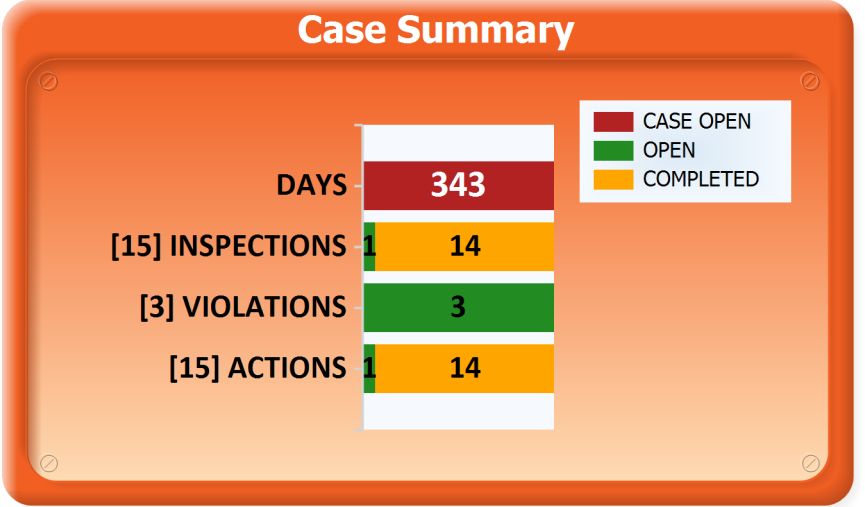


Description: REFRIGERATED TRAILER/STANDARD HOUSING			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 7/15/2024	Closed:	Last Action: 6/25/2025	Flw Up: 6/24/2025
Site Address: 2365 NE 18TH AVE OCALA, FL 285849706			
Site APN: 2458-002-001		Officer: JENNIPHER L BULLER	
Details: CLTO MAILED OUT			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	6/2/2025	6/2/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	6/2/2025	6/2/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7931 3545 COMPTON DAVID WAYNE 149 HUNTING BAY DR CAPE CARTERET, NC. 28584-9706
CONTACT	JENNIPHER L BULLER	10/23/2024	10/23/2024	Text message to property owner, David Compton 703-928-8605. See attachments for screenshot.
CONTACT	JENNIPHER L BULLER	11/20/2024	11/20/2024	Text message to property owner, David Compton 703-928-8605. See attachments for screenshot.
CONTACT	JENNIPHER L BULLER	12/19/2024	12/19/2024	Text message to property owner, David Compton 703-928-8605. See attachments for screenshot.
CONTACT	JENNIPHER L BULLER	1/16/2025	1/16/2025	Phone call from property owner, David Compton 703-928-8605.

CONTACT	JENNIPHER L BULLER	3/28/2025	3/28/2025	Phone call to property owner, David Compton 703-928-8605. Needs additional time. See inspection notes for additional.
CONTACT	JENNIPHER L BULLER	4/25/2025	4/25/2025	Phone call to property owner, David Compton 703-928-8605. Still working on getting trailers and PT Cruiser removed.
CONTACT	JENNIPHER L BULLER	5/23/2025	5/23/2025	Phone call to property owner, David Compton 703-928-8605. Left voicemail.
CONTACT	JENNIPHER L BULLER	6/18/2025	6/18/2025	Phone call to property owner, David Compton 703-928-8605. Left voicemail.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	6/25/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	6/3/2025	6/3/2025	NOVPH READY FOR POSTING NOVPH posted.
PHONE CALL(S)	JB	9/4/2024	9/4/2024	ON 09/04/2024, I RECEIVED A PHONE CALL FROM THE PROPERTY OWNER'S SON DAVID COMPTON 703-928-8605 (LIVES IN NORTH CAROLINA). PROPERTY OWN IS DECEASED. PROPERTY IS GOING THROUGH PROBATE AND SHOULD HAVE FULL OWNERSHIP OF THE PROPERTY. HOME HAS BEEN BROKEN INTO SEVERAL TIMES, THAT'S WHY WINDOWS AND DOOR ARE BOARDED UP. WILL NEED ADDITIONAL TIME TO GET EVERYTHING INTO COMPLIANCE. REMOVED FROM 10/10/2024 CODE BOARD AGENDA.
PREPARE NOTICE	SHANEKA GREENE	6/2/2025	6/2/2025	NOVPH and Standard Housing checklist. Next available hearing date. Respondent: COMPTON DAVID WAYNE 149 HUNTING BAY DR CAPE CARTERET NC 28584-9706
				Find the Respondent(s) guilty of violating city code section(s): 34-122, 82-151, and 122-1193 and order to:

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	6/23/2025	6/23/2025	1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, July 24th, 2025, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, July 24th, 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, July 25th, 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 in violation of city code section 34-122. 2.) (a) Apply for and obtain any required permits needed to conduct necessary repairs to meet the 1994 Edition of the International Standard Housing Code, specifically regarding inoperable windows and doors, by 4:00pm on Thursday, July 24h, 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, July 25th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or (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, July 24th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 25th, 2025, subsection (c) shall apply. (c) Failure to comply with any subsection of this item in the times allowed for compliance there shall be a ?ne of \$100.00 per day thereafter that shall run in addition to any other ?nes
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Case Details - No Attachments

City of Ocala

Case Number
2024_11273

				until the violations have been abated. 3.) Remove the semi-trailer and portable storage container from the property by 4:00pm on Thursday, July 24th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 25th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 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 articles in violation of section 122-1193. 4.) Pay the cost of prosecution of \$374.61 by July 24th, 2025.
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	COMPTON DAVID WAYNE	149 HUNTING BAY DR CAPE CARTERET, NC 28584-9706	(703)928-8605		
RESPONDENT 1	COMPTON DAVID WAYNE	149 HUNTING BAY DR CAPE CARTERET, NC 28584-9706	(703)928-8305		

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	\$14.36	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	15	\$187.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$374.61	\$0.00						
TOTALS:			\$374.61	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
2024_11273

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	5/12/2025	5/12/2025	NON COMPLIANT		Updated photos attached. Property remains non-compliant.
FOLLOW UP	JLB	5/30/2025	5/30/2025	NON COMPLIANT		I conducted a follow up inspection. I observed all violations remained. Photos attached. No additional contact with property owner since my last attempted phone call/voicemail on 05/23/2025. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
FOLLOW UP	JLB	10/23/2024	10/23/2024	NON COMPLIANT		On 10/23/2024, I conducted a follow up inspection. I observed 1 of 2 derelict vehicles, refrigerated trailer, storage container remained. Windows still boarded. Yard had been cut. Representative of property owner has requested additional time due to storms and probate. Follow up scheduled.
FOLLOW UP	JLB	11/20/2024	11/20/2024	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained non-compliant. Chrysler PT Cruiser with October 2023 expired Florida license, 2 semi trailers in the yard, and windows boarded up. Photos attached. Contact made with representative for property owner (deceased). Follow up scheduled.

FOLLOW UP	JLB	12/18/2024	12/19/2024	NON COMPLIANT	I conducted a follow up inspection. I observed the trailers, derelict Chrysler PT Cruiser, and windows boarded. Photos attached. I re-checked ownership status and found the property was now owned by: COMPTON DAVID WAYNE 149 HUNTING BAY DR CAPE CARTERET NC 28584-9706 Text message sent to Mr. Compton. Follow up scheduled.
FOLLOW UP	JLB	1/16/2025	1/16/2025	NON COMPLIANT	I conducted a follow up inspection. I observed the same violations remained from the previous inspection. Photos attached. Contact made with property owner via phone call who resides out of state. Requested additional time. Is trying to get trailer and derelict vehicles removed and then will work on repairing residence (doors and windows). Follow up scheduled.
FOLLOW UP	JLB	3/27/2025	3/28/2025	NON COMPLIANT	I conducted a follow up inspection. I observed no change in property. Photos attached. Phone call to property owner, David Compton 703-928-8605. Needs additional time. Going through probate on property his father owned in Virginia as well. Plans to be in Ocala in the next couple of weeks to start moving derelict trailers and vehicle out. Follow up scheduled.
FOLLOW UP	JLB	4/25/2025	4/25/2025	NON COMPLIANT	Phone call to property owner, David Compton 703-928-8605. Still working on getting trailers and PT Cruiser removed and then will be working on the residence, Should be in Florida with in the next month. Follow up scheduled.

FOLLOW UP	JLB	5/23/2025	5/23/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained in the same non-compliant condition. Photos attached. Attempted phone call to property owner. Left voicemail. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/14/2024	8/15/2024	COMPLETE		On 08/15/2024, I conducted a follow up inspection I checked the city database for any permits. None on file to include the storage container as a shed. Address updated for respondent. Additional time given for compliance due returned courtesy letter. Violations remain. Notice of Violation and Public Hearing.
FOLLOW-UP	JENNIPHER BULLER	9/19/2024	9/19/2024	COMPLETE		On 09/19/2024, I called David Compton 703-928-8605 for an update concerning probate. Left voicemail.
FOLLOW-UP	JENNIPHER BULLER	10/2/2024	10/2/2024	COMPLETE		On 10/02/2024, I called David Compton 703-928-8605 for status. Left voicemail. No change in ownership according to MCPA. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/20/2024	8/20/2024	COMPLETE		On 08/19/2024, Notice of Violation and Public Hearing posted upon the property. Photos attached. Affidavit of posting completed.
HEARING INSPECTION	JLB	6/24/2025				
INITIAL	JENNIPHER BULLER	7/16/2024	7/17/2024	COMPLETE		On 07/15/2024, while in the area I observed a refrigerator trailer and a storage container in the rear yard of the property. No permits on file for any containers or storage. I also, observed derelict vehicles in the yard. Exterior doors boarded up and broken windows. No contact made. Photos attached. Courtesy letter and standard housing checklist mailed to property owner. Follow up scheduled.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS		7/15/2024				Refrigerated trailer and storage container in rear yard. Remove from property.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	7/15/2024				
SECTION 82-151 STANDARD HOUSING CODE ADOPTED		7/15/2024				See Standard Housing checklist. Windows and exterior doors broken and/or boarded up. Repair or replace any windows or exterior doors in disrepair.



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

2458-002-001

[GOOGLE Street View](#)

Prime Key: 608629

[Beta MAP IT+](#)

Current as of 7/17/2024

[Property Information](#)

COMPTON CLIFFORD B EST
C/O DAVID WAYNE COMPTON PER
REP
149 HUNTING BAY DR
CAPE CARTERET NC 28584-9706

[Taxes / Assessments:](#)

Map ID: 195

[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .43

Situs: Situs: 2365 NE 18TH AVE OCALA

[2023 Certified Value](#)

Land Just Value	\$30,495
Buildings	\$144,228
Miscellaneous	\$536
Total Just Value	\$175,259
Total Assessed Value	\$175,259
Exemptions	\$0
Total Taxable	\$175,259

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$30,495	\$144,228	\$536	\$175,259	\$175,259	\$0	\$175,259
2022	\$21,855	\$94,575	\$536	\$116,966	\$59,079	\$0	\$59,079
2021	\$20,330	\$63,820	\$464	\$84,614	\$53,708	\$0	\$53,708

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7959/0482	01/2023	21 ADMNSTR	0	U	I	\$100
7959/0481	12/2022	71 DTH CER	0	U	I	\$100
DETH/REGS	10/2022	71 DTH CER	0	U	I	\$100
7894/0229	10/2022	60 CRT ORD	0	U	V	\$100
7960/1202	03/2022	74 PROBATE	0	U	I	\$100
7960/1190	08/2018	74 PROBATE	0	U	I	\$100
0658/0066	10/1974	02 DEED NC	0	U	I	\$23,600

[Property Description](#)

SEC 04 TWP 15 RGE 22
PLAT BOOK F PAGE 101

NORTHWOOD PARK
BLK B LOT 1

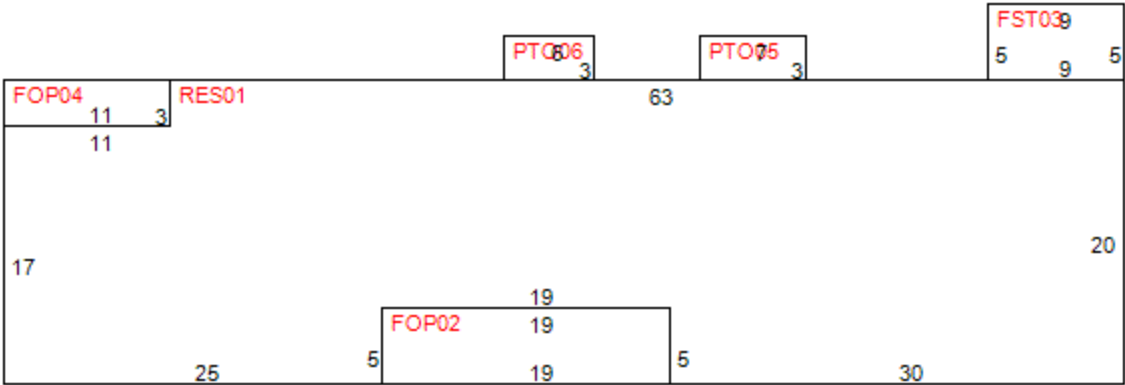
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		95.0	196.0	R1A	95.00	FF							
Neighborhood 5000 - NORTHWOOD PARK													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=U20L63D3L11D17R25U5R19D5R30.L30
FOP02=U5L19D5R19.R30U20
FST03=U5L9D5R9.L63
FOP04=D3L11U3R11.R42
PTO05=U3L7D3R7.L14
PTO06=U3L6D3R6.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 4 - 15-19 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 6/15/2023 by 225

Year Built 1963
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 198

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	1,352	1,352
FOP	0201	- NO EXTERIOR	1.00	1963	N	0 %	0 %	95	95
FST	0324	- CONC BLK-PAINT	1.00	1963	N	0 %	0 %	45	45
FOP	0401	- NO EXTERIOR	1.00	1963	N	0 %	0 %	33	33
PTO	0501	- NO EXTERIOR	1.00	1963	N	0 %	0 %	21	21
PTO	0601	- NO EXTERIOR	1.00	1963	N	0 %	0 %	18	18

Section: 1

Roof Style: 10 GABLE
Roof Cover: 08 FBRGLASS SHNGL
Heat Meth 1: 06 CONVECTION
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: N

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
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

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	322.00	SF	20	1991	3	0.0	0.0

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

Permit Number	Date Issued	Date Completed	Description
OC00699	5/1/1993	-	BLDG01=RSRA
OC00113	2/1/1993	-	BLDG01=ROOF



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

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

7/17/2024

CASE NO: 2024_11273

COMPTON CLIFFORD B EST
C/O DAVID WAYNE COMPTON PER REP
7583 KENNEDY RD
NOKESVILLE VA 20181-5824

RE: 2458-002-001 | 2365 NE 18TH AVE 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 **8/14/2024**. 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: Windows and exterior doors broken and/or boarded up. Repair or replace any windows or exterior doors in disrepair. Permit maybe required.



Section 122-1193 - Parking of trailers and commercial vehicles in residential districts; use of trailers and portable containers for storage purposes.

Brief Description: Refrigerated trailer and storage container in rear yard. Remove from property.



07/15/2024 10:58
City of Ocala
Code Enforcement Division



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: 2024 11273

DATE: 07/17/2024

ADDRESS: 2365 NE 18th Avenue

PARCEL ID: 2458-002-001

*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:

Boarded up exterior doors, broken windows. Repair or replace any broken windows and doors. A permit maybe required. Derelict vehicles in yard. All vehicles must be operable and have a current license plate displayed.

CODE ENFORCEMENT INSPECTOR: _____



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

06/02/2025

COMPTON DAVID WAYNE
149 HUNTING BAY DR
CAPE CARTERET, NC. 28584-9706

Respondent(s) _____ /

Location of Violation: 2365 NE 18TH AVE|2458-002-001

Case Number: 2024_11273

Officer Assigned: Jennipher Buller

Required Compliance Date: 06/23/2025

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

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See Standard Housing checklist. Windows and exterior doors broken and/or boarded up.
Repair or replace any windows or exterior doors in disrepair.

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Refrigerated trailer and storage container in rear yard. Remove from property.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

Remove derelict Chrysler PT Cruiser

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:

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

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

CASE NO: 2024_11273

**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 06/03/2025 post the Notice of Violation & Public Hearing to the property, located at 2365 NE 18TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

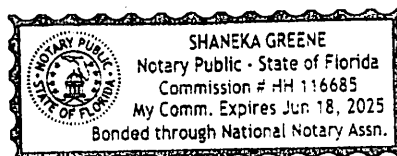
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/03/2025
Jennifer Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/03/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida

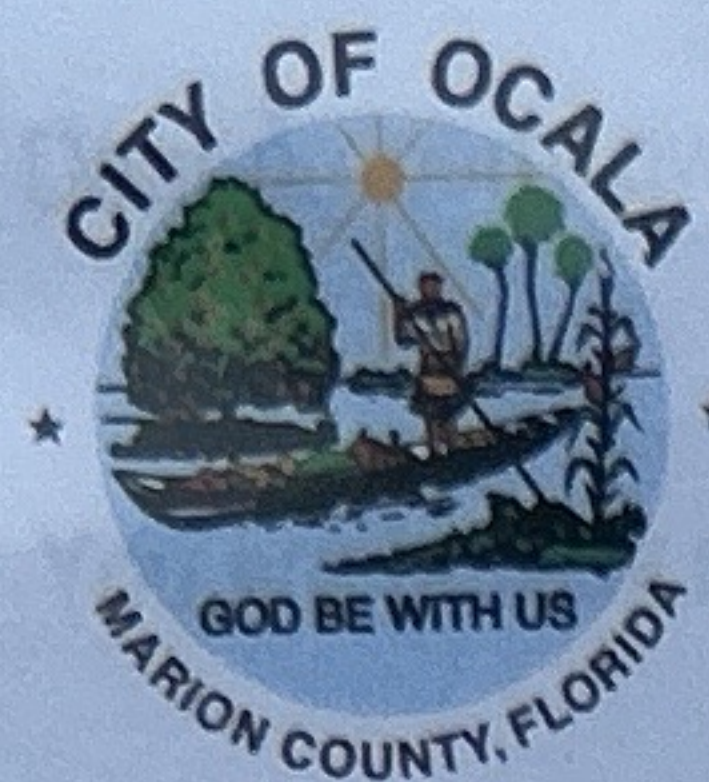




ENT

309

E THIS
PROVAL
CODE
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

06/02/2025

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 violation, and to levy a lien on the real and personal property of a respondent who fails to comply with the order of the Board/Special Magistrate. This authority is derived from 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, papers, books, and other materials may be requested and will be issued by the 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 the Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

Respondent(s) _____ /

Location of Violation: 2365 NE 18TH AVE|2458-002-001

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City of Ocala
Code Enforcement Division
6/3/2025 8:10 AM



City of Ocala
Code Enforcement Division
6/3/2025 8:10 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_11273

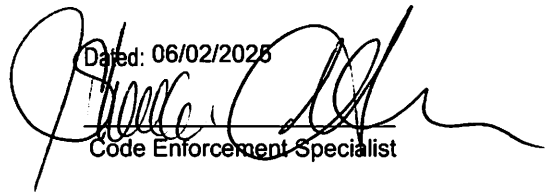
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 06/02/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

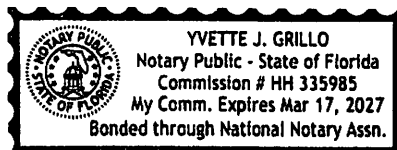
Dated: 06/02/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





07/15/2024 10:58
City of Ocala
Code Enforcement Division



07/15/2024 11:03
City of Ocala
Code Enforcement Division



07/15/2024 11:03
City of Ocala
Code Enforcement Division



07/15/2024 11:03
City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
6/3/2025 8:10 AM



City of Ocala
Code Enforcement Division
5/23/2025 12:48 PM



City of Ocala
Code Enforcement Division
5/23/2025 12:48 PM



City of Ocala
Code Enforcement Division
5/30/2025 8:20 AM



City of Ocala
Code Enforcement Division
5/30/2025 8:20 AM