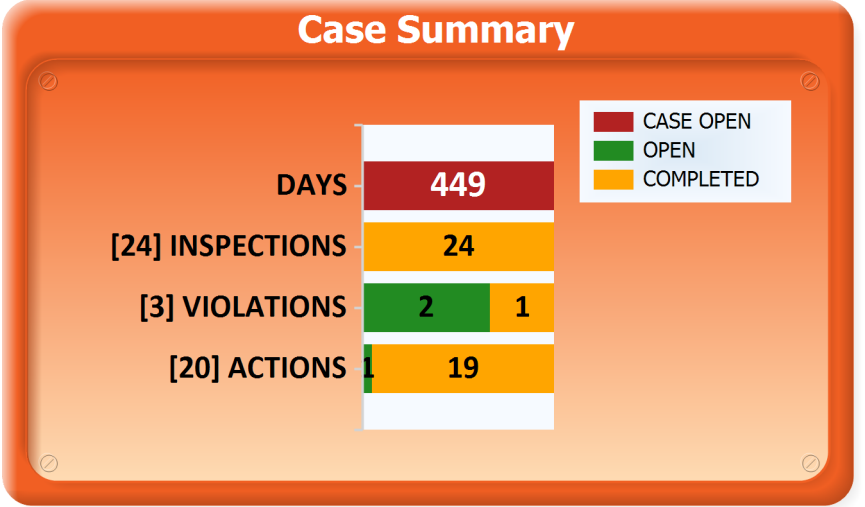


Description: STANDARD HOUSING- ABANDONED RESIDENCE			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 3/20/2024	Closed:	Last Action: 6/12/2025	Flw Up: 6/6/2025
Site Address: 2006 NW 1ST ST OCALA, FL 191514114			
Site APN: 2260-149-001		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/18/2025	3/18/2025	NOVPH
CERTIFIED MAIL	YVETTE J GRILLO	4/24/2025	4/24/2025	4/24/2024 9:26:00 AM 91 7199 9991 7039 7683 3848 NICHOLS, HORACE EST C/O DELORES NICHOLS GARDNER PER REP 6224 HAVERFORD AVE PHILADELPHIA, PA 19151-4114

CERTIFIED MAIL	SHANEKA GREENE	3/18/2025	3/18/2025	NOVPH MAILED 91 7199 9991 7039 7680 8969 NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER JOHNSON JOYCE ANN TUCKER TUCKER RUDENE NICHOLS NATHANIEL TUCKER HENRY JAMES RICHARDSON ROSA DAVIS RENYKCO BURNEY ARTHUR SMITH SANTONIO RUDOLPH LAVERNE TUCKER ET AL 6224 HAVERFORD AVE PHILADELPHIA, PA.19151-4114
CERTIFIED MAIL	YVETTE J GRILLO	5/12/2025	5/12/2025	FOF 91 7199 9991 7039 7680 7443 NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER JOHNSON JOYCE ANN TUCKER TUCKER RUDENE NICHOLS NATHANIEL TUCKER HENRY JAMES RICHARDSON ROSA DAVIS RENYKCO BURNEY ARTHUR SMITH SANTONIO RUDOLPH LAVERNE TUCKER ET AL 6224 HAVERFORD AVE PHILADELPHIA, PA.19151-4114
CONTACT	JENNIPHER L BULLER	12/10/2024	12/10/2024	LAVERNE RUDOLPH 352-512-1773 came to the office and requested additional time. Working with relatives to get the permit for the windows.
CONTACT	JENNIPHER L BULLER	1/24/2025	1/24/2025	Phone call from LAVERNE RUDOLPH 352-512-1773.

CONTACT	JENNIPHER L BULLER	2/21/2025	2/21/2025	Contact made with MS. JOHNSON 352-875-2022 at location. She resides across the street. She said the family is working on finding a contractor, but isn't having any luck yet.
CONTACT	JENNIPHER L BULLER	3/14/2025	3/14/2025	<p>Attempted phone call to MS. JOHNSON 352-875-2022. Mailbox full.</p> <p>Ms. Johnson returned my call a short time later. I explained to her that I needed to proceed with the case with a Notice of Violation and Public Hearing since no permit has been issued. I also, informed her of the pile of trash in the yard that needed removed. Compliance date of 04/14/2025 was also mentioned.</p>
CONTACT	JENNIPHER L BULLER	4/15/2025	4/15/2025	Phone call to Ms. Johnson 352-875-2022. To have someone cut overgrown area of rear yard.
CONTACT	JENNIPHER L BULLER	4/30/2025	4/30/2025	Phone call from Ms. Johnson 352-875-2022, her sister Laverne was also on the line. Contractor, Bentley Pinder to pull permit for the windows. They believe rear yard has been cut and cleaned. Follow up (hearing) inspection is scheduled.
CONTACT	JENNIPHER L BULLER	5/6/2025	5/6/2025	Phone call from contractor Bentley Pinder 352-266-1967. Additional information required for permit to be issued.
CONTACT	JENNIPHER L BULLER	5/9/2025	5/9/2025	Phone to call to contractor, Bentley Pinder 352-266-1967. To contact engineer concerning window permit application. I informed him of required compliance date for permit to be issued by, 07/03/2025.
EMAIL	JENNIPHER L BULLER	5/6/2025	5/6/2025	Email to Bentley Pinder. See attached.
HEARING CODE BOARD	YVETTE J GRILLO	5/8/2025	5/9/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	6/12/2025		
OFFICER POSTING	JENNIPHER L BULLER	3/18/2025	3/18/2025	NOVPH

PHONE CALL(S)	JB	4/25/2024	4/25/2024	ON 04/25/2024, I RECEIVED A PHONE CALL FROM MS. JOHNSON 352-875-2022. SHE HAD SOME QUESTIONS ABOUT THE CASE. I SPOKE WITH MS. JOHNSON 2 OTHERS TIMES AND EMAILED HER THE INFORMATION SHE REQUESTED (SEE ATTACHED). SINCE THE TIME PERIOD SHE PROVIDED FOR THE INSTALL OF THE AIR CONDITIONING WAS 20+ YEARS AGO, I HAVE REMOVED THAT PERMIT REQUIREMENT (ORDINANCE 122-51) FROM THE CASE. NOW SHOWS "COMPLIANT."
PREPARE NOTICE	SHANEKA GREENE	3/17/2025	3/18/2025	<div>Respondent 1:</div> <div> NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER JOHNSON JOYCE ANN TUCKER TUCKER RUDENE NICHOLS NATHANIEL TUCKER HENRY JAMES RICHARDSON ROSA DAVIS RENYKCO BURNEY ARTHUR SMITH SANTONIO RUDOLPH LAVERNE TUCKER ET AL 6224 HAVERFORD AVE PHILADELPHIA PA 19151-4114 </div>
REGULAR MAIL	SHANEKA GREENE	11/26/2024	11/26/2024	CLTO MAILED



Case Details - No Attachments

City of Ocala

Case Number

2024_10705

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/5/2025	5/5/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 and 122-51 and order to:</p> <p>1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, June 5th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, June 6th, 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, 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>2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code regarding the unpermitted installation of two (2) new exterior windows by 4:00pm on Thursday, June 5th, 2025. Once the permits are obtained, any repairs and final inspection 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, June 6th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3.) Pay the cost of prosecution of \$341.84 by June 5th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER JOHNSON JOYCE ANN TUCKER TUCKER R	NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER ET AL PHILADELPHIA , PA 19151-4114			
RESPONDENT 1	NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER JOHNSON JOYCE ANN TUCKER TUCKER R	NICHOLS DELORES GARDNER RUDOLPH LAVERNE TUCKER ET AL PHILADELPHIA, PA 19151-4114			

FINANCIAL INFORMATION										
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$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	10	\$125.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.55	\$0.00						
Total Paid for CASE FEES:			\$341.84	\$0.00						
TOTALS:			\$341.84	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JLB	6/6/2025	6/6/2025	NON COMPLIANT		MASSEY INSPECTION



Case Details - No Attachments

City of Ocala

Case Number

2024_10705

COMPLIANCE	JLB	6/6/2025	6/6/2025	NON COMPLIANT		I conducted a compliance inspection per Final Administrative Order. I found there has not been a permit issued for window replacement. BLD25-1016 remains with a status of "incomplete application." Prosecution costs remain unpaid. Proceed to non-compliance hearing. Affidavit of non-compliance completed.
FOLLOW UP	JLB	10/25/2024	10/25/2024	NON COMPLIANT		I conducted a follow up inspection. I found no permit on file for the windows. The family have reached out to Ramona Williamson for a possible grant. Follow up scheduled.
FOLLOW UP	JLB	11/25/2024	11/25/2024			I conducted a follow up inspection. I found Property ownership had changed. At location I observed unsightly matter in yard (junk, trash, and debris). No required permits for windows changed out. Photos attached. Courtesy letter mailed to property owner. Follow up scheduled.
FOLLOW UP	JLB	1/6/2025	1/6/2025	NON COMPLIANT		I conducted a follow up inspection concerning required permit(s) for window replacement. I found no permits on file. Follow up scheduled.
FOLLOW UP	JLB	1/24/2025	1/24/2025	NON COMPLIANT		I conducted a follow up inspection concerning status for required permits. I found no active permit(s) on file for the windows. I received a phone call from one of the family members. Working on getting the required permit for the windows that were replaced (size is larger). Requested additional time. Had to by taxes first. Follow up scheduled.



Case Details - No Attachments

City of Ocala

Case Number
2024_10705

FOLLOW UP	JLB	2/21/2025	2/21/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained non-compliant, No permit has been issued for replacement of re-sized windows. The metal roof is not fastened properly in certain areas and debris/trash is in the yard. Photos attached. I spoke to Ms. Johnson 352-875-2022 who walked over from her residence across the street. She said the family is working on finding a contractor, but isn't having any luck yet. Follow up scheduled.
FOLLOW UP	JLB	3/7/2025	3/7/2025	NON COMPLIANT		I conducted a follow up inspection concerning a permits for replaced windows and roof. I found no permits on file. Follow up scheduled.
FOLLOW UP	JLB	3/14/2025	3/14/2025	NON COMPLIANT		I conducted a follow up inspection. I found no permit for the window replacement. Unsightly matter remained piled up in yard. Photos attached. Contact made with Ms. Johnson via phone call (see chronology note). Notice of Violation and Public Hearing. Follow up scheduled.
FOLLOW UP	JLB	4/14/2025	4/14/2025	NON COMPLIANT		I conducted a follow up inspection. I found no active permits on file. Proceed to hearing as scheduled.
FOLLOW-UP	JENNIPHER BULLER	4/24/2024	4/24/2024	COMPLETE		On 04/23/2024, I posted the Notice of Violation and Public Hearing upon the property. Photos attached. Affidavit of posting completed.
FOLLOW-UP	JENNIPHER BULLER	4/22/2024	4/22/2024	COMPLETE		On 04/22/2024, I conducted a follow up inspection. I observed the yard had been cut. All other Standard Housing violations remained. Photos attached. Notice of Violation and Public hearing completed. Follow up scheduled.



Case Details - No Attachments

City of Ocala

Case Number

2024_10705

FOLLOW-UP	JENNIPHER BULLER	6/17/2024	6/18/2024	COMPLETE	<p>On 06/17/2024, I received an email from Ms. Johnson (see attached) that she is no longer a point of contact concerning the property with her sister's contact information listed: Delores Gardner 1-215-966-7743</p> <p>I checked the city database and found no recent permits on file for the property. I attempted to Delores Gardner contact 215-966-7743, no voicemail. A brief time later I received a return phone call from Ms. Nichols. I spoke to Ms. Nichols at length. She insisted that she wasn't aware permits where required. It clearly stated that on the courtesy letter dated 03/21/2024 and also on the Standard Housing checklist. Revised courtesy letter to be mailed concerning work without permits.</p>
FOLLOW-UP	JENNIPHER BULLER	7/18/2024	7/18/2024	COMPLETE	<p>On 07/18/2024, I received an email from Ms. Johnson stating that she spoke to her sister and would now be helping with the situation. She wanted to know where things stood. I called Ms. Nichols 215-966-7743 for an update. No answer, mailbox not set up. I then called Ms. Johnson 352-875-2022. I explained to her that a permit needed to be obtained for the windows. She said they had reached out a probate attorney. Follow up scheduled.</p>
FOLLOW-UP	JENNIPHER BULLER	5/13/2024	5/13/2024	COMPLETE	<p>On 05/13/2024, I conducted a follow up inspection. I observed the property remained non-compliant. Boards had been removed from windows and yard cut. Household items moved to yard and no permit on file for the roof. Photos attached from 05/13/2024 and 05/09/2024. Scheduled for 05/29/2024 hearing. Follow up scheduled.</p>
FOLLOW-UP	JENNIPHER BULLER	8/9/2024	8/9/2024	COMPLETE	<p>On 08/09/2024, certified letter received from Delores Nichols Gardner. See attached.</p>

FOLLOW-UP	JENNIPHER BULLER	6/21/2024	6/20/2024	COMPLETE		On 06/20/2024, revised courtesy letter mailed to property owner of record. I also received an email from a family member, Skyy Johnson concerning the property (see attached). Photos attached. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	8/15/2024	8/16/2024	COMPLETE		On 08/15/2024, I conducted a follow up inspection. I observed the yard has been maintained. A pile of trash and debris remained. Photo attached. No permit on file for windows. Working with family concerning required permit. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	5/28/2024	5/28/2024	COMPLETE		On 05/28/2024, while in the area I observed windows and fascia had been replaced upon the property. I checked the city data base and found no permits on file. Bathtub and plumbing removed from residence. Debris piled up in yard from inside of residence. Photos attached. Contact made with Laverne (one of siblings) that owns the property, she was in the yard. I explained to her just like I had with her sister, Ms. Johnson that permits were required for any renovation or replacement. I also met with Ms. Johnson who lives across the street.
FOLLOW-UP	JENNIPHER BULLER	9/30/2024	9/30/2024	COMPLETE		On 09/30/2024, I conducted a follow up inspection. I found no permits on file for windows. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	9/12/2024	9/12/2024	COMPLETE		On 09/12/2024, I conducted a follow up inspection. I observed a small pile of unsightly matter (debris) in the rear yard. No permits on file. I called Ms. Gardner 215-966-7743 for status on probate, etc. Left voicemail.
FOLLOW-UP	JENNIPHER BULLER	6/21/2024	6/21/2024	COMPLETE		On 06/21/2024, I received a phone call from Delores Gardner 215-966-7743 just wanting to confirm everything.

HEARING INSPECTION	JLB	5/6/2025	5/6/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed all violations remained. I made contact with Joyce Johnson who lives on the same block. I discussed with her the situation with the required window permit and the items in the yard that needed to be removed. We walked the property and I was able to take closed up photos. Proceed to hearing as scheduled.
INITIAL	JENNIPHER BULLER	3/21/2024	3/21/2024	COMPLETE		On 03/20/2024, while in the area I observed a completely board up residence with an overgrown yard. Fascia/Soffit missing and/or damaged. No permits on file in city database for parcel. Air conditioning unit in rear. Installed without a permit. Photos attached. Standard housing checklist completed. Courtesy letter mailed to property owner of record. Follow up scheduled.
SPECIAL MAGISTRATE INSPECTION	JENNIPHER BULLER	5/27/2024	5/15/2024	COMPLETE		On 05/15/2024, additional time was requested by the property owner. Removed from the 05/29/2024 agenda and placed back to "Active" status. Follow scheduled.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED		5/28/2024				Two windows replaced without a permit. One of the windows was re-sized as well. Obtain required permit and complete final inspection.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	11/25/2024				Unsightly matter, junk piled in yard. Remove all unsightly matter from yard.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED		3/20/2024	5/28/2024		See Standard Housing checklist. Fascia/Soffit missing damaged. All windows boarded up. Overgrowth up	
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