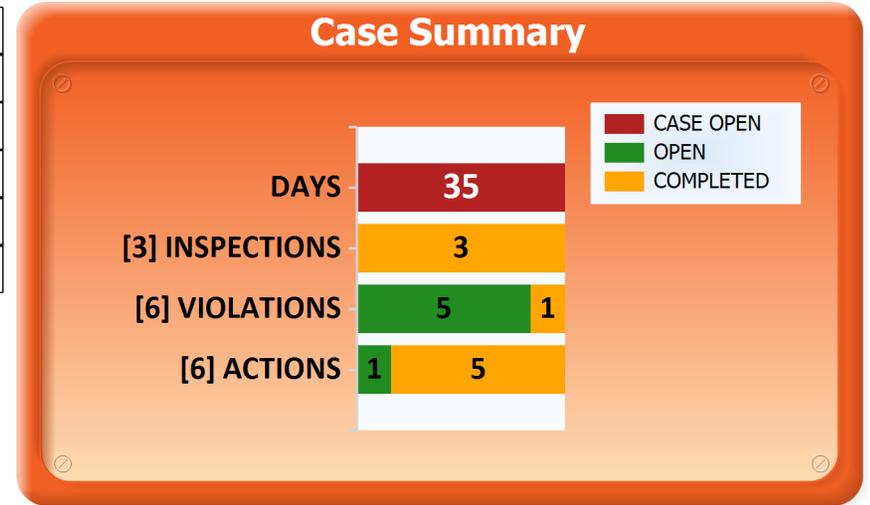


# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1301**

Description: Work without permits and pool without barrier		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 12/22/2025	Closed:	Last Action: 1/28/2026	Flw Up: 1/26/2026
Site Address: 1642 SW 6TH ST OCALA, FL 34471			
Site APN: 2262-012-010		Officer: JENNIPHER L BULLER	
Details:			



**ADDITIONAL SITES** **LINKED CASES**

**CONTACTS**

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	LEE DIANE J	1294 N CIRCLE DR CRYSTAL RIVER, FL 34429			
RESPONDENT 1	LEE DIANE J	1294 N CIRCLE DR CRYSTAL RIVER , FL 34429			

**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	5	\$110.00	\$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**  
**CE25-1301**

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						
Total Paid for CASE FEES:			\$183.97	\$0.00						
<b>TOTALS:</b>			<b>\$183.97</b>	<b>\$0.00</b>						

## 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	12/22/2025				Overgrowth and unsightly matter observed upon the property . Cut and clean the property to include growth on any fencing.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	12/22/2025				Dilapidated wooden privacy fence upon property. Replace, repair, and/or remove all dilapidated fence from the property.
SECTION 82-512 POOL BARRIER REQUIRED	JENNIPHER L BULLER	12/22/2025	1/13/2026			Above ground pool without a complete barrier. Install required barrier for pool or remove pool from property.
SECTION 82-513 POOL BARRIER SPECIFICATIONS	JENNIPHER L BULLER	12/22/2025				Above ground pool without a property barrier. Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening, All barriers shall be equipped with self-closing and self-latching or lockable gates. Install required barrier.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1301**

SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS	JENNIPHER L BULLER	12/22/2025				Above ground pool without proper barrier. Pools must have required barrier and be properly maintained to include water clarity. Maintain pool so that it complies with city ordinance or remove above ground pool from the property.
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	12/22/2025				Above ground pool with no electric permit for pool pump. Obtain required permit and complete inspections for closure of permit.

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	12/22/2025	12/22/2025	NON COMPLIANT		While in the area, I observed an above ground pool without a barrier. I also, observed a dilapidated wood fence, overgrowth, and junk in the yard. I attempted to make contact with a resident. I left my business card on the front door. I spoke with a female tenant before I left the area. She said she would give my card to the property owner. Photos attached. Upon further investigation I found no permit on file for the pool (electric). Due to the life safety violation, pool with no barrier a request for a Notice of Violation and Public Hearing to be prepared was made. Follow up scheduled.
FOLLOW UP	JLB	1/13/2026	1/13/2026	NON COMPLIANT		I conducted a follow up inspection per compliance date given on Notice of Violation and Public Hearing. I observed all violations remained. Photos attached. Proceed to hearing to obtain an order.
HEARING INSPECTION	JLB	1/26/2026	1/26/2026	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed all of the violations remained and now there is an unpermitted shed in the yard. Photos attached. No contact with property owner. Proceed to hearing to obtain an order.

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-1301**

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	12/23/2025	12/29/2025	NOVPH Compliance date: 01/13/2026 Respondent:: LEE DIANE J 1294 N CIRCLE DR CRYSTAL RIVER FL 34429
ADMIN POSTING	SHANEKA GREENE	12/29/2025	12/29/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	12/29/2025	12/29/2025	NOVPH MAILED 91 7199 9991 7039 7682 7625 LEE DIANE J 1294 N CIRCLE DR CRYSTAL RIVER, FL. 34429
OFFICER POSTING	JENNIPHER L BULLER	12/30/2025	12/30/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property. Sign used due to rental property.
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, 82-512, 82-513, 82-517, and 122-51 and order to:  1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00 pm on Thursday, February 26th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, February 27th, 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.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026	1/21/2026	<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,) 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, February 26th, 2026, or remove the fence by 4:00 pm on Thursday, February 26th, 2026. If the Respondent fails to comply by 7:00 am on Friday, February 27th, 2026, 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>3,) Maintain the pool and/or spa in a condition so it does not create a public health or safety hazard or a nuisance to the general public, and maintain water clarity so that all parts of the bottom can be seen; maintain property fencing as required in City code sections 82-512, 82-513, and 82-517; maintain water so that it is free of all foreign matter; secure and lock all access gates when the property is unoccupied; and prevent harborage or breeding of insects or rodents by 4:00pm on Thursday, February 26th, 2026. If the respondent falls to comply by 7:00am on Friday, February 27th, 2026, there will be a fine of \$150.00 per day thereafter 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; repair, build, demolish or install property pool barrier(s), treatment of existing pool water, installation of protective pool cover or demolish pool structure.</p> <p>3.) Apply for and obtain any required permits needed to meet the Current National Electric Code for the pool pump by 4:00pm on Thursday, February 26th, 2026. Once the permit is obtained, all inspections for closure of the permit shall be</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-1301**

				<p>completed within 90 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, February 27th, 2026, or if the permit issued is 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>4.) Pay the cost of prosecution of \$183.97 by February 26th, 2026.</p> <p>Non-compliance (Massey) hearing date: 03/25/2026</p>
<b>HEARING SPECIAL MAGISTRATE</b>	<b>YVETTE J GRILLO</b>	<b>1/28/2026</b>		<b>NEW BUSINESS</b>

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

THE CITY OF OCALA

CASE NO: CE25-1301

Petitioner,

VS.

LEE, DIANE J

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 Supervisor 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	3	\$37.50

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

**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	Total:
Postage:			\$17.72	2	\$17.72

**7. Administrative Fee(s):**

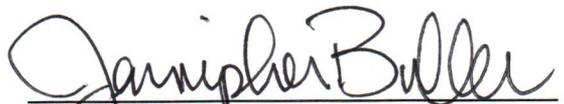
	Cost	Total:
Fee(s):		

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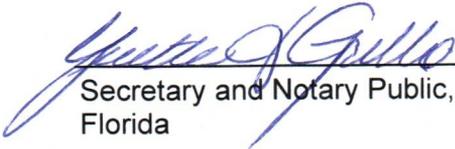
**Total Costs:** \$183.97

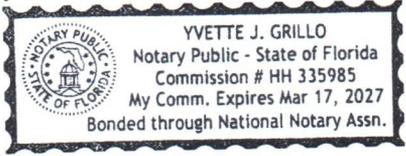
FURTHER. AFFIANT SAYETH NOT. Dated This:  
1/15/2026

STATE OF FLORIDA  
COUNTY OF MARION

  
JENNIPHER L BULLER  
Code Supervisor, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jan  
by JENNIPHER L BULLER who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida



# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2026 Property Record Card

2262-012-010

[GOOGLE Street View](#)

Prime Key: 1216800

[MAP IT+](#)

Current as of 12/22/2025

[Property Information](#)

LEE DIANE J  
1294 N CIRCLE DR  
CRYSTAL RIVER FL 34429

[Taxes / Assessments:](#)

Map ID: 162  
[Millage:](#) 1001 - OCALA

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

[PC:](#) 01

Acres: .18

Situs: 1642 SW 6TH ST OCALA

[2025 Certified Value](#)

Land Just Value	\$13,600		
Buildings	\$83,271		
Miscellaneous	\$0		
Total Just Value	\$96,871	Impact	
Total Assessed Value	\$75,717	<a href="#">Ex Codes:</a>	(\$21,154)
Exemptions	\$0		
Total Taxable	\$75,717		
School Taxable	\$96,871		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$13,600	\$83,271	\$0	\$96,871	\$75,717	\$0	\$75,717
2024	\$11,560	\$82,328	\$0	\$93,888	\$68,834	\$0	\$68,834
2023	\$11,560	\$80,081	\$0	\$91,641	\$62,576	\$0	\$62,576

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7915/0694</a>	11/2022	03 LIFE EST	1 LIFE ESTATE	U	I	\$100
<a href="#">2840/0772</a>	09/2000	07 WARRANTY	0	U	I	\$100
<a href="#">2123/0986</a>	03/1995	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$20,000
<a href="#">2082/0779</a>	10/1994	31 CERT TL	0	U	I	\$100
<a href="#">1615/0539</a>	11/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100

[Property Description](#)

SEC 13 TWP 15 RGE 21  
PLAT BOOK A PAGE 075  
ANDERSONS ADD OCALA  
BLK 12 LOTS 10.12

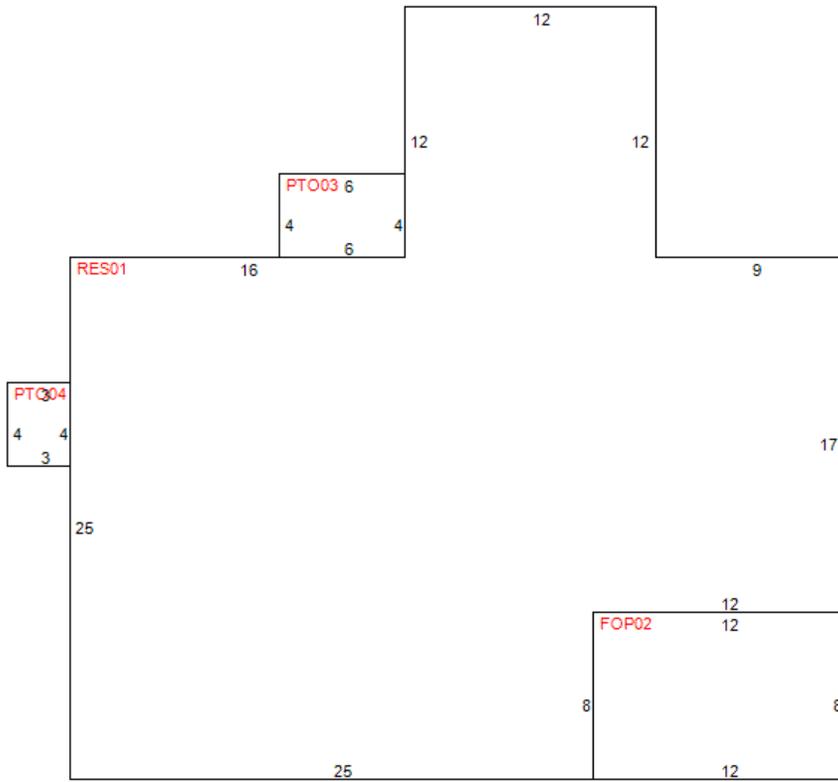
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		80.0	100.0	R1AA	80.00	FF						
Neighborhood 4513												
Mkt: 8 70												

[Traverse](#)

**Building 1 of 1**

RES01=L12D8L25U25R16U12R12D12R9D17.  
FOP02=L12D8R12U8.U17L21  
PTO03=L6U4R6D4.L16D6  
PTO04=L3D4R3U4.



Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 6 - 25-29 YRS  
**Condition** 2  
**Quality Grade** 400 - FAIR  
**Inspected on** 1/1/2025 by 254

**Year Built** 1984  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 148

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01 32 - CONC BLK-STUCO	1.00	1984	N	0 %	0 %	973	973
FOP	02 01 - NO EXTERIOR	1.00	1984	N	0 %	0 %	96	96
PTO	03 01 - NO EXTERIOR	1.00	1984	N	0 %	0 %	24	24
PTO	04 01 - NO EXTERIOR	1.00	1984	N	0 %	0 %	12	12

**Section: 1**

<b>Roof Style:</b> 10 GABLE	<b>Floor Finish:</b> 24 CARPET	<b>Bedrooms:</b> 3	<b>Blt-In Kitchen:</b> Y
<b>Roof Cover:</b> 16 GALVANIZED MTL	<b>Wall Finish:</b> 16 DRYWALL-PAINT	<b>4 Fixture Baths:</b> 0	<b>Dishwasher:</b> N
<b>Heat Meth 1:</b> 22 DUCTED FHA	<b>Heat Fuel 1:</b> 10 ELECTRIC	<b>3 Fixture Baths:</b> 1	<b>Garbage Disposal:</b> N
<b>Heat Meth 2:</b> 00	<b>Heat Fuel 2:</b> 00	<b>2 Fixture Baths:</b> 0	<b>Garbage Compactor:</b> N
<b>Foundation:</b> 7 BLK PERIMETER	<b>Fireplaces:</b> 0	<b>Extra Fixtures:</b> 2	<b>Intercom:</b> N
<b>A/C:</b> Y			<b>Vacuum:</b> N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD25-0612	4/14/2025	-	WATSON SHED
OC00436	3/1/1995	-	RSRA(ADDITION)
OC16831	1/1/1984	3/1/1984	BLDG 01= NEW RES



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
 DATE: 11/03/2022 11:34:33 AM  
 FILE #: 2022157143 OR BK 7915 PGS 694-695  
 REC FEES: \$18.50 INDEX FEES: \$3.00  
 DDS: \$0.70 MDS: \$0 INT: \$0

**WARRANTY DEED**

This Instrument Prepared By and

RETURN To:

Michael A. Siefert, Esquire  
 MICHAEL A. SIEFERT, P.A.  
 121 NW 3<sup>rd</sup> Street  
 Ocala, FL 34475  
 Telephone: (352) 732-0141

Tax Parcel 2262-012-010

**THIS INDENTURE**, made this 3<sup>rd</sup> day of November, 2022, by and between DIANE J. LEE, a single person, individually and as Trustee of the DIANE J. LEE LIVING TRUST dated September 6, 2000, whose mailing address is 1294 North Circle Drive, Crystal River, Florida, 34429, hereinafter called "Grantor", and DIANE J. LEE, a life estate without any liability for waste, and with full power and authority in said Life Tenant to sell, convey, mortgage, lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of subsequent holders of life estates or the remaindermen, and with full power and authority to retain any and all proceeds generated thereby, whose mailing address is 1294 North Circle Drive, Crystal River, Florida, 34429, and subsequent to the above enhanced life estate of Diane J. Lee, a life estate to NOEL LEON HATCHER, whose mailing address is 1294 North Circle Drive, Crystal River, Florida, 34429, and subsequent to the life estate of Noel Leon Hatcher, all remaining interest to BRADLEY J. LEE, whose mailing address is 7123 Tamworth Parkway, Sarasota, Florida, 34241, and PARKER K. LEE, whose mailing address is 7123 Tamworth Parkway, Sarasota, Florida, 34241, joint tenants with right of survivorship, hereinafter called "Grantee".

WITNESSETH that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted and sold to the said Grantee, and Grantee's heirs and assigns forever, the following land, situate, lying and being in **Marion County, Florida**, to-wit:

**Lots 10 and 12, Block 12, ANDERSON ADDITION, according to the Plat thereof, recorded in Plat Book A, Page 75, public records of Marion County, Florida**

GRANTOR covenants with Grantees that Grantor is lawfully seized of the property in fee simple; that Grantor has good right and lawful authority to sell and convey the property; that Grantor warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever; and that said property is free of all encumbrances.

TITLE NEITHER EXAMINED NOR APPROVED BY PREPARER.

**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:

WITNESSES:

(Sign Name) *Michael A. Siefert*  
(Print Name) MICHAEL A. SIEFERT

(Sign Name) *Tawakoni Ragle*  
(Print Name) TAWAKONI RAGLE

GRANTOR:

*Diane J. Lee*  
DIANE J. LEE, individually and as Trustee  
Of the Diane J. Lee Living Trust dated  
September 6, 2000

STATE OF FLORIDA  
COUNTY OF MARION

Subscribed and acknowledged before me, by means of A physical presence or \_\_\_\_\_  
online notarization, this the 3<sup>rd</sup> day of November, 2022, by DIANE J. LEE, individually and as  
Trustee, who \_\_\_\_\_ produced a Florida Driver License as identification or \_\_\_\_\_ who is personally  
known to me.

My Commission Expires:

*Tawakoni Ragle*  
NOTARY PUBLIC



TAWAKONI RAGLE  
Commission # HH 266677  
Expires May 22, 2026



# 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

## NOTICE OF VIOLATION AND PUBLIC HEARING

12/30/2025

LEE DIANE J  
1294 N CIRCLE DR  
CRYSTAL RIVER, FL. 34429

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 1642 SW 6TH ST|2262-012-010

**Case Number:** CE25-1301

**Inspector Assigned:** Jennipher Buller

**Required Compliance Date:** 01/13/2026

**Public Hearing Date & Time:** 01/28/2026 10:30

**Violation(s) and How to Abate:**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Overgrowth and unsightly matter observed upon the property . Cut and clean the property to include growth on any fencing.

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**  
Dilapidated wooden privacy fence upon property. Replace, repair, and/or remove all dilapidated fence from the property.

**SECTION 82-512 POOL BARRIER REQUIRED**  
Above ground pool without a complete barrier. Install required barrier for pool or remove pool from property.

**SECTION 82-513 POOL BARRIER SPECIFICATIONS**  
Above ground pool without a property barrier. Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening. All barriers shall be equipped with self-closing and self-latching or lockable gates. Install required barrier.

**SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS**  
Above ground pool without proper barrier. Pools must have required barrier and be properly maintained to include water clarity. Maintain pool so that it complies with city ordinance or remove above ground pool from the property.

**SECTION 122-51 BUILDING PERMIT REQUIRED**  
Above ground pool with no electric permit for pool pump. Obtain required permit and complete inspections for closure of permit.

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 inspector 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 – 2<sup>nd</sup> 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:

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

**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: CE25-1301**

**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 12/30/2025 post the Notice of Violation & Public Hearing to the property, located at 1642 SW 6TH 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.**

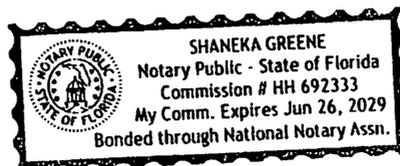
Dated: 12/30/2025

Jennifer Buller  
Supervisor

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/30/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
12/30/2025 10:13 AM



**DE  
EMENT  
9-8309  
REMOVE THIS  
UT APPROVAL  
E CITY CODE  
MENT DIVISION**



*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

**NOTICE OF VIOLATION AND PUBLIC HEARING**

City of Ocala - City Hall - 2<sup>nd</sup> Floor (Council Chambers)  
110 SE Wetula Avenue Ocala, FL 34471

12/30/2025

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).

LEE DIANE J  
1294 N CIRCLE DR  
CRYSTAL RIVER, FL. 34429

Respondent(s) \_\_\_\_\_

**Location of Violation:** 1642 SW 6TH ST|2262-012-010

**Case Number:** CE25-1301

**Inspector Assigned:** Jennipher Buller

**Required Compliance Date:** 01/13/2026

**Public Hearing Date & Time:** 01/28/2026 10:30

**Violation(s) and How to Abate:**

**SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**  
Overgrowth and unsightly matter observed upon the property. Cut and clean the property to include growth on any fencing.

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**  
Dilapidated wooden privacy fence upon property. Replace, repair, and/or remove all dilapidated fence from the property.

**SECTION 82-512 POOL BARRIER REQUIRED**  
Above ground pool without a complete barrier. Install required barrier for pool or remove pool from property.

**SECTION 82-513 POOL BARRIER SPECIFICATIONS**  
Above ground pool without a property barrier. Barriers shall be at least 48 inches in height and be constructed so that no clearance, gap or opening. All barriers shall be equipped with self-closing and self-latching or lockable gates. Install required barrier.

**SECTION 82-517 ABANDONED NEGLECTED INOPERABLE OR HAZARDOUS SWIMMING POOLS AND SPAS**  
Above ground pool without proper barrier. Pools must have required barrier and be properly maintained to include water clarity. Maintain pool so that it complies with city ordinance or remove above ground pool from the property.

**SECTION 122-51 BUILDING PERMIT REQUIRED**  
Above ground pool with no electric permit for pool pump. Obtain required permit and complete inspections for closure of permit.

Office DEBOLB

City of Ocala  
Code Enforcement Division  
12/30/2025 10:13 AM

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: CE25-1301

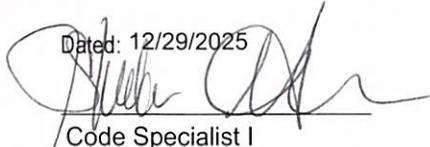
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

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 12/29/2025 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.

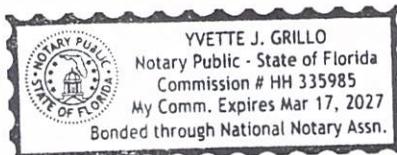
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 12/29/2025  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/29/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida

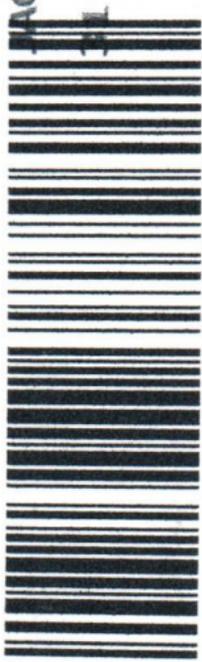


VERIFIED MAIL



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

*Mouph - 1301*



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JACKSONVILLE RPDC 320

DEC 2025 PM 2 L



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86<sup>0</sup>  
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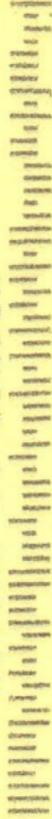
LEE DIANE J  
1294 N CIRCLE DR  
CRYSTAL RIVER, FL. 34429

326 NFE 1 C24F0001/04/26  
FORWARD TIME EXP RTN TO SEND  
LEE DIANE J  
1454 KIWI CT  
PUNTA GORDA FL 33950-6669

RETURN TO SENDER

ANK

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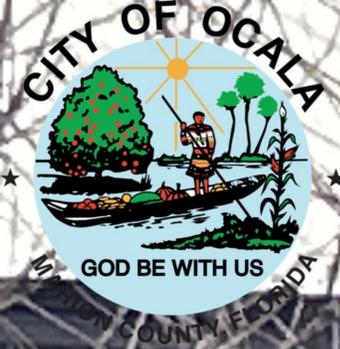




City of Ocala  
Code Enforcement Division  
1/26/2026 8:49 AM



City of Ocala  
Code Enforcement Division  
1/26/2026 8:50 AM



City of Ocala  
Code Enforcement Division  
1/26/2026 8:50 AM



562

City of Ocala  
Code Enforcement Division  
1/26/2026 8:50 AM



City of Ocala  
Code Enforcement Division  
12/19/2025 11:00 AM



City of Ocala  
Code Enforcement Division  
12/19/2025 11:02 AM



Pool, FENCE &  
OVERGROWTH

**OCALA**

**Jennifer Buller**  
Code Supervisor

Growth Management Department

City of Ocala  
201 S.E. 3<sup>rd</sup> Street, 2<sup>nd</sup> Floor  
Ocala, FL 34471

(352) 629-8309 office  
JBuller@ocalafl.gov  
www.ocalafl.gov

City of Ocala  
Code Enforcement Division  
12/19/2025 11:05 AM



City of Ocala  
Code Enforcement Division  
12/19/2025 11:05 AM



1642

City of Ocala  
Code Enforcement Division  
12/19/2025 11:05 AM



City of Ocala  
Code Enforcement Division  
12/19/2025 11:06 AM