



Case Details - No Attachments

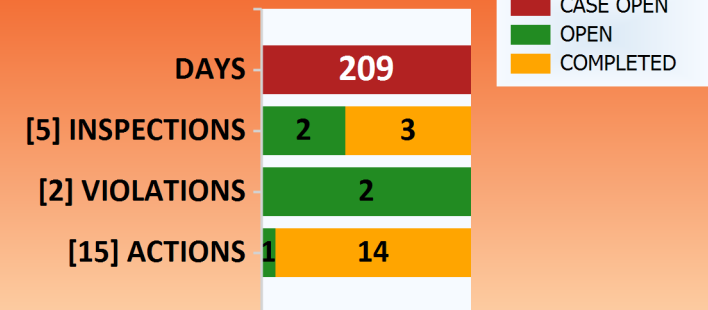
City of Ocala

Case Number

CE25-0193

Description: Boarded up windows			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 3/12/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/8/2025
Site Address: 516 SW FORT KING ST OCALA, FL 34471			
Site APN: 2851-090-003		Officer: STEPHANI SMITH	
Details:			

Case Summary

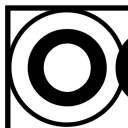


ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7937 4416 ENDERICA RODRIGO 2821 SE 11TH ST OCALA FL 34471
CERTIFIED MAIL	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7684 0679 ENDERICA RODRIGO 2821 SE 11TH ST OCALA, FL. 34471-2757



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0193

CONTACT	JEFFREY GUILBAULT	5/12/2025	5/12/2025	<p>Property owner called he stated he is working on getting the property in compliance but he is going to need some time. He is working on getting permits within the next two months. He is out of town and is working on getting contractors lined up to start the work. I will have the case moved from the hearing and schedule a follow up for 60 days from today.</p> <p>He stated to me he plans on removing the shed from the property once the work is complete. he needs somewhere to store his materials and tools once the permits are issued. He is highly concerned with the amount of homeless people in the area stealing his belongings.</p> <p>352.857.7045</p>
CONTACT	JEFFREY GUILBAULT	8/14/2025	8/14/2025	<p>Rodrigo called and spoke to him about permits required at the property. He is in contact with Stephani.</p> <p>352.857.7045</p>
CONTACT	STEPHANI SMITH	8/14/2025	8/14/2025	<p>RODRIGO ENDERICA (352)-857-7045</p> <p>The property owner has called in reference to this case. He pulled a permit to the electric, and electric + plumbing will be on Monday. He will cut the grass on Monday. He is using the shed as storage. He is working on the house part-time. He will also be fixing the siding. The shed he will be removing once the work is done, and due to it being a side-job/project, it may take him a while. He does not have the money at this time to move it in case of set-back requirements.</p>
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	4/18/2025	4/18/2025	<p>NOVPH READY FOR POSTING</p> <p>novph posted on property at 0946</p>
OFFICER POSTING	STEPHANI SMITH	8/7/2025	8/7/2025	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.</p>



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City of Ocala

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PREPARE NOTICE	SHANEKA GREENE	3/13/2025	3/13/2025	CLTO PLEASE INCLUDE STANDARD HOUSING CHECKLIST WITH ALL MAILINGS
PREPARE NOTICE	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH
PREPARE NOTICE	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH X 1 ENDERICA RODRIGO 2821 SE 11TH ST OCALA FL 34471-2757
REGULAR MAIL	SHANEKA GREENE	3/13/2025	3/13/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	9/29/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted shed by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 60 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permit(s) issued are not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>2.) (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, specifically for window replacement by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permits issued are not inspected and finalized by the 61st day after permit issuance, subsection (c) shall apply;</p>

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City of Ocala

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				<p>(b) 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, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, subsection (c) 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>(c) 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 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 all violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$284.57 by December 4th, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	ENDERICA RODRIGO	2821 SE 11TH ST OCALA, FL 34471-2757			
RESPONDENT 1	ENDERICA RODRIGO	2821 SE 11TH ST OCALA, FL 34471			

FINANCIAL INFORMATION



Case Details - No Attachments

City of Ocala

Case Number
CE25-0193

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$26.58	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	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:			\$284.57	\$0.00						
TOTALS:			\$284.57	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS		NOTES			
CASE WORK	SMS	9/30/2025								
FOLLOW UP	JGB	4/16/2025	4/16/2025	NON COMPLIANT			At 1035 i verified there has been no changes to this property. I have not had any contact from property owners. NOVPH sent to admin.			

FOLLOW UP	SMS	8/5/2025	8/5/2025	NON COMPLIANT		On 08/05/2025, I have responded out to the property in reference to Standard Housing violations pertaining to the residential home. The two boards still remain up on the property in addition to a small piece of missing siding. Along with this, there is overgrowth on the property. I have verified via the CS Permitting module that there are no active permit(s) applied and/or issued for the shed (or any possible renovation work as mentioned in a previous inspection for a phone call). No progress is being made, and therefore this will be scheduled to a hearing. View attachments. Inspections scheduled.
HEARING INSPECTION	SMS	10/8/2025				
INITIAL	JGB	3/12/2025	3/12/2025	NON COMPLIANT		While patrolling the area at 1355 I noticed wood boards covering two windows that can be seen from the street. Please remove the boards from the exterior of the windows. I also noticed damage to the vinyl siding above the front door. Please repair the siding on the home. Please obtain a permit for the unpermitted shed in the rear yard or remove it from the property. See Standard housing checklist. CLTO sent to admin. RI in 30 days. SEE PHOTOS.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	JEFFREY GUILBAULT	3/12/2025				Please obtain a permit for the shed in the rear yard or remove it from the property.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	3/12/2025				Please see standard housing checklist. Please remove wood boards from the exterior windows. Please repair damaged vinyl siding on the front of the house.

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

THE CITY OF OCALA

CASE NO: CE25-0193

Petitioner,

VS.

ENDERICA, RODRIGO

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

DALE HOLLINGSWORTH

BEFORE ME, the undersigned authority, personally appeared, ~~STEPHAN SMITH~~, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.74	1	\$26.58	3	\$26.58

Total Costs: \$284.57


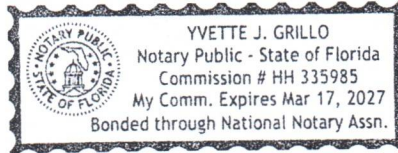
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

STATE OF FLORIDA
COUNTY OF MARION



~~STEPHANI SMITH~~ *DALE HOLLINGSWORTH*
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

2851-090-003

[GOOGLE Street View](#)

Prime Key: 1229022

[MAP IT+](#)

Current as of 3/12/2025

[Property Information](#)

ENDERICA RODRIGO
2821 SE 11TH ST
OCALA FL 34471-2757

[Taxes / Assessments:](#)

Map ID: 179

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

Acres: .11

Situs: 516 SW FORT KING ST OCALA

[2024 Certified Value](#)

Land Just Value	\$5,794
Buildings	\$74,102
Miscellaneous	\$0
Total Just Value	\$79,896
Total Assessed Value	\$79,896
Exemptions	\$0
Total Taxable	\$79,896

[Ex Codes:](#)[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$5,794	\$74,102	\$0	\$79,896	\$79,896	\$0	\$79,896
2023	\$5,046	\$71,010	\$0	\$76,056	\$76,056	\$0	\$76,056
2022	\$4,672	\$66,687	\$0	\$71,359	\$28,298	\$25,000	\$3,298

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8202/0508	11/2023	07 WARRANTY	8 ALLOCATED	Q	I	\$50,000
8132/0945	08/2023	21 ADMNSTR	0	U	I	\$100
8132/0928	08/2023	62 DISTR	8 ALLOCATED	U	I	\$100
UNRE/INST	12/2009	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 043
 GARYS ADD OCALA
 W 42 FT OF E 152 FT OF N 112 FT OF LOT 90

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		42.0	112.0	R3	42.00	FF						
Neighborhood 4527 - RES SO OF 40 WEST OF PINE												
Mkt: 8 70												

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

RES01=L17D10L19D29R36U39.L17
 FEP02=D10L10U12R10D2.D39R17
 FEP03=D8L25U8R25.

Building Characteristics

Improvement
Effective Age
Condition

1F - SFR- 01 FAMILY RESID
8 - 35-39 YRS
4

Year Built 1937
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Quality Grade	400 - FAIR	Architecture 0 - STANDARD SFR
Inspected on	2/27/2017 by 181	Base Perimeter 150

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 28 - SF ALUM SIDING	1.51	1937	N	0 %	0 %	1,214	1,833
FEP	02 28 - SF ALUM SIDING	1.00	1992	N	0 %	0 %	120	120
FEP	03 28 - SF ALUM SIDING	1.00	1992	N	0 %	0 %	200	200

Section: 1

Roof Style: 10 GABLE Roof Cover: 16 GALVANIZED MTL Heat Meth 1: 22 DUCTED FHA Heat Meth 2: 00 Foundation: 3 PIER A/C: Y	Floor Finish: 28 SOFTWD ON WOOD Wall Finish: 12 PLYWD PANELING Heat Fuel 1: 06 GAS Heat Fuel 2: 00 Fireplaces: 0	Bedrooms: 4 4 Fixture Baths: 0 3 Fixture Baths: 1 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
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[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
OC01619	10/1/1992	-	BLDG01=RSRA



Prepared by
Belinda Stephenson, an employee of
First American Title Insurance Company
1808 East Silver Springs Blvd
Ocala, Florida 34470
(352)690-1787

Return to: Grantee

File No.: 14203-2788742

WARRANTY DEED

THIS INDENTURE, executed on **November 30, 2023**, between

Alice Hope, a married woman

whose mailing address is: 11921 S Hwy 475, Ocala, FL 34480,
hereinafter called the "grantor", and

Rodrigo Enderica, a married man

whose mailing address is: 2821 SE 11th St., Ocala, FL 34471,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

Parcel 1:

West 42 feet of East 152 feet of North 112 feet of Lot 90 of REVISED PLAT OF GARY'S ADDITION TO OCALA, according to the plat thereof, as recorded in Plat Book A, Page 43, of the Public records of Marion County, Florida.

AND

Parcel 2:

North ½ of the following described property:

Commencing 152 feet West of the NE corner of Block 90 REVISED PLAT OF GARY'S ADDITION TO OCALA, according to the plat thereof, as recorded in Plat Book A, Page 43, of the Public records of Marion County, Florida, thence running South 224 feet to Second Street, thence West to S. A. L. R. R. right of way, thence Northeasterly with said right of way to the South line of Fort King Avenue, thence East to Point of Beginning.

Parcel Identification Number: **2851.090.003 and 2851-090-004**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

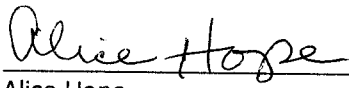
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

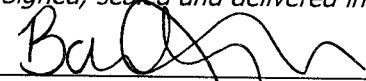
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Alice Hope

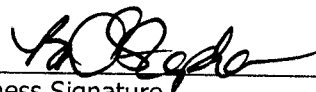
Signed, sealed and delivered in our presence:



Witness Signature

Bailey Crooms

Print Name



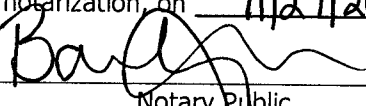
Witness Signature

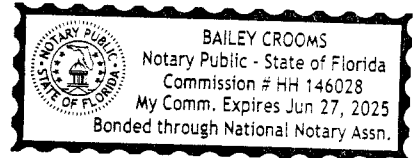
B.D. Stephenson

Print Name

State of FL
County of Marion

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 11/27/2023, by **Alice Hope, a married woman.**


Notary Public
Bailey Crooms
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license



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

3/13/2025

CASE NO: CE25-0193

ENDERICA RODRIGO
2821 SE 11TH ST
OCALA, FL. 34471-2757

RE: 2851-090-003 | 516 SW FORT KING ST OCALA, FLORIDA

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: 4/16/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please see standard housing checklist. Please remove wood boards from the exterior windows. Please repair damaged vinyl siding on the front of the house

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the shed in the rear yard or remove it from the property.

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

08/07/2025

ENDERICA RODRIGO
2821 SE 11TH ST
OCALA, FL. 34471-2757

Respondent(s) _____ /

Location of Violation: 516 SW FORT KING ST|2851-090-003

Case Number: CE25-0193

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please see standard housing checklist. Please remove wood boards from the exterior windows. Please repair damaged vinyl siding on the front of the house.

SECTION 122-51 BUILDING PERMIT REQUIRED

Please obtain a permit for the shed in the rear yard or remove it from the property.

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:

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: CE25-0193

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/07/2025 post the Notice of Violation & Public Hearing to the property, located at 516 SW FORT KING ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

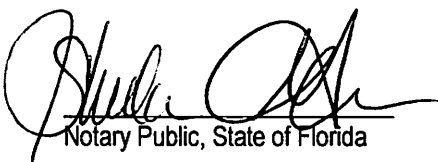
FURTHER, AFFIANT SAYETH NAUGHT.

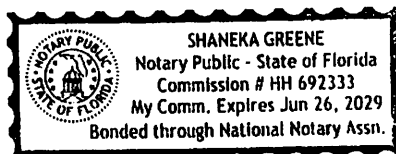
Dated: 08/07/2025

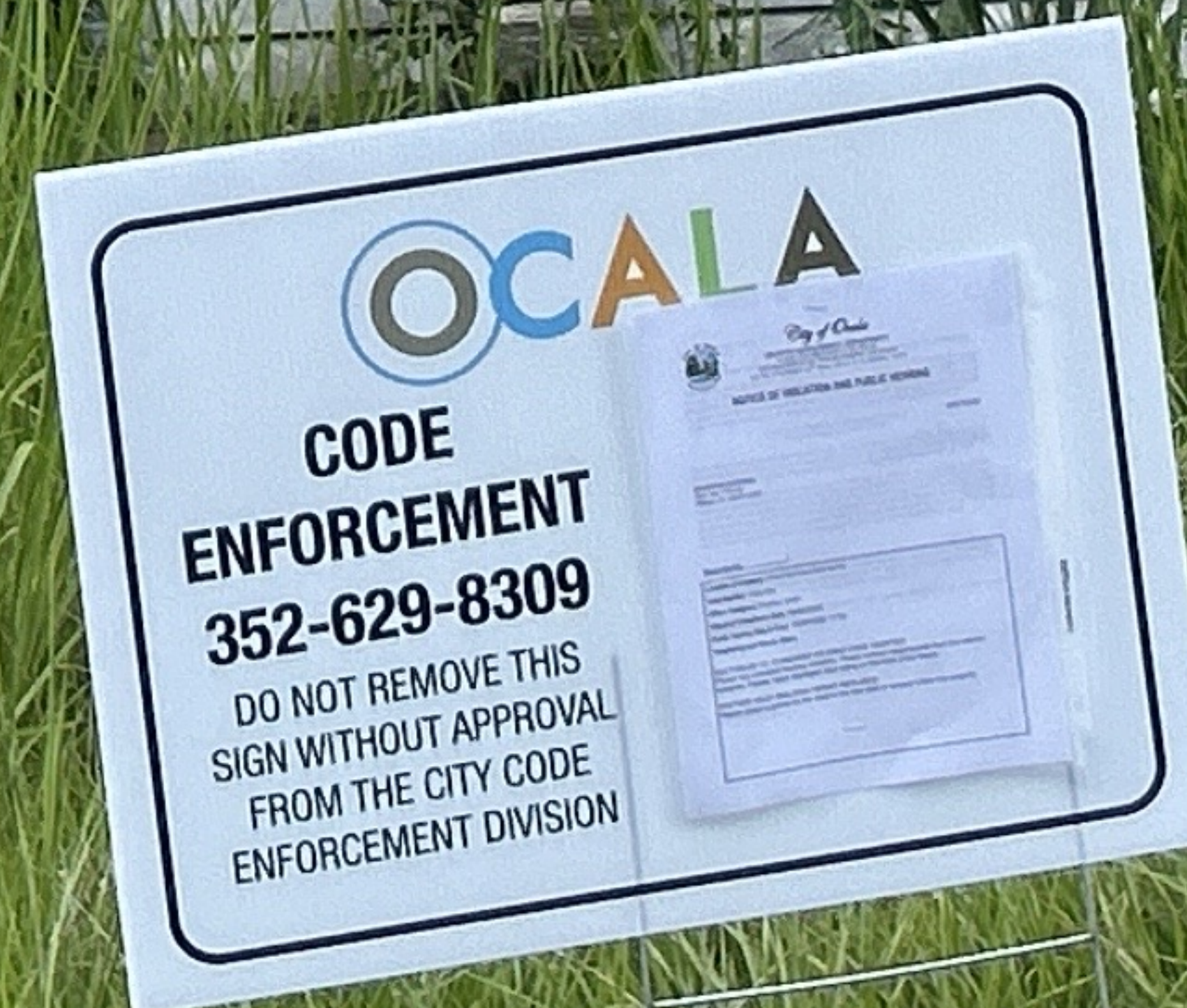

Code Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/07/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

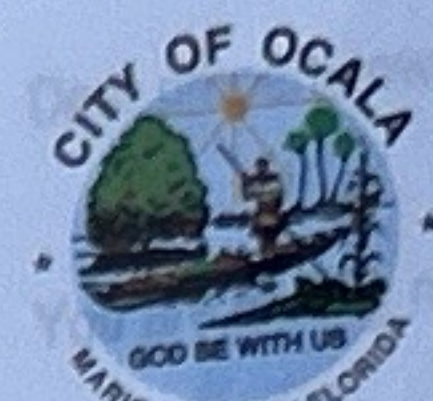




8/7/25, 10:45 AM
City of Ocala
Code Enforcement Division



**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

08/07/2025

ENDERICA RODRIGO
2821 SE 11TH ST
OCALA, FL 34471-2757

Respondent(s) _____

Location of Violation: 516 SW FORT KING ST 2851-090-003

Case Number: CE25-0193

Officer Assigned: Stephani Smith

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please see standard housing checklist. Please remove wood boards from the exterior windows. Please repair damaged vinyl siding on the front of the house.

SECTION 122-51 BUILDING PERMIT REQUIRED
Please obtain a permit for the shed in the rear yard or remove it from the property.

Office DEPOT®

8/7/25, 10:44 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: CE25-0193

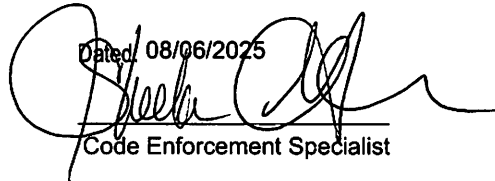
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/06/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

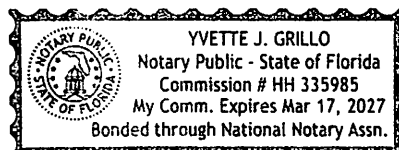
Dated: 08/06/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/06/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





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

NOUPH -0193

ENDERICA RODRIGO
2821 SE 11TH ST
OCALA, FL. 34471-2757



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 009.15⁰
02 7W
0008039548 AUG 07 2025

NIXIE 326 DC 1 0008/28/25

RETURN TO SENDER
NO SUCH STREET
UNABLE TO FORWARD

BC: 34471218701 *1639-00547-08-27

34471-2757
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Search: 516 SW FORT KING ST

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Filter by: Permitting

☒ Limit to 200 records

Record #	Status	Result	Source	Type	Address
B92-1619	APPROVED	516 SW FORT KING ST	Site Address	RES BLDG	516 SW FORT KING ST
H90-0475	APPROVED	516 SW FORT KING ST	Site Address	HARV	516 SW FORT KING ST
H98-0067	APPROVED	516 SW FORT KING ST	Site Address	HARV	516 SW FORT KING ST
HAR08-1069	FINALED	516 SW FORT KING ST	Site Address	RES MECHANICAL	516 SW FORT KING ST OCALA
HAR10-0119	CLOSED NO FINAL INSP	516 SW FORT KING ST	Site Address	RES MECHANICAL	516 SW FORT KING ST OCALA

Close

Total Record Count: 5



8/5/25, 11:17 AM
City of Ocala
Code Enforcement Division



8/5/25, 11:18 AM
City of Ocala
Code Enforcement Division



8/5/25, 11:19 AM
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
04/16/2025 10:34:16



City of Ocala
Code Enforcement Division
03/12/25 01:46PM