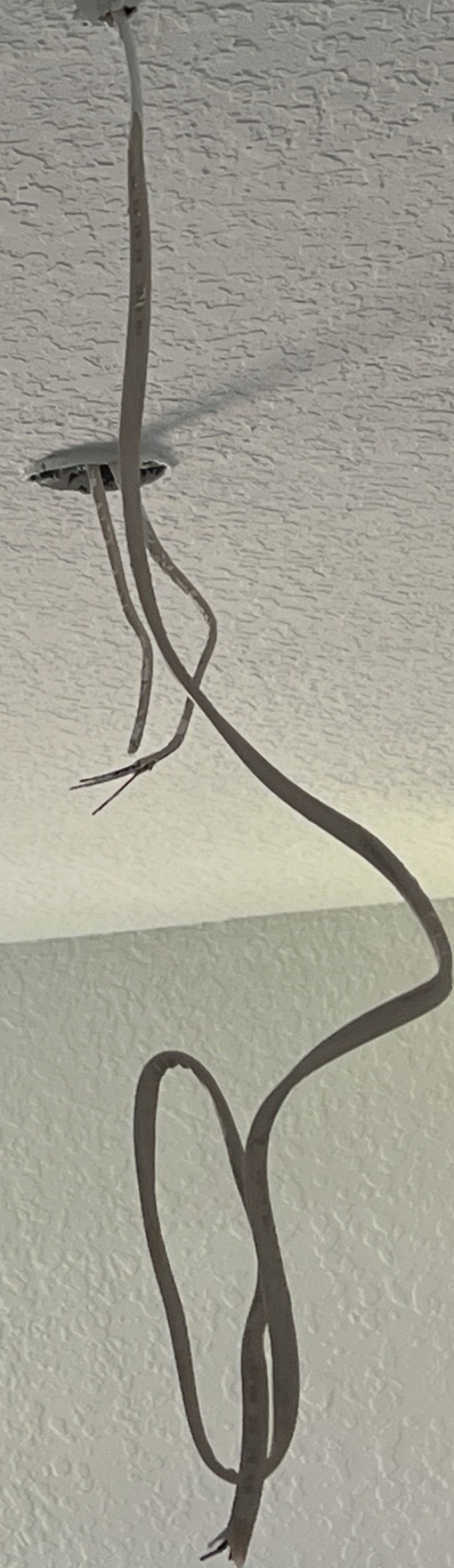


8/25/25, 11:26 AM
City of Ocala
Code Enforcement Division

Jul 6, 2023 at 11:06:01 AM



Jul 6, 2023 at 11:06:28 AM



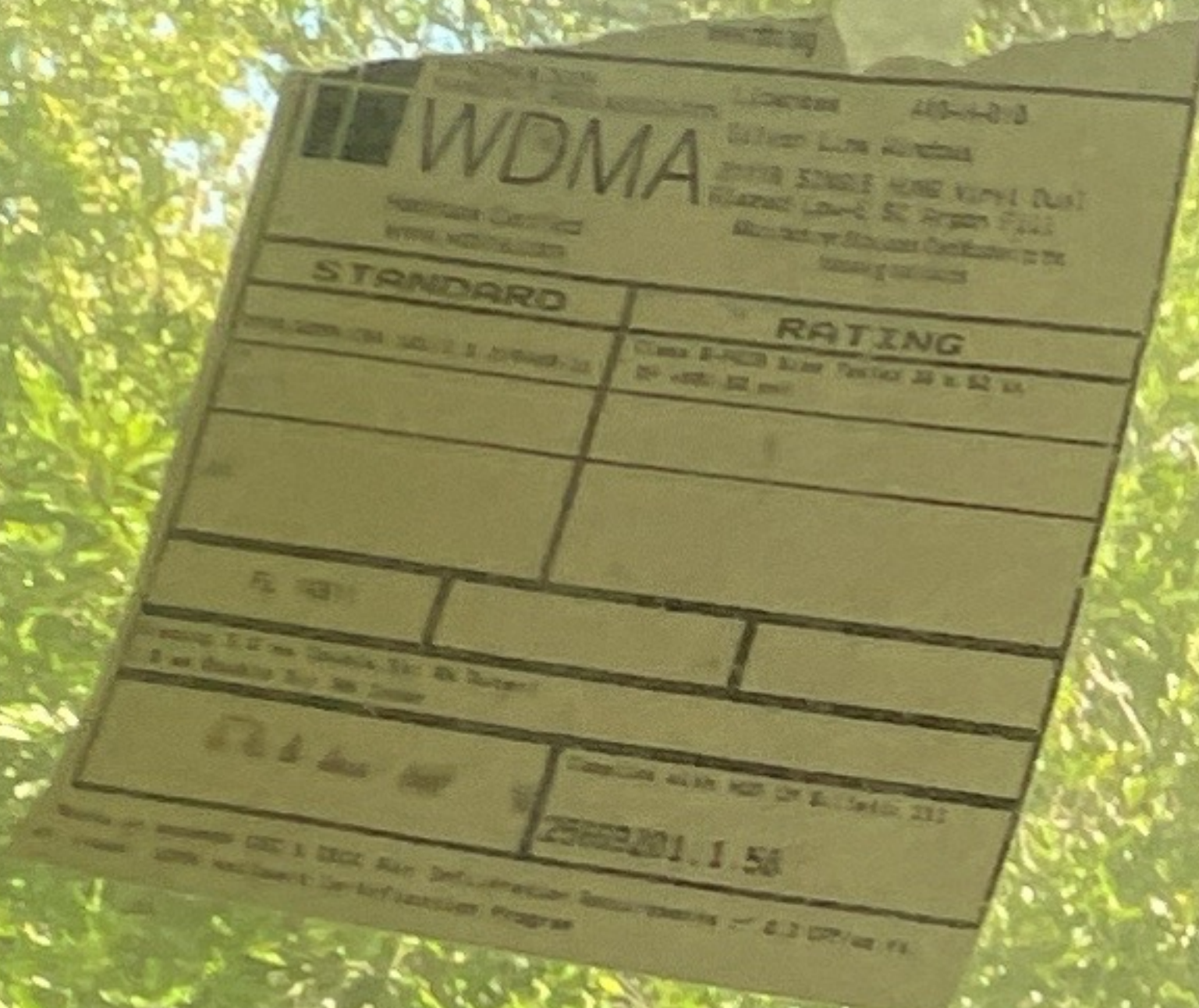
Jul 6, 2023 at 11:09:43 AM



Jul 6, 2023 at 11:09:56 AM



Jul 6, 2023 at 11:12:54 AM



CROFT, LLC
Series 20
Single Hung Window
Vinyl Frame
LowE Air CLEAR
Without Grids
CM1-A-20-00201-00001

NFRC CERTIFIED

ENERGY PERFORMANCE RATINGS	
U-Factor (U.S./I-P)	Solar Heat Gain Coefficient
0.34	0.29
ADDITIONAL PERFORMANCE RATINGS	
Visible Transmittance	Air Leakage (U.S./I-P)
0.52	≤ 0.3

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturers literature for other product performance information. www.nfrc.org

773520 - 007
F0868039 129-0165
20W 36003600 1/1 W LOWE HI FM

DRILLING INTO S
FOR ANY REASO
WILL VOID WARRANT

Jul 6, 2023 at 11:13:10 AM



Jul 6, 2023 at 11:13:46 AM



Jul 6, 2023 at 11:15:46 AM



Jul 6, 2023 at 11:18:14 AM





8/25/25, 11:26 AM
City of Ocala
Code Enforcement Division