

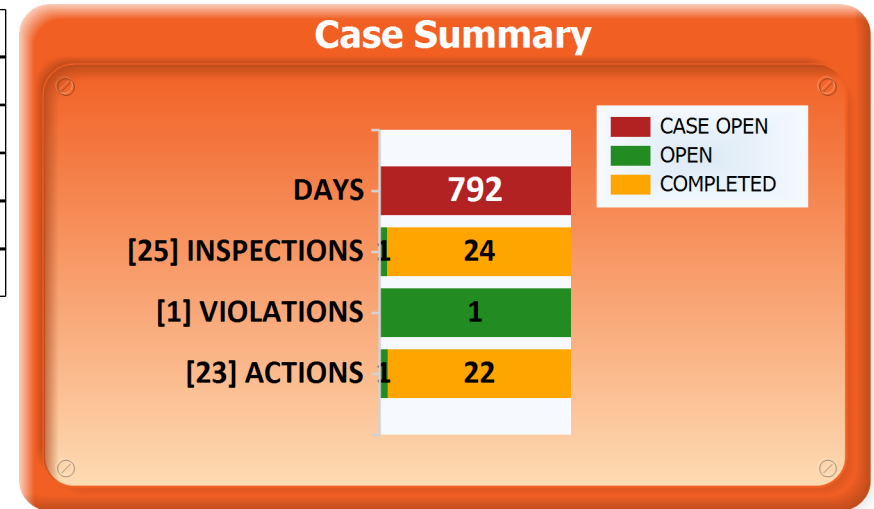


# Case Details - No Attachments

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<br>91 7199 9991 7039 7680 8532<br>PATEL HEMA<br>2641 SW 36TH LN<br>OCALA FL 34471-1379   |
| CERTIFIED MAIL  | SHANEKA GREENE | 8/6/2025    | 8/6/2025        | NOVPH MAILED<br>91 7199 9991 7039 7684 0662<br>PATEL HEMA<br>2641 SW 36TH LN<br>OCALA, FL. 34471-1379 |





# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**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<br>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<br>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.<br><br>Respondent:<br>PATEL HEMA<br>2641 SW 36TH LN<br>OCALA FL 34471-1379  |
| PREPARE NOTICE     | SHANEKA GREENE  | 8/6/2025  | 8/6/2025  | NOVPH X 1<br><br>PATEL HEMA<br>2641 SW 36TH LN<br>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 | <p>Find the Respondent(s) guilty of violating city code section(s): 122-51 and order to:</p> <p>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.</p> <p>2.) Pay the cost of prosecution of \$533.83 by December 4th, 2025.</p> |
|----------------------|--------------------|-----------|-----------|---|

## 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 | <p>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.</p>   |
| CASE WORK | HDR | 3/6/2025 | 3/6/2025 | COMPLETED | <p>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.</p> |





# Case Details - No Attachments

City of Ocala

Case Number  
**2023\_9930**

|           |     |            |            |               |  |  |
|-----------|-----|------------|------------|---------------|--|--|
| 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

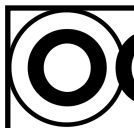
City of Ocala

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. |





# OCALA 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.<br>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  |            |               |  |   |



|   |                       |               |                |          |  |   |
|---|-----------------------|---------------|----------------|----------|--|---|
| INITIAL                                 | HECTOR DELVALLE REYES | 8/10/2023     | 7/6/2023       | COMPLETE |  | <p>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.</p> |
| 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):**

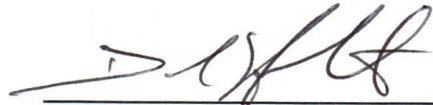
|          | Cost | # of Regular | Cost    | # of Certified |         |
|----------|------|--------------|---------|----------------|---------|
| Postage: |      |              | \$26.58 | 3              | \$26.58 |

**Total Costs: \$533.83**

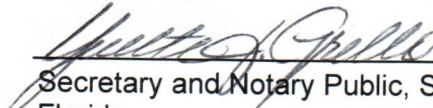


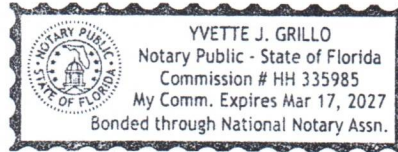
FURTHER. AFFIANT SAYETH NOT. Dated This:  
9/30/2025

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

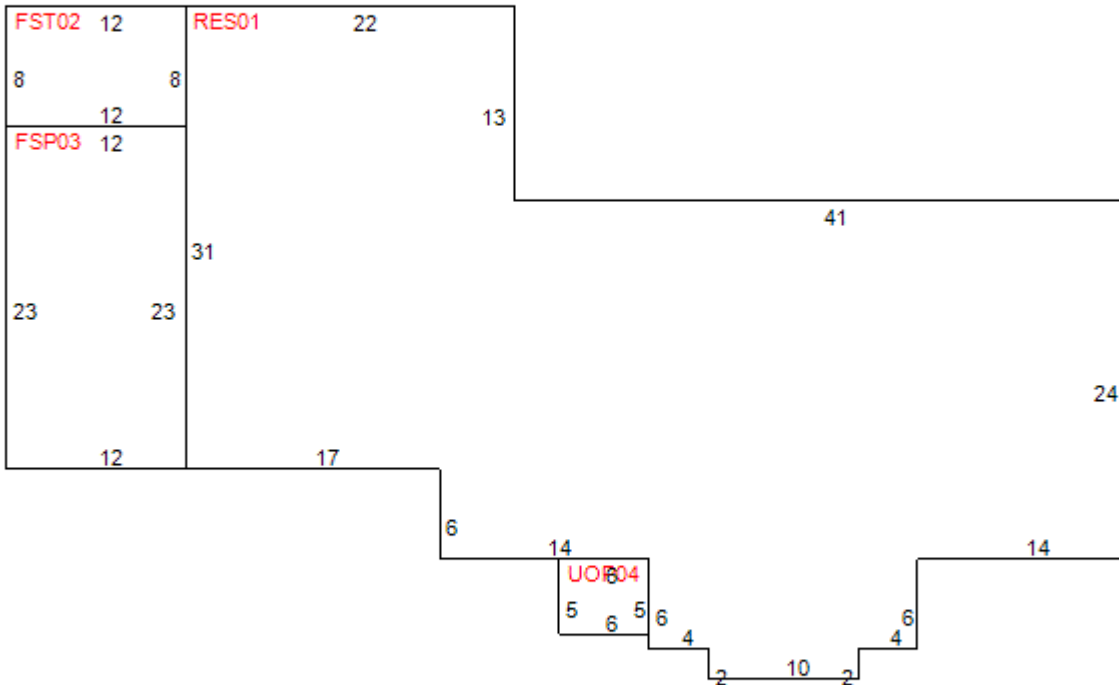
Land Data - Warning: Verify Zoning

| 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 36<sup>th</sup> 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

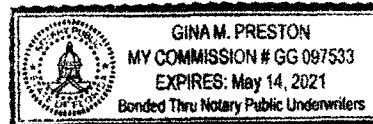
Willie Foster Jr.  
Willie Foster, Jr.

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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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 – 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Watula Avenue Ocala, FL 34471*

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

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

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

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

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



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

**CASE NO: 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.**

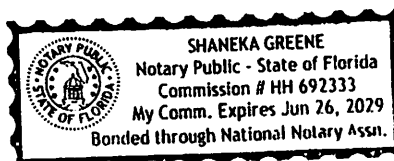
Dated: 08/07/2025

  
Code Enforcement Officer

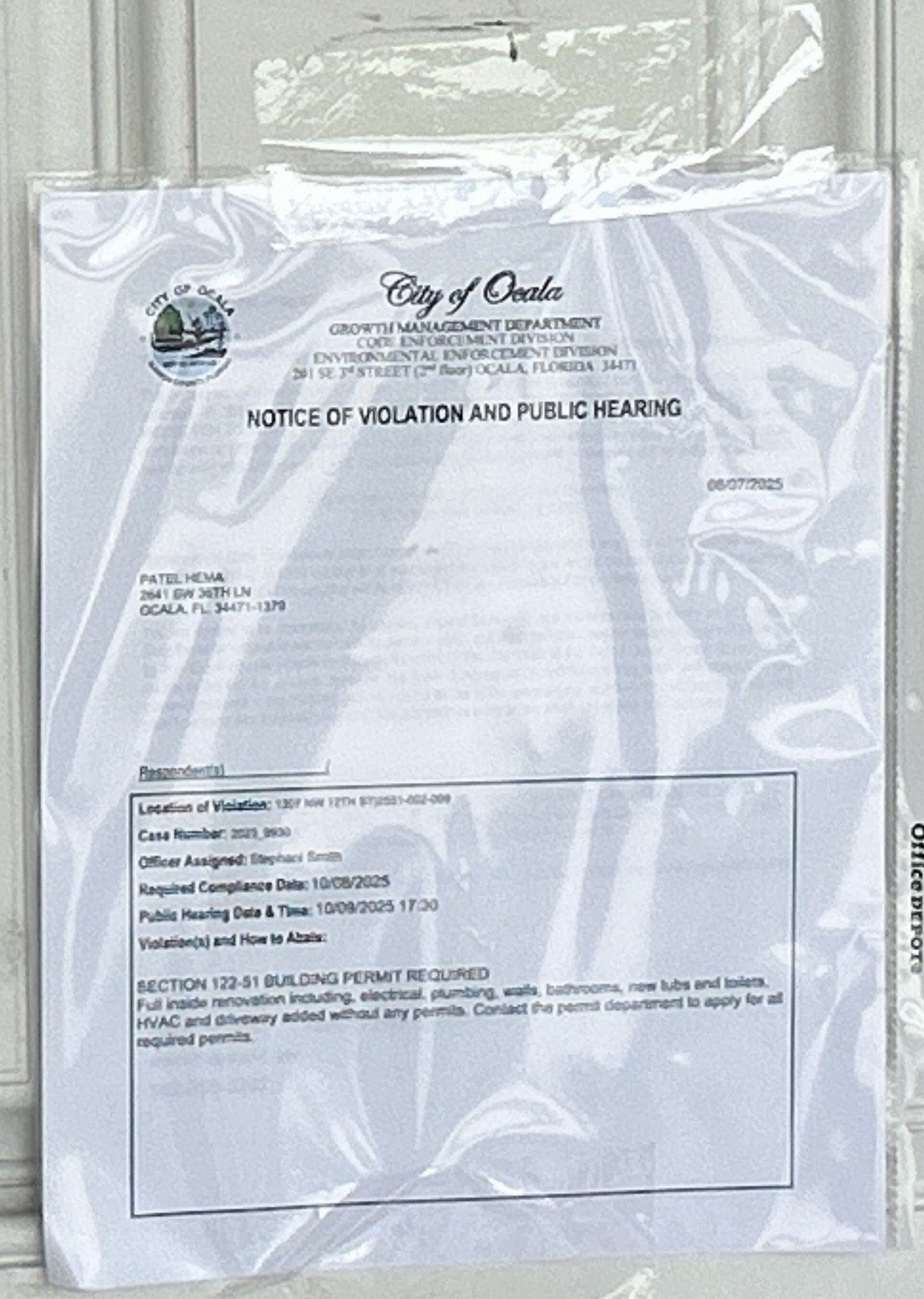
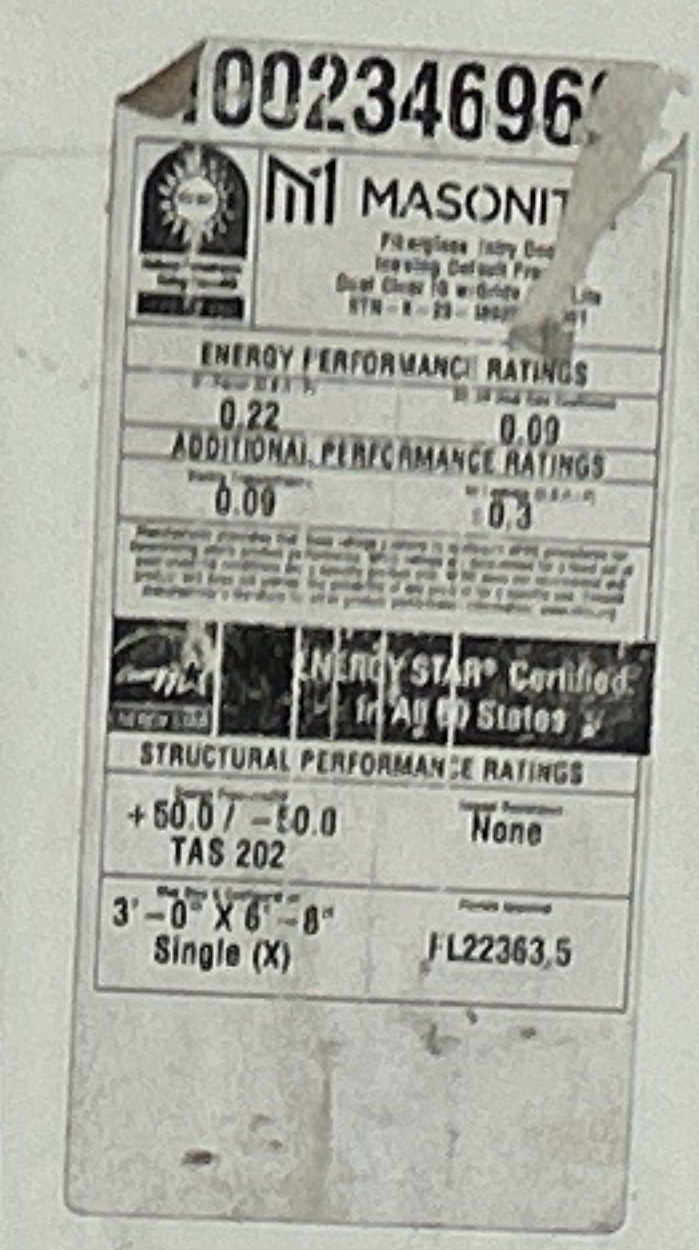
**STATE OF FLORIDA  
MARION COUNTY**

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  
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HVAC and driveway added without any permits. Contact the permit department to apply for all  
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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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor), OCALA, FLORIDA 34471**

**CASE NO: 2023\_9930**

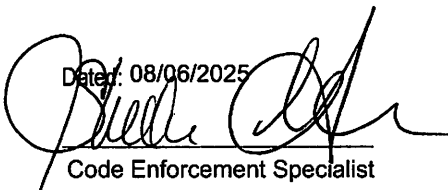
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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.**

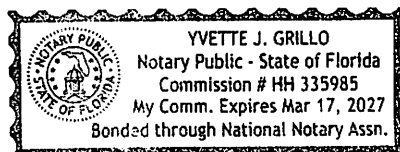
Dated: 08/06/2025  
  
Code Enforcement Specialist

**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

7208/28/25

CC 1

NIXIE

2990 4894 0662



JACKSONVILLE RPDG 320

8 AUG 2025 PM 2 L

FIRST-CLASS



US POSTAGE PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
02 7W  
0008039548 AUG 07 2025

MOUPH-9930

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

AL  
8-11-25



554







## 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

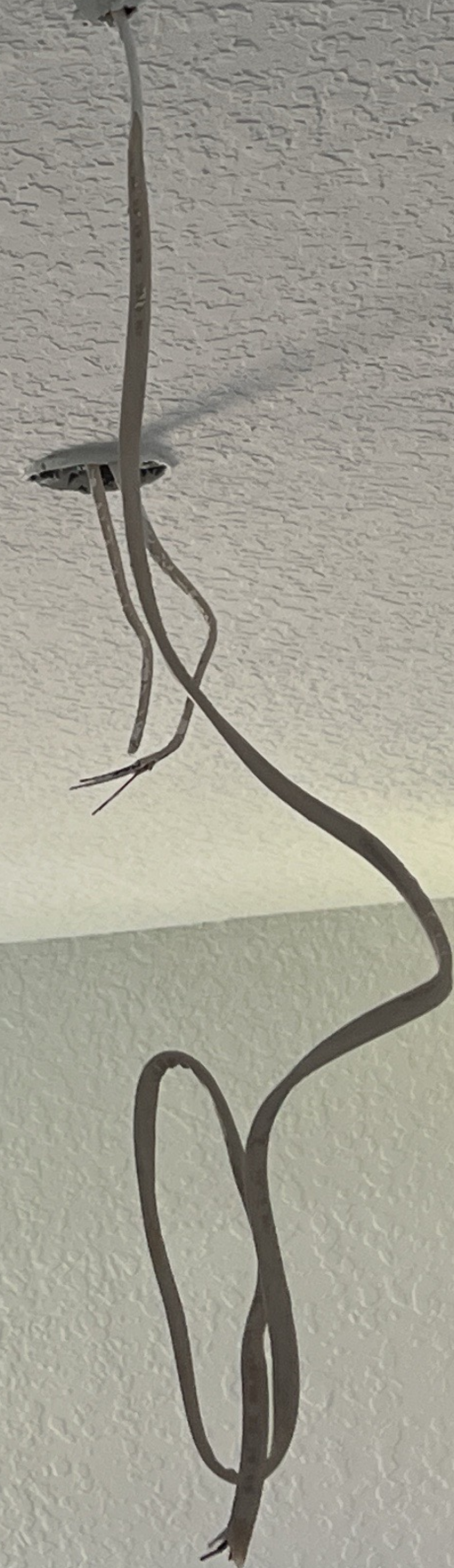


Jul 6, 2023 at 11:06:01 AM





Jul 6, 2023 at 11:06:28 AM





Jul 6, 2023 at 11:09:43 AM



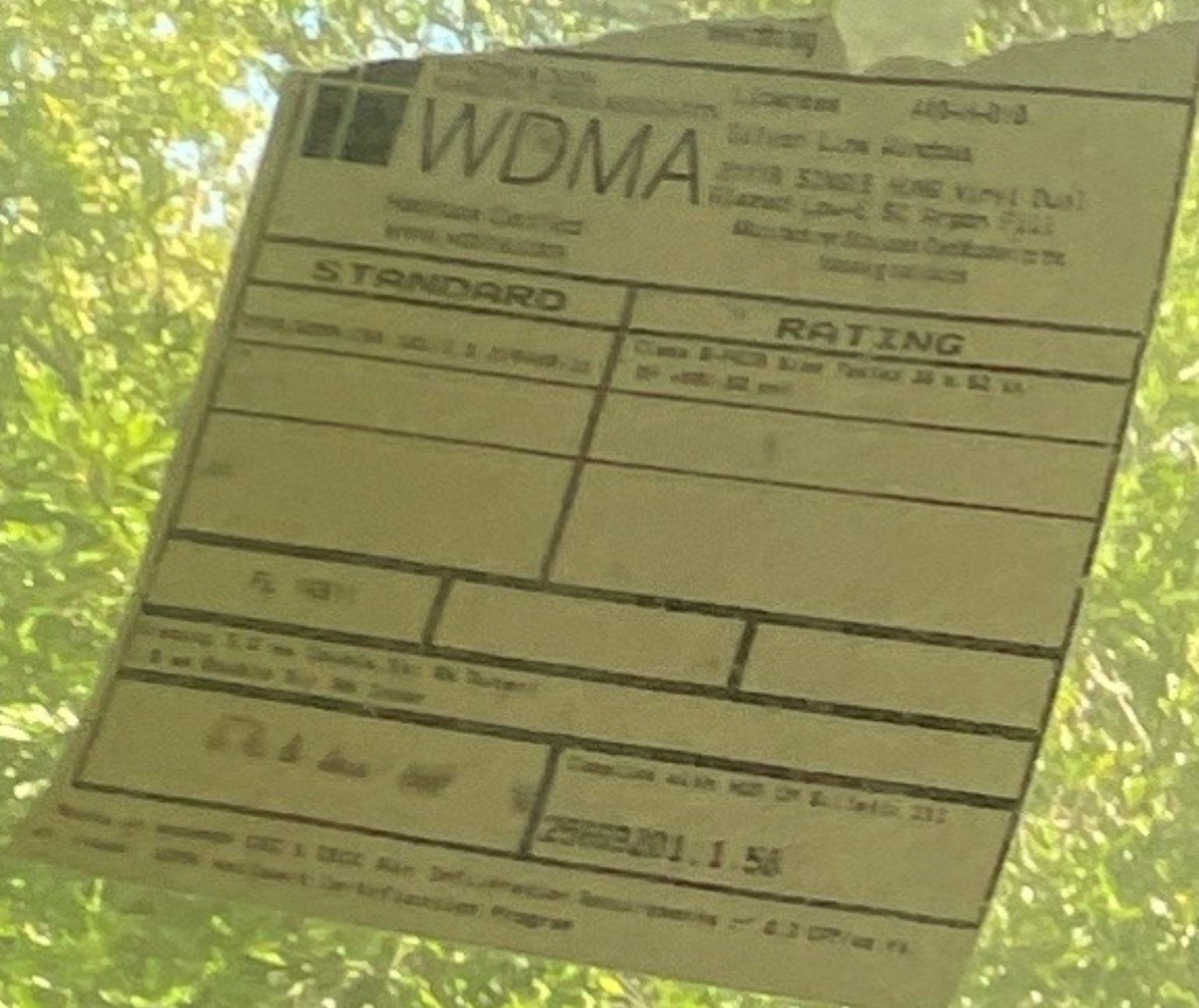


Jul 6, 2023 at 11:09:56 AM





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

**ENERGY PERFORMANCE RATINGS**  
U-Factor (U.S./I-P) **0.34** Solar Heat Gain Coefficient **0.29**

**ADDITIONAL PERFORMANCE RATINGS**  
Visible Transmittance **0.52** Air Leakage (U.S./I-P) **≤ 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 REASON  
WILL VOID WARRANTY



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