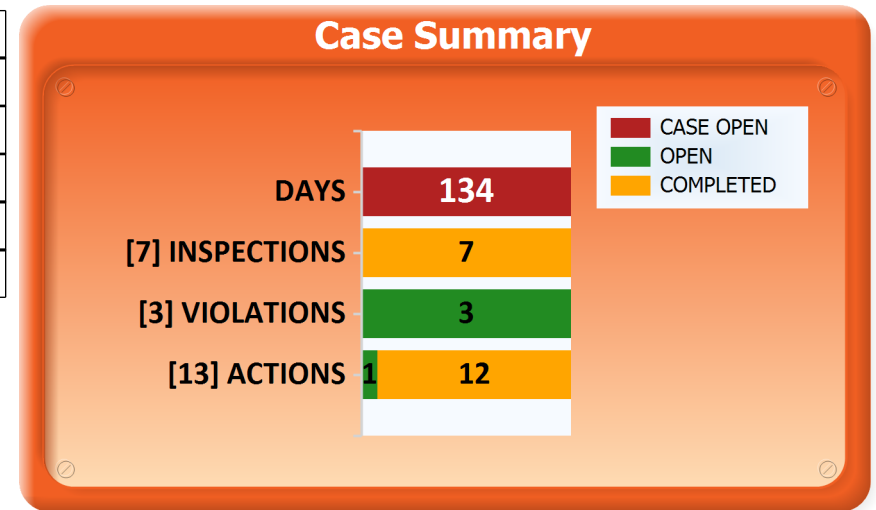


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0459

Description: VERIFIED NO ACTIVE UTILITIES			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 5/28/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/3/2025
Site Address: 854 NW 6TH AVE OCALA, FL 34475			
Site APN: 2571-007-003		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH UPDATED NOVPH POSTED FOR 9/10 CODE BOARD
CERTIFIED MAIL	SHANEKA GREENE	8/6/2025	8/6/2025	NOPH MAILED W/STANDARD HOUSING CHECKLIST 91 7199 9991 7039 7684 0686 PIERSON ZIMMERMAN ASHLEY 854 NW 6TH AVE OCALA, FL. 34475 UPDATED NOVPH MAILED 9489 0090 0027 6697 0030 92 PIERSON ZIMMERMAN ASHLEY 854 NW 6TH AVE OCALA, FL. 34475

CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	FOF 91 7199 9991 7039 7682 0695 PIERSON ZIMMERMAN ASHLEY 854 NW 6TH AVE OCALA, FL. 34475
COMPLAINT RECEIVED	YVETTE J GRILLO	5/28/2025	5/28/2025	
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025	9/11/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/9/2025		
OFFICER POSTING	STEPHANI SMITH	8/7/2025	8/7/2025	NOVPH READY FOR POSTING NOVPH POSTED ONTO THE PROPERTY. AFFIDAVIT OF POSTING PROVIDED TO ADMIN. VIEW ATTACHMENTS.
OFFICER POSTING	DALE HOLLINGSWORTH	8/29/2025	8/29/2025	UPDATED NOVPH READY FOR POSTING
OFFICER POSTING	ROBERT MOORE	9/15/2025	9/15/2025	FOF READY TO POST POSTED FINAL ORDER TO PROPERTY
PREPARE NOTICE	SHANEKA GREENE	5/30/2025	5/30/2025	CLTO + STANDARD HOUSING CHECKLIST X1 PIERSON ZIMMERMAN ASHLEY 854 NW 6TH AVE OCALA FL 34475-5968
PREPARE NOTICE	SHANEKA GREENE	8/6/2025	8/6/2025	NOVPH X1 PIERSON ZIMMERMAN ASHLEY 854 NW 6TH AVE OCALA FL 34475-5968
REGULAR MAIL	SHANEKA GREENE	5/30/2025	5/30/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182 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 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday,

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	<p>October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>2,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 2nd, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the</p>
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				<p>violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>3.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted shed by 4:00pm on Thursday, October 2nd, 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, October 3rd, 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>4.) Pay the cost of prosecution of \$284.57 by October 2nd, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	OFFICER GRAVEL	OCALA POLICE DEPT ,	(352)427-2806		
OWNER	PIERSON ZIMMERMAN ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			
RESPONDENT 1	PIERSON ZIMMERMAN ASHLEY	854 NW 6TH AVE OCALA, FL 34475-5968			

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	\$26.58	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$284.57	\$0.00						
TOTALS:			\$284.57	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	SMS	7/21/2025	7/21/2025	COMPLETED		On 07/21/2025, I have re-inspected the property in reference to a NOVPH compliance inspection. I have observed that the property still remains in a non-compliance status (such as multiple broken and/or boarded windows, care of premises, etc). In addition to this, I have verified that there are no active permit(s) applied and/or issued for the shed on the property. I have called the Ocala Utility Department, and I have spoken to customer service representative Amy. They have confirmed there are no active utilities at the property (it is listed as "vacant" and last active in January 2025). View attachments.
CASE WORK	RSM	9/15/2025	9/15/2025	NON COMPLIANT		On 9-15-25, I posted the Final Administrative Order to the Property. Affidavit of Posting Completed and submitted to Admin. Photos added and follow-up scheduled
COMPLIANCE	SMS	10/3/2025	10/6/2025	NON COMPLIANT		MASSEY INSPECTION



Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

COMPLIANCE	SMS	10/3/2025	10/6/2025	NON COMPLIANT	<p>I conducted a compliance inspection per Final Administrative Order. I observed the property remained non-compliant. No active permits on file. No one at the residence. According to notes from the initial inspection the property owner is deceased and persons were squatting upon the property. I noticed a dog was tethered to a tree near the shed. I called Marion County Animal Control and they said an officer responded to the location on 10/01/2025. They made contact with someone who was living in the shed. Animal Control is to follow up on 10/09/2025. I explained that we had an active code case and demolition of the structures is a possibly. Prosecution costs unpaid. Affidavit of non-compliance completed.</p>
FOLLOW UP	SMS	6/30/2025	6/30/2025	COMPLETED	<p>On 06/30/2025, I have re-inspected the property in reference to multiple violations such as a shed installed on the property without a permit and various Standard Housing issues. I have observed that the shed remains on the property without a permit (verified via the CS Permitting module), and there is also outstanding Standard Housing violations such as multiple broken windows, lack of maintenance on the property, etc. No contact received from a property owner or property representative (more than likely deceased). View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0459

HEARING INSPECTION	SMS	7/29/2025	7/29/2025	NON COMPLIANT		On 07/29/2025, I have re-inspected the property in reference to various Standard Housing violations and shed without a permit. I have observed that the shed still remains on the property in addition to the multiple broken windows on the property. I have called the customer service line, and I have spoken to Erin. She has informed me that all utilities (such as water, trash, electric, etc) has been shut off on January 10th, 2025 due to non-payment. I have also verified via the CS Permitting module that there are no active permits applied and/or issued for the shed installed on the property. View attachments.
HEARING INSPECTION	RDH	9/9/2025	9/9/2025	NON COMPLIANT		NON-COMPLIANT.
INITIAL	SMS	5/29/2025	5/29/2025	NON COMPLIANT		OFC GRAVEL WITH OPD CALLED AND STATED HE WAS OUT AT A RESIDENCE WHERE THERE ARE NUMEROUS PERSONS LIVING IN THE HOME THAT DO NOT OWN IT. HOMEOWNER DECEASED AND SUPPOSEDLY NO NEXT OF KIN. HOUSE IS UNSECURED AND NO ACTIVE CITY UTILITIES ON AT THE RESIDENCE.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

INITIAL	SMS	5/29/2025	5/29/2025	NON COMPLIANT	<p>On 05/29/2025, I have responded out to the property in reference to a complaint received from the Ocala Police Department where multiple people were residing within the home without any active utilities in addition to these individuals not being the property owner(s). I have called the City of Ocala Utility Department, and I have confirmed with Sara that there are no active utilities such as trash pick-up, water, or electric at this location since 01/10/2025. Afterwards, I have inspected the property. I have observed one window to the rear of the property that is covered with plyboard. In addition to this, there is a shed with an orange extension cord jutting from out of the top to the shed door along with the windows of the shed being covered and numerous items (such as chairs, bicycles, and a shopping cart) near the shed. From the side of the property, there is junk and debris left in the yard such as furniture and garbage cans with trash within it. I have conducted further research, and I have also observed that there is no active permit applied and/or issued for the shed on the property via the CS Permitting module. At the time of inspection, I did not make any contact at the property due to a potential squatter situation. View attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	STEPHANI SMITH	5/29/2025				Shed installed at the property with permit.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	5/29/2025				Overgrowth and junk/unsightly/unsanitary matter throughout the property. Cut and clean the entire property removing all such items and overgrowth.
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	STEPHANI SMITH	5/29/2025				<p>All utilities disconnected since January 2025, yet home appears to be lived in by vagrants/squatters. Some windows broken, some boarded from inside, and structure is overall unsecured. Shed also added to the property at some point without a permit, and also appears to be lived in making the shed a dangerous structure due to manufacturing for storage only.</p> <p>Vacate & secure the residence, making required repairs to any broken windows and doors to meet current Florida Building Code (consult with Ocala Building Department for permitting requirements), and obtain permitting for the shed or remove the shed from the property.</p>

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0459

VS.

PIERSON ZIMMERMAN, ASHLEY
854 NW 6TH AVE
OCALA, FL 34475
Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/18/2025 01:14:10 PM
FILE #: 2025125384 OR BK 8715 PGS 1587-1589
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; September 10th, 2025, 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), **PIERSON ZIMMERMAN, ASHLEY, 854 NW 6TH AVE, OCALA, FL 34475**, owner(s) in charge of the property described as: **854 NW 6TH AVE | 2571-007-003, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 29th, 2025, and September 9th, 2025, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **PIERSON ZIMMERMAN, ASHLEY**, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, 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(s) guilty of violating city code section(s): 34-95, 82-182 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 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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.
 - (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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 2nd, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in additional any other fines until this violation has been abated.

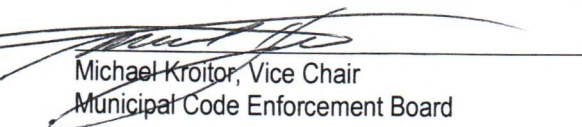
3.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted shed by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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.

4.) Pay the cost of prosecution of \$284.57 by October 2nd, 2025


- 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 10th day of September 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Kroitor, Vice Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

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: **PIERSON ZIMMERMAN, ASHLEY, 854 NW 6TH AVE, OCALA, FL 34475**, this 10th day of September 2025.


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 OCTOBER 9TH, 2025, 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 INITIAL 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.

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

CASE NO: CE25-0459

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/15/2025 post the Final Administrative Order to the property, located at 854 NW 6TH AVE, 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: 09/15/2025

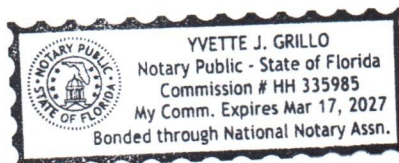

Environmental Enforcement Officer

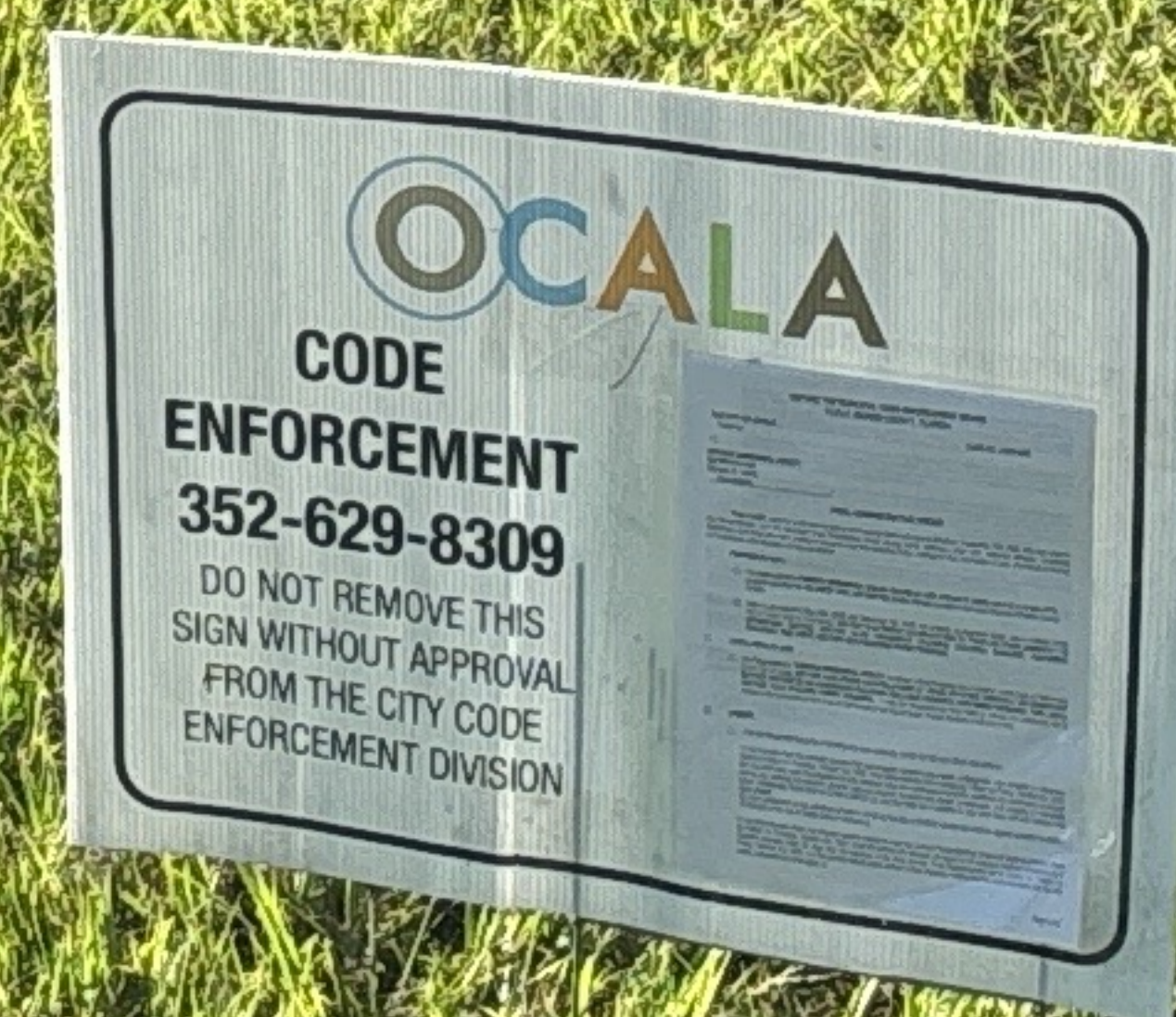
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/15/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





Sep 15, 2025 at 9:10:28 AM
City of Ocala
Environmental Enforcement



OCALA

CODE ENFORCEMENT

352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0459

vs.

PIERSON ZIMMERMAN, ASHLEY
854 NW 6TH AVE
OCALA, FL 34475
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on: September 10th, 2025, 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), **PIERSON ZIMMERMAN, ASHLEY, 854 NW 6TH AVE, OCALA, FL 34475**, owner(s) in charge of the property described as: **854 NW 6TH AVE | 2571-007-003, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between May 29th, 2025, and September 9th, 2025, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **PIERSON ZIMMERMAN, ASHLEY**, 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, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, 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(s) guilty of violating city code section(s): 34-95, 82-182 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 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 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.
(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.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply, or

Sep 15, 2025 at 9:10:21 AM
City of Ocala
Environmental Enforcement

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

CASE NO: CE25-0459

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 09/12/2025 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.

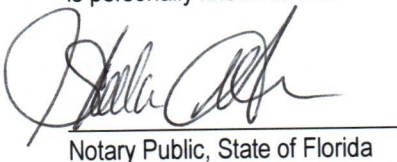
FURTHER, AFFIANT SAYETH NAUGHT.

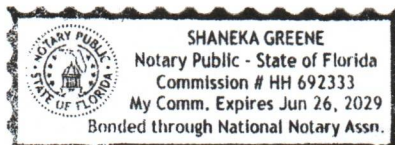
Dated: 09/12/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/12/2025 by Shaneka Greene Code Enforcement 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: CE25-0459

PIERSON ZIMMERMAN, ASHLEY

854 NW 6TH AVE

OCALA, FL 34475

Respondent /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Enforcement Supervisor for the City of Ocala, who being duly sworn, deposes and says:

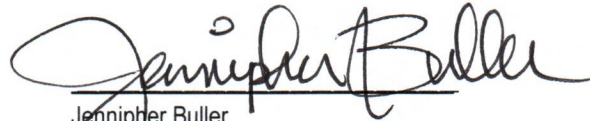
1. That on September 10th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, October 2nd, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 34-95, 82-182, 122-51

4. Prosecution costs of \$284.57 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

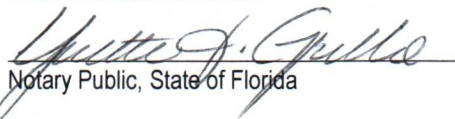
Dated this 6th day of October 2025



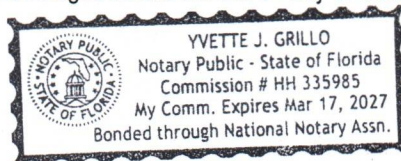
Jennifer Buller
Code Enforcement Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

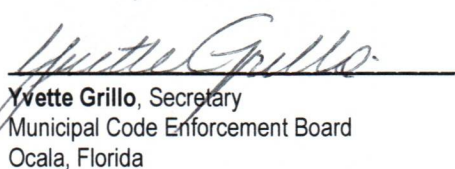
The foregoing Affidavit of Non-Compliance was acknowledged before me this 6th day of October 2025 by Jennifer Buller who is personally known to me, and who did take an oath.



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 6th day of October 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida