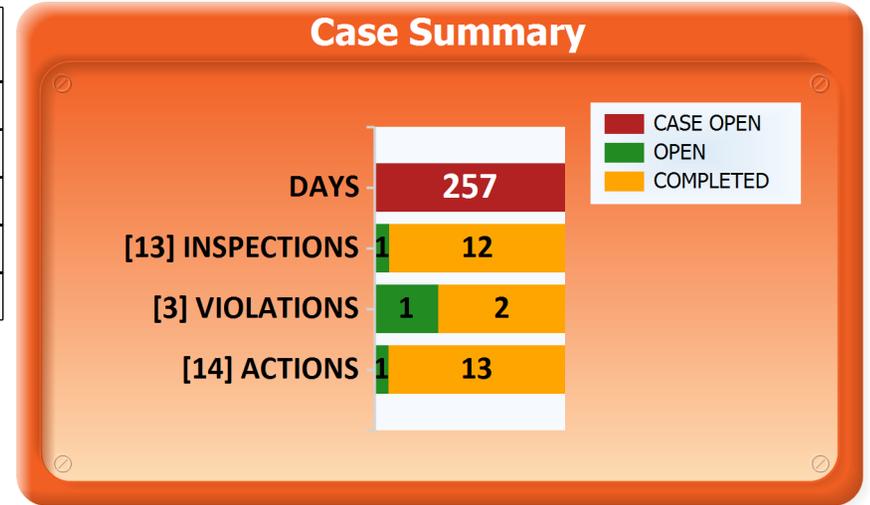


OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11694

Description: OVERGROWTH, UNSIGHTLY MATTER, AND SMALL SHED UPON VACANT PAR		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 9/25/2024	Closed:	Last Action: 6/12/2025	Flw Up: 6/9/2025
Site Address: 805 NW 14TH AVE OCALA, FL 344821525			
Site APN: 25648-000-00		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	3/10/2025	3/10/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/10/2025	3/10/2025	NOVPH MAILED 91 7199 9991 7039 7680 8686 HESTER ZACHERY EST DAVIS FRANCIS EST 4280 NW 88TH STREET RD OCALA FL 34482-1525

Case Details - No Attachments

City of Ocala

Case Number
2024_11694

CERTIFIED MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	<p>NOVPH MAILED (2) 91 7199 9991 7039 7937 4386 HESTER ZACHERY EST DAVIS FRANCIS EST 4280 NW 88TH STREET RD OCALA, FL. 34482-1525</p> <p>91 7199 9991 7039 7937 4409HESTER ANQUIETTA 805 NW 14TH AVE OCALA, FL. 34475</p>
CONTACT	JENNIPHER L BULLER	2/19/2025	2/19/2025	I called the property owner's son Christopher 352-445-9489. requested 2 weeks to get everything into compliance.
CONTACT	JENNIPHER L BULLER	4/7/2025	4/7/2025	I called the property owner's (Zachery Hector is deceased) son Christopher 352-445-9489. Will clean up rest of property, needs until the end of week.
CONTACT	JENNIPHER L BULLER	4/22/2025	4/22/2025	Contact made with neighbor across the street who advised he had cleaned up the property concerning pile of junk along street and had mowed the front.
HEARING CODE BOARD	YVETTE J GRILLO	6/12/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	3/11/2025	3/11/2025	Notice of violation and public hearing. Photos attached.
OFFICER POSTING	JENNIPHER L BULLER	4/22/2025	4/22/2025	<p>NOCPH READY FOR POSTING</p> <p>NOVPH posted upon the property, Photos attached. Affidavit of posting completed.</p>

Case Details - No Attachments

City of Ocala

Case Number
2024_11694

PREPARE NOTICE	SHANEKA GREENE	4/17/2025	4/17/2025	CLTO Respondent 1- HESTER ZACHERY EST DAVIS FRANCIS EST 4280 NW 88TH STREET RD OCALA FL 34482-1525 Respondent 2- HESTER ANQUIETTA 805 NW 14TH AVE OCALA FL 34475
PREPARE NOTICE	SHANEKA GREENE	3/10/2025	3/10/2025	NOVPH Repeat Violator for 34-95 and 122-51.
REGULAR MAIL	SHANEKA GREENE	10/1/2024	10/1/2024	CLTO

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11694

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/30/2025	6/2/2025	<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, July 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2.) Pay the cost of prosecution of \$416.80 by July 3, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	HESTER ZACHERY EST DAVIS FRANCIS EST	4280 NW 88TH STREET RD OCALA, FL 34482-1525			
RESPONDENT 1	HESTER ZACHERY EST DAVIS FRANCIS EST	4280 NW 88TH STREET RD OCALA, FL 34482-1525			
RESPONDENT 2	HESTER ANQUIETTA	805 NW 14TH AVE OCALA, FL 34475			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	5	\$35.90	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	9	\$198.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11694

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	13	\$162.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$1.65	\$0.00						
Total Paid for CASE FEES:			\$416.80	\$0.00						
TOTALS:			\$416.80	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	10/21/2024	10/21/2024	COMPLETED		On 10/21/2024, the property owner Christopher 352-445-9489 came to the office and requested additional time. He said he didn't understand why he couldn't have the shed upon his vacant lot. He said he was using the shed to store lawn equipment, installed on property this year. I explained to him it did not meet zoning requirement for R-2. I explained that the property would need to be cut and cleaned and the shed removed for compliance. He talked about a previous code case at length (COM18-1002) where there was a Final Administrative Order for demolition and all improvements had been removed and Follow up scheduled.
FOLLOW UP	JLB	11/1/2024	11/1/2024	NON COMPLIANT		While in the area I observed the property remained unchanged. Photos attached.

OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11694

FOLLOW UP	JLB	11/18/2024	11/18/2024	NON COMPLIANT	I conducted a follow up inspection. I observed part of the property had been cut and clean. Family member of decease property owner was working on clean up. Christopher 352-445-9489 (son of property owner) is working on removing all unsightly matter (junk and trash) and the unpermitted shed. Requested additional time. He said there has been no probate filed, but wants to eventually build a home upon the property. History of violations upon the property (see COM18_1002, home demolished). Photo attached. Follow up scheduled.
FOLLOW UP	JLB	1/2/2025	1/2/2025	NON COMPLIANT	I conducted a follow up inspection. All violations remain. Photos attached. Notice of Violation and Public Hearing? Follow up scheduled.
FOLLOW UP	JLB	2/18/2025	2/18/2025	NON COMPLIANT	Shed and debris still on property? On 02/18/2025, I conducted a follow up inspection. I observed all violations remained; shed, unsightly matter, overgrowth/tree debris, and utility trailer with no tag upon the property. Photos attached. On 02/19/2025, phone call made to representative of the (deceased) property owner, Christopher (son of the property owner). He requested two (2) more weeks to get the property into compliance. I expressed to him that the property would need to be in completed compliance to include everything removed from the vacant property and it cut and clean or a Notice of Violation and Public Hearing would be prepared. He confirmed that the follow up inspection on 03/05/2025 would be sufficient time for him to have the property in compliance. Follow up scheduled.
FOLLOW UP	JLB	3/5/2025	3/5/2025	NON COMPLIANT	I followed up to the location, and all violations remain, along with a pile of household items and trash on 8th Ave. Photos attached, Notice of violation and Public hearing Follow up scheduled.

Ocala Case Details - No Attachments

City of Ocala

Case Number
2024_11694

FOLLOW UP	JLB	3/25/2025	3/25/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the shed had been removed from the property, Overgrowth, junk, and debris remain. Photos attached. Proceed to hearing as scheduled for 34-95 as a repeat violator.
FOLLOW UP	JLB	4/15/2025	4/15/2025	NON COMPLIANT		Removed from hearing agenda due to name not listed on MCPA, but on deed (Anquiette Hester). Phone call to Christopher Hester. Updated with status. He requested until the end of week to finish cleaning up property. Follow up scheduled.
FOLLOW UP	JLB	4/16/2025	4/16/2025	NON COMPLIANT		I conducted a follow up inspection. I observed the property remained overgrown with unsightly matter. Photos attached, Revised courtesy letter mailed to persons listed on MCPA and deed. Follow up scheduled.
FOLLOW UP	JLB	5/9/2025	5/9/2025	NON COMPLIANT		I conducted a follow up inspection. I observed unsightly matter and overgrowth remained on the property. Photos attached. Proceed to hearing as scheduled.
FOLLOW-UP	JENNIPHER BULLER	9/30/2024	10/1/2024	COMPLETE		On 10/01/2024, courtesy letter mailed to property owner. Follow up scheduled.
HEARING INSPECTION	JLB	6/9/2025				
INITIAL	JENNIPHER BULLER	9/26/2024	9/26/2024	COMPLETE		On 09/25/2024, while in the area I observed a shed upon the vacant lot. I also, notice unsightly matter (trash) and overgrowth. Photos attached.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
2024_11694

SECTION 122-332 PERMITTED USES R-2		9/25/2024	3/25/2025			The following uses are permitted in the two-family residential (R-2) district. (1) Residential use b. Residential type: 1. Single-family dwelling. 2. Two-family dwelling. No primary structure (residence upon property). Remove accessory structure (shed).
SECTION 122-51 BUILDING PERMIT REQUIRED		9/25/2024	3/25/2025		Repeat violator	Small shed upon vacant parcel, no permit on file. Remove shed from property.
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER		9/25/2024				Overgrowth and unsightly matter upon property. Cut and clean property.

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

THE CITY OF OCALA

CASE NO: 2024_11694

Petitioner,

VS.

HESTER, ZACHERY EST
DAVIS, FRANCIS 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	13	\$162.50

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	9	\$198.00

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:		

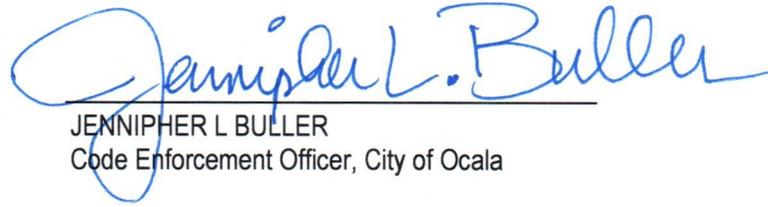
6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	Total:
Postage: \$1.65	3	\$35.90	5	\$35.90

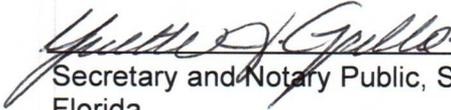
Total Costs: \$416.80

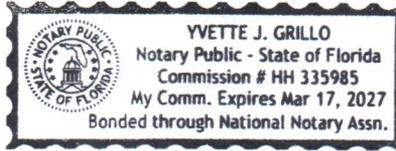
FURTHER. AFFIANT SAYETH NOT. Dated This:
6/2/2025

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: 2 Jun by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of Florida





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

25648-000-00

[GOOGLE Street View](#)

Prime Key: 619337

[MAP IT+](#)

Current as of 9/26/2024

Property Information

HESTER ZACHERY EST
 DAVIS FRANCIS EST
 4280 NW 88TH STREET RD
 Ocala FL 34482-1525

Taxes / Assessments:
 Map ID: 178
Millage: 1001 - Ocala

M.S.T.U.
PC: 00
 Acres: .21

Situs: Situs: 805 NW 14TH AVE Ocala

Current Value

Land Just Value	\$10,602		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$10,602	Impact	
Total Assessed Value	\$6,414	<u>Ex Codes:</u>	(\$4,188)
Exemptions	\$0		
Total Taxable	\$6,414		
School Taxable	\$10,602		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$6,715	\$0	\$0	\$6,715	\$5,831	\$0	\$5,831
2022	\$5,301	\$0	\$0	\$5,301	\$5,301	\$0	\$5,301
2021	\$3,887	\$16,775	\$387	\$21,049	\$19,907	\$0	\$19,907

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
6578/1572	05/2017	05 QUIT CLAIM	0	U	I	\$100
6578/1576	11/2014	71 DTH CER	0	U	I	\$100
5984/0680	01/2014	61 FJDGMNT	0	U	I	\$100
5591/1847	08/2011	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
4449/0974	11/2001	71 DTH CER	0	U	I	\$100
2607/0485	02/1999	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$12,000
2082/1808	10/1994	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
1886/0372	12/1992	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$13,500
UNRE/INST	09/1992	71 DTH CER	0	U	I	\$100
1847/0472	07/1992	03 LIFE EST	1 LIFE ESTATE	U	I	\$100

Property Description

SEC 07 TWP 15 RGE 22
 PLAT BOOK D PAGE 083
 WESTWOOD PARK 2ND ADD
 W 120.63 FT OF LOT 10 BLK F

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		76.0	120.0	R2	76.00	FF	150.0000	1.00	0.93	1.00	10,602	10,602
Neighborhood 4493 - AGNEWS/GOSS/WW2ND											Total Land - Class	\$10,602
Mkt: 8 70											Total Land - Just	\$10,602

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
DEMO21-0017	4/19/2021	-	HESTER / DEMO

Cost Summary

Buildings R.C.N.	\$0	11/16/2016				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	1/4/2022	Bldg Nbr	RCN	Depreciation	Depreciated
Land - Just Value	\$10,602	2/7/2024				
Total Just Value	\$10,602	.				



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 05/16/2017 12:53:12 PM
 FILE #: 2017044216 OR BK 6578 PGS 1572-1575
 REC FEES: \$35.50 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0.00 INT: \$0.00

Quitclaim Deed

RECORDING REQUESTED BY Anquetta Hester

AND WHEN RECORDED MAIL TO:
Anquetta Hester, Grantee(s)
805 NW 14th Ave
Ocala FL 34475

Consideration: \$ 0
 Property Transfer Tax: \$ 0
 Assessor's Parcel No.: _____

PREPARED BY: Anquetta Hester certifies herein that he or she has prepared this Deed.

Anquetta Hester
 Signature of Preparer

5/15/17
 Date of Preparation

Anquetta Hester
 Printed Name of Preparer

THIS QUITCLAIM DEED, executed on May 15, 2017 in the County of Marion, State of Florida

by Grantor(s), Zachery Winslow Hester,
 whose post office address is 805 NW 14th Ave 34475,
 to Grantee(s), Anquetta Hester,
 whose post office address is 805 NW 14th Ave 34475,

WITNESSETH, that the said Grantor(s), Zachery Winslow Hester,
 for good consideration and for the sum of 0
 (\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,
 does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Marion, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Angiella Hester
Signature of Grantor

Signature of Second Grantor (if applicable)

Angiella Hester
Print Name of Grantor

Print Name of Second Grantor (if applicable)

Proctor Townsend
Signature of First Witness to Grantor(s)

Faye Simmons
Signature of Second Witness to Grantor(s)

Rashed Townsend
Print Name of First Witness to Grantor(s)

Faye Simmons
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Angiella Hester
Signature of Grantee

Signature of Second Grantee (if applicable)

Angiella Hester
Print Name of Grantee

Print Name of Second Grantee (if applicable)

Proctor Townsend
Signature of First Witness to Grantee(s)

Faye Simmons
Signature of Second Witness to Grantee(s)

Rashed Townsend
Print Name of First Witness to Grantee(s)

Faye Simmons
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Marion

On May 15th 2017, before me, Christopher Camp, a notary public in and for said state, personally appeared, Conquietta Hester

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary

Affiant Known _____ Produced ID X

Type of ID FLID H236 012 897900

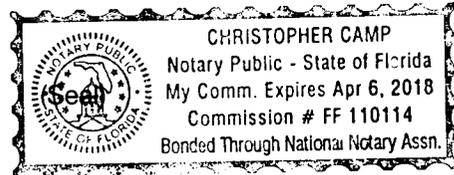


Exhibit "A"

SEC 07 TWP 15 RGE 22

PLAT BOOK D Page 083

Westwood Park 2nd ADD

W 120.63 FT of Lot 10 BLK F

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

THE CITY OF OCALA

CASE NO: COM18-1002

Petitioner,



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 11/29/2018 12:06:28 PM
FILE #: 2018117125 OR BK 6874 PGS 1305-1307
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

vs.

**ZACHERY HESTER EST
FRANCIS DAVIS EST
4280 NW 88TH STREET RD
OCALA, FL. 34482-1525**

**ANQUIETTA HESTER
805 NW 14TH AVE
OCALA, FL. 34475**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; November 8, 2018, 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), **ZACHERY HESTER EST, FRANCIS DAVIS EST and ANQUIETTA HESTER** owner(s) in charge of the property described as: **805 NW 14TH AVE, OCALA, FL** recorded in the Public Records of Marion County, Florida, also known as parcel number: **25648-000-00**.
- B. That on and between October 2, 2018 and November 7, 2018, the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-91 Definitions, Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter, Section 82-181 Definitions, Section 82-182 Dangerous buildings declared nuisance: abatement required: time limits, Section 82-184 Standards for ordering repair, vacation or demolition, Section 82-442 Implementation and enforcement of numbering system; master map, Section 82-443 Display of building number and Section 122-51 Building Permit Required.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **ZACHERY HESTER EST, FRANCIS DAVIS EST and ANQUIETTA HESTER**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, Section 34-91 Definitions, Section 34-95 Weeds; Accumulations of trash or other unsightly or unsanitary matter, Section 82-181 Definitions, Section 82-182 Dangerous buildings declared nuisance: abatement required: time limits, Section 82-184 Standards for ordering repair, vacation or demolition, Section 82-442 Implementation and enforcement of numbering system; master map, Section 82-443 Display of building number and Section 122-51 Building Permit Required, 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 guilty of violating city code section(s): 34-91, 34-95, 82-181, 82-182, 82-184, 82-442, 82-443, and 122-51. Order to;

1.) (a) Cut & clean the property grounds fully and properly removing any weeds, undergrowth, dead trees, junk, and debris by 04:00pm on Thursday, December 6th, 2018. If the Respondent(s) fail to comply by 07:00 am on Friday, December 7th, 2018, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting & cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$150 per day thereafter that shall run in addition to any other fines related to items one (1) through four (4) until all violations of item one (1) have 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, in addition to any other fines related to items one (1) through four (4).

2.) (a) Apply for any required permits needed to meet the Current Florida Building Code, the 2014 National Electric Code, and any identified Standard Housing Codes, by 04:00pm on Thursday, December 6th, 2018. Once the permits are obtained, all repairs to the structure(s), which require a permit, shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday, December 7th, 2018 or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (d) shall apply; or

(b) Apply for a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 6th, 2018. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 07:00am on Friday, December 7th, 2018 or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 07:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) If no permits are required to conduct the work necessary to meet the current Florida Building Code, the 2014 National Electric Code, or any identified Standard Housing Codes, the Respondent(s) shall complete the work necessary by 04:00pm on Thursday, December 6th, 2018. If the Respondent(s) fail to comply by 07:00am on Friday, December 7th, 2018, subsection (d) shall apply.

(d) Failure to comply with any subsection of item three (3) in the times allowed for compliance there shall be a fine of \$150 per day thereafter, that shall run in addition to any other fines related to items one (1) through four (4) until all violations of item two (2) have been abated.

3.) Affix the required building numbers in accordance with the city code by 04:00pm on Thursday, December 6th, 2018. If the Respondent(s) fail to comply by 07:00am on Friday, December 7th, 2018, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include: affixing the required building numbers in accordance with the city code. Additionally, there shall be a fine of \$150 per day thereafter that shall run in addition to any other fines related to items one (1) through four (4) until all violations of item three (3) have been abated. Demolition of the structure shall also constitute compliance with this section.

4.) Obtain a permit for the unpermitted shed by 04:00pm on Thursday, December 6th, 2018. If the Respondent(s) fail to comply by 07:00am on Friday, December 7th, 2018 there shall be a fine of \$150 per day thereafter that shall run in addition to any other fines related to items one (1) through four (4) until all violations of item four (4) have been abated.

5.) Pay the cost of prosecution of the case of \$152.16 by 04:00pm on Thursday, December 6th, 2018.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

- 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 19th day of November 2018.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



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

Danielle Ruse, 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: ZACHERY HESTER EST and FRANCIS DAVIS EST, 4280 NW 88TH STREET RD, OCALA, FL. 34482-1525, and ANQUETTA HESTER, 805 NW 14TH AVE, OCALA, FL. 34475, this 19th day of November 2018.

Jeanne M. Winchester, 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 DECEMBER 13, 2018, AT 5:30PM, 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 STATUES, 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.



GROWTH MANAGEMENT DEPARTMENT

CODE ENFORCEMENT DIVISION

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

10/1/2024

CASE NO: **2024_11694**

DAVIS FRANCIS EST
HESTER ZACHERY EST
4280 NW 88TH STREET RD
OCALA FL 34482-1525

RE: 25648-000-00 | 805 NW 14TH AVE 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 **10/22/2024**. 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 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.

Brief Description: Overgrowth and unsightly matter upon property. Cut and clean property.



Section 122-51 - Building permit required.

Brief Description: Small shed upon vacant parcel, no permit on file. Remove shed from property.



Section 122-332 - Permitted Uses (R-2).

Brief Description: The following uses are permitted in the two-family residential (R-2) district. (1) Residential uses: a. Community residential home, maximum of eight unrelated residents per single-family residential dwelling. b. Home occupation, subject to the requirements of article IX, division 4 of this chapter. c. Single-family dwelling. d. Two-family dwelling. Remove shed from property.



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

04/17/2025

HESTER ZACHERY EST DAVIS FRANCIS EST
4280 NW 88TH STREET RD
OCALA, FL. 34482-1525

HESTER ANQUIETTA
805 NW 14TH AVE
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 805 NW 14TH AVE|25648-000-00

Case Number: 2024_11694

Officer Assigned: Jennipher Buller

Required Compliance Date: 05/09/2025

Public Hearing Date & Time: 06/12/2025 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Overgrowth and unsightly matter upon property. Cut and clean property.

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:

Jennipher 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_11694

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 04/22/2025 post the Notice of Violation & Public Hearing to the property, located at 805 NW 14TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

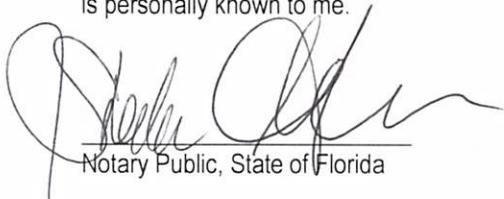
FURTHER, AFFIANT SAYETH NAUGHT.

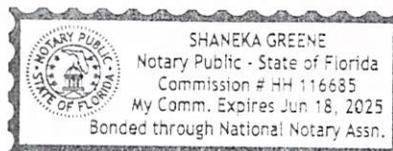
Dated: 04/22/2025

Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/22/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CASE NO: 2024_11694

**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 04/17/2025 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.

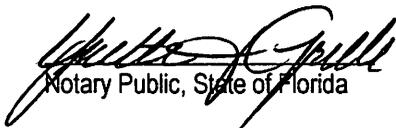
FURTHER, AFFIANT SAYETH NAUGHT.

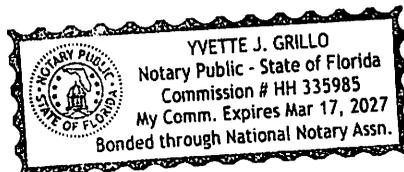
Dated: 04/17/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/17/2025 by Yvette Grillo Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





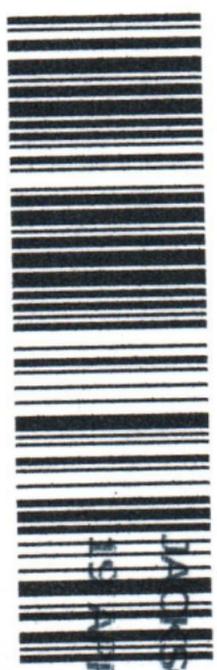
CITY OF OCALA

CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

H00PH-11694

HESTER ANQUIETTA
805 NW 14TH AVE
OCALA, FL. 34475

CERTIFIED MAIL



91 7199 9991 7039 7937 4409

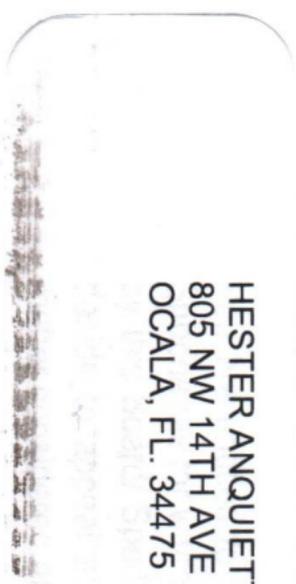
JACKSONVILLE FL 320
19 APR 2025 PM 3

FIRST-CLASS



ZIP 34471 \$008.16⁰
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✓



3447547548

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RETURN TO SENDER
ATTEMPTED -- NOT KNOWN
UNABLE TO FORWARD

BC: 34471217299 *1638-00549-19-24



CITY OF OCALA

CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

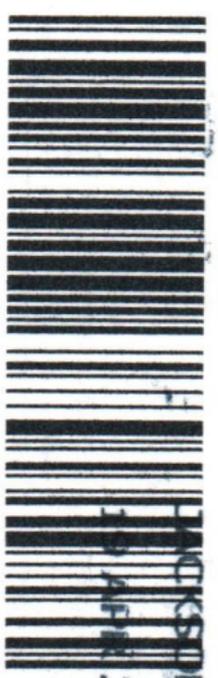
1100PH - 11694

HESTER ZACHERY EST DAVIS FRANCIS EST
4280 NW 88TH STREET RD
OCALA, FL. 34482-1525

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CERTIFIED MAIL



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JACKSONVILLE FL 320
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FIRST-CLASS



US POSTAGE in PARTNERY BOWES



ZIP 34471 \$008.16⁰
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11/21/25

MAIL 325 FEB 1 0005/01/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *1638-01825-19-24



09/25/2024 14:21
City of Ocala
Code Enforcement Division



09/25/2024 14:22
City of Ocala
Code Enforcement Division



09/25/2024 14:33
City of Ocala
Code Enforcement Division



11/01/2024
14:57:47
City of Ocala
Code Enforcement Division



11/01/2024

14:58:16

City of Ocala
Code Enforcement Division



City of Ocala
Code Enforcement Division
2/18/2025 12:38 PM



City of Ocala
Code Enforcement Division
2/18/2025 12:38 PM



City of Ocala
Code Enforcement Division
3/5/2025 8:29 AM



City of Ocala
Code Enforcement Division
3/5/2025 8:28 AM



City of Ocala
Code Enforcement Division
3/5/2025 8:27 AM



City of Ocala
Code Enforcement Division
4/16/2025 12:02 PM



City of Ocala
Code Enforcement Division
4/16/2025 12:02 PM



City of Ocala
Code Enforcement Division
5/9/2025 10:10 AM



City of Ocala
Code Enforcement Division
5/9/2025 10:10 AM



City of Ocala
Code Enforcement Division
5/9/2025 10:11 AM