



# Case Details - No Attachments

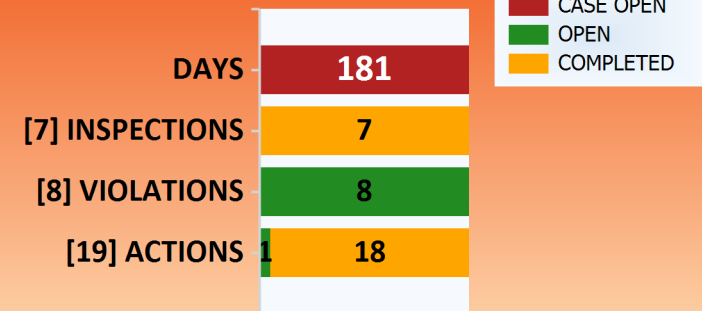
City of Ocala

Case Number

CE25-0309

Description: Dilapidated roof/damaged fence			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 4/11/2025	Closed:	Last Action: 10/9/2025	Fillw Up: 10/3/2025
Site Address: 1505 NW 10TH ST OCALA, FL 34475			
Site APN: 25596-000-00		Officer: JENNIPHER L BULLER	
Details:			

## Case Summary



## 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
ADMIN POSTING	YVETTE J GRILLO	8/18/2025	8/18/2025	FOF
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	<p>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</p> <p>91 7199 9991 7039 7680 7238 BARRIER LEONARD SR 2048 NE 45TH ST OCALA, FL. 34479-2583</p>
CERTIFIED MAIL	YVETTE J GRILLO	8/18/2025	8/18/2025	<p>FOF 91 7199 9991 7039 7682 0893 BARRINEER, LEONARD SR EST C/O LEONARD BARRINER JR, PER REP 329 MONLANDIL DR WILMINGTON, NC 28403-5686</p> <p>91 7199 9991 7039 7682 0909 BARRINER, LEONARD SR 2048 NW 45TH ST OCALA, FL 34479-2583</p>
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.
CONTACT	JENNIPHER L BULLER	8/15/2025	8/15/2025	Phone call from property owner, Leonard Barrier, Jr. (984) 207-2281. He got dates mixed up for hearing. I provided him with the compliance date that will be on the Final Administrative Order 10/02/2025.
CONTACT	JENNIPHER L BULLER	10/1/2025	10/1/2025	Mr. Howard Gunn (leasing property) called and said that a permit has been issued for re-roof. BLD25-2244.



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City of Ocala

Case Number

**CE25-0309**

HEARING CODE BOARD	YVETTE J GRILLO	8/14/2025	8/19/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/9/2025		
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.
OFFICER POSTING	JENNIPHER L BULLER	8/19/2025	8/19/2025	FOF Final Administrative Order posted upon the property.
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)
				<p>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:</p> <p>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.</p> <p>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.</p> <p>(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.</p> <p>3,) (a) Remove all abandoned, untagged, and/or inoperable vehicles/trailers by 04:00pm on Thursday, October 2nd, 2025, or</p> <p>(b) Have all vehicles properly registered and operational by</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/8/2025	8/8/2025	<p>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.</p> <p>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:</p> <p>(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.</p> <p>(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.</p> <p>(c) Be maintained in good repair, be structurally sound and free from rubbish, garbage and other debris.</p> <p>(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.</p> <p>(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).</p> <p>(f) Have balconies, canopies, signs, metal awnings, stairways,</p>
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City of Ocala

Case Number

**CE25-0309**

			<p>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).</p> <p>(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.</p> <p>(h) Have a plan for weatherization of the vacant property if necessary.</p> <p>(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 all times.</p> <p>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.</p> <p>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.</p> <p>6,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric</p>
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City of Ocala

Case Number

**CE25-0309**

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 contractor 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 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.
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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
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

# OCALA Case Details - No Attachments

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**Case Number**  
**CE25-0309**

COMPLIANCE	JLB	10/3/2025	10/3/2025	NON COMPLIANT	<p><b>MASSEY INSPECTION</b></p> <p>I conducted a compliance inspection per Final Administrative Order. I observed the property was in compliance concerning ordinance section 34-32- the tree debris was removed from the roofline, section 34-122 all derelict trailers had been removed, and section 122-722 outdoor storage of food trailers are no longer upon the property. All other violations remain non-compliant. Photos attached. Permit BLD25-2244 was issued on 09/30/2025 for a re-roof, but there was no mention of the required truss repair. Prosecution costs remain unpaid. Affidavit of non-compliance completed. Proceed to non-compliance hearing.</p>
FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT	<p>Reschedule hearing Post new notice.</p> <p>Notice posted on 07/11/2025.</p> <p>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.</p>
FOLLOW UP	JLB	6/16/2025	6/16/2025	NON COMPLIANT	<p>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.</p>
FOLLOW UP	JLB	4/16/2025	4/16/2025	NON COMPLIANT	<p>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.</p>

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.



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City of Ocala

Case Number

**CE25-0309**

INITIAL	JLB	4/14/2025	4/14/2025	NON COMPLIANT	<p>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.</p>
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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.



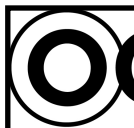
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**CE25-0309**

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				<p>The roof is in a state of decay, deterioration, or dilapidation on both the primary structure and any accessory structures.</p> <p>The building, or portions thereof, are in such condition that they constitute a public nuisance.</p> <p>Wood around the windows is decayed.</p> <p>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.</p> <p>The exterior staircase and adjacent wall are pulling away from the main structure.</p> <p>An additional step has been installed at the upstairs doorway, potentially obstructing safe egress.</p> <p>Exterior lighting fixtures have exposed wiring above both the upstairs and downstairs doorways.</p> <p>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.</p>
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	4/11/2025				<p>Dilapidated fencing upon property. Repair/replaced fencing.</p>

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA**

**THE CITY OF OCALA**

**CASE NO: CE25-0309**

Petitioner,

vs.

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

**BARRINER, LEONARD SR  
2048 NW 45<sup>TH</sup> ST  
OCALA, FL 34479-2583**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 08/22/2025 09:19:03 AM  
FILE #: 2025112600 OR BK 8693 PGS 1061-1064  
REC FEES: \$35.50 INDEX FEES: \$0.00  
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

Respondents \_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A.** The Respondent(s), **BARRINER, LEONARD SR EST, C/O LEONARD BARRINER JR, PER REP, 329 MONLANDIL DR, WILMINGTON, NC 28403-5686 AND BARRINER, LEONARD SR, 2048 NW 45<sup>TH</sup> ST, OCALA, FL 34479-2583**, owner(s) in charge of the property described as: **1505 NW 10<sup>TH</sup> ST | 25596-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between April 14th, 2025, and August 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-32 WATER COLLECTIONS, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-722 LIMITATIONS ON USES.**

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **BARRINER, LEONARD SR EST, C/O LEONARD BARRINER JR, PER REP**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-32 WATER COLLECTIONS, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-722 LIMITATIONS ON USES**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

### III. ORDER:

- A. 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.

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 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 contractor 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 finalized 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 within 60 days after the issuance of the 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 complete 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.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 14 day of August 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA


  
Michael Gartner, Chair  
Municipal Code Enforcement Board



THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK

## CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: BARRINER, LEONARD SR EST, C/O LEONARD BARRINER JR, PER REP, 329 MONLANDIL DR, WILMINGTON, NC 28403-5686 AND BARRINER, LEONARD SR, 2048 NW 45<sup>TH</sup> ST, OCALA, FL 34479-2583, this 14 day of August 2025.

  
Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board

## IMPORTANT NOTICE:

**NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES:** NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON OCTOBER 9TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**

**CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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, 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 08/19/2025 post the Final Administrative Order to the property, located at 1505 NW 10TH 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: 08/19/2025

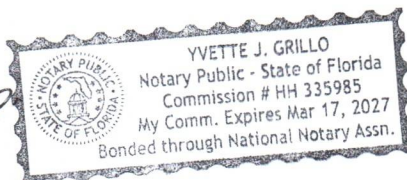
Jennifer Buller  
Supervisor

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/19/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
8/19/2025 12:59 PM



**CODE  
ENFORCEMENT  
52-629-8309**

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

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, MARION COUNTY, FLORIDA**

CASE NO: CE25-0309

**THE CITY OF OCALA**

Petitioner,

vs.

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

**BARRINER, LEONARD SR  
2048 NW 45<sup>TH</sup> ST  
OCALA, FL 34479-2583**

Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; August 14th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

**I. FINDINGS OF FACT:**

- A. The Respondent(s), **BARRINER, LEONARD SR EST, C/O LEONARD BARRINER JR, PER REP, 329 MONLANDIL DR, WILMINGTON, NC 28403-5686 AND BARRINER, LEONARD SR, 2048 NW 45<sup>TH</sup> ST, OCALA, FL 34479-2583**, owner(s) in charge of the property described as: **1505 NW 10<sup>TH</sup> ST | 25596-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 14th, 2025, and August 12th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-32 WATER COLLECTIONS, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-722 LIMITATIONS ON USES.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **BARRINER, LEONARD SR EST, C/O LEONARD BARRINER JR, PER REP**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-32 WATER COLLECTIONS SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-146 VACANT COMMERCIAL STRUCTURES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-722 LIMITATIONS ON USES**, in violation of the Code of Ordinances of the City of Ocala, Florida, and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Section 2-443.

**City of Ocala  
Code Enforcement Division  
8/19/2025 12:58 PM**

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

CASE NO: CE25-0309

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

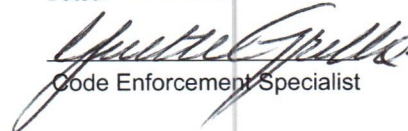
STATE OF FLORIDA  
COUNTY OF MARION

**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 08/19/2025 post the Final Administrative Order 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.

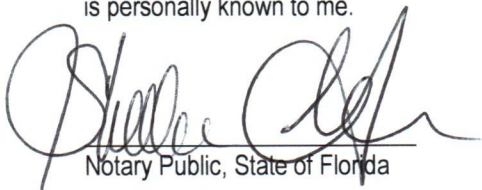
**FURTHER, AFFIANT SAYETH NAUGHT.**

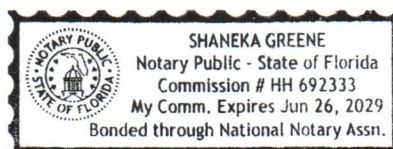
Dated: 08/19/2025

  
Code Enforcement Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 08/19/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2nd FLOOR  
OCALA, FLORIDA 34471

FOF - 0309

MININGTON, NC 28403-5686

RRINER, LEONARD SR  
48 NW 45<sup>TH</sup> ST  
LA, FL 34479-2583



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City of Ocala  
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City of Ocala  
Code Enforcement Division  
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We Just Get Down"  
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