



Case Details - No Attachments

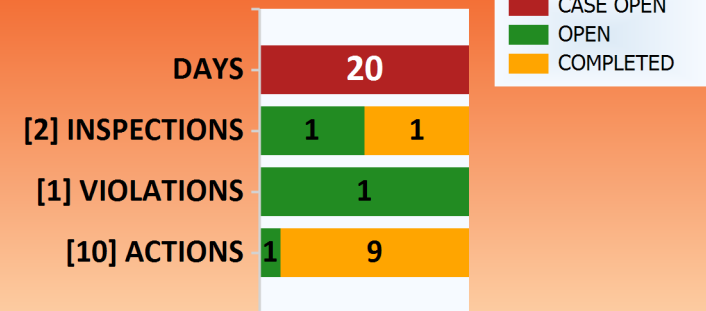
City of Ocala

Case Number

CE25-0482

Description: Standard Housing Repeat violator			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 6/3/2025	Closed:	Last Action: 6/25/2025	Fillw Up: 6/24/2025
Site Address: 1665 SW 3RD ST OCALA, FL 34471			
Site APN: 2262-001-023		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/5/2025	6/5/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/5/2025	6/5/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7931 3576 PRIME INVESTORS INC 1521 NE 110TH ST MIAMI FL 33161-7466 91 7199 9991 7039 7931 3582 PUJOL RICARDO J (RA) 14130 N MIAMI AVE MIAMI FL 33173
COMPLAINT RECEIVED	YVETTE J GRILLO	6/3/2025	6/3/2025	

CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	<p>Marion county health department has been contacted. They did not answer but i left a detailed message with the address and location of the illicit discharge.</p> <p>352.598.7571</p>
CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	<p>Met with the tenant and walked through and around the property annotating any violations to the standard housing code i seen.</p>
CONTACT	JEFFREY GUILBAULT	6/4/2025	6/4/2025	<p>Spoke with Daniel at the Department of Environmental Health Marion county, they are sending an inspector out tomorrow to address the septic tank issue.</p> <p>352.629.0137</p>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	6/25/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	6/5/2025	6/5/2025	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POSTED ON SIGN AT 1110 TODAY.</p>
PREPARE NOTICE	SHANEKA GREENE	6/5/2025	6/5/2025	<p>NOVPH</p> <p>REPEAT VIOLATOR SEND TO THE NEXT HEARING</p> <p>PLEASE INCLUDE STANDARD HOUSING CHECKLIST</p> <p>PRIME VESTORS INC</p> <p>1521 NE 110TH ST</p> <p>MIAMI FL 33161-7466</p> <p>PUJOL, RICARDO J</p> <p>14130 N MIAMI AVE</p> <p>MIAMI, FL 33173</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:</p> <p>1.) (a) Ensure the residence is vacated by 4:00pm on Friday July 25th, 2025, and remains vacant, pending compliance with subsections (b) or (c);</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0482

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/23/2025	6/23/2025	<p>(b) Apply for and obtain all required permits needed to meet the 1994 Edition of the International Standard Housing Code as adopted pursuant to City Ordinance 82-151 by 4:00pm on Thursday, July 24th, 2025. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent(s) fail to comply by 7:00am on Friday, July 25th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, July 24th, 2025. 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, July 25th, 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 (d) shall apply.</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. 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. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department.</p> <p>2.) Pay the cost of prosecution of \$219.29 by July 24th, 2025.</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE25-0482

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	OLIVIA MASON	1665 SW 3RD ST OCALA, FL	(352)239-2931		
OWNER	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466			
REGISTERED AGENT	PUJOL, RICARDO J	14130 N MIAMI AVE MIAMI, FL 33173			
RESPONDENT 1	PRIME VESTORS INC	1521 NE 110TH ST MIAMI, FL 33161-7466	(786)262-6379		MICHAEL@OSRETEAM.COM
TENANT	OLIVIA MASON	1665 SW 3RD ST OCALA, FL	(352)239-2931		

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	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$219.29	\$0.00						
TOTALS:			\$219.29	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	JGB	6/24/2025				
INITIAL	JGB	6/4/2025	6/4/2025	NON COMPLIANT		COMPL ADVISED THERE IS SEPTIC ISSUES AND BACKING UP INTO THE HOUSE, WATER DAMAGE AND TERMITES ALL OVER.

INITIAL	JGB	6/4/2025	6/4/2025	NON COMPLIANT	<p>I responded to the complaint and verified the following issues in the home. The septic tank is broken and leaking raw sewage into the back yard.</p> <p>Marion county health department has been contacted. They did not answer but i left a detailed message with the address and location of the illicit discharge. While walking through the residence with the tenant I noticed holes in the wall in the kitchen. Please patch and repair all holes in the walls throughout the home. I also seen the kitchen sink is leaking and is not property plumed. Please make necessary repairs to the plumbing in the home. A permit may be required to conduct the repairs. The toilet in the spare bathroom is not working. Please repair the toilet and ensure that it is working properly. Junk and debris throughout the back yard of the property. Please cut and clean the property removing all unsightly matter and cutting any overgrowth on the property. This is a repeat violation for the standard housing code. Please see attached documents. Please see photos. This case will be sent to the next hearing. Please see all attached documents.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	6/4/2025			REPEAT VIOLATOR	Please see standard housing checklist. Please repair the plumbing in the kitchen sink so that it no longer leaks and is properly installed. Please patch/fix all holes in the walls. Please fix spare bathroom toilet so that it flushes and works properly. Please fix septic tank so that all facilities drain properly and no longer drain raw sewage into the backyard. Please cut and clean the property, removing all unsightly matter from the rear yard and cut all overgrowth on the property. Permits may be required for the necessary repairs.
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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

2262-001-023

[GOOGLE Street View](#)

Prime Key: 1215064

[MAP IT+](#)

Current as of 6/4/2025

[Property Information](#)

PRIME VESTORS INC
1521 NE 110TH ST
MIAMI FL 33161-7466

[Taxes / Assessments:](#)

Map ID: 162

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 01

Acres: .14

Situs: 1665 SW 3RD ST OCALA

[2024 Certified Value](#)

Land Just Value	\$8,670
Buildings	\$59,555
Miscellaneous	\$199
Total Just Value	\$68,424
Total Assessed Value	\$68,424
Exemptions	\$0
Total Taxable	\$68,424

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$8,670	\$59,555	\$199	\$68,424	\$68,424	\$0	\$68,424
2023	\$8,670	\$403	\$199	\$9,272	\$9,272	\$0	\$9,272
2022	\$4,590	\$31,752	\$168	\$36,510	\$27,419	\$0	\$27,419

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8059/0842	05/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$160,000
7949/0112	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$56,000
7790/1951	04/2022	05 QUIT CLAIM	0	U	I	\$100
5164/1015	02/2009	05 QUIT CLAIM	0	U	I	\$100
4138/1228	08/2005	26 TRUSTEE	2 V-SALES VERIFICATION	Q	I	\$45,000
3468/1168	06/2003	02 DEED NC	0	U	I	\$100
1842/0342	06/1992	31 CERT TL	0	U	I	\$1,000
UNRE/INST	12/1982	71 DTH CER	0	U	I	\$100
1197/0277	12/1982	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21
 PLAT BOOK A PAGE 075
 ANDERSONS ADD OCALA
 BLK 1 LOT 23 & W 13 FT OF LOT 21 & E 7 FT OF LOT 25

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	100.0	R1AA	60.00	FF						
Neighborhood 4513 - ANDERSON ADD/ 100-400 QG ONLY												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1
 RES01=L40U26R40D26.L17
 FOP02=L10,7D10R10,7U10.L23U26

UOP03=R11U8,6L11D8,6.

[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 6 - 25-29 YRS
Condition 2

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade		300 - LOW		Architecture 0 - STANDARD SFR				
Inspected on		1/1/2024 by 254		Base Perimeter 132				

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 24 - CONC BLK-PAINT	1.00	1958	N	0 %	0 %	1,040	1,040
FOP	02 01 - NO EXTERIOR	1.00	1958	N	0 %	0 %	107	107
UOP	03 01 - NO EXTERIOR	1.00	2001	N	0 %	0 %	95	95

Section: 1

Roof Style: 10 GABLE Roof Cover: 16 GALVANIZED MTL Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 7 BLK PERIMETER A/C: Y	Floor Finish: 42 CERAMIC/PORCELAIN TILE Wall Finish: 20 PLASTER Heat Fuel 1: 10 ELECTRIC Heat Fuel 2: 00 Fireplaces: 0	Bedrooms: 3 4 Fixture Baths: 0 3 Fixture Baths: 2 2 Fixture Baths: 0 Extra Fixtures: 2	Blt-In Kitchen: Y Dishwasher: N 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	30.00	SF	20	1958	3	0.0	0.0
144 PAVING ASPHALT	180.00	SF	5	1999	1	0.0	0.0

[Appraiser Notes](#)

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

Permit Number	Date Issued	Date Completed	Description
BLD25-0080	1/10/2025	-	PRIME VESTOR RE ROOF

Prepared by and return to:
Mike Delateja
Windmill Title Company
9360 Sunset Drive
Miami, FL 33173
(305) 596-7074

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2nd day of May, 2023 between **Morgan Investment Group, Inc., a Florida Corporation** whose post office address is 1401 SW 107 Avenue, Suite 301F, Miami, FL 33174, grantor, and **Prime Vestors Inc, a Florida Corporation** whose post office address is 1521 NE 110 Street, Miami, FL 33161, grantee:

(Whenever used herein the terms "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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 23 and The West 13 feet of Lot 21 and The East 7 feet of Lot 25, Block 1, Anderson's Addition to the City of Ocala, according to the map or plat thereof, as recorded in Plat Book A, Page(s) 75, of the Public Records of Marion County, Florida.

Parcel Identification Number: R2262-001-023

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 12/31/2022.

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:

Witness

Printed Name: Miguel M. Lopez

Witness

Printed Name: Joe Delateja

Morgan Investment Group, Inc., a Florida Corporation

By: Fernando Morgan

Fernando Morgan, President

State of Florida
County of Miami-Dade

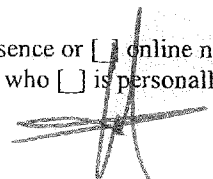
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of May, 2023 by Fernando Morgan, President of Morgan Investment Group, Inc. who ☐ is personally known or ☒ has produced a driver's license as identification.

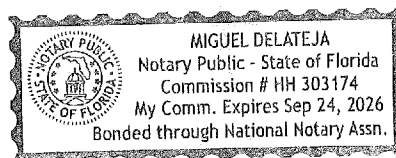
[Seal]

Notary Public

Print Name: _____

My Commission Expires: _____


Miguel Delateja





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

Detail by Entity Name

Florida Profit Corporation

PRIME VESTORS INC

Filing Information

Document Number	P13000063491
FEI/EIN Number	APPLIED FOR
Date Filed	07/30/2013
Effective Date	07/29/2013
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/14/2016

Principal Address

14130 N MIAMI AVE
MIAMI, FL 33173

Changed: 04/18/2024

Mailing Address

14130 N MIAMI AVE
MIAMI, FL 33173

Changed: 04/18/2024

Registered Agent Name & Address

PUJOL, RICARDO J
14130 N MIAMI AVE
MIAMI, FL 33173

Name Changed: 11/14/2016

Address Changed: 04/18/2024

Officer/Director Detail

Name & Address

Title P

PUJOL, RICARDO J
14130 N MIAMI AVE
MIAMI, FL 33173

Annual Reports

Report Year	Filed Date
2023	04/24/2023

2024 04/18/2024
2025 03/28/2025

Document Images

03/28/2025 -- ANNUAL REPORT	View image in PDF format
04/18/2024 -- ANNUAL REPORT	View image in PDF format
04/24/2023 -- ANNUAL REPORT	View image in PDF format
04/14/2022 -- ANNUAL REPORT	View image in PDF format
03/02/2021 -- ANNUAL REPORT	View image in PDF format
03/18/2020 -- ANNUAL REPORT	View image in PDF format
03/26/2019 -- ANNUAL REPORT	View image in PDF format
02/28/2018 -- ANNUAL REPORT	View image in PDF format
04/20/2017 -- ANNUAL REPORT	View image in PDF format
11/14/2016 -- REINSTATEMENT	View image in PDF format
01/08/2015 -- ANNUAL REPORT	View image in PDF format
10/14/2014 -- REINSTATEMENT	View image in PDF format
06/02/2014 -- Amendment	View image in PDF format
07/30/2013 -- Domestic Profit	View image in PDF format



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

REPEAT VIOLATOR

06/05/2025

PRIME VESTORS INC
1521 NE 110TH ST
MIAMI, FL. 33161-7466

PUJOL RICARDO J (REGISTERED AGENT)
14130 N MIAMI AVE
MIAMI, FL. 33173

Respondent(s) _____ /

Location of Violation: 1665 SW 3RD ST|2262-001-023

Case Number: CE25-0482

Officer Assigned: Jeff Guilbault

Required Compliance Date: 06/24/2025

Public Hearing Date & Time: 06/25/2025 10:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please see standard housing checklist. Please repair the plumbing in the kitchen sink so that it no longer leaks and is properly installed. Please patch/fix all holes in the walls. Please fix spare bathroom toilet so that it flushes and works properly. Please fix septic tank so that all facilities drain properly and no longer drain raw sewage into the backyard. Please cut and clean the property, removing all unsightly matter from the rear yard and cut all overgrowth on the property. Permits may be required for the necessary repairs.

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:

Jeff Guilbault Code Enforcement Officer
jguilbault@ocalafl.gov
352-598-7571



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: _____

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

CASE NO: CE25-0482

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/05/2025 post the Notice of Violation & Public Hearing to the property, located at 1665 SW 3RD 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: 06/05/2025



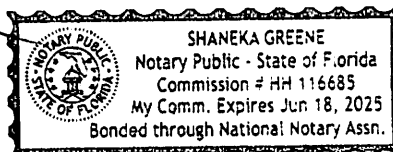
Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/05/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida



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

CASE NO: CE25-0482

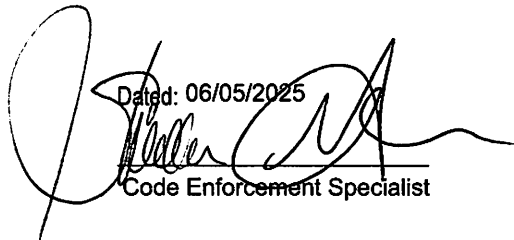
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 06/05/2025 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.

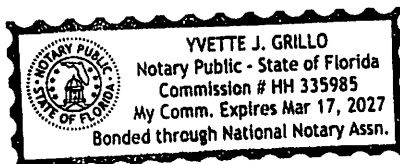

Dated: 06/05/2025
Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/05/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





352-629-8309

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

[illegible]

City of Ocala
Code Enforcement Division
06/05/2025 11:11:47



City of Ocala
Code Enforcement Division
06/05/2025 11:11:50



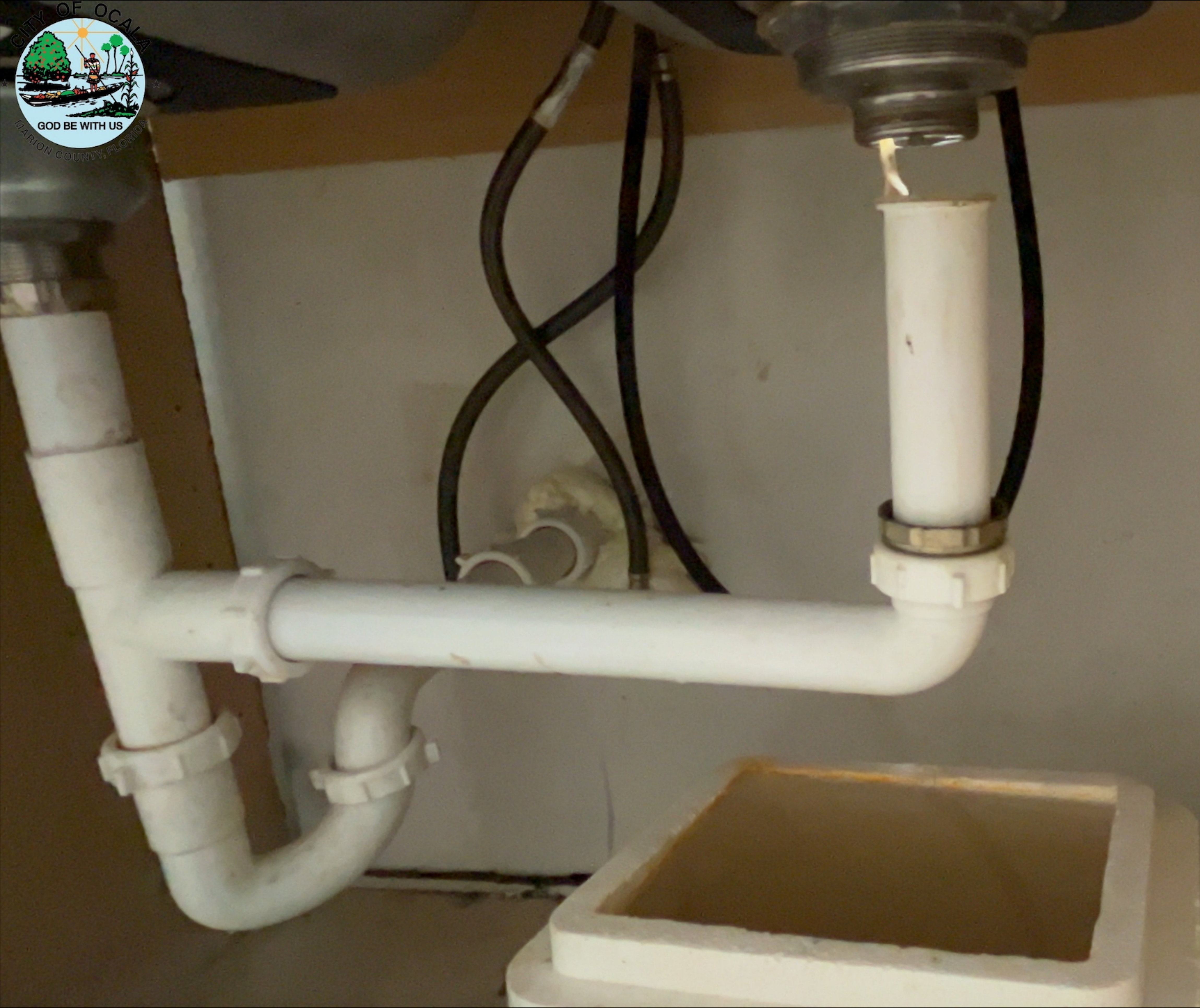
City of Ocala
Code Enforcement Division
06/04/2025 13:29:37



City of Ocala
Code Enforcement Division
06/04/2025 13:27:50



City of Ocala
Code Enforcement Division
06/04/2025 13:27:23



City of Ocala
Code Enforcement Division
06/04/2025 13:27:35



City of Ocala
Code Enforcement Division
06/04/2025 13:30:19