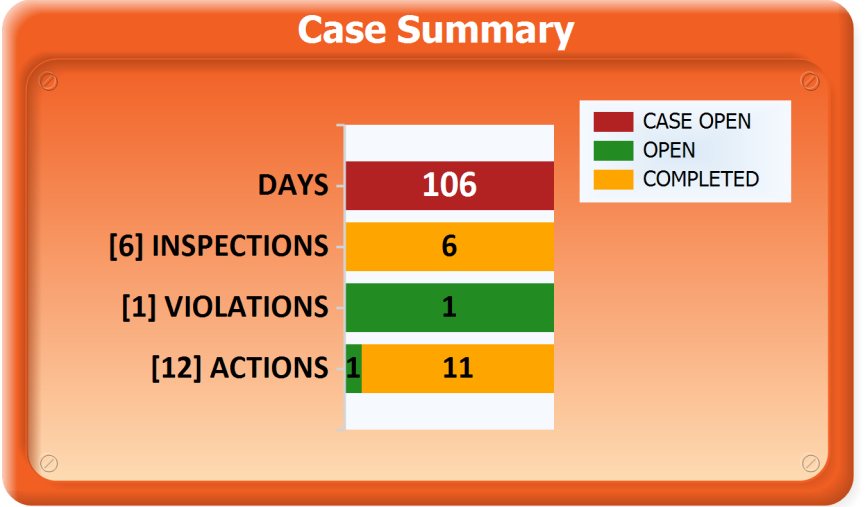


Description: Standard Housing			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 6/9/2025	Closed:	Last Action: 9/24/2025	Flw Up: 9/22/2025
Site Address: 4080 SW 29TH PL OCALA, FL 34474			
Site APN: 2380-003-013		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/27/2025	8/27/2025	NOVPH UPDATED NOVPH FOR SEPT HEARING MAGISTRATE
CERTIFIED MAIL	SHANEKA GREENE	8/27/2025	8/27/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0040 06 CARROLL MARCELL A CARROLL RONDA CHAMPION 4080 SW 29TH PL OCALA, FL. 34474-4310 UPDATED NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0041 05 CARROLL MARCELL A CARROLL RONDA CHAMPION 4080 SW 29TH PL OCALA, FL. 34474-4310



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

COMPLAINT RECEIVED	YVETTE J GRILLO	6/9/2025	6/9/2025	
CONTACT	JENNIPHER L BULLER	9/22/2025	9/22/2025	Phone call to tenant, Joseph Davis (352)426-4133 to arrange a time for re-inspection. Left voicemail. I called Mr. Davis a second time and he answered. He said he is no longer living at the location. He said that there had also been no repairs made before he moved out a few days ago.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025		NEW BUSINESS
OFFICER POSTING	OSIAS FERREIRA	8/28/2025	8/28/2025	NOVPH READY FOR POSTING FOR STEPHANI Posted at the property and affidavit on file.
OFFICER POSTING	JENNIPHER L BULLER	9/9/2025	9/9/2025	NOVPH READY FOR POSTING Revised Notice of Violation and Public Hearing posted upon the property. I attempted to speak with the 2 persons (adult male and female) in the carport, but they refused to speak with me.
PREPARE NOTICE	SHANEKA GREENE	6/11/2025	6/11/2025	Please include Standard Housing Checklist with all mailings. CLTO CARROLL MARCELL A CARROLL RONDA CHAMPION 4080 SW 29TH PL OCALA FL 34474-4310
PREPARE NOTICE	SHANEKA GREENE	9/9/2025	9/9/2025	NOVPH and Standard Housing checklist Compliance date 09/22/2025 Hearing date: 09/24/2025

PREPARE NOTICE	SHANEKA GREENE	8/27/2025	8/27/2025	NOVPH X 1 CARROLL MARCELL A CARROLL RONDA CHAMPION 4080 SW 29TH PL OCALA FL 34474-4310
REGULAR MAIL	SHANEKA GREENE	6/11/2025	6/11/2025	CLTO MAILED (2)



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/17/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:</p> <p>1.) (a) Bring structure into compliance with the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for 302.1- Sanitary Facilities, 305.16, .16.1, 16.2- Interior Floors, Walls, and Ceilings, 305.2- Exterior Walls, 307.2- Cleanliness and 307.4- Care of Premises by 4:00pm on Thursday, October 23rd, 2025, or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 23rd, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items, demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$332.31 by October 23rd, 2025.</p>
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Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	JOSEPH DAVIS	4080 SW 29TH PL OCALA, FL	(352)426-4133		
OWNER	CARROLL MARCELL A	4080 SW 29TH PL OCALA, FL 34474-4310			
RESPONDENT 1	CARROLL MARCELL A	4080 SW 29TH PL OCALA, FL 34474			
RESPONDENT 2	CARROLL RONDA CHAMPION	4080 SW 29TH PL OCALA, FL 34474			
TENANT	JOSEPH DAVIS	4080 SW 29TH PL OCALA, FL	(352)426-4133		

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	9	\$198.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	7	\$87.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$332.31	\$0.00						
TOTALS:			\$332.31	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

CASE WORK	SMS	8/25/2025	8/25/2025	NON COMPLIANT	<p>On 08/25/2025, I have responded out to the property in reference to various Standard Housing violations. With permission of the tenant, I have entered into the residential building. I have observed warped flooring throughout sections of the home (such as the kitchen, entryway and hallway, and the bathroom). I have also observed gaps of walls and the flooring (to the point where you could see the outside space such as one of the spaces in the kitchen). Along with this, the shower still is not operational with a large hole in the wall (where you can also see the outside from). Pieces of plyboard has been placed throughout the floor for there are spongy sections. I have spoken to one of the property owners, and they have informed me that they are waiting to receive money. However, I did inform them that this is moreso a safety issue, considering elements such as the spongy flooring, the hole in the bathroom wall, etc. Due to this, I have informed them also that this more than likely be sent to a hearing given its condition. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

CASE WORK	SMS	8/18/2025	8/18/2025	NON COMPLIANT	<p>On 08/18/2025, I have responded out to the property in various Standard Housing violations. As I have pulled up to the location, an older woman has approached me, and appeared to be upset. She has informed me that she wanted for me to call APS (Adult Protective Services) for elder abuse, since she had tried to call them but would not listen to her. She then spoke about how she has people in her home that "walk over her like a rug" and she wanted them out of there. She has left soon after with the boyfriend (that I have spoken to previously) approaching soon after. He has informed me that she is going through a lot right now. They do not have a vehicle, or a cellphone (they had one, but it broke). They are getting a new phone by August 22nd, and will be contacting plumbers to fix the issues in their home. I have also provided the non-emergency phone number to the Ocala Police Department in reference to what the older woman was saying earlier on (with possible tenant/landlord issue). View attachments. Set inspection for next week.</p>
FOLLOW UP	SMS	7/28/2025	7/28/2025	NON COMPLIANT	<p>On 07/28/2025, I have re-inspected the property in reference to multiple reported Standard Housing violations. I have spoken to two of the occupants to this property. They have informed me that the flooring is fixed, and the kitchen is in an operable state (with the fridge outside being used for storage). As for the shower and the bathroom sink, they are still waiting to obtain the money for the repairs. They will be calling around for plumbers for quotes to repair the underlying issue. Set inspection for three weeks to monitor progress.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-0499

FOLLOW UP	JGB	7/11/2025	7/11/2025	NON COMPLIANT		I was unable to get ahold of the tenant to verify if there are any changes in the mobile home. I also have not heard from the property owner. I will RI in 14 days to attempt to reach out if i dont hear back.
HEARING INSPECTION	JLB	9/22/2025	9/22/2025	NON COMPLIANT		<p>Hearing date moved up to 09/24/2025 due to extremely poor conditions reported by Ocala Police Department.</p> <p>I called the tenant, Mr. Davis to schedule a time to re-inspect. He said that he had since moved out of the residence. He said that nothing had changed, no repairs made before he moved out within past week.</p> <p>Proceed to hearing to obtain an order.</p>
INITIAL	JGB	6/10/2025	6/10/2025	NON COMPLIANT		<p>COMPL ADVISED THERE IS NO WATER IN HIS UNIT AND UNABLE TO TAKE SHOWERS AND THE PROPERTY IS OVERGROWN WITH JUNK AND DEBRIS. HE HAS LIVED THERE FOR ALMOST 8 MONTHS AND UNABLE TO TAKE SHOWERS AND HAVING TO TAKE SHOWERS AT OTHER PEOPLES HOUSES.</p> <p>I met with the tenant at 1030 and verified the shower is not working. There is a large hole in the shower as well. Please repair the shower, ensure it is working. Permits may be required. The sink does not work properly. please repair all plumbing in the home. Permits may be required. There are holes in the floor and soft spots throughout the home. Please repair all flooring in the unit. see standard housing check list. RI in 30 days. CLTO has been sent to admin.</p>

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	6/10/2025				See standard housing checklist. Please repair the flooring, multiple soft spots and holes in the home. Please fix all plumbing issues in the home, shower and sinks not working properly. Please repair or replace the damaged toilet. Please clean the unit up, clutter, sink full dishes, throughout the entire home. Please repair all holes in the walls. Permits may be required for the work required to be completed in the home.
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0499

Petitioner,

VS.

CARROLL, MARCELL A.
CARROLL, RONDA CHAMPION

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code 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	7	\$87.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	9	\$198.00

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:	\$1.48	2	\$26.58	3	\$26.58

Total Costs: \$332.31

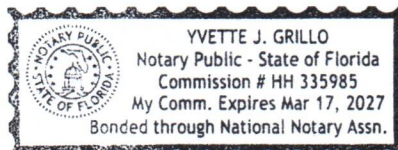
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/15/2025

**STATE OF FLORIDA
COUNTY OF MARION**


STEPHANI SMITH
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 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



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

2025 Property Record Card Real Estate

2380-003-013

[GOOGLE Street View](#)

Prime Key: 595161

[MAP IT+](#)

Current as of 6/10/2025

[Property Information](#)

CARROLL MARCELL A
 CARROLL RONDA CHAMPION
 4080 SW 29TH PL
 OCALA FL 34474-4310

[Taxes / Assessments:](#)

Map ID: 147

[Millage:](#) 1005 - OCALA[M.S.T.U.](#)[PC:](#) 02

Acres: .19

Situs: 4080 SW 29TH PL OCALA

[2024 Certified Value](#)

Land Just Value	\$10,000		
Buildings	\$37,854		
Miscellaneous	\$374		
Total Just Value	\$48,228		
Total Assessed Value	\$38,543	Impact	
Exemptions	\$0	Ex Codes:	(\$9,685)
Total Taxable	\$38,543		
School Taxable	\$48,228		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$10,000	\$37,854	\$374	\$48,228	\$38,543	\$0	\$38,543
2023	\$10,625	\$53,292	\$568	\$64,485	\$35,039	\$0	\$35,039
2022	\$10,625	\$30,427	\$419	\$41,471	\$31,854	\$0	\$31,854

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	03/2016	96 ANNEX	0	U	V	\$100
5854/0531	03/2013	08 CORRECTIVE	0	U	I	\$100
5833/0284	03/2013	07 WARRANTY	0	U	I	\$100
5816/0004	02/2013	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$28,000
5245/0819	08/2009	74 PROBATE	0	U	I	\$100
3648/1315	02/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$32,000
3554/0361	10/2003	62 DISTR	0	U	I	\$100
3551/1839	10/2003	74 PROBATE	0	U	I	\$100
3648/1314	03/2003	71 DTH CER	0	U	I	\$100
3377/1942	03/2003	74 PROBATE	0	U	I	\$100
1019/0451	04/1980	07 WARRANTY	0	U	V	\$6,000

[Property Description](#)

SEC 27 TWP 15 RGE 21
 PLAT BOOK K PAGE 049
 MAGNOLIA GARDEN ESTATES
 BLK 3 LOT 13

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

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

[Traverse](#)**Building 1 of 1**

MBL01=L24U40R24D40.
 UOP02=D7L14U7R14.
 UCP03=D7R13U29L13D22.U30R5
 UST04=R8D8L8U8.L5
 UEP05=R13U10L13D10.U10L24
 UST06=U5R10D5L10.D40
 USP07=R10D7L10U7.R24U30
 UOP08=R5D8L5U8.

UST06 10			
5		5	
10			
MBL01 24		UEP05 13	
		10	10
		13	
		UOP06 8	UST04 8
		8	8
		5	8
		UCP03 13	
40		40	
		22	29
24			
USP07 10	UOP02 14		
7	7	7	
10	14	13	

Building Characteristics

Improvement
Effective Age
Condition

MH - MOBILE - MOBILE HOME RESID
 9 - 40-99 YRS
 0

Year Built 1980
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade		400 - FAIR		Architecture 2 - MBL HOME				
Inspected on		4/21/2025 by 228		Base Perimeter 128				

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	01 21 - MH VINYL SIDING	1.00	1980	N	0 %	0 %	960	960
UOP	02 01 - NO EXTERIOR	1.00	1980	N	0 %	0 %	98	98
UCP	03 01 - NO EXTERIOR	1.00	1980	N	0 %	0 %	377	377
UST	04 21 - MH VINYL SIDING	1.00	1980	N	0 %	0 %	64	64
UEP	05 21 - MH VINYL SIDING	1.00	1990	N	0 %	0 %	130	130
UST	06 20 - MH ALUM SIDING	1.00	1990	N	0 %	0 %	50	50
USP	07 01 - NO EXTERIOR	1.00	2005	N	0 %	0 %	70	70
UOP	08 01 - NO EXTERIOR	1.00	1980	N	0 %	0 %	40	40

Section: 1

Roof Style: 10 GABLE Roof Cover: 15 MH PAN-AVERAGE Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 3 PIER A/C: Y	Floor Finish: 24 CARPET Wall Finish: 12 PLYWD PANELING Heat Fuel 1: 10 ELECTRIC Heat Fuel 2: 00 Fireplaces: 0	Bedrooms: 2 4 Fixture Baths: 0 3 Fixture Baths: 2 2 Fixture Baths: 0 Extra Fixtures: 2	Blt-In Kitchen: Y Dishwasher: Y Garbage Disposal: N Garbage Compactor: N Intercom: N Vacuum: N
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[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	270.00	SF	20	1980	3	0.0	0.0

[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
MA93084	4/1/1995	-	SFAL
MA33178	5/1/1990	-	ADD FSP
MA39422	1/1/1990	-	ADD SHED

10.00
.70

DATE: 05/03/2013 10:41:24 AM

FILE #: 2013045427 OR BK 05854 PG 0531

THIS INSTRUMENT WAS PREPARED BY:

JOHN C. TRENTMAN, Attorney
207 N. Magnolia Avenue
Ocala, Florida 34475-6625
Parcel #2380-003-013
consideration-\$ -0-

REC 10.00 DEED DS 0.70

ST

WARRANTY DEED

THIS INDENTURE, made the 2 day of MAY, 2013, between **EVALYN CHAMPION**, whose mailing address is: 100 W 25th St., Owensboro, KY 42303, hereinafter called the grantor*, and **MARCELL A. CARROLL and his wife, RONDA CHAMPION CARROLL**, whose mailing address is: 4080 SW 29th PL, Ocala, FL 34474, hereinafter called the grantee*.

WITNESSETH:

that said grantor, for and in consideration of the sum of ten dollars, and other good and valuable considerations to said grantor 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 County, Florida, to-wit:

Lot 13, Block 3, Magnolia Garden Estates, as per plat thereof recorded in Plat Book K, page 37, revised in Plat Book K, page 49, public records of Marion County, Florida. Together with a 1980 PAACE double-wide mobile home, ID#GD0CFL19806722A and #GD0CFL19806722B.

This is a corrective deed given to correct an error in the legal description in the deed at OR Book 5833, page 824, public records of Marion County, Florida.

The above described property being neither the homestead of nor contiguous to the homestead of the grantor herein.

and said grantor does hereby warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, except taxes for 2013. *"Grantor" and "grantee" are used for singular or plural as context requires.

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

Signed, sealed and delivered
in our presence.

Karen Easto

witness #1
Lee Ann Anderson

witness #2

Evalyn Champion
EVALYN CHAMPION

STATE OF KENTUCKY
COUNTY OF Meigs

The foregoing instrument was acknowledged before me this 26th day of April, 2013, by Evalyn Champion, who is personally known to me, or who furnished as ID, and who did/did not take an oath.

Sarah J. Bartone

Notary Public, State of Kentucky

MY COMMISSION EXPIRES: 11/21/15



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

6/11/2025

CASE NO: CE25-0499

CARROLL MARCELL A
CARROLL RONDA CHAMPION
4080 SW 29TH PL
OCALA, FL. 34474-4310

JOSEPH DAVIS (Tenant)
4080 SW 29TH PL
OCALA, FL. 34474

RE: 2380-003-013 | 4080 SW 29TH PL

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 07/11/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See standard housing checklist. Please repair the flooring, multiple soft spots and holes in the home. Please fix all plumbing issues in the home, shower and sinks not working properly. Please repair or replace the damaged toilet. Please clean the unit up, clutter, sink full dishes, throughout the entire home. Please repair all holes in the walls. Permits may be required for the work required to be completed in the home.

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

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

JEFFREY GUILBAULT,
Code Enforcement Officer
352-598-7571 jguilbault@ocalafl.gov



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

09/09/2025

CARROLL MARCELL A
CARROLL RONDA CHAMPION
4080 SW 29TH PL
OCALA, FL. 34474-4310

Respondent(s) _____ /

Location of Violation: 4080 SW 29TH PL|2380-003-013

Case Number: CE25-0499

Officer Assigned: Stephani Smith

Required Compliance Date: 9/22/2025

Public Hearing Date & Time: 9/24/2025 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See standard housing checklist. Please repair the flooring, multiple soft spots and holes in the home. Please fix all plumbing issues in the home, shower and sinks not working properly. Please repair or replace the damaged toilet. Please clean the unit up, clutter, sink full dishes, throughout the entire home. Please repair all holes in the walls. Permits may be required for the work required to be completed in the home.

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

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: _____

DATE: _____

ADDRESS: _____

PARCEL ID: _____

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

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

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

NOTES:

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CODE ENFORCEMENT INSPECTOR: _____

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

CASE NO: CE25-0499

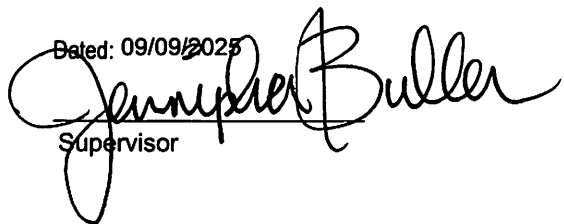
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

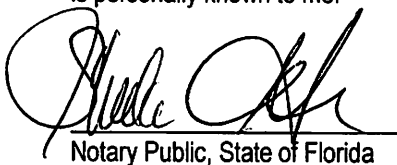
1. I did on 09/09/2025 post the Notice of Violation & Public Hearing to the property, located at 4080 SW 29TH PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

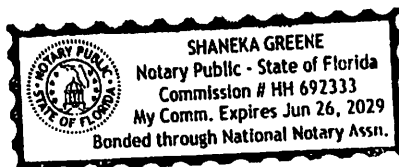
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 09/09/2025

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

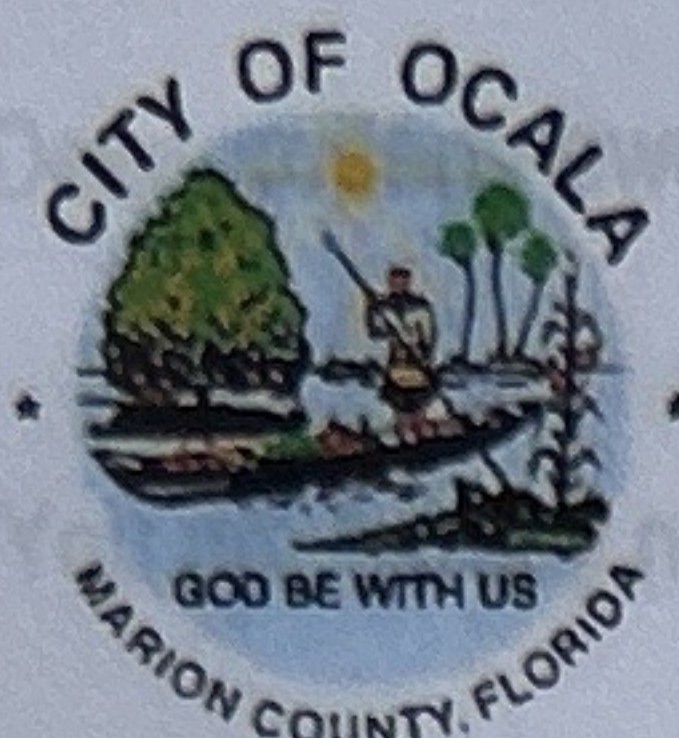
SWORN TO (or affirmed) before me: 09/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
9/9/2025 1:05 PM



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

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

09/09/2025

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a violation, and to levy a lien on the real and personal property of the respondent. A fine will be levied in this case pursuant to Florida Statutes section 182.07(2).

CARROLL MARCELL A
CARROLL RONDA CHAMPION
4080 SW 29TH PL
OCALA, FL. 34474-4310

Respondent(s) _____ /

Location of Violation: 4080 SW 29TH PL|2380-003-013

Case Number: CE25-0499

Officer Assigned: Stephani Smith

Required Compliance Date: 9/22/2025

Public Hearing Date & Time: 9/24/2025 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
See standard housing checklist. Please repair the flooring, multiple soft spots and holes in the home. Please fix all plumbing issues in the home, shower and sinks not working properly. Please repair or replace the damaged toilet. Please clean the unit up, clutter, sink full dishes, throughout the entire home. Please repair all holes in the walls. Permits may be required for the work required to be completed in the home.

Office DEPOT®

City of Ocala
Code Enforcement Division
9/9/2025 1:05 PM

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

CASE NO: CE25-0499

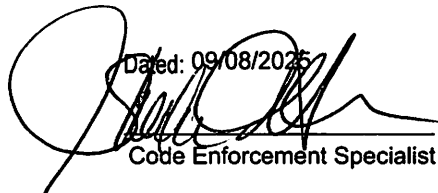
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 09/08/2025 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.

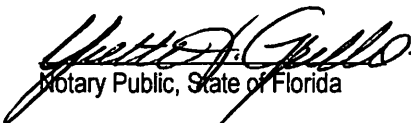
FURTHER, AFFIANT SAYETH NAUGHT.

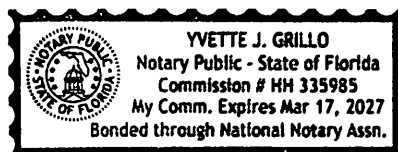
Dated: 09/08/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/08/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
06/10/2025 10:45:34



8/25/25, 9:25 AM
City of Ocala
Code Enforcement Division



8/25/25, 9:26 AM
City of Ocala
Code Enforcement Division



8/25/25, 9:26 AM
City of Ocala
Code Enforcement Division



8/25/25, 9:26 AM
City of Ocala
Code Enforcement Division



8/25/25, 9:27 AM
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8/25/25, 9:27 AM
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Code Enforcement Division



City of Ocala
Code Enforcement Division
06/10/2025 10:32:00



City of Ocala
Code Enforcement Division
06/10/2025 10:32:30



City of Ocala
Code Enforcement Division
06/10/2025 10:31:50



City of Ocala
Code Enforcement Division
06/10/2025 10:32:09