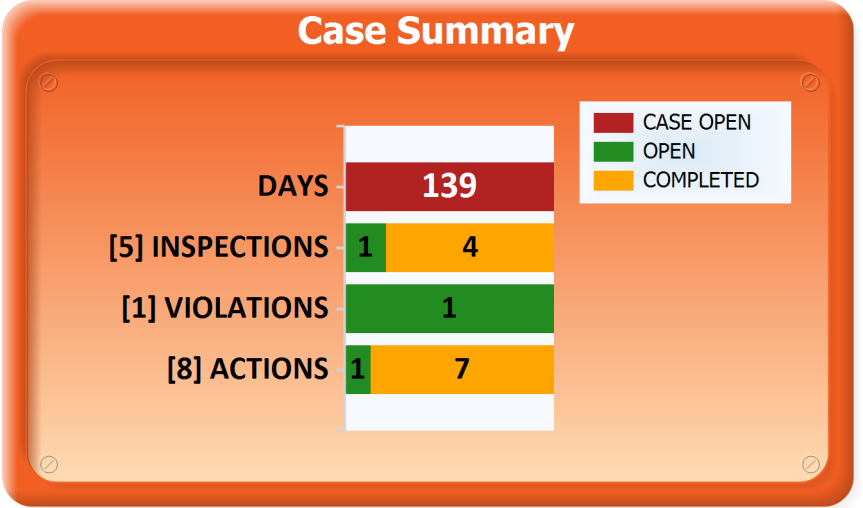


Description: Standard Housing			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 7/23/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 3104 NW 16TH PL OCALA, FL 34475			
Site APN: 2172-003-000		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0027 74 SNIDER KEVIN EST 3104 NW 16TH PL OCALA, FL. 34475-4779
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	11/13/2025	11/13/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY.

PREPARE NOTICE	SHANEKA GREENE	7/24/2025	7/24/2025	CLTO & STANDARD HOUSING CHECKLIST X 1 SNIDER KEVIN EST 3104 NW 16TH PL Ocala FL 34475-4779
PREPARE NOTICE	SHANEKA GREENE	11/12/2025	11/12/2025	NOVPH x 1 SNIDER KEVIN EST 3104 NW 16TH PL Ocala FL 34475-4779
REGULAR MAIL	SHANEKA GREENE	7/24/2025	7/24/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, February 5th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00pm on Thursday, February 5th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall

Case Details - No Attachments

City of Ocala

Case Number
CE25-0767

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>apply.</p> <p>(c) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(d) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include demolition and removal of all improvements including the structure and structure contents and clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, 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 \$231.71 by February 5th, 2026.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SNIDER KEVIN	3104 NW 16TH PL OCALA, FL 34475-4779			
RESPONDENT 1	SNIDER KEVIN EST	3104 NW 16TH PL OCALA, FL 34475-4779			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$231.71	\$0.00						
TOTALS:			\$231.71	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	11/10/2025	11/10/2025	NON COMPLIANT		<p>On 11-10-2025, I responded to the property in reference to a follow up inspection about standard housing violations. I have observed a front broken window, damaged patio door, and junk and debris throughout the property. In addition, I have contacted the City of Ocala Utility department and spoken to Drew. He has informed me that the meter was pulled on June 26, 2025 due to meter tampering. Along with this, I have spoken to Dawn of Marion County Utility department and she has informed me that the last payment for water was on October 27, 2024. View attachments. NOVPH generation assigned to admin. Inspections have been scheduled.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0767

CASE WORK	SMS	12/3/2025	12/3/2025	NON COMPLIANT		<p>On 12/03/2025, I have responded out to the property in reference to a NOVPH compliance inspection. I have observed that the Standard Housing violations continue to exist on the property (such as junk and debris, boarded sections of the property, etc). In addition to this, I have called both the City of Ocala Electric & Utility Department along with Marion County Utilities. Sandra of OEU has informed me that the meter was pulled on June 2025, but they do have active trash service. Jen of MCU has informed me that there is a water meter, however, no active water service. View attachments.</p>
FOLLOW UP	SMS	8/25/2025	8/25/2025	NON COMPLIANT		<p>On 08/25/2025, I have re-inspected the property in reference to Standard Housing violations. I have observed from the exterior of the property that the violations still exist such as junk/debris, overgrowth, etc on the property. Set inspection for NOVPH generation (and confirmation of no utilities such as connection of power, water, sanitation, etc). View attachments.</p>
HEARING INSPECTION	SMS	12/9/2025				



Case Details - No Attachments

City of Ocala

Case Number

CE25-0767

INITIAL	SMS	7/23/2025	7/23/2025	NON COMPLIANT		<p>On 07/23/2025 while patrolling the area when I have observed overgrowth, junk and debris (such as pile of tires), an open window to the rear of the property, etc. Upon closer inspection, it has also been observed that the carport side door (front entry) is unattached. Along with this, there are multiple plyboards within the screened in patio (with the screened section having multiple breaks and holes). I have then called the customer service department of the City of Ocala. I have spoken to Kat, who has informed me that the meter was pulled from out of this location on 06/26/2025, because they have discovered that someone placed jumpers on the meter. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled. Standard Housing checklist completed.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	7/23/2025				<p>Please ensure that all window(s) and door(s) are in operable condition with hardware intact in addition to being able to open and close shut. Remove any junk and debris from off the property. For units without A/C, all screens must be intact and be free of any breaks and holes. If occupied, the residence must have running water and must be connected to source of power.</p>

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

THE CITY OF OCALA

CASE NO: CE25-0767

Petitioner,

VS.

SNIDER, KEVIN EST

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 Inspector 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	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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:			

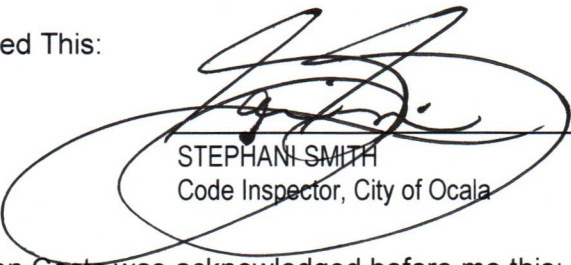
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$17.72	2	\$17.72

Total Costs: \$231.71

FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

**STATE OF FLORIDA
COUNTY OF MARION**

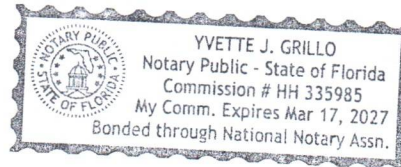


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
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

2172-003-000

[GOOGLE Street View](#)

Prime Key: 552321

[MAP IT+](#)

Current as of 7/23/2025

Property Information

SNIDER KEVIN EST
3104 NW 16TH PL
OCALA FL 34475-4779

Taxes / Assessments:
Map ID: 161
Millage: 1001 - OCALA

M.S.T.U.

PC: 02

Acres: .19

Situs: 3104 NW 16TH PL OCALA

2024 Certified Value

Land Just Value	\$25,031		
Buildings	\$26,623		
Miscellaneous	\$1,398		
Total Just Value	\$53,052	Impact	
Total Assessed Value	\$16,156	<u>Ex Codes:</u>	(\$36,896)
Exemptions	(\$16,156)		
Total Taxable	\$0		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$25,031	\$26,623	\$1,398	\$53,052	\$16,156	\$16,156	\$0
2023	\$23,362	\$19,599	\$1,370	\$44,331	\$15,685	\$15,685	\$0
2022	\$11,681	\$17,451	\$1,394	\$30,526	\$15,228	\$15,228	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	12/2024	71 DTH CER	0	U	I	\$100
3887/1994	11/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$24,000
2181/1085	09/1995	25 PER REP	2 V-SALES VERIFICATION	Q	I	\$18,000
2174/1969	09/1995	60 CRT ORD	0	U	I	\$100
2173/0076	01/1995	71 DTH CER	0	U	I	\$100
2173/0078	07/1994	74 PROBATE	0	U	I	\$100
1928/0152	04/1993	71 DTH CER	0	U	I	\$100

Property Description

SEC 11 TWP 15 RGE 21
PLAT BOOK N PAGE 038
GOLDEN HOLIDAY UNIT 2

LOT 3

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0200		75.0	109.0	MH	75.00	FF							
Neighborhood 4518													
Mkt: 8 70													

Traverse

Building 1 of 1

MBL01=U56L12D56R12.

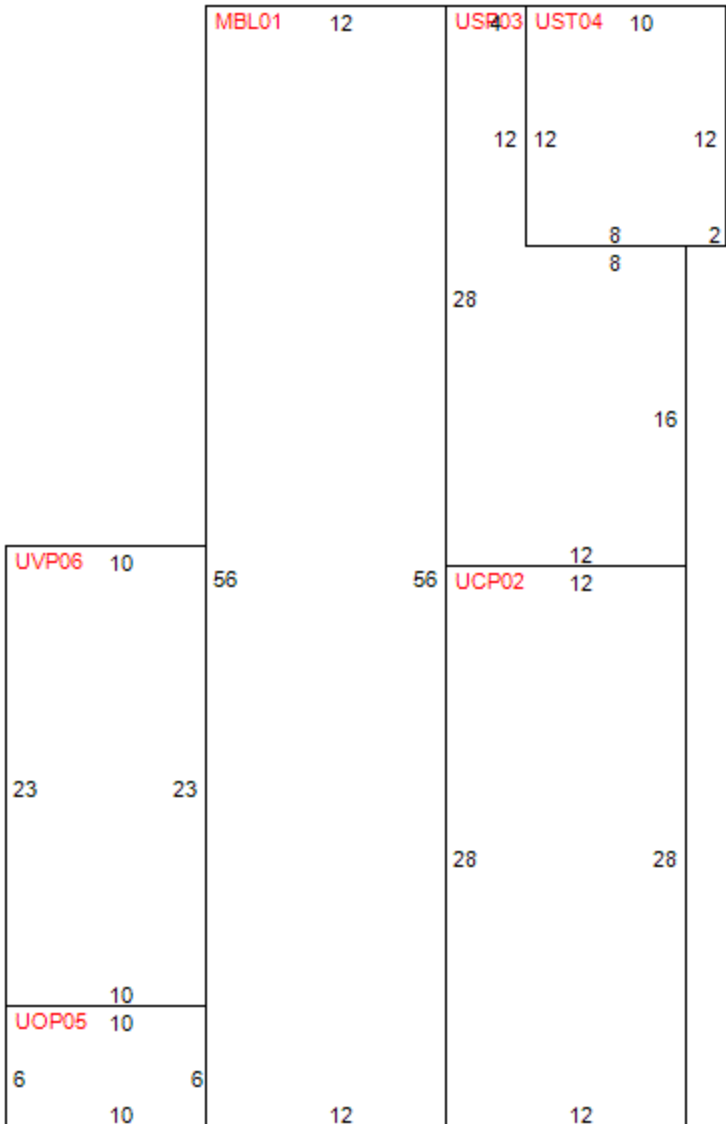
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USP03=R12U16L8U12L4D28.R12U16

UST04=L8U12R10D12L2.D16L12D28L12

UOP05=U6L10D6R10.U6

UVP06=L10U23R10D23.



Building Characteristics

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1972
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	5/7/2020 by 197	Architecture 2 - MBL HOME
		Base Perimeter 136

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL 0120 - MH ALUM SIDING		1.00	1972	N	0 %	0 %	672	672
UCP 0201 - NO EXTERIOR		1.00	1972	N	0 %	0 %	336	336
USP 0301 - NO EXTERIOR		1.00	1972	N	0 %	0 %	240	240
UST 0420 - MH ALUM SIDING		1.00	1972	N	0 %	0 %	120	120
UOP 0501 - NO EXTERIOR		1.00	1972	N	0 %	0 %	60	60
UVP 0601 - NO EXTERIOR		1.00	1972	N	0 %	0 %	230	230

Section: 1

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

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	603.00	SF	20	1980	3	0.0	0.0
ADU UTILITY-ALUM	64.00	SF	40	2001	1	8.0	8.0

Appraiser Notes

ESTIMATED INTERIOR

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

This Warranty Deed

Made this 8th day of November A.D. 2004
by William E. Rizer and his wife Carol M.
Rizer

7330 NW 44th Ln.
Ocala, FL 34482-6712

hereinafter called the grantor, to

Kevin Snider

RECORD AND
RETURN TO

whose post office address is:

3104 N.W. 16th Pl.
Ocala, FL 34475

hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00

and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO Covenants, restrictions, easements of record and taxes for the current year.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel Identification Number: R2172-003-000 (821265.0000)

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003 (Cyril P. L. by V# 7050 By Sellers)

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Colleen S. Helmer
Name: Colleen S. Helmer

JEAN A TANNER
Name: JEAN A TANNER

Name:

Name:

William E. Rizer
Name & Address: William E. Rizer

7330 n.w. 44th lane.
Ocala, FL 34482
Name & Address: Carol M. Rizer

7330 n.w. 44th Lane.
Ocala FL 34482
Name & Address:

Name & Address:

Name & Address:

State of Florida
County of Marion

IN WITNESS WHEREOF, I have hereunder set my hand and seal this

day of

(year).

Signed, sealed and delivered in presence of:

Witness

First Party

Witness

Second Party

State of
County of

Fla. }
Marion }

On 11/08/04 before me,

appeared William E. Rizer & Carol M. Rizer
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their
signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Colleen S. Helmer
Signature of Notary



COLLEEN S. HELMER
Notary Public, State of Florida
My comm. expires May 3, 2008
No. DD 313346

Affiant

Known ☒ Produced ID

Type of ID FL a. 2. 4 R 260925-44-020-0
(Seal)

Signature of Preparer

Carol M. Rizer

Print name of Preparer

7330 N.W. 44th Lane, Ocala, Fl. 34482

Address of Preparer

City, State, Zip

Schedule A

The following described lands in Marion County, Florida:

3104 N.W. 16th Pl. Ocala, Fl. 34475

.19 Acres Sec.11 Twp21 Plat Book N Page 038

GOLDEN HOLIDAY UNIT 2 LOT 3

Together with Mobile Home located on premises.

1972 Nobility I.D.#N3831 Title #5455591

Parcel Identification Number:

R2172-003-000 821265.0000



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:

CODE ENFORCEMENT INSPECTOR: _____



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

7/24/2025

CASE NO: CE25-0767

SNIDER KEVIN EST
3104 NW 16TH PL
OCALA, FL. 34475-4779

RE: 2172-003-000 | 3104 NW 16TH 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: 8/25/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all window(s) and door(s) are in operable condition with hardware intact in addition to being able to open and close shut. Remove any junk and debris from off the property. For units without A/C, all screens must be intact and be free of any breaks and holes. If occupied, the residence must have running water and electric.

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

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

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



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

NOTICE OF VIOLATION AND PUBLIC HEARING

11/13/2025

SNIDER KEVIN EST
3104 NW 16TH PL
OCALA, FL. 34475-4779

Respondent(s) _____ /

Location of Violation: 3104 NW 16TH PL|2172-003-000

Case Number: CE25-0767

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/09/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please ensure that all window(s) and door(s) are in operable condition with hardware intact in addition to being able to open and close shut. Remove any junk and debris from off the property. For units without A/C, all screens must be intact and be free of any breaks and holes. If occupied, the residence must have running water and must be connected to source of power.

Dear property owner, or agent,

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

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

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

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

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

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

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

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

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

CASE NO: CE25-0767

**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 11/13/2025 post the Notice of Violation & Public Hearing to the property, located at 3104 NW 16TH 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.

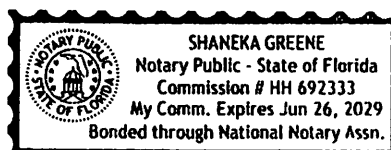
Dated: 11/13/2025

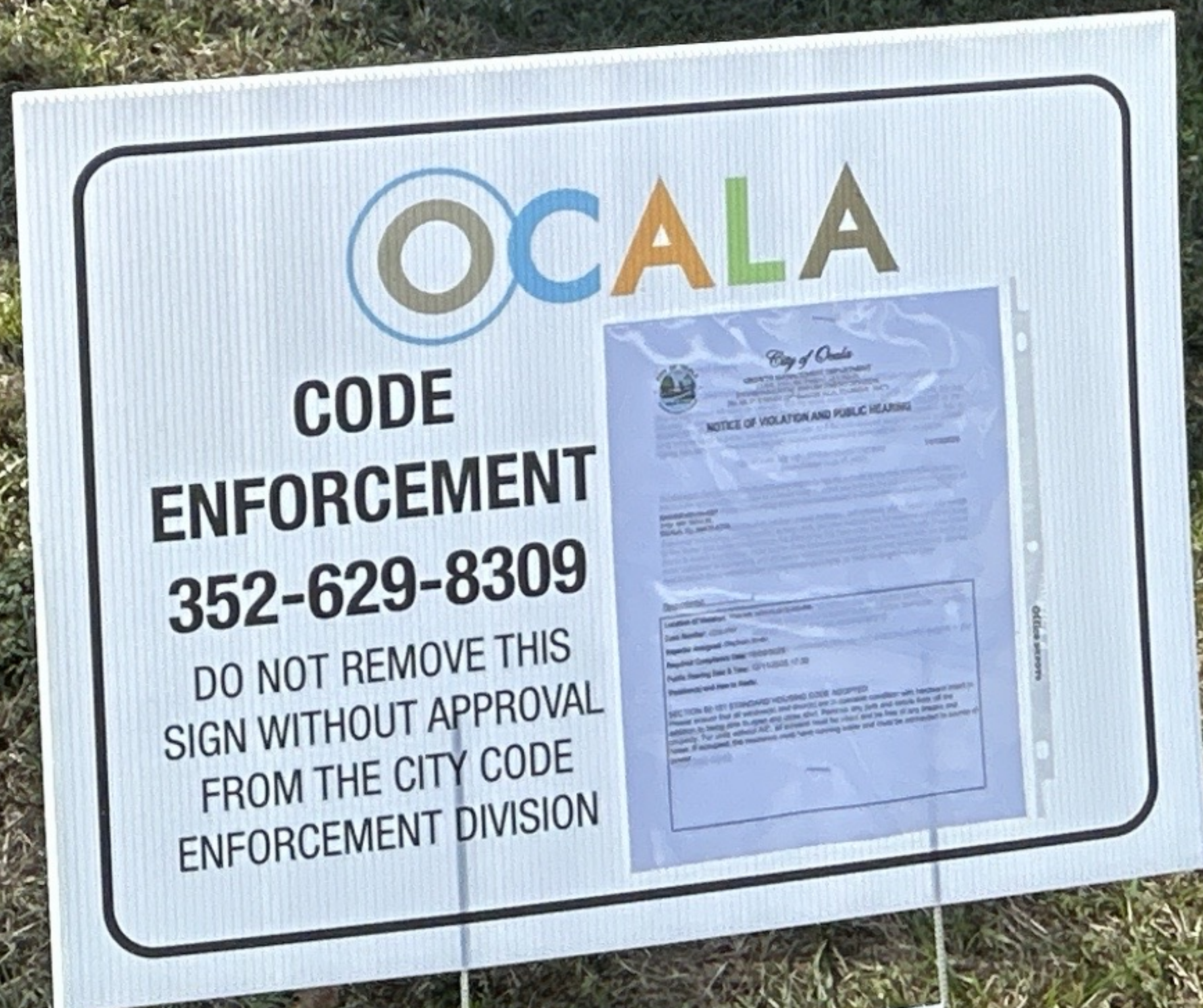
[Signature]
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

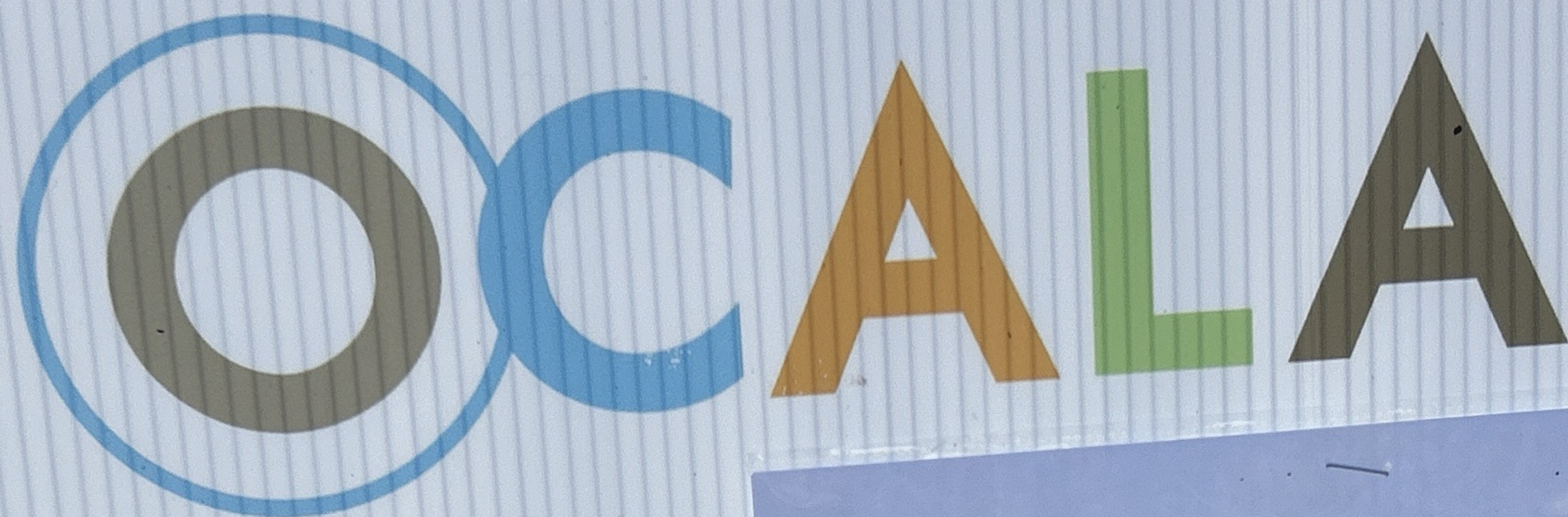
SWORN TO (or affirmed) before me: 11/13/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida






11/13/25, 10:15 AM
City of Ocala
Code Enforcement Division



**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

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

NOTICE OF VIOLATION AND PUBLIC HEARING

11/13/2025

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

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$500 per day for a first violation and up to \$250 per day for a repeat violation, and to levy a lien on the real and personal property of the respondent.

SNIDER KEVIN EST
3104 NW 16TH PL
OCALA, FL 34475-4779

Subpoenas for witnesses and for records may be requested by the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by the 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.

Respondent(s) _____

Location of Violation: 3104 NW 16TH PL | 2172-003-000: SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE MUNICIPAL CODE ENFORCEMENT BOARD, SPECIAL MAGISTRATE AT (352) 352-6242 TO MAKE SPECIAL ARRANGEMENTS.

Case Number: CE25-0767

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/09/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please ensure that all window(s) and door(s) are in operable condition with hardware intact in addition to being able to open and close shut. Remove any junk and debris from off the property. For units without A/C, all screens must be intact and be free of any breaks and holes. If occupied, the residence must have running water and must be connected to source of power.

352-6242

Office DEPOT®

11/13/25, 10:15 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0767

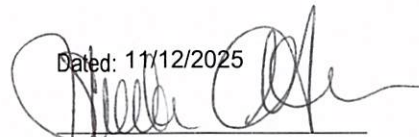
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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:

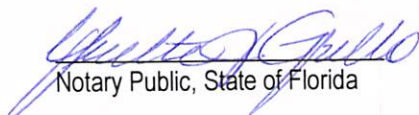
1. I did on 11/12/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

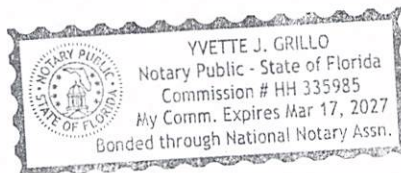
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 11/12/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/12/2025 by Yvette Grillo Code Specialist, 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

MOUPH-0767

SNIDER KEVIN EST
3104 NW 16TH PL
OCALA, FL. 34475-4779

ANK
34475-477904
34471>2172

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL



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15 NOV 2025 PM 4 L

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



US POSTAGESM PITNEY BOWES



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RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299 *3024-01176-15-33





12/3/25, 9:19 AM
City of Ocala
Code Enforcement Division



12/3/25, 9:19 AM
City of Ocala
Code Enforcement Division



12/3/25, 9:19 AM
City of Ocala
Code Enforcement Division



12/3/25, 9:20 AM
City of Ocala
Code Enforcement Division



12/3/25, 9:20 AM
City of Ocala
Code Enforcement Division



PRIVATE
PROPERTY
NO TRESPASSING

12/3/25, 9:22 AM
City of Ocala
Code Enforcement Division



PRIVATE
PROPERTY
NO TRESPASSING

12/3/25, 9:22 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:32 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:32 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:32 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:33 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:33 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:34 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:34 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:34 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:34 AM
City of Ocala
Code Enforcement Division



7/23/25, 10:41 AM
City of Ocala
Code Enforcement Division



**PRIVATE
PROPERTY**
NO TRESPASSING

7/23/25, 10:41 AM
City of Ocala
Code Enforcement Division