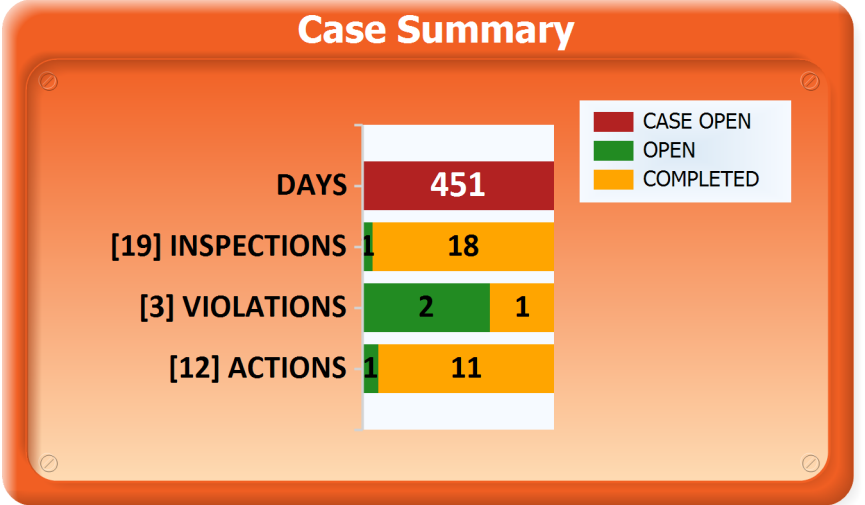


Description: STANDARD HOUSING			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 4/29/2024	Closed:	Last Action: 7/30/2025	Flw Up: 7/28/2025
Site Address: 1307 NW 8TH ST OCALA, FL 344755856			
Site APN: 25646-000-00		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/1/2025	7/1/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	12/4/2024	12/4/2024	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/1/2025	7/1/2025	NOVPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7682 8080 VEREEN JOHNNIE MAE EST 1307 NW 8TH ST OCALA FL 34475-5856
CERTIFIED MAIL	YVETTE J GRILLO	12/4/2024	12/4/2024	NOVPH 91 7199 9991 7039 7937 4683 VEREEN, JOHNNIE MAE EST 1307 NW 8TH ST OCALA, FL 34475-5856

CONTACT	JENNIPHER L BULLER	1/9/2025	1/9/2025	I spoke the resident (family member of the deceased) DAVID 352-239-2908. before the Code Board hearing. He said he would be able to get the vehicle in working order within 30 days (power steering issue). Working with probate attorney to be able to pull the necessary permits for repairs.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	7/30/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	12/4/2024	12/4/2024	Notice of Violation and Public Hearing. Photos attached.
OFFICER POSTING	JENNIPHER L BULLER	7/2/2025	7/2/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon property. Photos attached.
PHONE CALL	JB	5/15/2024	5/15/2024	ON 05/15/2024, I RETURNED A PHONE CALL FROM RESIDENT, DAVID 352-239-2908. CAR HAS BEEN MOVED AND NOW HAS A CURRENT TAG. WORKING ON REQUIRED REPAIRS. TO HIRE CONTRACTOR FOR REAR PORCH.
PREPARE NOTICE	SHANEKA GREENE	6/30/2025	7/1/2025	NOVPH and Standard Housing checklist Compliance date: 07/28/2025 Hearing date: 07/30/2025 Respondent: VEREEN JOHNNIE MAE EST 1307 NW 8TH ST OCALA FL 34475-5856
REGULAR MAIL	DALE HOLLINGSWORTH	5/1/2024	5/1/2024	5/1/2024 9:11:00 AM CLTO MAILED OUT
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and 122-51 and order to: 1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	7/18/2025	7/21/2025	<p>of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically peeling paint and decayed wood in several areas of exterior walls/siding, soffit, and fascia, by 4:00pm on Thursday, September 18th, 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, September 19th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(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, September 18th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 2025, subsection (d) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.</p> <p>2.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted replacement of rear porch, windows, and exterior door by</p>
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				<p>4:00pm on Thursday, September 18th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, September 19th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>3,) Pay the cost of prosecution of \$454.35 by September 18th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	VEREEN JOHNNIE MAE EST	1307 NW 8TH ST OCALA, FL 34475-5856			
RESPONDENT 1	VEREEN JOHNNIE MAE EST	1307 NW 8TH ST OCALA, FL 34475-5856			

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	19	\$237.50	\$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:			\$454.34	\$0.00						
TOTALS:			\$454.34	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
2024_10908

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	6/26/2025	6/26/2025	NON COMPLIANT		<p>I conducted a follow up inspection. I found no permit on file for the replacement of the rear porch. All other standard housing violations remain and the derelict vehicle remains in the yard as of initial inspection (04/29/2024). This case was scheduled for a Code Board hearing on 01/09/2025, but was removed after a conversion with the resident. I spoke the resident (family member of the deceased) David Verdeen 352-239-2908. before the Code Board hearing. He said he would be able to get the vehicle in working order within 30 days (power steering issue). Working with probate attorney to be able to pull the necessary permits for repairs. Due to the circumstances I granted David additional time to bring the property into compliance. Since that conversion the rear porch was completely replaced and an exterior door without a permit. All other violations also remain non-compliant, except the vehicle is in a slight different area of the yard. Building staff made contact with David and explained to the permit requirements on 03/21/2025). See attached email and photos from that date. Request for Notice of Violation to be prepared.</p>
FOLLOW UP	JLB	10/28/2024	11/1/2024	NON COMPLIANT		<p>I conducted a follow up inspection. I observed the vehicle had been moved in the yard. No permits on file for repairs to residence. Photos attached. No contact made at location. Additional time granted due to on going probate. Follow up scheduled.</p>
FOLLOW UP	JLB	12/2/2024	12/2/2024	NON COMPLIANT		<p>I checked the city permitting and found no active permits for repairs or demolition. Notice of Violation and Public Hearing.</p>

FOLLOW UP	JLB	12/3/2024	12/3/2024	NON COMPLIANT		Updated photos. Property remains non-compliant. No permits on file for repairs. Derelict vehicle remains in yard.
FOLLOW UP	JLB	12/31/2024	12/31/2024	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained non-compliant. No permits on file for any repairs to the rear porch. Photos attached. Follow up scheduled.
FOLLOW UP	JLB	2/6/2025	2/6/2025	NON COMPLIANT		I conducted a follow up inspection. Probate is active.
FOLLOW UP	JLB	3/21/2025	3/21/2025	NON COMPLIANT		Possible work without permits at location. Information forwarded to Project Manager, Greg McClellan concerning rear porch.
FOLLOW UP	JLB	4/22/2025	4/22/2025	NON COMPLIANT		See also CON25-0017. I conducted a follow up inspection. I found no permits on file for work completed to rear porch. All other violations remain non-compliant. Photos attached. Probate case remains "active." Follow up scheduled.
FOLLOW UP	JLB	5/19/2025	5/19/2025	NON COMPLIANT		I conducted a follow up inspection. All violation remain. There is no permit on file for the renovation of the rear porch (see CON25-0017). Exterior walls/siding, fascia, and soffit have loose or rotting boards and peeling paint. The derelict vehicle is unmoved. Follow up scheduled.
FOLLOW UP	JLB	6/27/2025	6/27/2025	NON COMPLIANT		Request for Notice of Violation and Public Hearing to be prepared.

FOLLOW-UP	JENNIPHER BULLER	6/28/2024	6/28/2024	COMPLETE		On 06/28/2024, I conducted a follow up inspection. I observed the condition of the residence and vehicle remained the same. Photos attached. No contact made at location. I called the resident, David 352-239-2908. Left voicemail. I received a phone from David. He said that he is working with a probate attorney and might decide to demolish. The car is in need of a part (power steering line) and will then be operable. Follow up scheduled.
FOLLOW-UP	JENNIPHER BULLER	7/26/2024	7/25/2024	COMPLETE		On 07/25/2024, I called the resident, David 352-239-2908 for status. He is waiting to hear back from probate attorney. Will have vehicle moved next week. Follow up scheduled.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_10908

FOLLOW-UP	JENNIPHER BULLER	9/6/2024	9/9/2024	COMPLETE	<p>On 09/09/2024, I conducted a follow up inspection. I observed the property remained in the same condition. No permits on file for any repairs. Derelict vehicle remained unmoved. Photos attached. I called the resident, David 352-239-2908 for status. He said that he still hasn't heard back from his probate attorney. I told him him that I understood and asked about the derelict vehicle. The vehicle has not moved since the case started (04/29/2024). He had explained in a previous conversion that he needed a part for the vehicle and would get it moved. He became upset and said "why is the issue being pushed and that he has done everything he has been asked to do." I explained to him the vehicle needed to be operable and have a current license plate displayed. I said I observed the current sticker, but the vehicle remained inoperable. "He said why can't he do what he wants on his property?" He went on to say, "what is wrong with the area and that black people were getting pushed out of the area." I told him I was going to end the conversation and proceed with the case. He said, "that was fine, because black people have lawyers too."</p> <p>Information forwarded to Code Enforcement Manager, Dale Hollingsworth.</p> <p>This case has been opened since 04/29/2024 and I've given the residence several extensions and compliance has not been meet. Notice of Violation and Public Hearing completed.</p>
FOLLOW-UP	JENNIPHER BULLER	10/7/2024	10/7/2024	COMPLETE	<p>On 10/07/2024, inspection re-scheduled due to pending hurricane- Milton. Follow up scheduled.</p>
FOLLOW-UP	JENNIPHER BULLER	6/28/2024	6/24/2024	COMPLETE	<p>On 06/24/2024, I called the resident, David 352-239-2908 for status. Left voicemail.</p>

FOLLOW-UP	JENNIPHER BULLER	5/29/2024	5/30/2024	COMPLETE		On 05/30/2024, I called the resident, David 352-239-2908 for status. Texted since mailbox was full. David returned my call a short time later. He said that he just got out of the hospital and is recovering. Will be imobility for approximately 1 month. New sticker placed on tag, but has not mowed around vehicle. Property is in decease relative name. Until ownership is resolved permits will not be able to be issued make repairs to the residence. Follow up scheduled.
HEARING INSPECTION	JLB	7/28/2025				
HEARING INSPECTION	JLB	1/7/2025	1/7/2025	NON COMPLIANT		REMOVED FROM AGENDA- I conducted a hearing inspection prior to Code Board hearing. I observed the property remained non-compliant for Standard housing violations (82-151). Photos attached. No additional contact with resident. I re-checked for probate activity and found an active case (see attached). Case removed from Code Board agenda due to active probate case. Follow up scheduled.
INITIAL	JENNIPHER BULLER	4/30/2024	5/1/2024	COMPLETE		On 04/29/2024, while in the area I observed peeling paint and decay wood in several areas of exterior walls, soffit, fascia. Rear porch bowing along roofline and separating from rest of structure. Derelict vehicle upon property. Photos attached. No contact made at location. Courtesy letter and standard housing checklist mailed to property owner of record. Follow up scheduled.

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

SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	3/21/2025				Work without permits. Dilapidated rear porch, exterior door, and windows replaced without a permit. Obtain required permit(s) and complete final inspection(s).
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	6/24/2024	6/26/2025			Derelict SUV in yard (burgundy Saab 9-7X). Vehicle must be operable AND have a current license plate displayed or removed from the property.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DALE HOLLINGSWORTH	4/29/2024				See standard housing checklist. Violations observed upon the property to include; peeling paint and decayed wood in several areas of exterior walls/siding, soffit, fascia. Derelict vehicle upon property see section 34-122. Make necessary repairs and obtain permits where required and complete final inspection(s).



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

25646-000-00

[GOOGLE Street View](#)

Prime Key: 619311

[Beta MAP IT+](#)

Current as of 4/30/2024

[Property Information](#)[M.S.T.U.](#)[PC:](#) 01

Acres: .33

VEREEN JOHNNIE MAE EST
1307 NW 8TH ST
OCALA FL 34475-5856

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

Situs: Situs: 1307 NW 8TH ST OCALA

[2023 Certified Value](#)

Land Just Value	\$7,725		
Buildings	\$21,094		
Miscellaneous	\$0		
Total Just Value	\$28,819		
Total Assessed Value	\$22,706	Impact	(\$6,113)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$22,706		
School Taxable	\$28,819		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$7,725	\$21,094	\$0	\$28,819	\$22,706	\$0	\$22,706
2022	\$6,099	\$19,932	\$0	\$26,031	\$20,642	\$0	\$20,642
2021	\$4,473	\$15,392	\$0	\$19,865	\$18,765	\$0	\$18,765

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	07/2015	71 DTH CER	0	U	I	\$100
0645/0290	06/1974	02 DEED NC	0	Q	I	\$8,000

[Property Description](#)

SEC 07 TWP 15 RGE 22
PLAT BOOK D PAGE 083
WESTWOOD PARK 2ND ADD
BLK F LOT 9

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		76.0	189.0	R2	76.00	FF							
Neighborhood 4493 - AGNEWS/GOSS/WW2ND													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L36D24R36U24.D24L2
FOP02=D7L20U7R20.L34U3
FEP03=L7U14R7D14.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built	1953
Effective Age	8 - 35-39 YRS	Physical Deterioration	0%
Condition	4	Obsolescence: Functional	0%
Quality Grade	300 - LOW	Obsolescence: Locational	0%
Inspected on	7/11/2023 by 181	Architecture	0 - STANDARD SFR
		Base Perimeter	120

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0126	- SIDING-NO SHTG	1.00	1953	N	0 %	0 %	864	864
FOP	0201	- NO EXTERIOR	1.00	1953	N	0 %	0 %	140	140
FEP	0326	- SIDING-NO SHTG	1.00	1953	N	0 %	0 %	98	98

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
SLR SOLAR PANEL	1.00	UT	15	2010	2	0.0	0.0

[Appraiser Notes](#)

EST INT

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

Permit Number	Date Issued	Date Completed	Description
OC01812	12/1/2000	-	RES REPAIR/ADDITION
OC17438	4/1/1984	-	REMODEL BLDG 01

4.00 Rec.
24.00 B.
7.20
30.80

Ret to Grantee

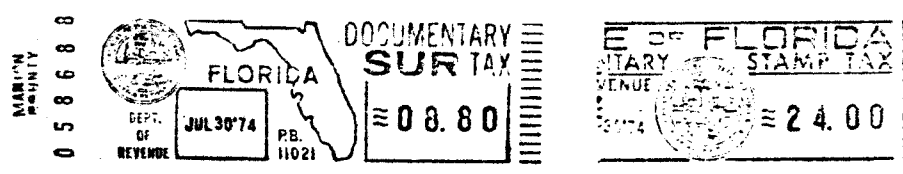
4686
Warranty Deed

BOOK 645 PAGE 290

This Indenture, Made this 20th day of June 1974, Between
of the County of Marion, State of Florida, grantor, and
ROBERT VEREEN and his wife, JOHNNY MAE VEREEN,
whose post office address is 1307 N. W. 8th Street, Ocala, Florida
of the County of Marion, State of Florida, grantee,

Witnesseth, That said grantor, for and in consideration of the sum of
TEN AND 00/100-----Dollars,
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 fol-
lowing described land, situate, lying and being in Marion County, Florida, to-wit:

Lot 9, Block F, WESTWOOD PARK SECOND ADDITION, lying in
Section 7, Township 15 South, Range 22 East, Marion County, Florida.



FILED
1974 JUL 30 AM 11:36
CLERK CIRCUIT COURT
MARION COUNTY, FLA.

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:
Laura L. Gregory Bernard Armond Knight (Seal)
Patricia H. Childers BERNARD ARMOND KNIGHT (Seal)

_____ (Seal)

STATE OF FLORIDA
COUNTY OF MARION
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally
appeared BERNARD ARMOND KNIGHT
to me known to be the person described in and who executed the foregoing instrument and acknowledged before
me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 20th day of June,
1974.

Patricia H. Childers
NOTARY PUBLIC, State of Florida at large.
Notary Public, State of Florida at Large
My commission expires Sept. 22, 1975
Bonded by American Fire & Casualty Co.

STATE OF FLORIDA,
COUNTY OF MARION
This instrument filed and recorded JUL 30 1974
in O. R. book 645
on page 290 record verified.
JOHN F. NICHOLSON, Clerk of the Circuit Court
By: E. T. James D. C.

THIS INSTRUMENT WAS PREPARED BY:
Name: OWEN MCGOVERN, JR.
Attorney at Law
Address: 307 Northwest Third Street
Ocala, Florida 32670


1307 NW 8th Street - Unpermitted work

From Greg McClellan <gmcclellan@ocalafl.gov>

Date Tue 3/25/2025 9:05 AM

To Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Dwain Thomas <DThomas@Ocalafl.gov>; Jeff Shrum <JShrum@ocalafl.gov>; Jennipher L. Buller <JBuller@ocalafl.gov>; John Davis <jdavis@ocalafl.gov>; Mary Vazquez <mvazquez@Ocalafl.gov>; Matthew Leibfried <MLeibfried@ocalafl.gov>

Cc Osias Ferreira <oferreira@ocalafl.gov>

 3 attachments (7 MB)

OPCC Proposal_Vereen Foundation Repair_Exec_1_5_25 - 1307 NW 8th Street.pdf; Payment Invoice - 3-17-2025 - 1307 NW 8th Street.png; 1307 NW 8th Street - 3-21-2025.jpeg;

Code Enforcement notified me of this location completing possible unpermitted work. When I arrived at 1307 NW 8th Street I witnessed an enclosed porch has been replaced on the side of the structure. The current resident David Vereen was present, and I was able to educate him on the need of permits, Mr. Vereen stated that his contractor OPCC completed the project. Mr. Vereen sent me copies of the Proposal and payment Invoices of his contracted project.

This property was NOT posted with a Stop Work Order.

Code Enforcement please proceed with any additional cases you see fit.

Greg McClellan

Project Manager

City of Ocala

201 SE 3rd Street (2nd floor)

Ocala, Florida 34471

352-629-8421 (p)

gmcclellan@ocalafl.org

The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

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

05/01/2024

CASE NO: 2024_10908

VEREEN JOHNNIE MAE EST
1307 NW 8TH ST
OCALA FL 34475-5856

RE: 25646-000-00 | 1307 NW 8TH ST OCALA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please see the following page(s) for a detailed list and description of those violations, along with their corresponding photograph(s).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by **05/29/2024**. 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: Peeling paint and decay wood in several areas of exterior walls, soffit, fascia. Rear porch bowing along roofline and separating from rest of structure. Derelict vehicle upon property. Obtain required permits to repair/replace. All vehicles must be operable and have a current license plate displayed. Remove any derelict vehicles.





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

07/01/2025

VEREEN JOHNNIE MAE EST
1307 NW 8TH ST
OCALA FL 34475-5856

Respondent(s) _____ /

Location of Violation: 1307 NW 8TH ST|25646-000-00

Case Number: 2024_10908

Officer Assigned: Jennipher Buller

Required Compliance Date: 07/28/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Work without permits. Dilapidated rear porch, exterior door, and windows replaced without a permit. Obtain required permit(s) and complete final inspection(s).

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See standard housing checklist. Violations observed upon the property to include; peeling paint and decayed wood in several areas of exterior walls/siding, soffit, fascia. Derelict vehicle upon property see section 34-122. Make necessary repairs and obtain permits where required and complete final inspection(s).

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

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: 2024 10908

DATE: 04/29/2024

ADDRESS: 1307 NW 8th Street

PARCEL ID: 25646-000-00

*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:

Rear porch roof bowing in center and appears to be pulling away from the rest of the residence. Exterior walls/siding, fascia, and soffit have loose or rotting boards and peeling paint. Exterior doors not weather tight or secured properly with hardware. Derelict vehicle in yard. Obtain permit where required for repairs. Repair all items. Move vehicle.

Jennipher L. Buller

CODE ENFORCEMENT INSPECTOR: Buller

Digitally signed by Jennipher L. Buller
Date: 2024.04.30 14:04:28 -04'00'



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

07/01/2025

VEREEN JOHNNIE MAE EST
1307 NW 8TH ST
OCALA FL 34475-5856

Respondent(s) _____ /

Location of Violation: 1307 NW 8TH ST|25646-000-00

Case Number: 2024_10908

Officer Assigned: Jennipher Buller

Required Compliance Date: 07/28/2025

Public Hearing Date & Time: 07/30/2025 10:30

Violation(s) and How to Abate:

SECTION 122-51 BUILDING PERMIT REQUIRED

Work without permits. Dilapidated rear porch, exterior door, and windows replaced without a permit. Obtain required permit(s) and complete final inspection(s).

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

See standard housing checklist. Violations observed upon the property to include; peeling paint and decayed wood in several areas of exterior walls/siding, soffit, fascia. Derelict vehicle upon property see section 34-122. Make necessary repairs and obtain permits where required and complete final inspection(s).

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.

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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_10908


**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 07/02/2025 post the Notice of Violation & Public Hearing to the property, located at 1307 NW 8TH 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.

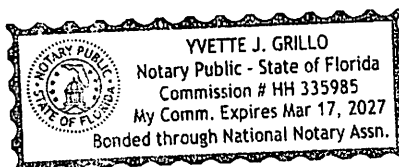
Dated: 07/02/2025

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/02/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



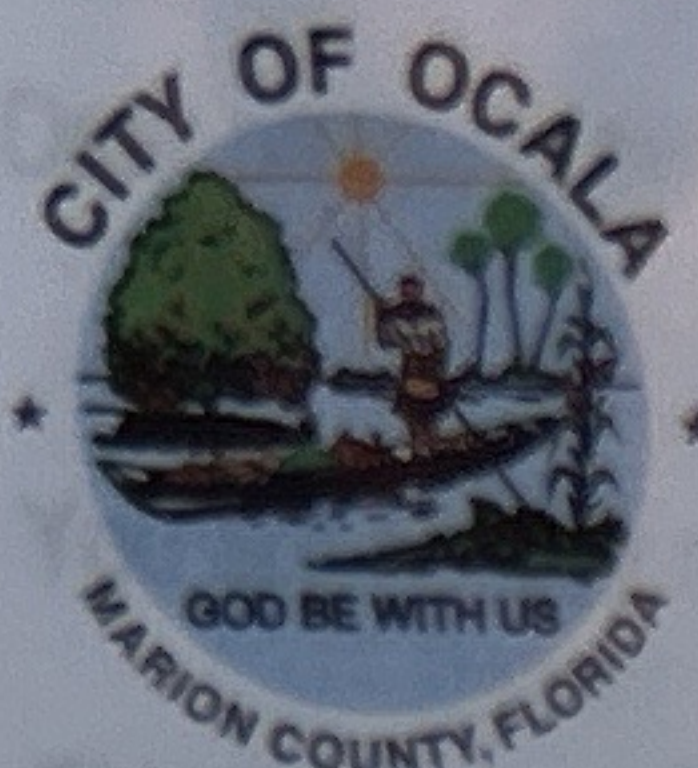


City of Ocala
Code Enforcement Division
7/2/2025 8:14 AM



MENT
8309
OVE THIS
APPROVAL
CITY CODE
NT DIVISION

Office DEPOT®



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

NOTICE OF VIOLATION AND PUBLIC HEARING

07/01/2025

VEREEN JOHNNIE MAE EST
1307 NW 8TH ST
OCALA FL 34475-5856

Respondent(s) _____ /

Location of Violation: 1307 NW 8TH ST|25646-000-00

Case Number: 2024_10908

Officer Assigned: Jennipher Buller

Required Compliance Date: 07/28/2025

Public Hearing Date & Time: 07/30/2025 10:30

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City of Ocala
Code Enforcement Division
7/2/2025 8:14 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_10908

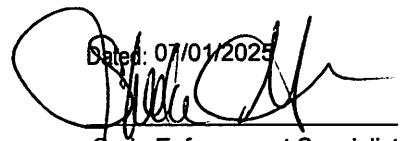
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 07/01/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

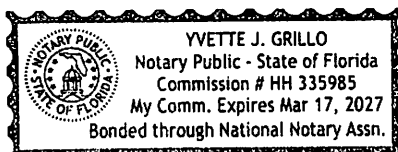
Dated: 07/01/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/01/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



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

THE CITY OF OCALA

CASE NO: 2024_10908

Petitioner,

VS.

VEREEN, JOHNNIE MAE 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	19	\$237.50

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:			

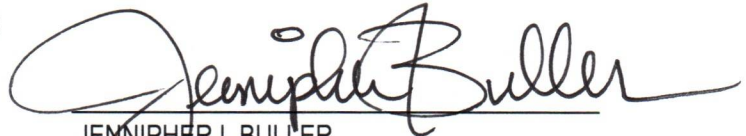
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$0.55	1	\$21.54	3	\$21.54

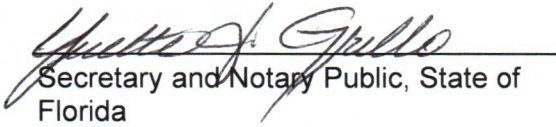
Total Costs: \$454.34

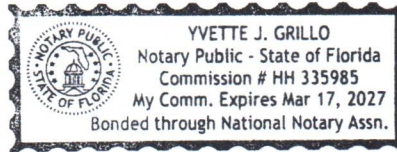
FURTHER. AFFIANT SAYETH NOT. Dated This:
7/15/2025

**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: 15 Jul by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida





City of Ocala
Code Enforcement Division
4/22/2025 10:11 AM



City of Ocala
Code Enforcement Division
4/22/2025 10:11 AM



Mar 21, 2025 at 1:39:55 PM
1307 NW Eighth St
Ocala FL 34475
United States



City of Ocala
Code Enforcement Division
1/7/2025 8:34 AM



City of Ocala
Code Enforcement Division
1/7/2025 8:34 AM



1307



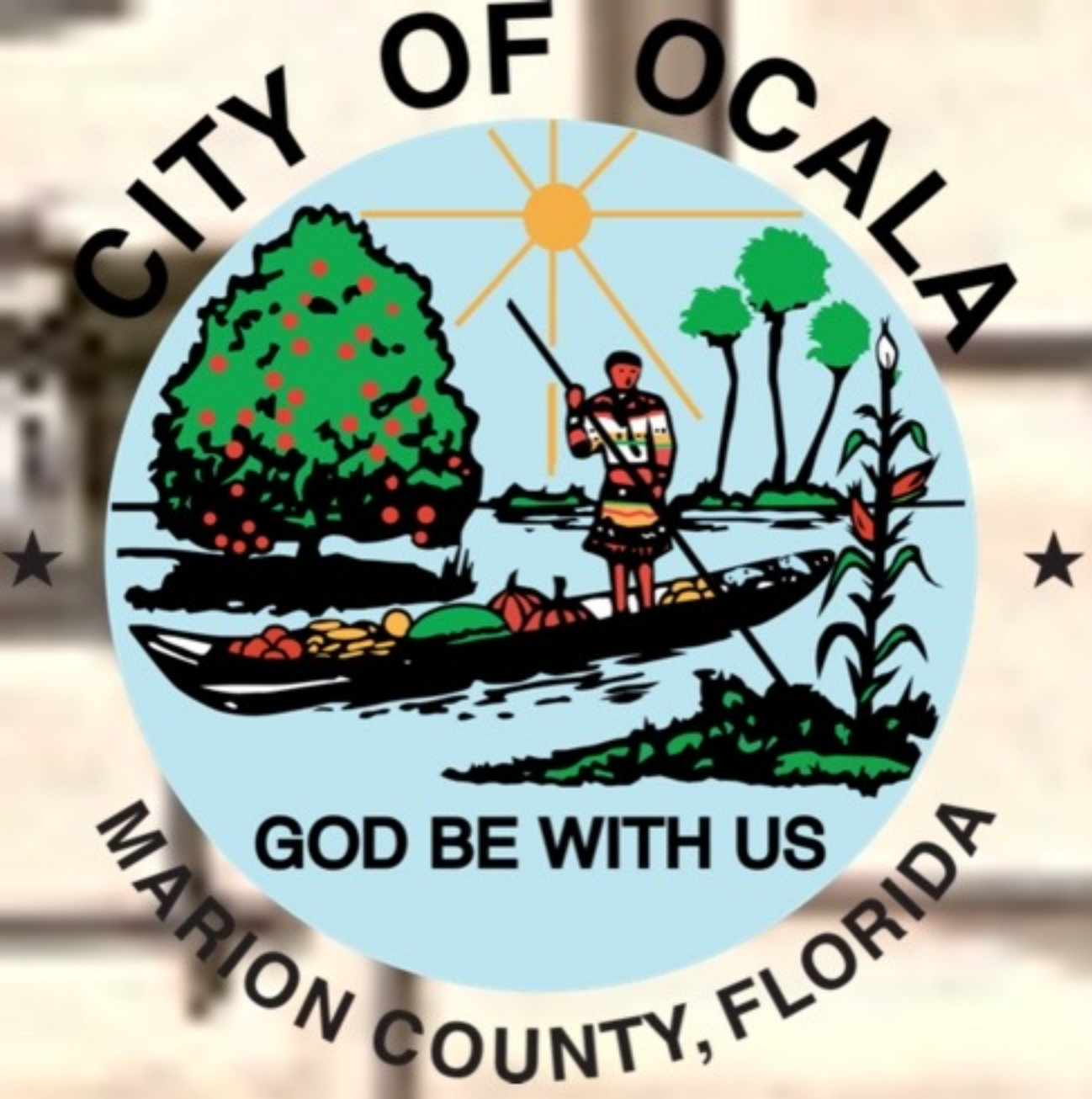
04/29/2024 09:50
City of Ocala
Code Enforcement Division



04/29/2024 09:49
City of Ocala
Code Enforcement Division



04/29/2024 09:51
City of Ocala
Code Enforcement Division



04/29/2024 09:52
City of Ocala
Code Enforcement Division



04/29/2024 09:50

City of Ocala
Code Enforcement Division



04/29/2024 09:49
City of Ocala
Code Enforcement Division