



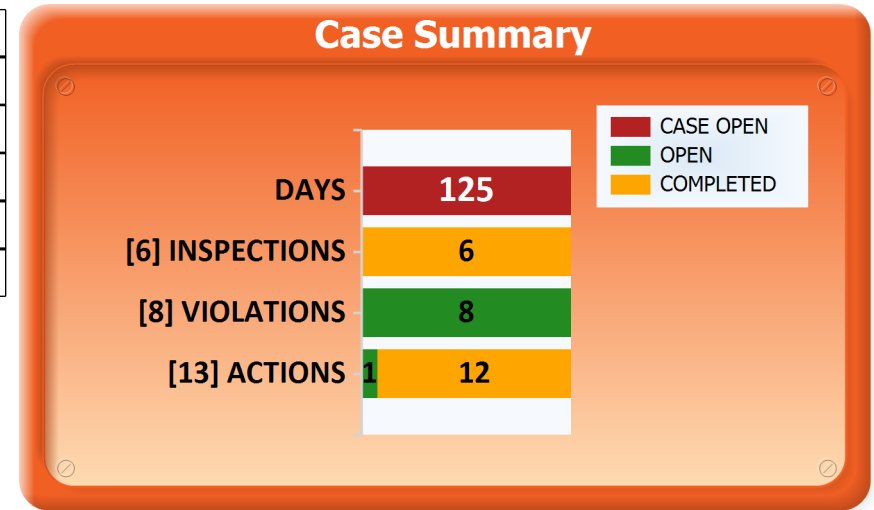
Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

Description: Dilapidated roof/damaged fence			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 4/11/2025	Closed:	Last Action: 8/14/2025	Flw Up: 8/12/2025
Site Address: 1505 NW 10TH ST OCALA, FL 34475			
Site APN: 25596-000-00		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	5/19/2025	5/19/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	7/9/2025	7/9/2025	UPDATED NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/19/2025	5/19/2025	NOVPH MAILED (2) 91 7199 9991 7039 7682 2385 BARRINER LEONARD SR EST C/O LEONARD BARRINER JR PER REP 329 MONLANDIL DR WILMINGTON, NC. 28403-5686 91 7199 9991 7039 7682 2392 BARRIER LEONARD SR 2048 NE 45TH ST OCALA, FL. 34479-2583



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

CERTIFIED MAIL	YVETTE J GRILLO	7/9/2025	7/9/2025	PDATED NOVPH 91 7199 9991 7039 7680 7245 BARRINER LEONARD SR EST C/O LEONARD BARRINER JR PER REP 329 MONLANDIL DR WILMINGTON, NC. 28403-5686 91 7199 9991 7039 7680 7238 BARRIER LEONARD SR 2048 NE 45TH ST OCALA, FL. 34479-2583
CONTACT	JENNIPHER L BULLER	4/14/2025	4/14/2025	Phone call to property owner representative Leonard Barrier, Jr. (984)207-2281. Informed him of "new" case and explained all violations. He is working with new contractor concerning replacement of roof/permit.
CONTACT	JENNIPHER L BULLER	7/11/2025	7/11/2025	Phone call to property owner, Leonard Barrier, Jr. (984) 207-2281. Working to get violations abated, but is having an issue finding an engineer.
HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	5/20/2025	5/20/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property. Photos attached. Affidavit of posting completed.
OFFICER POSTING	JENNIPHER L BULLER	7/10/2025	7/11/2025	UPDATED NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted.

PREPARE NOTICE	SHANEKA GREENE	4/17/2025	4/17/2025	CLTO Respondent 1: BARRINER LEONARD SR EST C/O LEONARD BARRINER JR PER REP 329 MONLANDIL DR WILMINGTON NC 28403-5686 Respondent 2: BARRIER, LEONARD SR 2048 NE 45TH ST OCALA, FL 34479-2583
PREPARE NOTICE	SHANEKA GREENE	5/19/2025	5/19/2025	NOVPH FOR July Code Board Respondents: BARRINER LEONARD SR EST C/O LEONARD BARRINER JR PER REP 329 MONLANDIL DR WILMINGTON NC 28403-5686 BARRIER, LEONARD SR 2048 NE 45TH ST OCALA, FL 34479-2583
REGULAR MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	CLTO MAILED (2)
				Find the Respondent(s) guilty of violating city code section(s): 34-32, 34-95, 34-122, 34-146, 82-3, 82-181, 82-182, and 122-722 and order to: 1,) Remove all tree debris and growth on roof and/or in gutters allowing water collections and to prevent harborage or breeding of insects or rodents as required in section 34-32, by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into

			compliance, to include removing all tree debris and growth from the roof and gutters. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. 2.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 3,) (a) Remove all abandoned, untagged, and/or inoperable vehicles/trailers by 04:00pm on Thursday, October 2nd, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, October 2nd, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles/trailers in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.
--	--	--	---



Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/8/2025	8/8/2025	4.) Comply with all sections of the vacant commercial structure code requirements listed in code section 34-146 by 4:00pm on Thursday, October 2nd, 2025. This includes: (a) Have all doors and windows and other openings weather-tight and secured against entry by the general public as well as animals. A vacant commercial structure shall be secured using conventional methods used in the original construction. If securing the structure through conventional methods is not feasible or the owner desires to board up the vacant structure, the owner or interested party must obtain a separate boarding-up permit from the building official. (b) Have roof and roof flashings that are sound and tight such that no rain will penetrate the structure and allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure. (c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. (d) Have supporting members that are capable of bearing both live and dead loads and foundation walls that are capable of supporting an appropriate load. (e) Be free of loose or rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). (f) Have balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions that are in good repair and appropriately anchored. Exposed metal and wood surfaces of such overhanging extensions shall be protected from the elements with appropriate weather coating materials (paint or similar treatment). (g) Have any accessory or appurtenant structures, including but not limited to, garages, sheds or other storage facilities meet the standards set forth in this subsection. (h) Have a plan for weatherization of the vacant property if necessary. (i) Have retaining walls, drainage systems, or other structures maintained in good repair and structurally sound. Existing fences shall be maintained in good repair with gates locked at
----------------------	--------------------	----------	----------	---



Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

				all times. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include securing the structure, making necessary repairs, or demolition and removal of the structure. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated. 5,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, July 3rd, 2025, or remove the fence by 4:00 pm on Thursday, October 2nd, 2025. If the Respondent fails to comply by 7:00 am on Friday, October 3rd, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing. 6,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday. October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued are not inspected and finaled by the 91st day after the permits issuance, subsection (b) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 2nd, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the
--	--	--	--	--

Case Details - No Attachments

City of Ocala

Case Number
CE25-0309

				initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not completed all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated. 7,) Remove all items and trailers stored (outdoors) upon property and discontinue storing items outdoors in relation to limitations on uses on the B-4 zoning district, by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation (s) into compliance to include removal of all items stored outdoors upon the property. 8,) Pay the cost of prosecution of \$313.93 by October 2nd, 2025.
--	--	--	--	---

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BARRINER LEONARD SR EST	329 MONLANDIL DR WILMINGTON, NC 28403-5686			
RESPONDENT 1	BARRINER LEONARD SR EST	C/O LEONARD BARRINER JR PER REP WILMINGTON, NC 28403-5686	(984)207-2281		Cressbowthegreat@yahoo.com

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	BARRINER, LEONARD SR	2048 NE 45TH ST OCALA, FL 34479-2583			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$43.08	\$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	6	\$75.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.10	\$0.00						
Total Paid for CASE FEES:			\$313.93	\$0.00						
TOTALS:			\$313.93	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT		Reschedule hearing Post new notice. Notice posted on 07/11/2025. I observed all violations remained. Photos attached. No current permits on file for required repairs. Proceed to hearing to obtain an order to bring the property into compliance.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

FOLLOW UP	JLB	6/16/2025	6/16/2025	NON COMPLIANT		I conducted a follow up inspection after the compliance date on the Notice of Violation and Public Hearing had passed. I found no permits on file for repairs or demolition. At the location, I observed all violations remained. Photos attached. Hearing inspection scheduled.
FOLLOW UP	JLB	4/16/2025	4/16/2025	NON COMPLIANT		Confirmed violations with Building inspection/Project Manager, Greg McClellan. No site plan on file due to age of site. Prepared notice request. Follow up scheduled.
FOLLOW UP	JLB	5/15/2025	5/15/2025	NON COMPLIANT		I conducted a follow up inspection after a courtesy letter had been mailed to the property owner with a compliance date of 05/15/2025. I observed all of the violations remained. No permits on file for any required repairs. Photos attached. Request for a Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
HEARING INSPECTION	JLB	7/8/2025	7/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the hearing scheduled for 07/10/2025. I found no permits for the required repairs. I observed the -roperty remained non-compliant. Photos attached. Proceed to hearing as scheduled. Code Board Hearing for 07/10/2025 was canceled due to lack of a quorum.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

INITIAL	JLB	4/14/2025	4/14/2025	NON COMPLIANT	Also see original code case 2020_5514. While in the area I observed a tarp remained upon the roof of unit B. I checked the city database and found no active permit for roof replacement/repair. I also, observed the eaves/soffit of the building with peeling paint, decayed wood, and in general disrepair, broken windows, and wood around windows were decayed. Plumbing for possible gray water not properly fastened for drainage. Water permitted to flow near walkway and stairs. Exterior staircase and wall pulling away from building itself, Additional step added at doorway upstairs that could impair egress. Exterior lighting with exposed wires over doorways up/downstairs. The fence to the rear of the building was damaged and laying down in one section. Wooden fencing dilapidated on corner near intersection of MLK. Tree debris and trash upon the property. The accessory building was damaged or decayed on the west end of the roof. Two food service or utility type trailers with no license plates and/or flat tires stored in the rear parking area. Photos attached. Request to have Building Inspector/Project Manager, Greg McClellan to inspect exterior of location to confirm extent of building code violations. Follow up scheduled.
---------	-----	-----------	-----------	---------------	---

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 122-722. - LIMITATIONS ON USES	JENNIPHER L BULLER	4/14/2025				B-4 GENERAL BUSINESS DISTRICT. Utility and/or food trailers stored upon property. Outdoor storage area must be contained and screened from public view. All screening materials (wall, fence, berm or landscaping) shall be approved as part of the site plan review process.



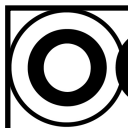
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	4/11/2025				Derelict vehicles/trailers upon property. Remove all derelict vehicles from property. Vehicles must be moveable,/operational with current license plates displayed to remain.
SECTION 34-146 VACANT COMMERCIAL STRUCTURES	JENNIPHER L BULLER	4/11/2025				Specially unit B. Vacant commercial structure shall be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. Make necessary repairs to exterior (obtain permit were required) and clean property.
SECTION 34-32 WATER COLLECTIONS	JENNIPHER L BULLER	4/11/2025				Defective gutters, full of ferns and tree debris. Remove all debris from gutters.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	4/11/2025				Trash, overgrowth, and tree debris upon property. Cut and clean property.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JENNIPHER L BULLER	4/11/2025				The building, structure or portion thereof is in such a condition as to constitute a public nuisance. The building, structure or portion thereof is unsafe or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance and dilapidation. Obtain required permits for repairs.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0309

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	4/11/2025				The roof is in a state of decay, deterioration, or dilapidation on both the primary structure and any accessory structures. The building, or portions thereof, are in such condition that they constitute a public nuisance. Wood around the windows is decayed. Plumbing associated with potential gray water (barber shop) is not properly secured for drainage, allowing water to discharge onto the ground near walkways and stairs. The exterior staircase and adjacent wall are pulling away from the main structure. An additional step has been installed at the upstairs doorway, potentially obstructing safe egress. Exterior lighting fixtures have exposed wiring above both the upstairs and downstairs doorways. Obtain the necessary permits, complete necessary repairs and final inspections to ensure compliance with the Current Building Code, particularly regarding the roof and other identified issues. Repair/replace fencing. Cut and clean property.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	4/11/2025				Dilapidated fencing upon property. Repair/replaced fencing.

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

THE CITY OF OCALA

CASE NO: CE25-0309

Petitioner,

VS.

BARRINER, LEONARD SR EST

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	6	\$75.00

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:			

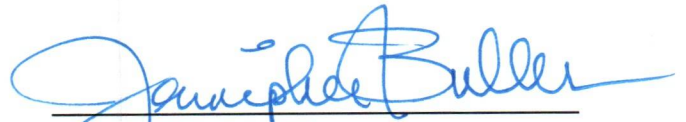
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.10	2	\$43.08	6	\$43.08

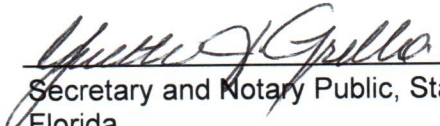
Total Costs: \$313.93

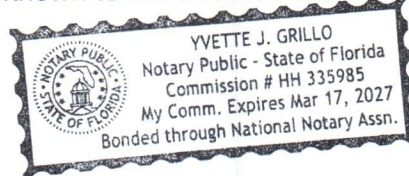
FURTHER. AFFIANT SAYETH NOT. Dated This:
8/6/2025

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: 6 Aug 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

2025 Property Record Card Real Estate

25596-000-00

[GOOGLE Street View](#)

Prime Key: 618853

[MAP IT+](#)

Current as of 4/14/2025

[Property Information](#)

BARRINER LEONARD SR EST
C/O LEONARD BARRINER JR PER REP
329 MONLANDIL DR
WILMINGTON NC 28403-5686

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 11

[Acres:](#) .72

[Less Situs](#)

Situs: 1505 NW 10TH ST ALL UNITS OCALA
Situs: 1505 NW 10TH ST UNIT A OCALA
Situs: 1505 NW 10TH ST UNIT B OCALA
Situs: 1505 NW 10TH ST UNIT C OCALA

[2024 Certified Value](#)

Land Just Value	\$109,770
Buildings	\$56,331
Miscellaneous	\$567
Total Just Value	\$166,668
Total Assessed Value	\$166,668
Exemptions	\$0
Total Taxable	\$166,668

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$109,770	\$56,331	\$567	\$166,668	\$166,668	\$0	\$166,668
2023	\$109,770	\$60,214	\$581	\$170,565	\$170,565	\$0	\$170,565
2022	\$109,770	\$52,363	\$601	\$162,734	\$161,251	\$0	\$161,251

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8345/0210	06/2024	21 ADMNSTR	0	U	I	\$100
8355/1329	10/2022	71 DTH CER	0	U	I	\$100
4375/0473	03/2006	61 FJDGMNT	0	U	I	\$100
4118/0944	07/2005	61 FJDGMNT	0	U	I	\$100
4075/0984	06/2005	43 R-O-W	0	U	I	\$100
4056/1852	05/2005	43 R-O-W	0	U	I	\$100
3232/0159	09/2002	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$100,000
0840/0683	06/1977	43 R-O-W	0	U	I	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK D PAGE 082
WESTWOOD PARK
BLK 3 LOTS 6.7 EXC RWY OR-840-683
EXC COM NW COR OF LOT 6 TH N 89-39-40 E 5 FT TO POB TH
N 89-39-40 E 19.19 FT TH S 01-17-36 W 142.57 FT TH
S 53-04-52 E 35.77 FT TH S 89-47-40 W 34.56 FT TH
N 45-06-10 W 14.12 FT TH N 00-00-00 E 154.06 FT TO POB

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1000	.0	.0	B4	31,363.00	SF						
Neighborhood 9968 - COMM HWY 27 -NW 16 AVE/HWY 441												
Mkt: 2 70												

[Traverse](#)

Building 1 of 1

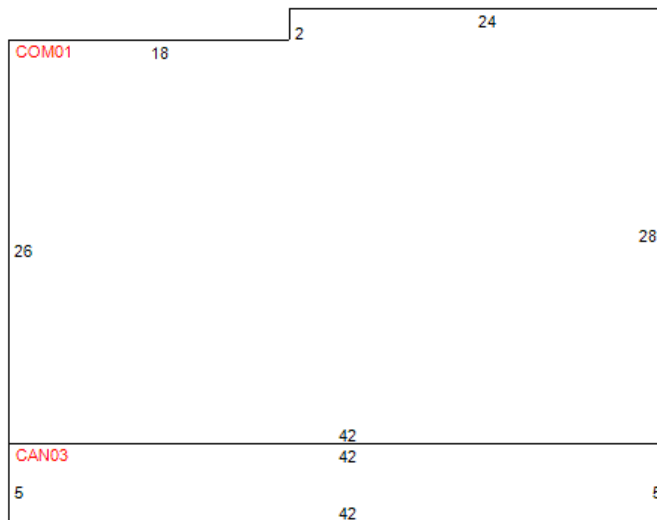
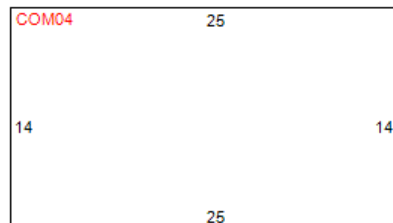
COM01=L42U26R18U2R24D28.

COM02=672.

CAN03=L42D5R42U5.U35

COM04=L25U14R25D14.

672

Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 8 - 35-39 YRS
 Condition 3
 Quality Grade 300 - LOW
 Inspected on 6/29/2021 by 117

Year Built 1928
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 322

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	8.0	1.00	1928	0	1,140	M11 ONE STORY STORE	63 %	N
						M11 ONE STORY STORE	37 %	N
2	8.0	1.00	1957	0	672	M01 RESIDENTIAL	100 %	N
3	8.0	1.00	1957	0	210	CAN CANOPY-ATTACHD	100 %	N
4	8.0	1.00	1957	0	350	M49 STORAGE	100 %	N

Section: 1

Elevator Shafts: 0 Apts: 1 Kitchens: 1 4 Fixture Baths: 0 2 Fixture Baths: 2
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 1 Extra Fixtures: 2

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
ADU UTILITY-ALUM	80.00	SF	40	1999	1	8.0	10.0
105 FENCE CHAIN LK	160.00	LF	20	2000	4	0.0	0.0

Appraiser Notes

ASPHALT IN POOR CONDITION NOT ASSESSED
 1505 SUITE A = WPC BEAUTY SALON
 1 - 2FX
 1 - EX (3 SINKS LISTED UNDER TANG.ACCT. EQUIP.)
 1505 SUITE B = WORLD OF PRODUCTS

1 - 2FX
LIVING AREA ABOVE STORE 672 SQ.FT.
1 - 3FX
1 - EX
1 KITCHEN
1505 SUITE D= PRINT EM UP T-SHIRTS

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

Permit Number	Date Issued	Date Completed	Description
BLD24-1764	7/19/2024	-	BARRINER REROOF
OC00389	3/1/1999	-	CMRA
OC00744	5/1/1993	-	CMRA
OC15104	11/1/1982	-	ADD PAVING

This Instrument Was Prepared By:

MICHAEL J. COOPER
Florida Bar No. 217956
321 NW Third Avenue
Ocala, FL 34475
(352) 732 - 4500

For Clerk's Use:

11/09/02 10:10 AM 11/09/02 10:10 AM 11/09/02 10:10 AM 11/09/02 10:10 AM 11/09/02 10:10 AM

DAVID R ELLSPERMANN
CLERK OF MARION COUNTY
BK 03232 PG 0159
FILE NUM 2002099410

RECORDED 09/05/2002 04:13:04 PM
DEED DOC TAX 700.00
RECORDING FEES 10.50
RECORDED BY S Gadson

WARRANTY DEED
(Statutory Form)
(Section 689.02 F.S.)

THIS INDENTURE, Made this 3rd day of September, 2002, Between THOMAS LEO DAVIS, a/k/a T.L. DAVIS, and FLORA B. DAVIS, husband and wife, whose post office address is 1339 NW 50th Avenue, Ocala, FL 34475, grantor*, and LEONARD BARRINER, SR., a single man, whose social security number is _____, and whose post office address is 2048 NE 45th Street, Ocala, FL _____, grantee*.

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:

LOTS 6 AND 7, BLOCK 3, WESTWOOD PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "D", PAGE 082, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF OCALA BY RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 840, PAGE 683, PUBLIC RECORDS OF MARION COUNTY, FLORIDA

MARION County Property Appraiser's Parcel Number: 25596-000-00

SUBJECT TO applicable County of Marion Ad Valorem Taxes for 2002, which are not yet due and payable, and all taxes and assessments subsequent thereto.

SUBJECT TO easements, restrictions, reservations, regulations, rights-of-way and setback lines as shown on plat recorded in Plat Book "D", Page 082, public records of Marion County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence as witnesses:



Signature - Witness No. 1

Print Name: Michael J. Cooper

T. L. Davis

THOMAS LEO DAVIS, a/k/a T.L. DAVIS

Robin R. White

Signature - Witness No. 2

Print Name: ROBIN R. WHITE

Flora B. Davis

FLORA B. DAVIS

STATE OF FLORIDA
COUNTY OF MARION

The foregoing was sworn to and acknowledged before me this 3rd day of September, 2002, by **THOMAS LEO DAVIS, a/k/a T.L. DAVIS, and FLORA B. DAVIS, husband and wife**, who:

- A) ☒ is/are personally known to me OR
☐ who has/have produced a driver's license OR
☐ other identification:
B) ☒ did OR
☐ did not take an oath.


Notary Public

Print Name: Michael J. Cooper

AFFIX SEAL/EXPIRATION DATE:

Page 2 of 2 Pages

R:\CLIENTS\DAVIS.BAR





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

4/17/2025

CASE NO: CE25-0309

BARRINER LEONARD SR EST
C/O LEONARD BARRINER JR PER REP
329 MONLANDIL DR
WILMINGTON, NC. 28403-5686

BARRINER LEONARD SR
2048 NE 45 ST
OCALA, FL. 34479-2583

RE: 25596-000-00 | 1505 NW 10TH 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: 05/15/2025

Violations:

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

The roof is in a state of decay, deterioration, or dilapidation on both the primary structure and any accessory structures.

The building, or portions thereof, are in such condition that they constitute a public nuisance.

Wood around the windows is decayed.

Plumbing associated with potential gray water (barber shop) is not properly secured for drainage, allowing water to discharge onto the ground near walkways and stairs.

The exterior staircase and adjacent wall are pulling away from the main structure.

An additional step has been installed at the upstairs doorway, potentially obstructing safe egress.

Exterior lighting fixtures have exposed wiring above both the upstairs and downstairs doorways.

Obtain the necessary permits, complete necessary repairs and final inspections to ensure compliance with the Current Building Code, particularly regarding the roof and other identified issues. Repair/replace fencing. Cut and clean property.

Violations:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

The building, structure or portion thereof is in such a condition as to constitute a public nuisance. The building, structure or portion thereof is unsafe or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance and dilapidation. Obtain required permits for repairs.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicles/trailers upon property. Remove all derelict vehicles from property. Vehicles must be moveable, /operational with current license plates displayed to remain.

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Specially unit B. Vacant commercial structure shall be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. Make necessary repairs to exterior (obtain permit were required) and clean property.

SECTION 34-32 WATER COLLECTIONS

Defective gutters, full of ferns and tree debris. Remove all debris from gutters.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Trash, overgrowth, and tree debris upon property. Cut and clean property.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Dilapidated fencing upon property. Repair/replaced fencing.

Section 122-722. - LIMITATIONS ON USES

B-4 GENERAL BUSINESS DISTRICT. Utility and/or food trailers stored upon property. Outdoor storage area must be contained and screened from public view. All screening materials (wall, fence, berm or landscaping) shall be approved as part of the site plan review process.

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 Officer
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

05/19/2025

BARRINER LEONARD SR EST
C/O LEONARD BARRINER JR PER REP
329 MONLANDIL DR
WILMINGTON, NC. 28403-5686

BARRIER LEONARD SR
2048 NE 45TH ST
OCALA, FL. 34479-2583

Respondent(s) _____ /

Location of Violation: 1505 NW 10TH ST|25596-000-00

Case Number: CE25-0309

Officer Assigned: Jennipher Buller

Required Compliance Date: 06/16/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

The building, structure or portion thereof is in such a condition as to constitute a public nuisance. The building, structure or portion thereof is unsafe or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance and dilapidation. Obtain required permits for repairs.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Derelict vehicles/trailers upon property. Remove all derelict vehicles from property. Vehicles must be moveable/operational with current license plates displayed to remain.

SECTION 34-146 VACANT COMMERCIAL STRUCTURES

Specially unit B. Vacant commercial structure shall be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. Make necessary repairs to exterior (obtain permit were required) and clean property.

SECTION 34-32 WATER COLLECTIONS

Defective gutters, full of ferns and tree debris. Remove all debris from gutters.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Trash, overgrowth, and tree debris upon property. Cut and clean property.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Dilapidated fencing upon property. Repair/replaced fencing.

Section 82-182 - Dangerous buildings declared nuisance; abatement required, time limits.

Obtain the necessary permits, complete necessary repairs and final inspections to ensure compliance with the Current Building Code, particularly regarding the roof and other identified issues. Repair/replace fencing. Cut and clean property.

Section 122-722 - LIMITATIONS ON USES

B-4 GENERAL BUSINESS DISTRICT. Utility and/or food trailers stored upon property. Outdoor storage area must be contained and screened from public view. All screening materials (wall, fence, berm or landscaping) shall be approved as part of the site plan review process.

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

CITY OF OCALA

Petitioner,

vs.

CASE NO: CE25-0309

**BARRINER LEONARD SR EST
C/O LEONARD BARRINER JR PER REP
329 MONLANDIL DR
WILMINGTON, NC 284403-5686**

**BARRIER LEONARD SR
2048 NE 45TH ST
OCALA, FL 34479-2583**

Respondents /

AFFIDAVIT OF POSTING

Section 2-446 (b) 2(b)

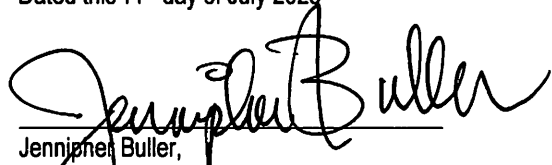
**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who after being duly sworn, deposes and says as follows:

1. I did on 11th July 2025, post the **Notice of Violation and Public Hearing** in the above styled cause of this action, located at **1505 NW 10TH ST | 25596-000-00**, Ocala, Florida, upon which the violations are alleged to exist.
2. This Affidavit is provided pursuant to Section 2-446(b) 2 (b), Code of Ordinances of the City of Ocala.

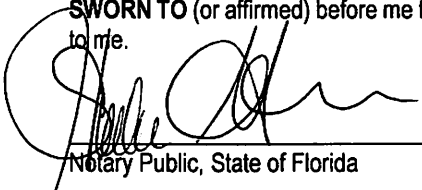
FURTHER, AFFIANT SAYETH NAUGHT.

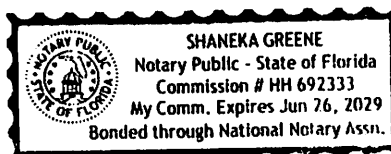
Dated this 11th day of July 2025


Jennipher Buller,
Code Enforcement Supervisor
City of Ocala

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me this 11th day of July 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.


Notary Public, State of Florida



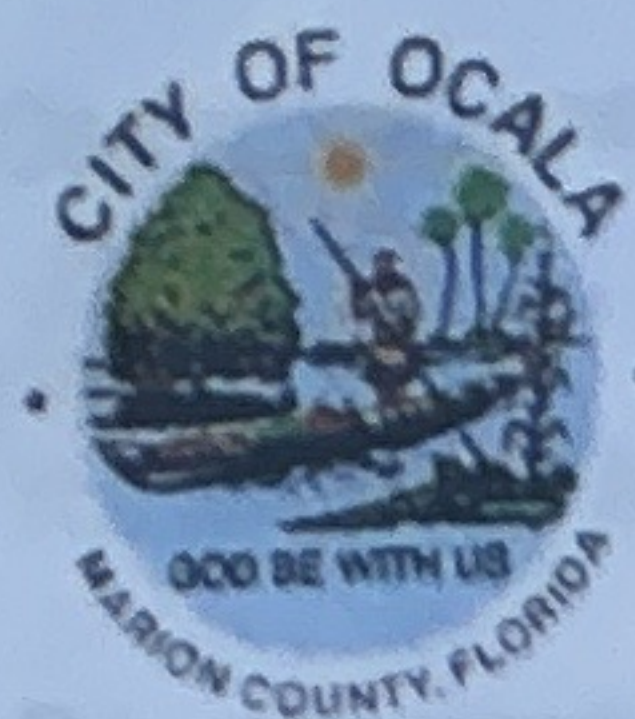


OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY SOCIAL
ENFORCEMENT DIVISION

City of Ocala
Code Enforcement Division
7/11/2025 10:22 AM



CODE
ENFORCEMENT
329-8309
DO NOT REMOVE THIS
WITHOUT APPROVAL
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

05/19/2025

BARRINER LEONARD SR EST
C/O LEONARD BARRINER JR PER REP
329 MONLANDIL DR
WILMINGTON, NC. 28403-5686

BARRIER LEONARD SR
2048 NE 45TH ST
OCALA, FL. 34479-2583

Respondent(s) _____ /

Location of Violation: 1505 NW 10TH ST|25596-000-00

Case Number: CE25-0309

Officer Assigned: Jennipher Buller

Required Compliance Date: 06/16/2025

Public Hearing Date & Time: 08/14/2025 17:30

Violation(s) and How to Abate:

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
The building, structure or portion thereof is in such a condition as to constitute a public nuisance. The building, structure or portion thereof is unsafe or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance and dilapidation. Obtain required permits for repairs.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
Derelict vehicles/trailers upon property. Remove all derelict vehicles from property. Vehicles must be moveable/operational with current license plates displayed to remain.

SECTION 34-146 VACANT COMMERCIAL STRUCTURES
Specialty and B. Vacant commercial structure shall be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris. Make necessary repairs to exterior (obtain permit where required) and clean property.

SECTION 34-32 WATER COLLECTIONS
Defective gutters, full of ferns and tree debris. Remove all debris from gutters.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Trash, overgrowth, and tree debris upon property. Cut and clean property.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS
Dilapidated fencing upon property. Repair/replace fencing.

Section 82-182 - Dangerous buildings declared nuisance, abatement required, time limits.
Obtain the necessary permits, complete necessary repairs and final inspections to ensure compliance with the Current Building Code, particularly regarding the roof and other identified issues. Repair/replace fencing. Cut and clean property.

Section 122-722 - LIMITATIONS ON USES
Section 122-722 - BUSINESS DISTRICT: Utility and/or food trailers stored upon property. Outdoor storage area must be contained and screened from public view. All screening materials (wall, fence, berm or landscaping) shall be approved as part of the site plan review process.

City of Ocala
Code Enforcement Division
7/11/2025 10:21 AM

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

CASE NO: CE25-0309

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/09/2025 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.

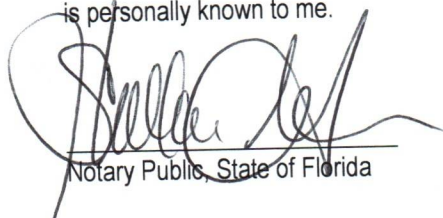
FURTHER, AFFIANT SAYETH NAUGHT.

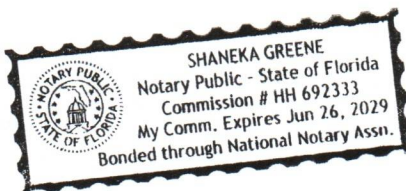
Dated: 07/09/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/09/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





Date Produced: 07/21/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 7199 9991 7039 7680 7245. Our records indicate that this item was delivered on 07/15/2025 at 03:15 p.m. in WILMINGTON, NC 28403. The scanned image of the recipient information is provided below.

Signature of Recipient :

A handwritten signature in black ink, appearing to read "LBO", with a horizontal line drawn underneath it.

Address of Recipient :

**329 MONLANDIL DR,
WILMINGTON, NC 28403**

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 8039548 37330412NOVPH 0309



City of Ocala
Code Enforcement Division
8/12/2025 8:35 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:35 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:33 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:34 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:34 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:34 AM



City of Ocala
Code Enforcement Division
8/12/2025 8:35 AM



City of Ocala
Code Enforcement Division
4/11/2025 3:41 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:41 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:41 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:42 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:42 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:42 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:42 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:43 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:43 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:43 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:43 PM

1505



City of Ocala
Code Enforcement Division
4/11/2025 3:44 PM



1505
SUITE B

1505

GOLD
ELECTROPLATING
CARS, TRUCKS, MOTORCYCLES, AND MORE
AVAILABLE HERE

City of Ocala
Code Enforcement Division
4/11/2025 3:44 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:45 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:45 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:45 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:47 PM



City of Ocala
Code Enforcement Division
4/11/2025 3:47 PM