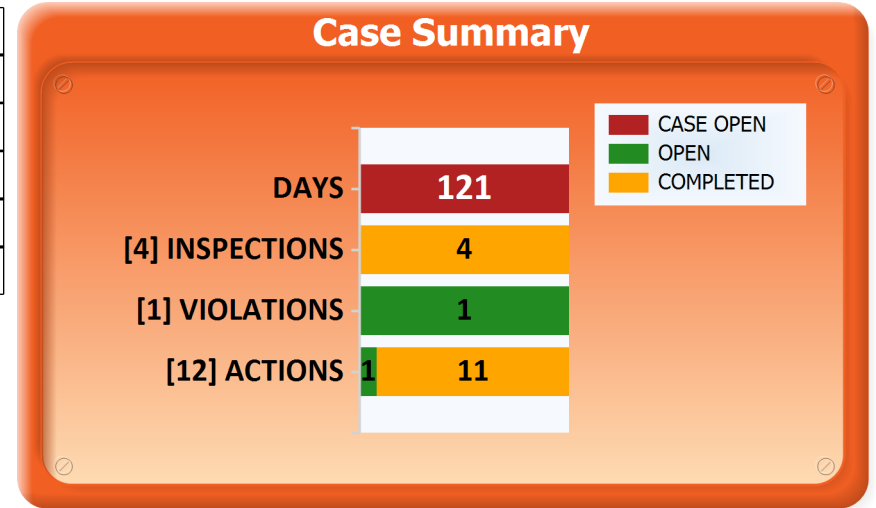


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0017

Description: Overgrowth and tree debris		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 1/7/2026	Closed:	Last Action: 5/14/2026	Flw Up: 4/13/2026
Site Address: 2062 NW 1ST ST OCALA, FL 34475			
Site APN: 2260-149-025		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	TUCKER ROSETTA EST	6224 HAVERFORD AVE PHILADELPHIA, PA 19151-4114			
RESPONDENT 1	TUCKER ROSETTA EST	6224 HAVERFORD AVE PHILADELPHIA, PA 19151			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0017

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:				\$206.71	\$0.00					
TOTALS:				\$206.71	\$0.00					

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JENNIPHER L BULLER	1/7/2026				The property is overgrown with grass and weeds, and a tree branch has fallen on the property. The property needs to be cut, cleaned, and maintained.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	1/8/2026	1/8/2026	NON COMPLIANT		Overgrowth and tree debris (to include a large branch) observed on upon the property. Photos attached. I responded and observed a large tree branch that has fallen from a tree on the property and overgrowth of vegetation throughout. View attachments, Follow up scheduled.
FOLLOW UP	SKN	2/6/2026	2/6/2026	NON COMPLIANT		I followed up and found the property in a similar condition to the initial inspection. An NOVPH will be sent.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0017

HEARING INSPECTION	SKN	3/10/2026	3/10/2026	COMPLETED	I completed my hearing inspection and found the property in a similar condition to the initial inspection. View attachments.
COMPLIANCE	SKN	4/13/2026	4/13/2026	COMPLETED	MASSEY INSPECTION I completed my inspection and found the violation still present.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	1/9/2026	1/9/2026	CLTO TUCKER ROSETTA EST 6224 HAVERFORD AVE PHILADELPHIA, PA 19151
REGULAR MAIL	SHANEKA GREENE	1/9/2026	1/9/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	2/9/2026	2/9/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/9/2026	2/9/2026	NOVPH MAILED 9489 0090 0027 6696 9988 32 TUCKER ROSETTA EST GARDNER DELORES NICHOLS 6224 HAVERFORD AVE PHILADELPHIA, PA. 19151-4114
PREPARE NOTICE	SHANEKA GREENE	2/9/2026	2/9/2026	NOVPH TUCKER ROSETTA EST 6224 HAVERFORD AVE PHILADELPHIA, PA 19151
OFFICER POSTING	STEPHEN KNIGHT	2/10/2026	2/10/2026	NOVPH READY FOR POSTING NOVPH has been posted.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0017

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/27/2026	3/4/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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.) Pay the cost of prosecution of \$206.71 by April 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 05/14/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	3/12/2026	3/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	3/16/2026	3/16/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	3/16/2026	3/16/2026	<p>FOF</p> <p>91 7199 9991 7039 7683 4723 TUCKER ROSETTA EST GARDNER DELORES NICHOLS 6224 HAVERFORD AVE PHILADELPHIA, PA. 19151-4114</p>
OFFICER POSTING	STEPHEN KNIGHT	3/17/2026	3/17/2026	<p>FOF</p> <p>FOF has been posted.</p>
MASSEY	YVETTE J GRILLO	5/14/2026		

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0017

vs.

**TUCKER, ROSETTA EST
GARDNER, DELORES NICHOLS
6224 HAVERFORD AVE
PHILADELPHIA, PA 19151-4114**
Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/24/2026 04:15:31 PM
FILE #: 2026036589 OR BK 8861 PGS 5-6
REC FEES: \$18.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 12th, 2026, 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), **TUCKER, ROSETTA EST, GARDNER, DELORES NICHOLS, 6224 HAVERFORD AVE, PHILADELPHIA, PA 19151-4114**, owner(s) in charge of the property described as: **2062 NW 1ST ST, OCALA, FL | 2260-149-025, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 8th, 2025, and March 10th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **TUCKER, ROSETTA EST, GARDNER, DELORES NICHOLS**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, 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): 34-95 and order to:
 - 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, April 9th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, April 10th, 2026, 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.
 - (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.
 - 2.) Pay the cost of prosecution of \$206.71 by April 9th, 2026.
- 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 13 day of March 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kreitor, Vice Chair
Municipal Code Enforcement Board

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: **TUCKER, ROSETTA EST, GARDNER, DELORES NICHOLS, 6224 HAVERFORD AVE, PHILADELPHIA, PA 19151-4114**, this 13 day of March 2026.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

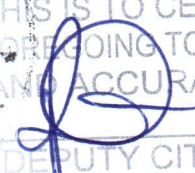
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON MAY 14TH, 2026, 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.



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

DEPUTY CITY CLERK

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

CASE NO: CE26-0017

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 03/17/2026 post the Final Administrative Order to the property, located at 2062 NW 1ST ST, OCALA.
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: 03/17/2026

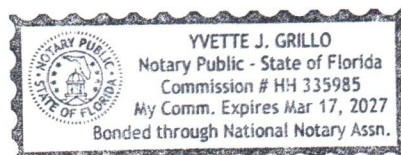


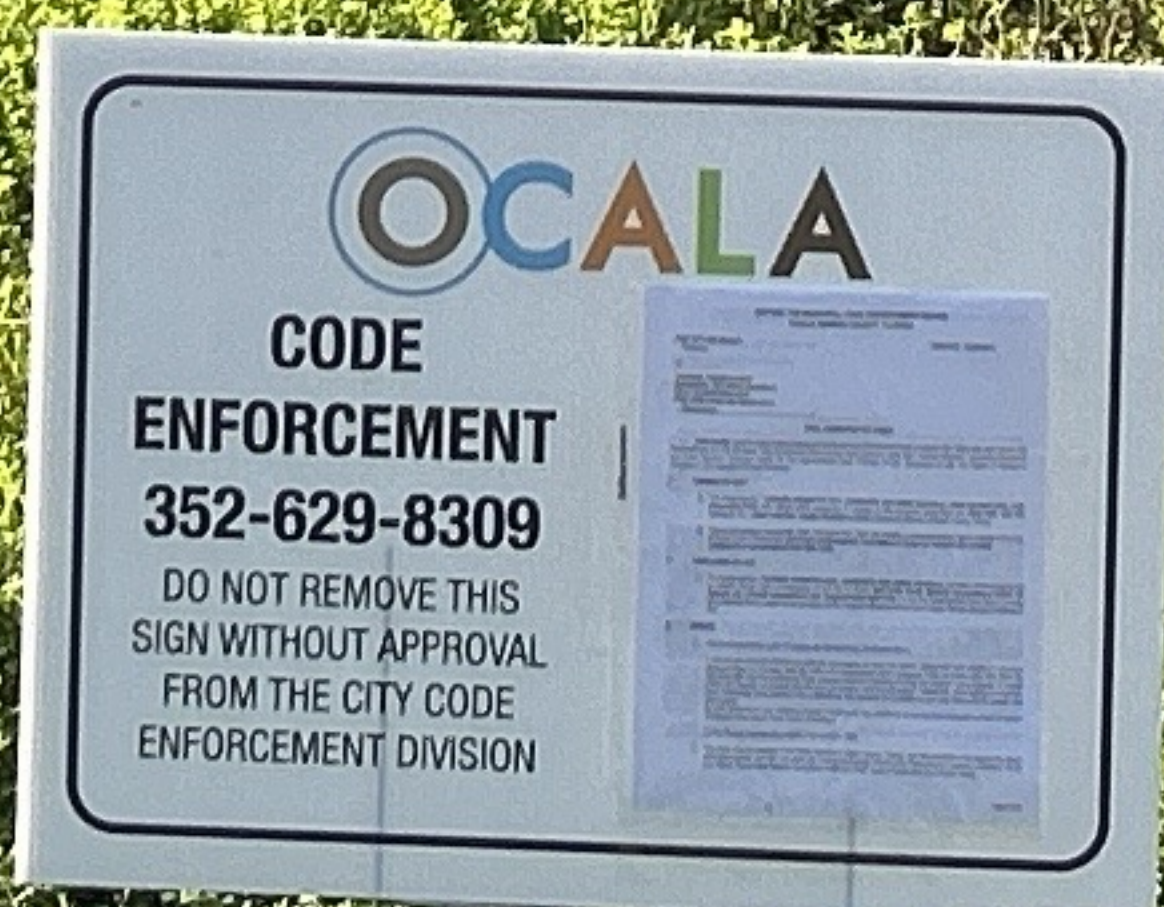
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

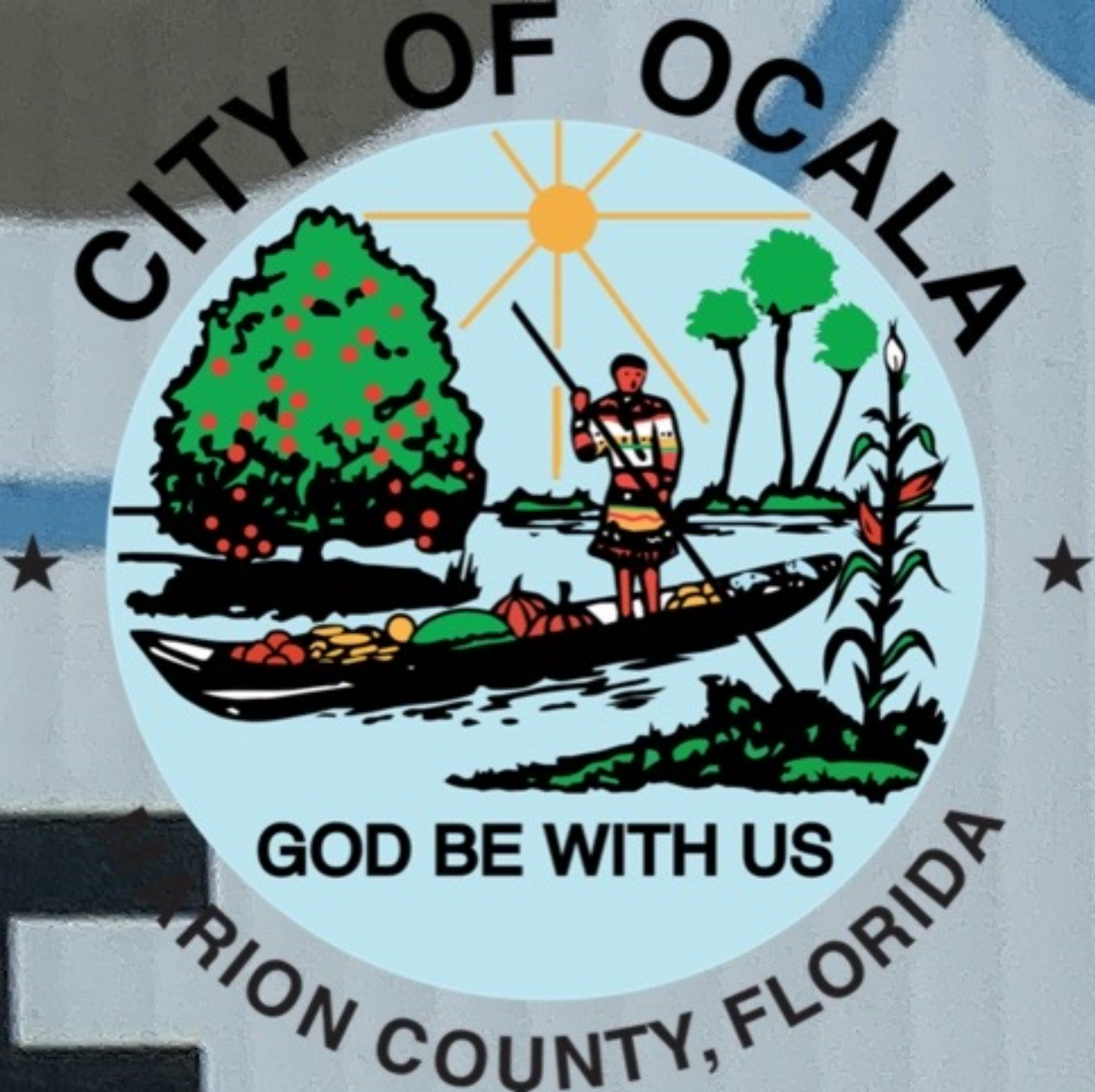
SWORN TO (or affirmed) before me: 03/17/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
3/17/2026 8:55 AM



MENT
-8309
OVE THIS
APPROVAL
TY CODE
DIVISION

Office DEPOT®

C. The holder of this... BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
of 110 S.E. Walnut Avenue... OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0017

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

TUCKER, ROSETTA EST
GARDNER, DELORES NICHOLS
6224 HAVERFORD AVE
PHILADELPHIA, PA 19151-4114
Respondents

FINAL ADMINISTRATIVE ORDER

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City of Ocala
Code Enforcement Division
3/17/2026 8:54 AM

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

CASE NO: CE26-0017

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 03/16/2026 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.

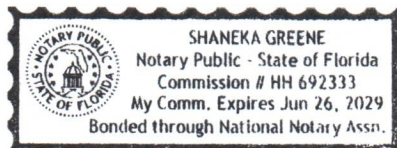
Dated: 03/16/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/16/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0017

**TUCKER ROSETTA EST
GARDNER DELORES NICHOLS
6224 HAVERFORD AVE
PHILADELPHIA, PA. 19151-4114**
Respondents /

AFFIDAVIT OF NON-COMPLIANCE

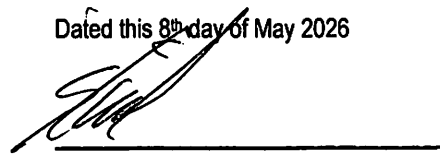
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on March 12th, 2026 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, April 9th, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:
Abatement of violations as Ordered; Sections 34-95.
4. Prosecution costs of \$206.71 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

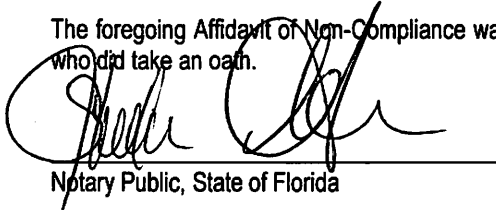
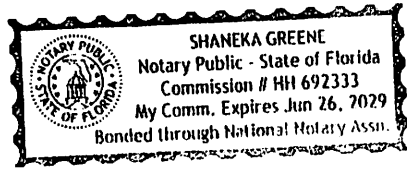
Dated this 8th day of May 2026



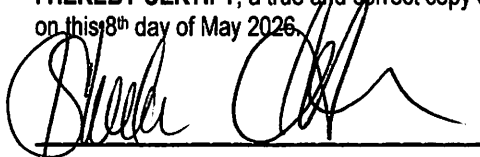
Stephen Knight
Code Inspector
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 8th day of May 2026 by Stephen Knight who is personally known to me, and who did take an oath.


Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 8th day of May 2026.



Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Code Enforcement Division
4/13/2026 2:45 PM



City of Ocala
Code Enforcement Division
4/13/2026 2:45 PM