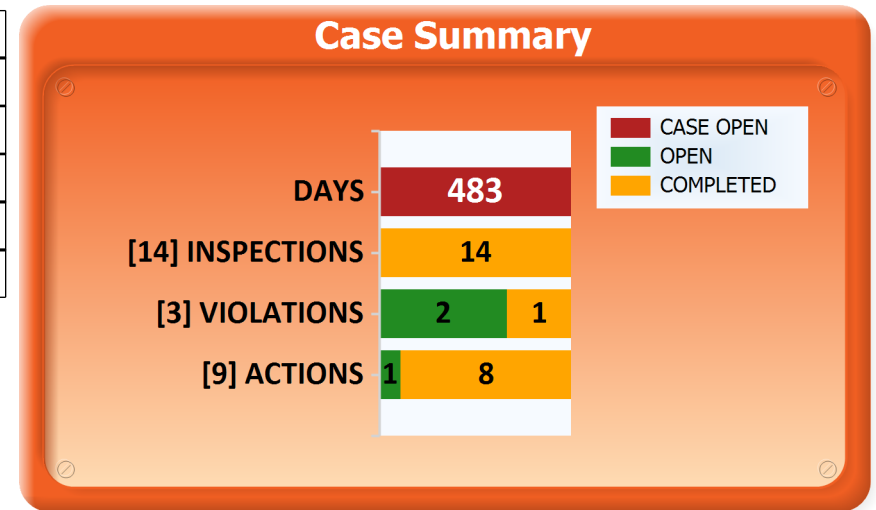




Case Number
2024_11009

Description: STANDARD HOUSING/DERELICT VEHICLE			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 5/14/2024	Closed:	Last Action: 9/10/2025	Fillw Up: 9/8/2025
Site Address: 1329 SW 3RD ST OCALA, FL 326531455			
Site APN: 2845-073-014		Officer: JENNIPHER L BULLER	
Details: CLTO MAILED OUT			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7683 9994 WILLIAMS LAWRENCE 6503 NW 28TH TER GAINESVILLE, FL. 32653-1455
CONTACT	JENNIPHER L BULLER	8/4/2025	8/4/2025	Phone call from property owner, Mr. Williams 352-875-4652. Inquiring about permits.
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	8/4/2025	8/4/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted.

PREPARE NOTICE	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO and Standard Housing checklist Compliance date: 07/31/2025 Respondent: WILLIAMS LAWRENCE 6503 NW 28TH TER GAINESVILLE FL 32653-1455
PREPARE NOTICE	SHANEKA GREENE	8/1/2025	8/1/2025	NOVPH and Standard Housing checklist. Compliance date: 09/02/2025
REGULAR MAIL	SHANEKA GREENE	7/3/2025	7/3/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 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, specifically for front porch, soffit, fascia, and roof replacement, by 4:00pm on Thursday, November 6th, 2025. 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, November 7th, 2025, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; (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, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, subsection (c) shall apply. This section includes removal of any open storage of an

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	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. (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. 2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted stairs and handrail by 4:00pm on Thursday, November 6th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 3.) Pay the cost of prosecution of \$344.21 by November 6th, 2025.
----------------------	--------------------	-----------	----------	--

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WILLIAMS LAWRENCE	6503 NW 28TH TER GAINESVILLE, FL 32653 -1455			

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	WILLIAMS LAWRENCE	6503 NW 28TH TER GAINESVILLE, FL 32653 -1455			

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	14	\$175.00	\$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:			\$344.21	\$0.00						
TOTALS:			\$344.21	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	6/27/2025	6/27/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the roof remained in the same condition. The stairs (4 steps and handle rail) were replaced, no permit on file and a different derelict vehicle in the yard. Photos attached. Information concerning residence forwarded to Building Inspector, Greg McClellan to confirm status of roof and permit requirement for steps. Follow up scheduled.



OCALA Case Details - No Attachments

City of Ocala

Case Number

2024_11009

FOLLOW UP	JLB	7/31/2025	7/31/2025	NON COMPLIANT		I conducted a follow up inspection concerning required permit for any permits needed an//or made. I found no active permits on file for the location. At the location, I observed the derelict vehicle had been removed (34-122). All other violations remained. Photos attached. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
FOLLOW UP	JLB	7/2/2025	7/2/2025	NON COMPLIANT		CLTO prepared.
FOLLOW UP	JLB	9/2/2025	9/3/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the house (structure) remained in the same condition. No permits on file for any repairs. Photo attached. Proceed to hearing as scheduled.
FOLLOW UP	JLB	10/28/2024	10/28/2024	NON COMPLIANT		I conducted a follow up inspection. I observed the roof remained in the same condition. Photo attached. No permit on file for repair/replacement.
FOLLOW-UP	JENNIPHER BULLER	9/20/2024	9/20/2024	COMPLETE		On 09/20/2024, I conducted a follow up inspection concerning the re-roof. No permit on file. I left a voicemail for the property owner, Lawrence 352-875-4652. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	6/27/2024	6/21/2024	COMPLETE		On 06/21/2024, I received a phone call from the property owner, He is working on getting funding together to get a permit to replace the porch and roof.
FOLLOW-UP	JENNIPHER BULLER	8/6/2024	8/7/2024	COMPLETE		On 08/07/2024, I conducted a follow up inspection concerning status of any permits for repairs to the front porch and roof. No permits on file. Sent text message to 352-875-4652. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/21/2024	8/23/2024	COMPLETE		On 08/23/2024, I conducted a follow up inspection. Violations remain concerning roof and front porch. No permits on file for repairs. Property owner to hoping to have a permit next month (September). Photo attached. Follow up scheduled.

FOLLOW-UP	JENNIPHER BULLER	7/19/2024	7/19/2024	COMPLETE		On 07/19/2024, I conducted a follow up inspection. I checked the city database and found no permit on file for repairs concerning the roof or front porch. I called the property owner, Lawrence 352-875-4652. Voicemail was full. SMS message sent. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	10/4/2024	10/7/2024	COMPLETE		On 10/04/2024, I conducted a follow up inspection concerning the re-roof. No permit on file. I left a voicemail for the property owner, Lawrence 352-875-4652. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	6/20/2024	6/20/2024	COMPLETE		On 06/20/2024, I conducted a follow up inspection. I checked the city database and found no permit on file for repairs concerning the roof or front porch. I called the property owner, Lawrence 352-875-4652. Left voicemail. Vehicle removed from the property. Photos attached. Follow up scheduled.
HEARING INSPECTION	JLB	9/8/2025	9/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. No active permits on file. Photo attached. Proceed to hearing to obtain an order.
INITIAL	JENNIPHER BULLER	5/15/2024	5/15/2024	COMPLETE		On 05/14/2024, while in the area I observed a derelict vehicle upon the property. I also notice the roof especially over the front porch to be in a state of disrepair. Photos attached. No contact made. I left my business card on the front door. On 05/15/2024, I received a phone call from the resident, Charranda 352-229-1197 (sister) and then I returned a phone call to Lawrence 352-875-4652 (property owner). I explained the violations to him and told him that a courtesy letter and standard housing checklist would be mailed to him. Follow up scheduled.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	6/27/2025				Work without permit. Stairs with hand rail replaced without a permit. Obtain required permit and completed final inspection.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	6/27/2025	7/31/2025			Derelict burgundy, Pontiac Firebird in yard. Vehicle should be operable and have a current license plate displayed or removed from property.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED		5/15/2024				See Standard Housing checklist. Roof and front porch in disrepair. Obtain required permits to repair and complete final inspection(s).

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

THE CITY OF OCALA

CASE NO: 2024_11009

Petitioner,

VS.

WILLIAMS, LAWRENCE

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, 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	14	\$175.00

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:			

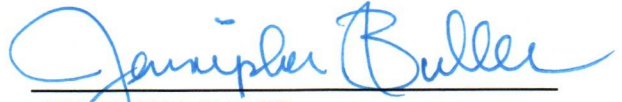
6. Postage Cost(s):

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

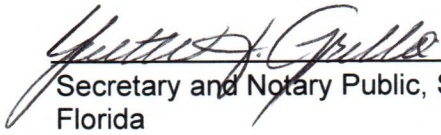
Total Costs: \$344.21

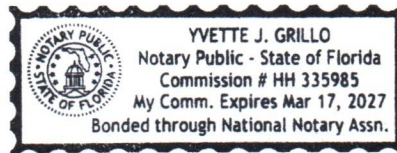
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

**STATE OF FLORIDA
COUNTY OF MARION**


JENNIPHER L BULLER
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by JENNIPHER L BULLER 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

2024 Property Record Card Real Estate

2845-073-014

[GOOGLE Street View](#)

Prime Key: 3403592

[Beta MAP IT+](#)

Current as of 6/21/2024

[Property Information](#)

WILLIAMS LAWRENCE
6503 NW 28TH TER
GAINESVILLE FL 32653-1455

[Taxes / Assessments:](#)

Map ID: 179

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

Acres: .09

Situs: Situs: 1329 SW 3RD ST OCALA

[2023 Certified Value](#)

Land Just Value	\$4,590		
Buildings	\$34,887		
Miscellaneous	\$0		
Total Just Value	\$39,477		
Total Assessed Value	\$23,532	Impact	(\$15,945)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$23,532		
School Taxable	\$39,477		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$4,590	\$34,887	\$0	\$39,477	\$23,532	\$0	\$23,532
2022	\$4,250	\$32,570	\$0	\$36,820	\$21,393	\$0	\$21,393
2021	\$3,060	\$23,021	\$0	\$26,081	\$19,448	\$0	\$19,448

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
6210/1963	05/2015	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$10,000
5405/1863	08/2010	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$11,300
5223/0739	06/2009	57 TRANSFER FROM BANK	4 V-APPRAISERS OPINION	U	I	\$8,500
5149/1246	01/2009	56 TRANSFER TO BANK	0	U	I	\$100
4776/0157	03/2007	08 CORRECTIVE	0	U	I	\$100
4756/1010	03/2007	07 WARRANTY	8 ALLOCATED	U	I	\$96,000
4363/1959	03/2006	08 CORRECTIVE	0	U	V	\$100
4343/0207	02/2006	71 DTH CER	0	U	I	\$100
3941/1288	01/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$68,000

[Property Description](#)

SEC 18 TWP 15 RGE 22
 PLAT BOOK A PAGE 097
 SANTA MARIA PLACE
 BLK 73 LOT 14

Parent Parcel: 2845-073-012

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		40.0	100.0	R2	40.00	FF							
Neighborhood 4527 - RES SO OF 40 WEST OF PINE													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L28U34R27D18R1D16.
 FOP02=D8L28U8R28.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 1
Quality Grade 300 - LOW
Inspected on 9/29/2017 by 181

Year Built 1928
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0128	- SF ALUM SIDING	1.00	1928	N	0 %	0 %	934	934
FOP	0201	- NO EXTERIOR	1.00	1928	N	0 %	0 %	224	224

Section: 1

Roof Style: 10 GABLE	Floor Finish: 06 WOOD SUBFLOOR	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 16 GALVANIZED MTL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 10 FLOOR FURNACE	Heat Fuel 1: 06 GAS	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: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

EST INT

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

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

Prepared by and return to:
Melissa Davis
All American Land Title Insurance Agency, LTD.
2226 E. Silver Springs Blvd Suite B
Ocala, Florida 34470

21
009
7000
100
File Number: AM1504055

General Warranty Deed

Made this May 8, 2015 A.D. By **Ralf Worsdorfer a/k/a Ralf Woersdoerfer and Sandra Worsdorfer a/k/a Sandra Woersdoerfer, husband and wife**, hereinafter called the grantor, to **Lawrence Williams**, whose post office address is: 6503 NE 28 Terr., Gainesville, FL 32653, 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 Ten Dollars, (\$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:

Lot 14, Block 73 of SANTA MARIA PLACE, according to the Plat thereof as recorded in Plat Book A, Page(s) 97, of the Public Records of Marion County, Florida.

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 ID Number: 2845-073-014

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, 2015.

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:

Signature [Signature]
Witness Printed Name G. Robinson

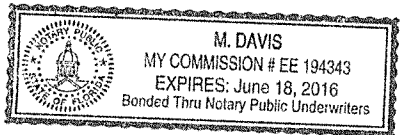
[Signature] (Seal)
Ralf Worsdorfer a/k/a Ralf Woersdoerfer
Address: 477 Water Court, Ocala, Florida 34472

Signature [Signature]
Witness Printed Name M. Davis

[Signature] (Seal)
Sandra Worsdorfer a/k/a Sandra Woersdoerfer
Address: See above

State of Florida
County of Marion

The foregoing instrument was acknowledged before me this 8 day of May, 2015, by Ralf Worsdorfer a/k/a Ralf Woersdoerfer and Sandra Worsdorfer a/k/a Sandra Woersdoerfer, husband and wife, who is/are personally known to me or who has produced drivers license as identification.



[Signature]
Notary Public
Print Name: M. DAVIS
My Commission Expires: Jun 18, 2016

SEAL

DEED Individual Warranty Deed With Non-Homestead-Legal on Face



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

6/21/2024

CASE NO: 2024_11009

WILLIAMS LAWRENCE
6503 NW 28TH TER
GAINESVILLE FL 32653-1455

RE: 2845-073-014 | 1329 SW 3RD ST OCALA

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 see the following page(s) for a detailed list and description of those violations, along with their corresponding photograph(s).

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 **7/19/2024**. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Special Magistrate for a hearing.

You may contact me at **(352) 425-3451**. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

Respectfully,

Jennipher Buller
Code Enforcement Officer

Section 82-151 - Standard Housing Code adopted.

Brief Description: See Standard Housing checklist. Roof and front porch in disrepair. Obtain required permits to repair/replace and complete final inspection.





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

7/3/2025

CASE NO: 2024_11009

WILLIAMS LAWRENCE
6503 NW 28TH TER
GAINESVILLE, FL. 32653-1455

RE: 2845-073-014 | 1329 SW 3RD ST OCALA, FL

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: 7/31/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See Standard Housing checklist. Roof and front porch in disrepair. Obtain required permits to repair and complete final inspection(s).

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict burgundy, Pontiac Firebird in yard. Vehicle should be operable and have a current license plate displayed or removed from property.

SECTION 122-51 BUILDING PERMIT REQUIRED

Work without permit. Stairs with handrail replaced without a permit. Obtain required permit and completed final inspection.

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.

JENNIPHER L BULLER,
Code Enforcement Supervisor
352-425-3451 jbuller@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

08/04/2025

WILLIAMS LAWRENCE
6503 NW 28TH TER
GAINESVILLE, FL. 32653-1455

Respondent(s) _____ /

Location of Violation: 1329 SW 3RD ST|2845-073-014

Case Number: 2024_11009

Officer Assigned: Jennipher Buller

Required Compliance Date: 09/02/2025

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

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See Standard Housing checklist. Roof and front porch in disrepair. Obtain required permits to repair and complete final inspection(s).

SECTION 122-51 BUILDING PERMIT REQUIRED

Work without permit. Stairs with hand rail replaced without a permit. Obtain required permit and completed final inspection.

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:

Jennipher Buller Supervisor
jbuller@ocalafl.gov
352-425-3451



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: 2024_11009

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 08/04/2025 post the Notice of Violation & Public Hearing to the property, located at 1329 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.

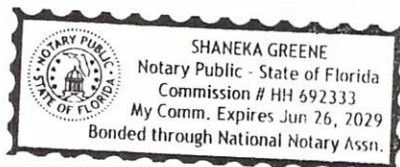
Dated: 08/04/2025

Jennifer Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/04/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
8/4/2025 8:11 AM



MENT
8309
VE THIS
PPROVAL
Y CODE
DIVISION

Office DEPOT®



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

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

08/04/2025

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. Prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

WILLIAMS LAWRENCE
6503 NW 28TH TER
GAINESVILLE, FL. 32653-1455

Violators 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.

Respondent(s) _____ /

Location of Violation: 1329 SW 3RD ST 2845-073-014
Case Number: 2024_11009
Officer Assigned: Jennipher Buller
Required Compliance Date: 09/02/2025
Public Hearing Date & Time: 09/10/2025 17:30
Violation(s) and How to Abate:
SECTION 82-151 STANDARD HOUSING CODE ADOPTED See Standard Housing checklist. Roof and front porch in disrepair. Obtain required permits to repair and complete final inspection(s).
SECTION 122-51 BUILDING PERMIT REQUIRED Work without permit. Stairs with hand rail replaced without a permit. Obtain required permit and completed final inspection.

City of Ocala
Code Enforcement Division
8/4/2025 8:11 AM

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

CASE NO: 2024_11009

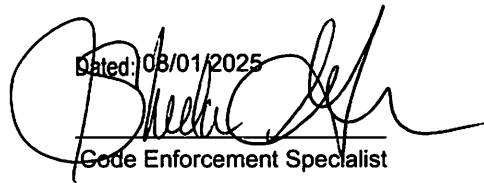
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 08/01/2025 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.

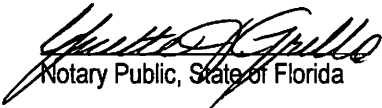
FURTHER, AFFIANT SAYETH NAUGHT.

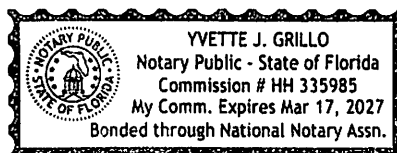
Dated: 08/01/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/01/2025 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
9/8/2025 8:14 AM



City of Ocala
Code Enforcement Division
9/3/2025 8:30 AM



05/14/2024 14:15
City of Ocala
Code Enforcement Division



05/14/2024 14:15
City of Ocala
Code Enforcement Division



05/14/2024 14:16

City of Ocala

Code Enforcement Division



7329

05/14/2024 14:16
City of Ocala
Code Enforcement Division



05/14/2024 14:16
City of Ocala
Code Enforcement Division



05/14/2024 14:16
City of Ocala
Code Enforcement Division

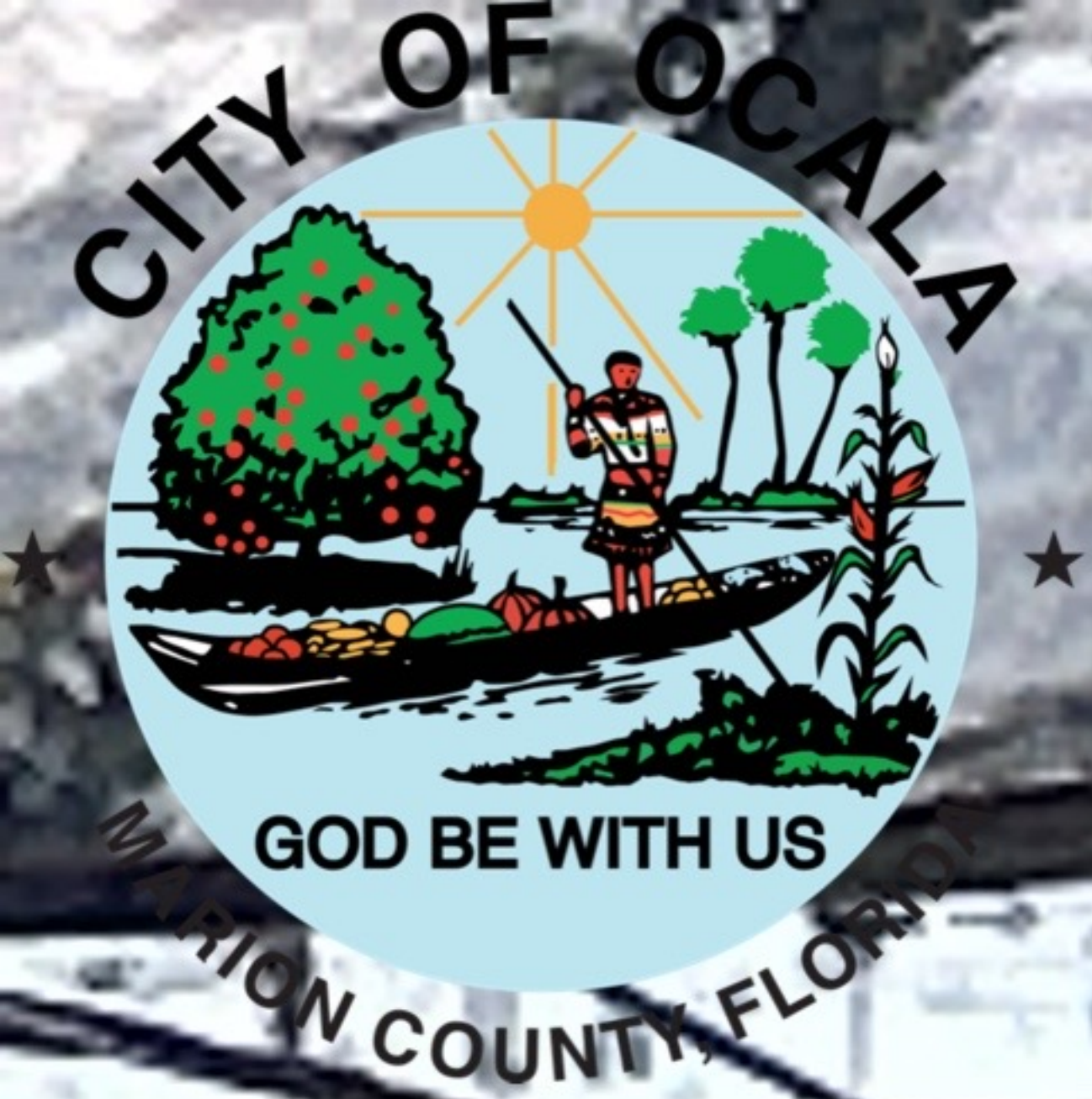


05/14/2024 14:17

City of Ocala
Code Enforcement Division



05/14/2024 14:17
City of Ocala
Code Enforcement Division



05/14/2024 14:17
City of Ocala
Code Enforcement Division