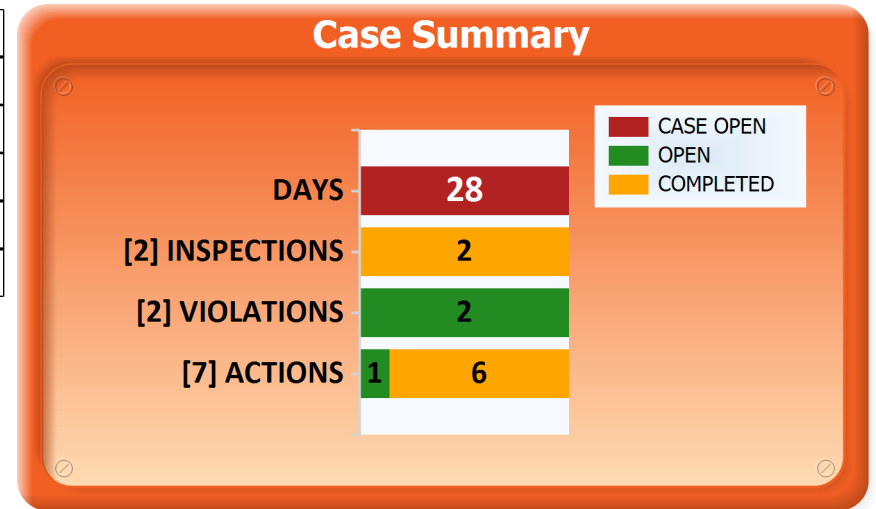


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0530

Description: Interior Reno without Permits		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 4/16/2026	Closed:	Last Action: 5/14/2026	Flw Up: 5/11/2026
Site Address: 3101 SW 34TH AVE UNIT 701 OCALA, FL 34474			
Site APN: 2372-001-001		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	PADDOCK PARK SC LTD	PO BOX 11229 KNOXVILLE, TN 37939-1229			
RESPONDENT 1	PADDOCK PARK SC LTD	C/O SOUTHERN MANAGEMENT & DVLMP KNOXVILLE, TN 37939-1229			
RESPONDENT 2	BLALOCK, LANDERS, WALTERS & VOGLER, P.A.	REGISTERED AGENT BRADENTON, FL 34205			
TENANT	Beauty Lounge by Voupre	3101 SW 34TH ST Ocala, FL			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	10	\$88.60	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0530

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$107.35	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	10	\$24.60	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$45.51	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$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						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
TOTALS:			\$218.68	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

SECTION 62-62 TAX CERTIFICATE REQUIRED	DALE HOLLINGSWORTH	4/16/2026				BTR25-0817 incomplete for "BEAUTY FRIZZ," and actual marketed business at site is "Beauty Lounge by Voupre." Must obtain BTR for business that is in operation, whether it is for "BEAUTY FRIZZ" or "Beauty Lounge by Voupre." Confirm with City of Ocala Licensing Analyst Michelle Taylor which BTR/Business name is sufficient and appropriate for the active business.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	4/16/2026				<p>No permits have been issued for any interior build-out since the previous barbershop occupied this space in 2023.</p> <p>The structure has been modified in a manner that is not compliant with the applicable provisions of the Florida Building Code, including but not limited to the following:</p> <ul style="list-style-type: none"> • Offices have been constructed without proper ventilation, as walls were added without corresponding modifications to the HVAC system. • Plumbing fixtures have been improperly disconnected, allowing sanitary gases to vent into occupied spaces. • Fixtures are not compliant with accessibility requirements per Americans with Disabilities Act (e.g., countertop height). • No plans have been submitted for review, including a life safety plan indicating the required means of egress and path of travel. <p>Abatement of the violations requires a Florida licensed, City of Ocala registered, contractor to obtain all required permits for the repairs/renovations that have been conducted and complete any required repairs and inspections to ensure compliance with the current Florida Building Code.</p>

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	4/17/2026	4/17/2026	COMPLETED		<p>Building Department Findings Property: 3101 SW 34th Ave., Unit 701 No recent permits have been issued for any interior build-out since the previous barbershop occupied this space in 2023.</p> <p>The structure has been modified in a manner that is not compliant with the applicable provisions of the Florida Building Code, including but not limited to the following:</p> <ul style="list-style-type: none"> Offices have been constructed without proper ventilation, as walls were added without corresponding modifications to the HVAC system. Plumbing fixtures have been improperly disconnected, allowing sanitary gases to vent into occupied spaces. Fixtures are not compliant with accessibility requirements per Americans with Disabilities Act (e.g., countertop height). <p>No plans have been submitted for review, including a life safety plan indicating the required means of egress and path of travel.</p> <p>After speaking with the tenant, Nicholas (713-857-5322), he stated that he is unaware of his contractors name who performed the work and did not believe a permit was required. Based on these statements and site observations, it is the Building Department's determination that the work was likely performed without the required permits and may have been completed by an unlicensed contractor.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0530

INITIAL	OSF	4/17/2026	4/17/2026	COMPLETED	On 4/17/2026 I did a review of the findings of the building department and several reports from the police department. They will need to obtain permits and the correct BRTs to conduct their business. The case will be refer to a hearing, I will send a NOVPH.
HEARING INSPECTION	OSF	5/11/2026	5/11/2026	COMPLETED	On 5/11/2026 I did a hearing inspectin and observed that the BTR has been updated and now reflects the proper name and what their business is about. BTR25-0817. Also they have submitted for two building permits that are incomplete HAR26-0380 and BLD26-1028. These permits would bring the proeprty into compliance if they were completed and final but they are not even approved permits just applications. The case will move forward to the hearing since all the work that took place and the change of occupancy.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	OSIAS FERREIRA	4/17/2026	4/17/2026	Nicholas (713-857-5322),
PREPARE NOTICE	SHANEKA GREENE	4/20/2026	4/21/2026	NOVPH INCLUDE AS WELL BEAUTY LOUNGE BY VOUPRE 3101 SW 34TH ST #701 OCALA FL IA ADVISOR GROUP INC R/A BEN DAVID, IDAN 3585 SW 38TH TERRACE L201 OSCALA, FL 34474
ADMIN POSTING	SHANEKA GREENE	4/21/2026	4/21/2026	NOVPH

Case Details - No Attachments

City of Ocala

Case Number
CE26-0530

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>4/21/2026</p>	<p>4/21/2026</p>	<p>NOVPH MAILED (5) 9489 0090 0027 6697 0478 29 PADDOCK PARK SC LTD C/O SOUTHERN MANAGEMENT & DVLMP PO BOX 11229 KNOXVILLE, TN, 37939-1229</p> <p>9489 0090 0027 6697 0478 36 PADDOCK PARK SC LTC 2300 NW CORPORATE BLVD SUITE 135 BOCA RATON, FL.33431</p> <p>9489 0090 0027 6697 0478 43 BLALOCK LANDERS WALTERS & VOGLER P.A. (REGISTERED AGENT) 802 11TH STREET WEST BRANDENTON, FL. 34205</p> <p>9489 0090 0027 6697 0478 50 IA ADVISOR GROUP INC BEAUTY GROUP INC R/A BEN DAVID IDAN 3285 SW 38TH TERRACE L201 OCALA, FL. 34474</p> <p>9489 0090 0027 6697 0478 67 BEAUTY LOUNGE BY VOUPRE 3101 SW 34TH ST #701 OCALA FL. 34474</p>
<p>FIELD POSTING</p>	<p>OSIAS FERREIRA</p>	<p>4/22/2026</p>	<p>4/22/2026</p>	<p>NOVPH READY FOR POSTING Posted at the property affidavit on file.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/24/2026	5/5/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 62-62 and 82-182 and order to:</p> <p>1,) Maintain compliance with section 62-62</p> <p>2,) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for any unpermitted work by 4:00 pm on Thursday, June 11th, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, June 12th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after the permit(s) issuance for closure of the permit(s), there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$218.68 by June 11th, 2026.</p> <p>Non-compliance (Massey) hearing date: 07/09/2026</p>
HEARING CODE BOARD	SHANEKA GREENE	5/14/2026		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

2026 Property Record Card

2372-001-001

[GOOGLE Street View](#)

Prime Key: 1921716

[MAP IT+](#)

Current as of 4/17/2026

[Property Information](#)

PADDOCK PARK SC LTD
C/O SOUTHERN MANAGEMENT &
DVLMP
PO BOX 11229
KNOXVILLE TN 37939-1229

[Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

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

[PC:](#) 16

Acres: 11.73

[More Situs](#)

Situs: 3101 SW 34TH AVE ALL UNITS
OCALA

[2025 Certified Property Value by Income](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$5,628,864	Ex Codes:
Total Assessed Value	\$5,628,864	
Exemptions	\$0	
Total Taxable	\$5,628,864	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$3,065,754	\$4,486,742	\$70,786	\$5,628,864	\$5,628,864	\$0	\$5,628,864
2024	\$3,065,754	\$4,046,530	\$70,786	\$5,231,629	\$5,231,629	\$0	\$5,231,629
2023	\$3,065,754	\$4,230,944	\$70,786	\$5,149,938	\$5,149,938	\$0	\$5,149,938

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
3023/0229	08/2001	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$6,100,000
2194/0357	11/1995	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$5,250,000
1308/1147	10/1985	07 WARRANTY	0	U	I	\$6,950,000
1206/1833	03/1984	06 SPECIAL WARRANTY	0	U	V	\$1,300,000

[Property Description](#)

SEC 26 TWP 15 RGE 21
PLAT BOOK W PAGE 55
PADDOCK PARK COMMERCIAL CENTER
BLK A LOT 1
Parent Parcel: 2372-000-000



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

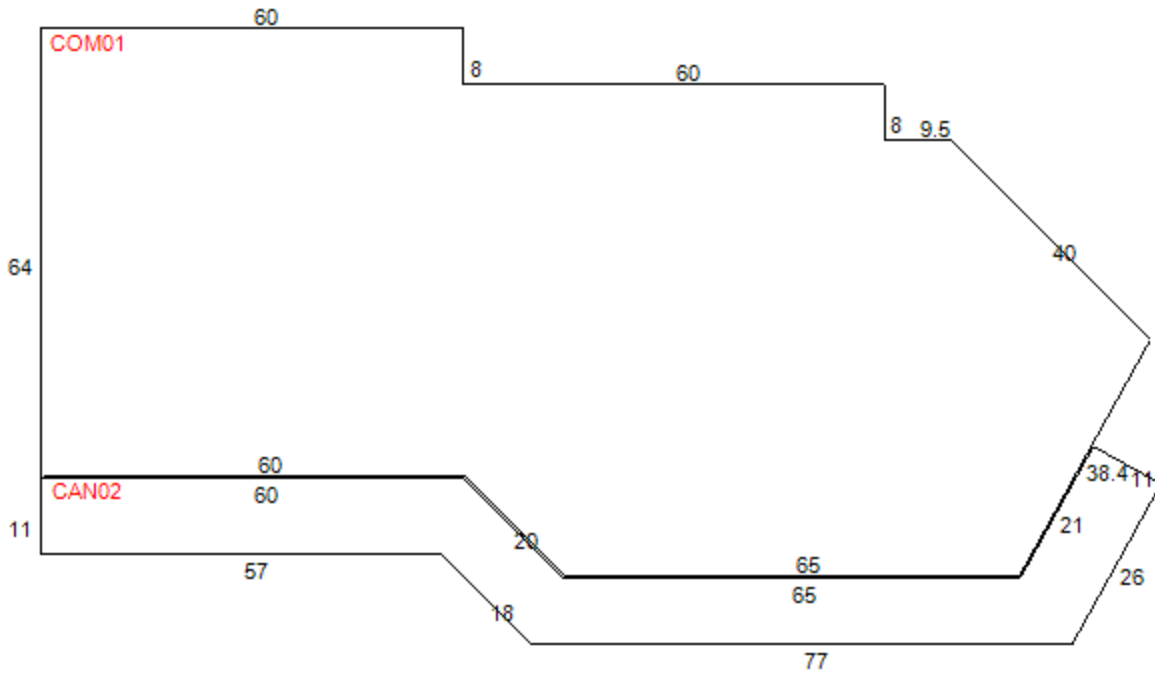
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSC	1600	.0	.0	B2A	510,959.00	SF						

Neighborhood 9932
Mkt: 2 70

[Traverse](#)

Building 1 of 3

COM01=A315|40L9,5U8L60U8L60D64R60A135|20R65A29|38,4.L157,3D19,2
CAN02=R60A135|20R65A29|21A119|11A209|26L77A315|18L57U11.



[Building Characteristics](#)

Structure 6 - PILASTERS
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 10/2/2025 by 117

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 433

Exterior Wall 54 OCALA BLOCK24 CONC BLK-PAINT

Condition 1
 Quality Grade 700 - GOOD
 Inspected on 10/2/2025 by 117

Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 1132

Exterior Wall 54 OCALA BLOCK24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	12.0	1.00	1984	0	56,000	M16 COMMUNITY SHOP CTR	100 %	N Y
2	12.0	1.00	1984	0	3,008	CAN CANOPY-ATTACHD	100 %	N N
3	8.0	1.00	1984	0	546	MZO MEZZANINE OFF	100 %	N Y

Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 4 2 Fixture Baths: 6
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 2 Extra Fixtures: 44

[Traverse](#)

Building 3 of 3

COM01=U131R52D61R107U5R120D68L124D7L155.
 CAN02=D11R156U7R123U11L124D7L155.



Building Characteristics

Structure 6 - PILASTERS
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 10/2/2025 by 117

Year Built 1984
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 830

Exterior Wall 54 OCALA BLOCK24 CONC BLK-PAINT

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	14.0	1.00	1984	0	22,434	M16 COMMUNITY SHOP CTR	100 %	N	Y
2	14.0	1.00	1984	0	3,076	CAN CANOPY-ATTACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 2 **2 Fixture Baths:** 14
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 42

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	88,741.00	SF	5	1995	3	0.0	0.0
159 PAV CONCRETE	9,120.00	SF	20	1984	3	0.0	0.0
250 WALLS MASONRY	800.00	SF	50	1984	3	0.0	0.0

Appraiser Notes

SHOPPES OF PADDOCK PARK

TENANT LIST AS OF 11/6/2025

-
101-102=KITCHEN BATH FLOORING.....-2-2FX 3X

-
103=HALL OF FAME BARBERSHOP.....1-2FX 3X

-
104=LENDMARK FINANCIAL SERVICES.....1-2FX 4X

-
201=VAC.....2-2FX 2X

-
202=CLASSY NAILS.....2-2FX 3X

-
203=CLASSY NAILS.....1-2FX 11X

-
300=DECO SALON.....2-2FX 1X

-
BLDG02

-
400=APPLIANCES 4 LESS.....2-3FX 2-2FX 2X (MZS=1249/SF)

-
500=OLLIE'S BARGAIN OUTLET.....1-6FX 3-4FX 2-2FX 26X (MZO=546/SF)

-
600=CHRISTIE DENTAL.....2-2FX 14X

-
BLDG03

-
701=BEAUTY FRIZZ SPA.....2-2FX 3X (2026)

-
702=EDIBLE ARRANGEMENTS.....1-2FX 5X



703&704=HOSPICE OF MARION COUNTY THRIFT STORE....2-2FX 4X
 -
 801=BELTONE HEARING AIDS.....1-2FX 3X
 -
 802=MIL OUT.....1-2FX 1X
 -
 803=MEEPLE MOVERS.....1-2FX 4X
 -
 804=FAN TAX SERVICES&901.....1-2FX 2X
 -
 901=OCALA INK TATTOO STUDIO.....1-2FX 4X
 -
 902&903=FREEDOM HEALTH.....2-2FX 5X
 -
 904=OCALA T-SHIRTS AND MORE.....1-2FX
 -
 905=THE UPS STORE.....1-2FX
 -
 1000=EL PATRON MEXICAN GRILLE & BAR.....2-4FX 11X COL-7X8 FRZ-7X7

[Planning and Building](#)
 ** [Permit Search](#) **

Permit Number	Date Issued	Date Completed	Description
PRLM25-0511	10/8/2025	-	BEAUTY FRIZZ SPA COO
BLD25-1200	7/14/2025	-	UPS STORE INTERIOR RENO/905
SGN25-0075	6/20/2025	-	LENDMARK WALL SIGN
ELE25-0538	5/28/2025	-	LENDMARK FINANCIAL LOW VOLTAGE
TRA25-0110	5/14/2025	5/14/2025	LENDMARK FINANCIAL BUILDOUT
ELE25-0495	4/25/2025	-	PADDOCK PARK 103 20AMP
BLD25-0739	4/21/2025	5/14/2025	LENDMARK FINANCIAL BUILDOUT/104
TRA25-0111	4/17/2025	-	HALL OF FAME BUILDOUT
BLD25-0485	3/10/2025	4/16/2025	HALL OF FAME BUILDOUT 103
BLD25-0488	3/10/2025	3/12/2025	PADDOCK PARK BUILDOUT UNIT 104
BLD25-0489	3/10/2025	3/12/2025	PADDOCK PARK BUILDOUT UNIT 804
BLD25-0490	3/10/2025	3/12/2025	PADDOCK PARK UNIT 901 BUILD OUT
SGN24-0139	12/2/2024	-	HALL OF FAME BARBER WALL SIGN
TSP24-0027	9/4/2024	-	CCMCFL CAR SHOW SIGN
HAR24-0938	8/10/2024	9/30/2024	PADDOCK PARK INT RENO
ELE24-0865	8/7/2024	9/19/2024	PADDOCK PARK/ INTER RENO ELE
ELE24-0866	8/7/2024	9/13/2024	PADDOCK PARK/ INTER RENO ELE
ELE24-0867	8/7/2024	9/20/2024	PADDOCK PARK/ INTER RENO ELE
HAR24-0797	8/7/2024	9/30/2024	PADDOCK PARK/ INTER RENO
PLM24-0473	7/12/2024	-	PADDOCK PARK/ INTER RENO PLMB
PLM24-0474	7/12/2024	-	PADDOCK PARK/ INTER RENO PLM
HAR24-0798	7/10/2024	9/30/2024	PADDOCK PARK/ INTER RENO
BLD24-0152	6/20/2024	10/30/2024	PADDOCK PARK/ INTER RENO
BLD24-0153	6/20/2024	10/23/2024	SEPARATION WALL FOR UNITS 103 & 104
BLD24-0150	6/16/2024	-	PADDOCK PARK/ INTER RENO
BLD23-2405	10/6/2023	4/26/2024	PADDOCK PARK/RE-ROOF
SGN22-0162	12/22/2022	-	BOARD GAME CAFE/ WALL SIGN
BLD22-2904	10/21/2022	-	JONYA GROUP/ INT RENO
SGN21-0177	1/25/2022	-	GOLDEN CUTS / WALL SIGN
BLD21-1422	9/16/2021	3/29/2022	STRAIGHTLINE/INTER RENO
SGN21-0098	7/14/2021	-	DECO SALON/WALL SIGN
SGN21-0095	7/12/2021	-	STRAIGHT LINE / WALL SIGNS
SGN21-0068	7/8/2021	-	EDIBLE ARRANGEMENTS/SIGN
SGN21-0057	5/24/2021	-	CLASSY NAILS / WALL SGN
SGN20-0128	10/6/2020	-	FREEDOM HEALTH/ WALL SIGN
SGN20-0114	9/17/2020	-	MIL-OUT / SIGN
BLD20-0606	7/20/2020	11/4/2020	FREEDOM HEALTH /INTER RENO 902&903

SGN19-0090	6/3/2019	-	WALL
BLD19-0580	4/1/2019	5/28/2019	REPAIR/RENOVATION / 703&704
SGN19-0026	2/27/2019	-	WALL
SGN19-0009	1/22/2019	-	WALL
SGN18-0133	10/29/2018	-	WALL
BLD18-1758	8/24/2018	-	PHO KIM LONG SEAFOOD /RENEWAL/RENO/REVOKED
BLD18-1072	5/14/2018	-	STAR MESSAGE / INT RENO
BLD17-1487	10/23/2017	-	PHO KIM LONG SEAFOOD / INTERIOR RENOV
SGN17-0044	4/20/2017	8/12/2017	
BLD17-0444	3/23/2017	-	UNIT 400 / JUICE BAR
BLD17-0119	2/7/2017	4/3/2017	UNIT 400 RENO / NEXT STEP FITNESS
SGN16-0111	10/3/2016	-	UNIT 400 SPIRIT OF HALLOWEEN/ WALL SIGN
BLD16-0404	4/14/2016	-	INT RENO / OLLIES
BLD16-0208	3/1/2016	-	INT DEMO
SGN15-0125	10/15/2015	-	SPIRIT HALLOWEEN/WALL SIGN
SGN14-0154	7/18/2014	-	SIGN #901
SGN12-0180	8/7/2012	-	SIGNAGE FOR PHYSICIANS UNITED PLAN #801
BLD12-0276	3/27/2012	-	COMM RENOV. #801
BLD12-0294	3/12/2012	-	COMM RENOV #801
SGN11-0124	7/25/2011	7/25/2011	KATHYS JEWELRY BANNER 7/25-8/9/11
SGN11-0113	7/11/2011	7/11/2011	KATHYS JEWELRY BANNER 7/12-7/25/11
SGN11-0106	6/29/2011	6/29/2011	KATHYS JEWELRY BANNER 6/29-7/13/11
SGN10-0177	8/31/2010	9/1/2010	BANNER
SGN10-0152	8/9/2010	8/9/2010	KATHYS JEWELRY / TEMP BANNER 8/10-8/24/10
SGN10-0136	7/22/2010	7/22/2010	KATHYS JEWELRY / TEMP BANNER 7/23-8/6/10
OC00995	7/19/2010	-	REROOF & REPAIR
SGN10-0127	7/7/2010	7/7/2010	KATHYS JEWELRY / TEMP BANNER
SGN10-0106	6/14/2010	7/19/2010	STEVI BS PIZZA BUFFET / INTERIOR RENOVATION
SGN10-0107	6/14/2010	6/14/2010	SUPER CUTS / TEMP BANNER 6/21-7/5/10
SGN10-0038	2/18/2010	3/8/2010	PUBLIX #257 / 2 WALL SIGNS
OC01426	9/25/2009	-	INT RENO PUBLIX
OC00475	4/8/2009	-	500KW GENERATOR
OC90475	4/1/2009	-	GENERATOR
OC01891	11/12/2008	-	INT RENO 803
OC01950	11/1/2008	-	INT RENO 101
OC01890	10/1/2008	-	INT DEMO HEARING MED
OC02648	12/1/2007	-	GENERATOR
OC02703	10/1/2006	1/1/2007	INT RENO 702
OC00076	1/1/2005	3/1/2005	INT RENO 702
OC01613	12/1/2004	1/1/2005	INT RENO 701
OC00566	3/1/2004	-	OFFICE RENOVATION 600
OC01415	8/1/2003	9/1/2003	CMRA #600
OC01801	12/1/2002	1/1/2003	CMRA #901
OC01581	10/1/2002	-	SEALCOATING & STRIPING
OC01067	7/1/2002	7/1/2002	CMRA #904
OC00746	5/1/2002	-	CMRA #202
OC01654	11/1/2000	-	PAVING
OC00484	4/1/2000	-	AMERICAN TAN
OC00171	2/1/2000	-	COUNTRY IMAGES
OC00292	2/1/2000	-	FRAGON BUFFET
OC01852	11/1/1999	-	DRAGON BUFFET
OC01729	11/1/1999	-	DRAGON BUFFET
OC01407	9/1/1999	-	SPRINT PCS
OC02111	12/1/1998	-	H&R BLOCK
OC01690	10/1/1998	-	ADD
OC00725	4/1/1998	-	PUBLIX
OC00891	6/1/1997	-	CMRA
OC01015	6/1/1997	8/1/1997	CMRA
OC01867	12/1/1995	-	BEGININGS
OC01198	8/1/1995	-	CMRA
OC00844	6/1/1995	-	CMRA

OC00806	5/1/1995	-	CMRA
OC00492	4/1/1995	-	CMRA
OC00185	2/1/1995	-	CMRA
OC02039	12/1/1994	-	CMRA
OC01840	11/1/1993	-	CMRA
OC01906	11/1/1993	-	CMRA
OC00490	4/1/1993	-	CMRA
OC00371	3/1/1993	-	CMRA
OC02017	12/1/1992	-	CMRA
OC01854	11/1/1992	-	INTERIOR NARO PADDOCK ASS
OC01791	11/1/1992	-	PURPLE PORPOISE
OC01834	11/1/1992	-	PURPLE PORPOISE
OC00042	1/1/1992	-	TEMPORARY TENT
OC01843	11/1/1991	-	ADD CITIZENS FEDERAL
OC01867	11/1/1991	-	ADD SECURITY SYSTEM
OC00075	1/1/1991	-	ADD
OC02133	11/1/1989	-	REMODEL
OC01090	6/1/1989	-	REMODEL
OC00314	3/1/1985	-	FINISH 902
OC00247	2/1/1985	-	FINISH 703
OC18687	12/1/1984	-	FINISH 704
OC18470	11/1/1984	-	FINISH 104
OC18557	11/1/1984	-	FINISH 904
OC18298	10/1/1984	-	FINISH 101
OC18338	10/1/1984	-	FINISH 203
OC18373	10/1/1984	-	FINISH 300
OC18372	10/1/1984	-	FINISH 600
OC18300	10/1/1984	-	FINISH 701
OC18299	10/1/1984	-	FINISH 1000
OC18219	9/1/1984	-	FINISH 201
OC17272	3/1/1984	-	BLDG01=101-02-03-04
OC17273	3/1/1984	-	BLDG02=201-02-03
OC17274	3/1/1984	-	BLDG03=300
OC17275	3/1/1984	-	BLDG04=400
OC17276	3/1/1984	-	BLDG05=500
OC17277	3/1/1984	-	BLDG06=600
OC17278	3/1/1984	-	BLDG07=701-02-03-04
OC17279	3/1/1984	-	BLDG08=801-02-03-04
OC17280	3/1/1984	-	BLDG09=901-02-03-04-05
OC17281	3/1/1984	-	BLDG10=1000

78-SOR
42,700.00 DS

Return To:
Barbara Ann Held, Esq.
Blalock, Landers, Walters & Vogler, P.A.
802 11th St. W.
Bradenton, Florida 34205

THIS INSTRUMENT PREPARED BY:

W. Harold Parrish, Jr., Esq.
Leitman, Siegal & Payne, P.C.
600 North 20th Street
Suite 400
Birmingham, AL 35203

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 09/20/2001 02:58:51 PM
FILE NUM 2001095728 OR BK/PG 03023/0229
RECORDING FEES 28.50

MAIL TAX STATEMENTS TO:
GRANTEES ADDRESS:

Southern Management and Development, L.P.
5410 Homberg Drive
Suite A
Post Office Box 11229
Knoxville, Tennessee 37939

DEED DOC TAX 42,700.00

APN: _____

SPECIAL WARRANTY DEED

STATE OF FLORIDA)
)
COUNTY OF MARION)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto PADDOCK PARK SC, LTD., a Florida limited partnership* ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Marion County, State of Florida, described on Exhibit "A", which is attached hereto and incorporated herein by reference. Such property is herein referred to as the "Property". *whose address is: 2410 Homberg Drive, P.O. Box 11229, Knoxville, TN 37939.

This conveyance of the Property and the covenants and warranties contained herein are made expressly subject to the matters set forth on Exhibit "B", which is attached hereto and incorporated herein by reference, as well as to all taxes for the year 2001 and subsequent years not yet due and payable.

TO HAVE AND TO HOLD to said Grantee, its successors and assigns forever.

This is a special warranty deed. Grantor's only warranties hereunder are that this deed is executed and delivered with full authority of Grantor; that Grantor warrants that is has done nothing to adversely affect title since title was placed in its name; and that the Property is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein. No other warranties, express, implied or created by statute, are included in this deed.

FILE: 2001095728
OR BOOK/PAGE 03023/0230

[Signatures Appear on Following Pages]

EXHIBIT "A"

Lot 1, Block A, PADDOCK PARK COMMERCIAL CENTER, as per Plat thereof, recorded in Plat Book W, Pages 55 through 58, inclusive, Public Records of Marion County, Florida.

**FILE: 2001095728
OR BOOK/PAGE 03023/0231**

EXHIBIT "B"
(Page 1 of 2)

1. Taxes and assessments for the year 2001 and subsequent years, which are a lien not yet due and payable.
2. Rights of tenants in possession under unrecorded leases as tenants only.
3. Restrictions, reservations and easements as indicated and/or shown on that certain Plat recorded in Plat Book "W", Pages 55 through 58, of the Public Records of Marion County, Florida.
4. Restrictions, reservations, covenants and conditions pursuant to Declaration of Protective Covenants for Paddock Park Commercial Center, by Paddock Park Development, Inc., a Florida Corporation, dated February 14, 1984, recorded in Official Records Book 1203, Page 151, of the Public Records of Marion County, Florida.
5. Terms and conditions of the Developer's Agreement between Paddock Park Development, Inc., a Florida Corporation, and the City of Ocala, dated January 17, 1984, recorded in Official Records Book 1199, Page 589, amended by Second Amendment to Developer's Agreement, dated July 2, 1985, recorded in Official Records Book 1291, Page 1220, and Third Amendment, dated December 2, 1986, recorded in Official Records Book 1390, Page 1109, of the Public Records of Marion County, Florida.
6. Terms and conditions of the Developer's Agreement between Paddock Park Village Associates, a Georgia General Partnership and the City of Ocala, dated March 6, 1984, recorded in Official Records Book 1290, Page 818, amended by First Amendment to Developer's Agreement, dated April 24, 1984, recorded in Official Records Book 1216, Page 619, of the Public Records of Marion County, Florida.
7. Terms, conditions, restrictions and easements contained in Limited Warranty Deed between Paddock Park Village Associates, a Georgia General Partnership, to Noro-Paddock Associates, a Georgia General Partnership, dated October 8, 1985, recorded in Official Records Book 1308, Page 1147, as continued in Limited Warranty Deed from Noro-Paddock Associates, a Georgia General Partnership, to Pizza Hut of America, Inc., a Delaware Corporation, dated July 17, 1987, recorded in Official Records Book 1440, Page 1620, of the Public Records of Marion County, Florida.

FILE: 2001095728
OR BOOK/PAGE 03023/0232

8. Terms, conditions, rights, duties and obligations of that certain Lease between Paddock Park Village Associates, a Georgia General Partnership, Lessor, and Publix Super Markets, Inc., a Florida Corporation, Lessee, disclosed in Memorandum of Lease dated March 2, 1984, recorded in Official Records Book 1210, Page 291, of the Public Records of Marion County, Florida.
9. Terms, conditions, rights, duties and obligations of that certain Lease between Paddock Park Village Associates, a Georgia General Partnership, Lessor, and Eckerd Drugs of Florida, Inc., a Florida Corporation, Lessee, disclosed in Short Form Lease dated November 29, 1984, recorded in Official Records Book 1276, Page 1938, of the Public Records of Marion County, Florida.
10. Perpetual grading easement granted to the State of Florida from Ocala Stud Farms, Inc., a Florida Corporation, dated January 2, 1969, recorded in Official Records Book 379, Page 416, of the Public Records of Marion County, Florida.
11. Easement granted to the City of Ocala, from W. M. Palmer, Jr., as Trustee, Clarence W. Hicks and Gateway Farms, Inc., a Florida Corporation, dated March 13, 1979, recorded in Official Records Book 1011, Page 1603, of the Public Records of Marion County, Florida.
12. Grant of easement granted to Mid-State Federal Savings and Loan Association, from W. M. Palmer, Jr., as Trustee, dated May 6, 1981, recorded in Official Records Book 1065, Page 1308, of the Public Records of Marion County, Florida.
13. Easement granted to the City of Ocala, from Paddock Park Village Associates, a Georgia General Partnership, dated September 17, 1985, recorded in Official Records Book 1307, Page 1922, of the Public Records of Marion County, Florida.
14. Notification pursuant to F.S. 713.10, recorded in Official Records Book 2674, Page 1586 and Official Records Book 2697, Page 821, of the Public Records of Marion County, Florida.
15. Matters shown on the Survey made by Moorhead Engineering Company, dated May 2, 2001, Job No. 01-115.

FILE: 2001095728
OR BOOK/PAGE 03023/0233

IN WITNESS WHEREOF, the said Grantor, by its General Partner, who is duly authorized to execute this conveyance, hereto sets its signature and seal effective as of the 9 day of September, 2001.

FILE: 2001095728
OR BOOK/PAGE 03023/0234

Signed, Sealed and Delivered in the presence of these Witnesses:

COLONIAL REALTY LIMITED PARTNERSHIP,
a Delaware Limited Partnership

W. Harold Parrish, Jr.
Printed Name: W. Harold Parrish, Jr.

By: Colonial Properties Trust,
an Alabama Real Estate Trust
Its: General Partner

Jane T. Epperson
Printed Name: Jane T. Epperson

Charles A. McGehee

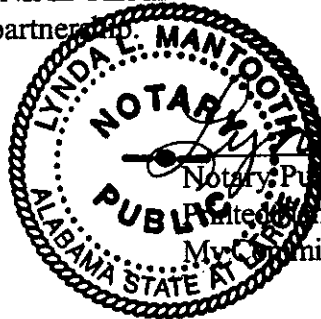
By: _____
Name: Charles A. McGehee
Title: Executive Vice President

Address: 2010 6th Avenue North, Ste. 900
Birmingham, AL 35202

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

This instrument was acknowledged before me on August 31, 2001 by CHARLES A. MCGEHEE, the Executive Vice President of Colonial Properties Trust, an Alabama real estate trust, the General Partner of COLONIAL REALTY LIMITED PARTNERSHIP, a Delaware limited partnership, on behalf of said partnership.

[SEAL]



Lynda L. Mantooth
Notary Public, in and for said County and State
Printed Name: Lynda L. Mantooth
My Commission Expires: MY COMMISSION EXPIRES MAY 27, 2002



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

Detail by Entity Name

Florida Profit Corporation
IA ADVISOR GROUP INC

Filing Information

Document Number	P22000082426
FEI/EIN Number	92-0882659
Date Filed	10/27/2022
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/20/2023

Principal Address

3585 SW 38TH TERRACE
L201
OCALA, FL 34474

Mailing Address

3585 SW 38TH TERRACE
L201
OCALA, FL 34474

Registered Agent Name & Address

BEN DAVID, IDAN
3585 SW 38TH TERRACE
L201
OSCALA, FL 34474

Name Changed: 11/20/2023

Officer/Director Detail

Name & Address

Title P

BEN DAVID, IDAN
3585 SW 38TH TERRACE L201
OSCALA, FL 34474

Title VP

AVRAHAM, ALMOG
3585 SW 38TH TERRACE G105
OSCALA, FL 34474

Annual Reports

Report Year	Filed Date
2023	11/20/2023
2024	03/10/2024
2025	02/07/2025

Document Images

02/07/2025 -- ANNUAL REPORT	View image in PDF format
03/10/2024 -- ANNUAL REPORT	View image in PDF format
11/20/2023 -- REINSTATEMENT	View image in PDF format
10/27/2022 -- Domestic Profit	View image in PDF format



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

Detail by Entity Name

Florida Limited Partnership
PADDOCK PARK SC, LTD.

Filing Information

Document Number A01000001173
FEI/EIN Number 58-2648899
Date Filed 08/29/2001
State FL
Status ACTIVE

Principal Address

2300 NW Corporate Blvd
Suite 135
BOCA RATON, FL 33431

Changed: 03/18/2016

Mailing Address

P.O. BOX 11229
KNOXVILLE, TN 37939

Changed: 03/03/2009

Registered Agent Name & Address

BLALOCK, LANDERS, WALTERS & VOGLER, P.A.
802 11TH STREET WEST
BRADENTON, FL 34205

General Partner Detail

Name & Address

PADDOCK PARK CORPORATE SL, INC.
2300 NW Corporate Blvd
Suite 135
BOCA RATON, FL 33431

PADDOCK PARK CORPORATE GENERAL TS, INC.
100 Eagle Rock Avenue
Suite 200
East Hanover, NJ 07936

Annual Reports

Report Year	Filed Date
2023	04/06/2023
2024	04/03/2024
2025	04/10/2025

Document Images

04/10/2025 -- ANNUAL REPORT	View image in PDF format
04/03/2024 -- ANNUAL REPORT	View image in PDF format
04/06/2023 -- ANNUAL REPORT	View image in PDF format
04/15/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/31/2020 -- ANNUAL REPORT	View image in PDF format
03/05/2019 -- ANNUAL REPORT	View image in PDF format
03/15/2018 -- ANNUAL REPORT	View image in PDF format
02/17/2017 -- ANNUAL REPORT	View image in PDF format
03/18/2016 -- ANNUAL REPORT	View image in PDF format
04/15/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
03/27/2012 -- ANNUAL REPORT	View image in PDF format
03/15/2011 -- ANNUAL REPORT	View image in PDF format
04/06/2010 -- ANNUAL REPORT	View image in PDF format
03/03/2009 -- ANNUAL REPORT	View image in PDF format
03/18/2008 -- ANNUAL REPORT	View image in PDF format
02/26/2007 -- ANNUAL REPORT	View image in PDF format
04/10/2006 -- ANNUAL REPORT	View image in PDF format
04/12/2005 -- ANNUAL REPORT	View image in PDF format
04/07/2004 -- ANNUAL REPORT	View image in PDF format
04/22/2003 -- ANNUAL REPORT	View image in PDF format
04/17/2002 -- ANNUAL REPORT	View image in PDF format
08/29/2001 -- Domestic LP	View image in PDF format



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENVIRONMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

PADDOCK PARK SC LTD
C/O SOUTHERN MANAGEMENT & DVLMP
PO BOX 11229
KNOXVILLE, TN, 37939-1229

4/22/26

PADDOCK PARK SC LTC
2300 NW CORPORATE BLVD SUITE 135
BOCA RATON, FL.33431

BLALOCK LANDERS WALTERS & VOGLER P.A. (REGISTERED AGENT)
802 11TH STREET WEST
BRANDENTON, FL. 34205

IA ADVISOR GROUP INC
BEAUTY GROUP INC R/A BEN DAVID IDAN
3285 SW 38TH TERRACE L201
OCALA, FL. 34474

BEAUTY LOUNGE BY VOUPRE
3101 SW 34TH ST #701
OCALA FL. 34474

Respondent(s) _____ /

Location of Violation: 3101 SW 34TH AVE|2372-001-001

Case Number: CE26-0530

Officer Assigned: OSIAS FERREIRA

Required Compliance Date: 5/11/2026

Public Hearing Date & Time: 5/14/2026 5:30 PM

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED

BTR25-0817 incomplete for "BEAUTY FRIZZ," and actual marketed business at site is "Beauty Lounge by Voupre." Must obtain BTR for business that is in operation, whether it is for "BEAUTY FRIZZ" or "Beauty Lounge by Voupre." Confirm with City of Ocala Licensing Analyst Michelle Taylor which BTR/Business name is sufficient and appropriate for the active business.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

No permits have been issued for any interior build-out since the previous barbershop occupied this space in 2023. The structure has been modified in a manner that is not compliant with the applicable provisions of the Florida Building Code, including but not limited to the following:

- Offices have been constructed without proper ventilation, as walls were added without corresponding modifications to

the HVAC system.

- Plumbing fixtures have been improperly disconnected, allowing sanitary gases to vent into occupied spaces.
- Fixtures are not compliant with accessibility requirements per Americans with Disabilities Act (e.g., countertop height).
- No plans have been submitted for review, including a life safety plan indicating the required means of egress and path of travel.

Abatement of the violations requires a Florida licensed, City of Ocala registered, contractor to obtain all required permits for the repairs/renovations that have been conducted and complete any required repairs and inspections to ensure compliance with the current Florida Building Code.

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:

OSIAS FERREIRA SENIOR CODE INSPECTOR

oferreira@ocalafl.gov

352-789-5305

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

CASE NO: CE26-0530

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/22/2026 post the Notice of Violation & Public Hearing to the property, located at 3101 SW 34TH AVE UNIT 701.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

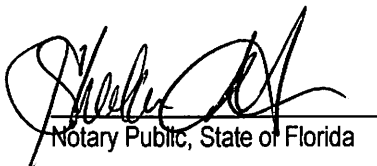
FURTHER, AFFIANT SAYETH NAUGHT.

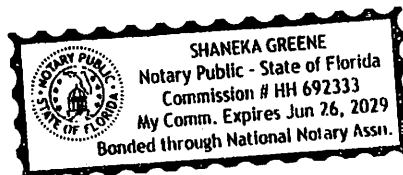
Dated: 04/22/2026

Senior Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/22/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
4/22/2026 3:38 PM



City of Ocala

GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENVIRONMENT DIVISION
201 SE 3rd STREET (2nd floor) OCALA, FLORIDA 34471
Phone: (352) 629-8309

NOTICE OF VIOLATION AND PUBLIC HEARING

PADDOCK PARK SC LTD
C/O SOUTHERN MANAGEMENT & DVLMP
PO BOX 11229
KNOXVILLE, TN, 37939-1229

PADDOCK PARK SC LTC
2300 NW CORPORATE BLVD SUITE 135
BOCA RATON, FL 33431

BLALOCK LANDERS WALTERS & VOGLER P.A. (REGISTERED AGENT)
802 11TH STREET WEST
BRANDENTON, FL. 34205

IA ADVISOR GROUP INC
BEAUTY GROUP INC R/A BEN DAVID IDAN
3285 SW 38TH TERRACE L201
OCALA, FL. 34474

BEAUTY LOUNGE BY VOUPRE
3101 SW 34TH ST #701
OCALA FL. 34474
Respondent(s) _____ /

Location of Violation: 3101 SW 34TH AVE|2372-001-001
Case Number: CE26-0530
Officer Assigned: OSIAS FERREIRA
Required Compliance Date: **5/11/2026**
Public Hearing Date & Time: **5/14/2026 5:30 PM**
Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
BTR25-0817 incomplete for "BEAUTY FRIZZ," and actual marketed business at site is "Beauty Lounge by Voupre."
Must obtain BTR for business that is in operation, whether it is for "BEAUTY FRIZZ" or "Beauty Lounge by Voupre."
Confirm with City of Ocala Licensing Analyst Michelle Taylor which BTR/Business name is sufficient and appropriate for the active business.

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
No permits have been issued for any interior build-out since the previous barbershop occupies the space in 2022.
The structure has been modified in a manner that is not compliant with the applicable provisions of the Florida Building Code, including but not limited to the following:
• Offices have been constructed without proper ventilation, as walls were added without corresponding modifications to

BEAUTY LOUNGE
BY VOUPRE

City of Ocala
Code Enforcement Division
4/22/2026 3:38 PM

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

CASE NO: CE26-0530

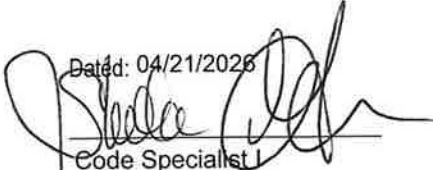
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

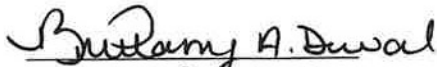
1. I did on 04/21/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

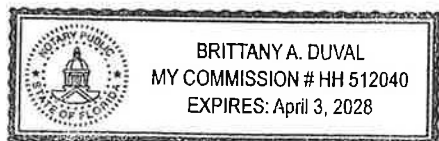
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/21/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/21/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

MAPH 26-530

UNITED STATES POSTAL SERVICE® **CERTIFIED MAIL**



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FIRST-CLASS
 Label 890-PB, Oct. 2015
 Pitney Bowes



US POSTAGE™SM PITNEY BOWES



ZIP 34471 \$ **008.86⁰**
 02 7W
 0008039548 APR 22 2026

IA ADVISOR GROUP INC
BEAUTY GROUP INC
R/A BEN DAVID IDAN
3285 SW 38TH TERRACE L201
OCALA, FL. 34474

NIXIE 326 DE 1 0004/29/26

RETURN TO SENDER
 INSUFFICIENT ADDRESS
 UNABLE TO FORWARD

BC: 34471217299 *3024-00885-23-35

04474-000055 IA
 344712172



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

MapH 26-530

POSTAL SERVICE® **CERTIFIED MAIL**



9489 0090 0027 6697 0478 67

JACKSONVILLE RPDC 320
 23 APR 2025 PM 4 L

Label 8909PB Oct 2015
 Pitney Bowes



US POSTAGE SM PITNEY BOWES



ZIP 34471 **\$ 008.86⁰**
 02 7W
 0008039548 APR 22 2026

CIAC

BEAUTY LOUNGE BY VOUPRE
3101 SW 34TH ST #701
OCALA FL. 34474

VAC
 34474-047776
 34471-2172

NIXIE 326 DE 1 0004/29/26

RETURN TO SENDER
 VACANT
 UNABLE TO FORWARD

BC: 34471217299 *2091-10858-29-04





Date Produced: 05/04/2026

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0478 43. Our records indicate that this item was delivered on 04/27/2026 at 11:42 a.m. in BRADENTON, FL 34205. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, consisting of a series of connected, somewhat abstract strokes.

Address of Recipient :

A handwritten address in black ink, appearing to read "882 11th St".

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH26 530

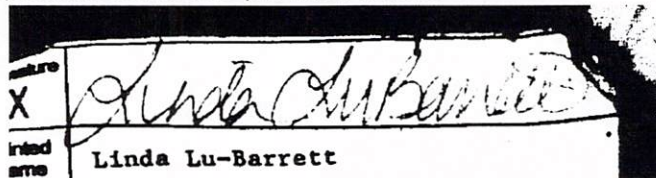


Date Produced: 05/04/2026

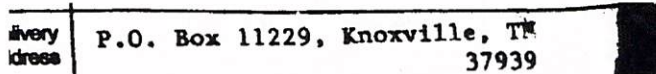
CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0478 29. Our records indicate that this item was delivered on 04/27/2026 at 10:28 a.m. in KNOXVILLE, TN 37919. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



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Customer Reference Number: 8039548 37330412NOVPH26 530



Apr 16, 2026 at 11:49:12 AM
3101 SW 34th Ave
Ocala FL 34474
United States



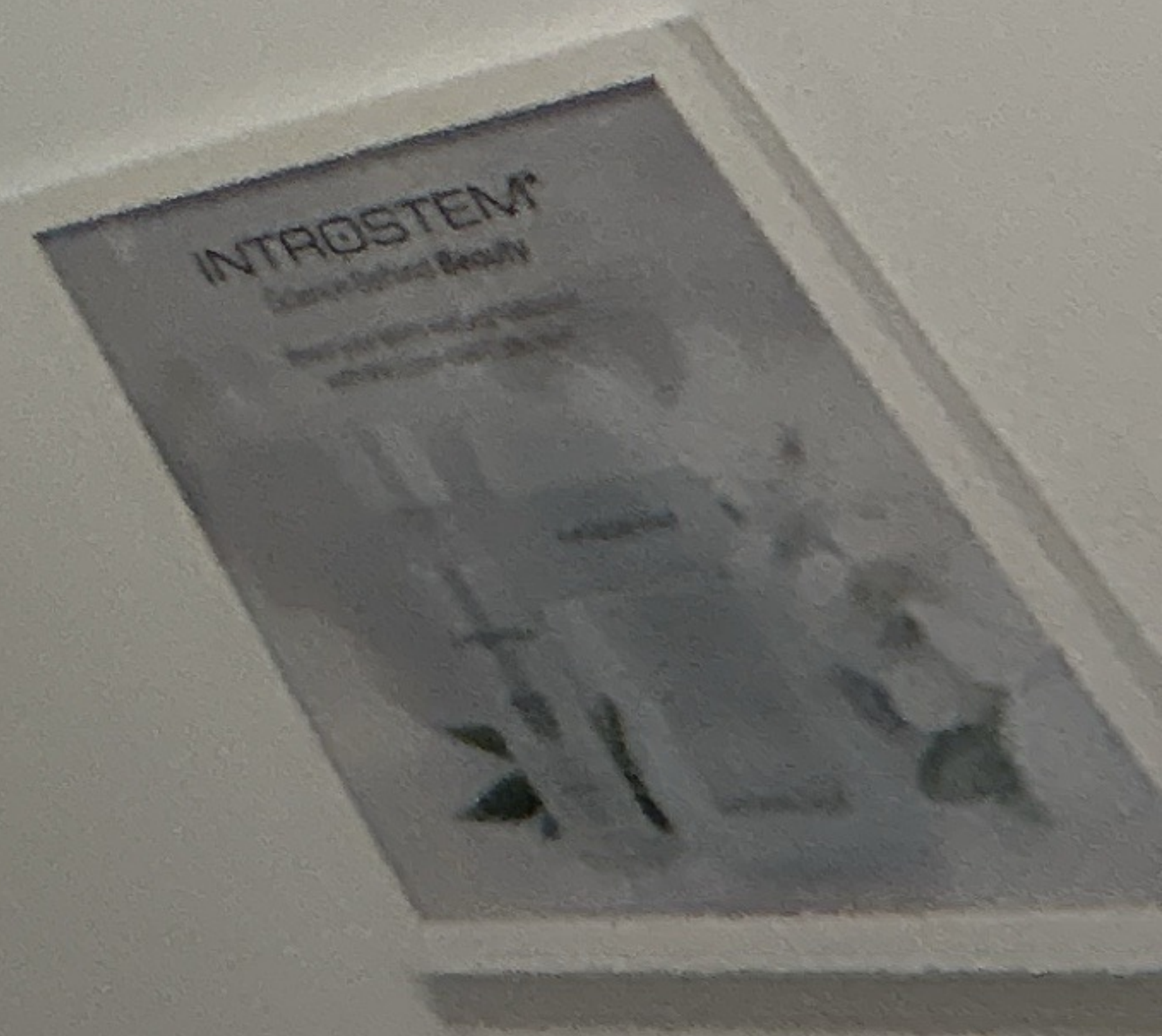
Apr 16, 2026 at 11:49:14 AM
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Ocala FL 34474
United States



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