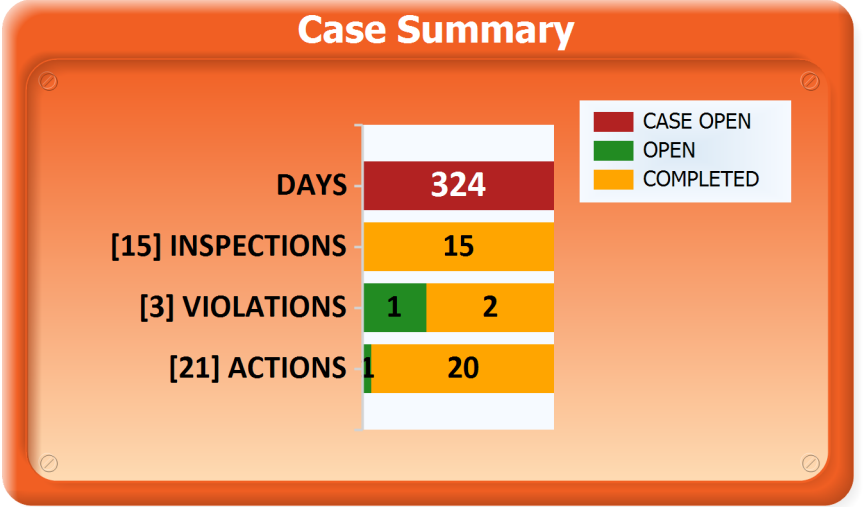


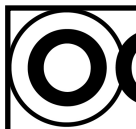
Description: OVERGROWTH, UNSIGHTLY MATTER, AND SMALL SHED UPON VACANT PAR			Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH		
Opened: 9/25/2024	Closed:	Last Action: 8/14/2025		Flw Up: 8/12/2025
Site Address: 805 NW 14TH AVE OCALA, FL 344821525				
Site APN: 25648-000-00		Officer: 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
ADMIN POSTING	YVETTE J GRILLO	7/8/2025	7/8/2025	NOTICE NON COMP HEARING
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



# OCALA 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>
CERTIFIED MAIL	SHANEKA GREENE	6/17/2025	6/17/2025	<p>FAO MAILED 91 7199 9991 7039 7931 3774 HESTER ZACHERY EST DAVIS EST 4280 NW 88TH STREET RD OCALA FL 34480-1525</p> <p>91 7199 9991 7039 7931 3781 HESTER ANQUIETTA 805 NW 14TH AVE OCALA FL 34475</p>
CERTIFIED MAIL	YVETTE J GRILLO	7/8/2025	7/8/2025	<p>NOTICE NON COMP HEARING</p> <p>91 7199 9991 7039 7680 9324 HESTER, ZACHERY EST DAVIS, FRANCIS EST 4280 NW 88TH STREET RD OCALA, FL 34480-1525</p> <p>91 7199 9991 7039 7680 9331 HESTER, ANQUIETTE 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	6/23/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	7/10/2025	7/8/2025	CANCELED DUE TO NO QUORUM FOR HEARING/RESCHEDULED FOR 8/14/2025
MASSEY	YVETTE J GRILLO	8/14/2025		
OFFICER POSTING	JENNIPHER L BULLER	3/11/2025	3/11/2025	Notice of violation and public hearing. Photos attached.
OFFICER POSTING	JENNIPHER L BULLER	7/8/2025	7/8/2025	Non-Compliance Hearing.
OFFICER POSTING	JENNIPHER L BULLER	4/22/2025	4/22/2025	NOCPH READY FOR POSTING NOVPH posted upon the property, Photos attached. Affidavit of posting completed.
OFFICER POSTING	JENNIPHER L BULLER	6/18/2025	6/18/2025	FAO READY FOR POSTING Final Administrative Order posted.
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
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>

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						
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
COMPLIANCE	JLB	7/8/2025	7/8/2025	NON COMPLIANT		MASSEY INSPECTION I observed the property remained non-compliant. Photos attached. Prosecution costs unpaid. Affidavit of non-compliance completed.  Code Board Hearing for 07/10/2025 was canceled due to lack of a quorum. Follow up scheduled.
FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT		Rescheduled compliance hearing. Post new notice. Notice of hearing posted 07/08/2025. Non-compliance hearing (Massey) 08/14/2025.

FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT		<p>I observed the property remained non-compliant for</p> <p>SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER. A portion of the property had been cut (by a neighbor) and unsightly matter was within the areas where overgrowth exists. Photos attached. Prosecution costs unpaid. Proceed to non-compliance hearing.</p>
FOLLOW UP	JLB	10/21/2024	10/21/2024	COMPLETED		<p>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 Admisntrative Order for demolition and all improvements had been removed and Follow up scheduled.</p>
FOLLOW UP	JLB	11/1/2024	11/1/2024	NON COMPLIANT		<p>While in the area I observed the property remained unchanged. Photos attached.</p>



# 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.

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	6/9/2025	NON COMPLIANT		I conducted a follow up inspection prior to the scheduled 06/09/2025 Code Board hearing. I observed the unsightly matter and overgrowth remained. One of the neighbors had cut back a portion of the property along NW 14th Street. Photos attached. Proceed to hearing to obtain an order.
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

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

**THE CITY OF OCALA**

Petitioner,

vs.

**HESTER ZACHERY EST DAVIS FRANCIS EST  
4280 NW 88<sup>TH</sup> STREET RD  
OCALA, FL 34480-1525**

**HESTER, ANQUIETTA  
805 NW 14<sup>TH</sup> AVE  
OCALA, FL. 34475**

Respondents /

**CASE NO: 2024\_11694**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 06/19/2025 08:56:08 AM

FILE #: 2025082637 OR BK 8641 PGS 1155-1157

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; June 12<sup>th</sup>, 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), **HESTER ZACHERY EST DAVIS FRANCIS EST, 4280 NW 88<sup>TH</sup> STREET RD, OCALA, FL 34482-1525, AND HESTER, ANQUIETTA 805 NW 14<sup>TH</sup> AVE OCALA, FL. 34475** owner(s) in charge of the property described as: **805 NW 14<sup>TH</sup> AVE | 225648-000-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between September 26th, 2024, and June 9<sup>th</sup>, 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**.

**II. CONCLUSION OF LAW:**

- A.** The Respondent(s), **HESTER ZACHERY EST DAVIS FRANCIS EST AND HESTER, ANQUIETTA**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**. in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

**III. ORDER:**

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to:

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, July 3<sup>rd</sup>, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, July 4<sup>th</sup>, 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.) Pay the cost of prosecution of \$218.66 by August 7, 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.

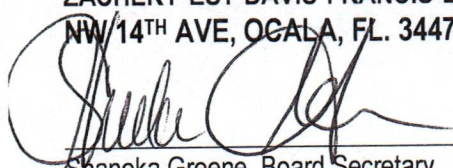
DONE AND ORDERED; this 17th day of June 2025.

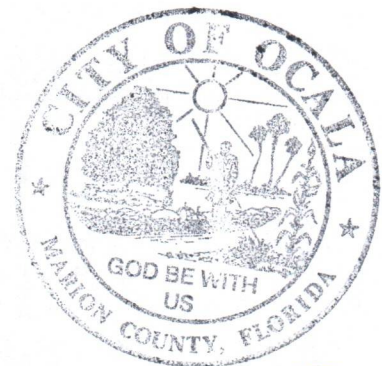
MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Gartner, 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: **HESTER ZACHERY EST DAVIS FRANCIS EST, 4280 NW 88<sup>TH</sup> STREET RD, OCALA, FL 34480-1525, AND HESTER, ANQUIETTA 805 NW 14<sup>TH</sup> AVE, OCALA, FL. 34475** this 17th day of June 2025.

  
Shaneka Greene, Board Secretary  
Municipal Code Enforcement Board



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

  
CITY CLERK



## **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 JULY 10TH, 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 INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

**FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.**



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: 2024\_11694

HESTER ZACHERY EST DAVIS FRANCIS EST  
4280 NW 88<sup>TH</sup> STREET RD  
OCALA, FL 34480-1525

HESTER ANQUETTE  
805 NW 14<sup>TH</sup> AVE  
OCALA, FL 34475  
Respondents \_\_\_\_\_ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

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

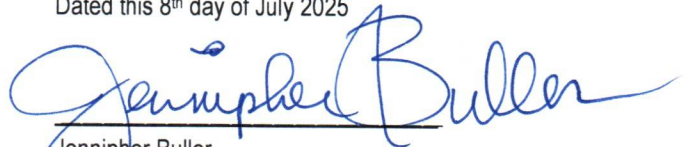
1. That on June 12<sup>th</sup>, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, July 3<sup>rd</sup>, 2025**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

**Abatement of violations as Ordered; Sections 34-95**

4. Prosecution costs of \$218.66 remain unpaid. These costs will result in a lien.

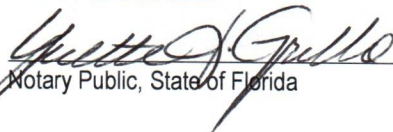
**FURTHER AFFIANT SAYETH NOT.**

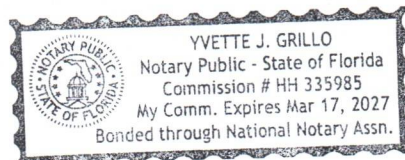
Dated this 8<sup>th</sup> day of July 2025

  
Jennipher Buller  
Code Enforcement Supervisor  
City of Ocala


STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 8<sup>th</sup> day of July 2025 by Jennipher 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 8<sup>th</sup> day of July 2025.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida

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

**NOTICE OF NON-COMPLIANCE HEARING**

**Date: 7/8/2025**

**Case No: 2024\_11694**

**TO:     HESTER, ZACHERY EST  
          DAVIS, FRANCIS EST  
          4280 NW 88<sup>TH</sup> STREET RD  
          OCALA, FL 34480-1525**

**HESTER, ANQUETTE  
          805 NW 14<sup>TH</sup> AVE  
          OCALA, FL 34475**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, **805 NW 14<sup>TH</sup> AVE**, Ocala, Florida, **25648-000-00**, Legal 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**, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

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

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on **8/14/2025 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM.**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing.

If a repeat violation is found, the Code Enforcement Officer 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 board hearing. **PLEASE GOVERN YOURSELF ACCORDINGLY.**

**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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 8th day of July 2025

*Yvette Grillo*

Yvette Grillo

Secretary, Municipal Code Enforcement Board

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

CITY OF OCALA  
Petitioner,

vs.

CASE NO: 2024\_11694

HESTER, ZACHERY EST  
DAVIS, FRANCIS EST  
4280 NW 88<sup>TH</sup> STREET RD  
OCALA, FL 34480-1525

HESTER, ANQUETTE  
805 NW 14<sup>TH</sup> AVE  
OCALA, FL 34475

Respondents \_\_\_\_\_ /

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

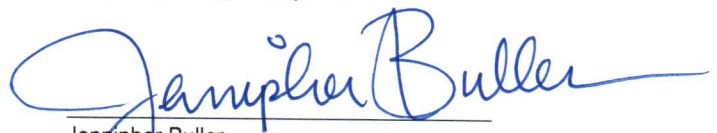
STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 8<sup>th</sup> July 2025, post the **Notice of Non-Compliance Hearing** in the above styled cause of this action, located at **805 NW 14<sup>TH</sup> AVE | 25648-000-00**, Ocala, Florida, upon which the violations are alleged to exist.
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.**

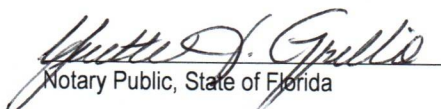
Dated this 8<sup>th</sup> day of July 2025



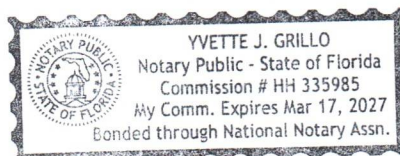
Jennipher Buller,  
Code Enforcement Supervisor  
City of Ocala

STATE OF FLORIDA  
MARION COUNTY

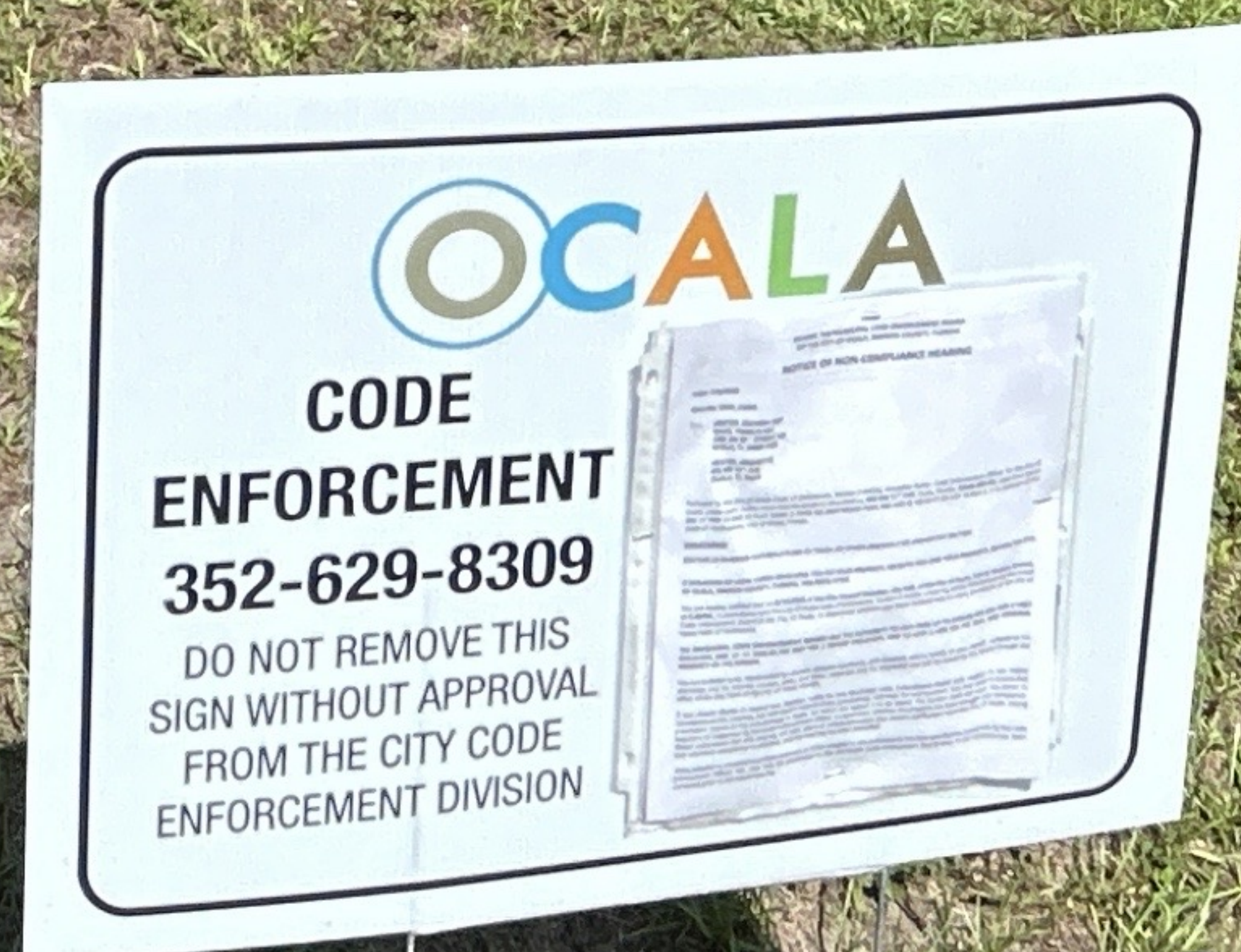
**SWORN TO** (or affirmed) before me this 8<sup>th</sup> day of July 2025, Jennipher Buller, Code Enforcement Supervisor, City of Ocala, who is personally known to me.



Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
7/8/2025 4:46 PM





**CODE  
ENFORCEMENT  
629-8309  
DO NOT REMOVE THIS  
WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**

**OCALA**

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

**NOTICE OF NON-COMPLIANCE HEARING**

Date: 7/8/2025

Case No: 2024\_11694

To: HESTER, ZACHERY EST  
DAVIS, FRANCIS EST  
4280 NW 88<sup>TH</sup> STREET RD  
OCALA, FL 34480-1525

HESTER, ANQUIETTE  
805 NW 14<sup>TH</sup> AVE  
OCALA, FL 34475

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennifer Buller, Code Enforcement Officer for the City of Ocala, under oath, makes claim that the property described as, 805 NW 14<sup>TH</sup> AVE, Ocala, Florida, 25648-000-00, Legal 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, is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 8/14/2025 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30PM., in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time the hearing has been held, the Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board for a final decision. If the violation is corrected prior to the board hearing.

City of Ocala  
Code Enforcement Division  
7/8/2025 4:46 PM



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: 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 07/08/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

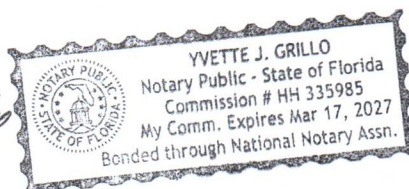
Dated: 07/08/2025  
  
Code Enforcement Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 07/08/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







City of Ocala  
Code Enforcement Division  
8/12/2025 8:24 AM





City of Ocala  
Code Enforcement Division  
8/12/2025 8:25 AM





City of Ocala  
Code Enforcement Division  
8/12/2025 8:25 AM