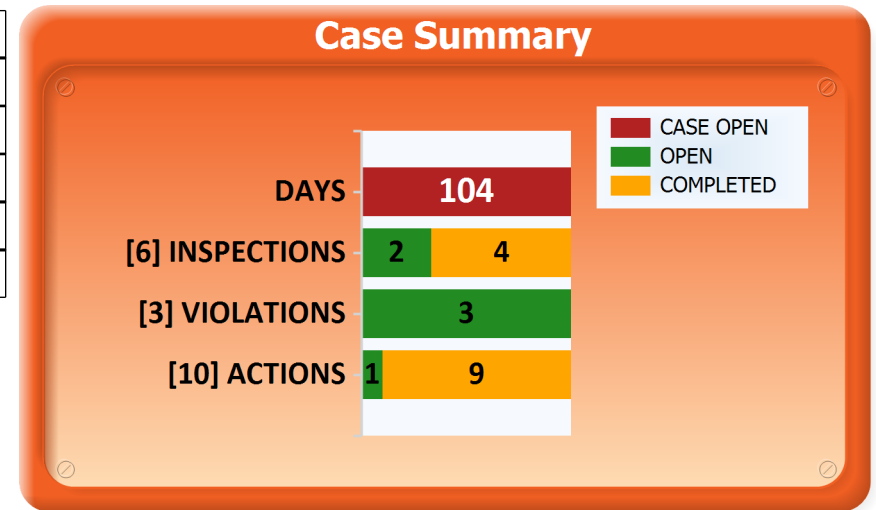


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0459

Description: VERIFIED NO ACTIVE UTILITIES			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 5/28/2025	Closed:	Last Action: 9/10/2025	Flw Up: 9/15/2025
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
COMPLAINT RECEIVED	YVETTE J GRILLO	5/28/2025	5/28/2025	



Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025		NEW BUSINESS
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
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
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-182 and 122-51 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, 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.</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>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/2/2025	<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 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</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 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.</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</p>
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				<p>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						
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						



Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

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	SMS	9/15/2025				NOVPH COMP DATE??
FOLLOW UP	SMS	6/30/2025	6/30/2025	COMPLETED		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.

OCALA Case Details - No Attachments

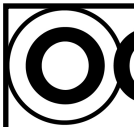
City of Ocala

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				
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.

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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0459

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 CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

CASE NO: CE25-0459

Petitioner,

VS.

PIERSON ZIMMERMAN, ASHLEY

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, DALE HOLLINGSWORTH, 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	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

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	
Postage:	\$0.74	1	\$26.58	3	\$26.58

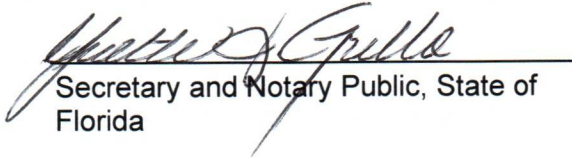
Total Costs: \$284.57

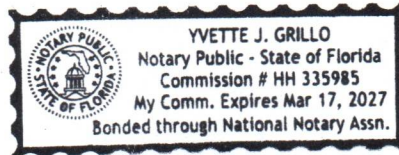
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/2/2025

STATE OF FLORIDA
COUNTY OF MARION


DALE HOLLINGSWORTH
Code Enforcement ~~Officer~~, City of Ocala
MANAGER

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 2 Sep by
DALE HOLLINGSWORTH 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

2025 Property Record Card Real Estate

2571-007-003

[GOOGLE Street View](#)

Prime Key: 2960027

[MAP IT+](#)

Current as of 5/29/2025

Property Information

PIERSON ZIMMERMAN ASHLEY
854 NW 6TH AVE
OCALA FL 34475-5968

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

M.S.T.U.

PC: 01

Acres: .24

Situs: 854 NW 6TH AVE OCALA

2024 Certified Value

Land Just Value	\$13,260		
Buildings	\$140,684		
Miscellaneous	\$1,669		
Total Just Value	\$155,613		
Total Assessed Value	\$61,437	Impact	
Exemptions	(\$36,437)	<u>Ex Codes:</u> 01 38	(\$94,176)
Total Taxable	\$25,000		
School Taxable	\$36,437		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$13,260	\$140,684	\$1,669	\$155,613	\$61,437	\$36,437	\$25,000
2023	\$8,398	\$89,830	\$1,167	\$99,395	\$59,648	\$34,648	\$25,000
2022	\$6,630	\$74,311	\$0	\$80,941	\$56,778	\$31,778	\$25,000

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	11/2020	71 DTH CER	0	U	I	\$100
UNRE/INST	03/2015	70 OTHER	0	U	I	\$100
5610/1200	12/2011	25 PER REP	0	U	I	\$100
5593/1452	11/2011	05 QUIT CLAIM	0	U	I	\$100
DETH/REGS	03/2011	71 DTH CER	0	U	I	\$100
DETH/REGS	05/2006	71 DTH CER	0	U	I	\$100
2416/1830	08/1997	26 TRUSTEE	0	U	I	\$2,500
2416/1829	08/1997	07 WARRANTY	0	U	I	\$2,500
0215/0024	12/1964	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 07 TWP 15 RGE 22
PLAT BOOK A PAGE 6
DUNNS NW ADD TO OCALA
BLK G LOTS 1.3 & N 24 FT OF LOT 5

Parent Parcel: 2571-007-001

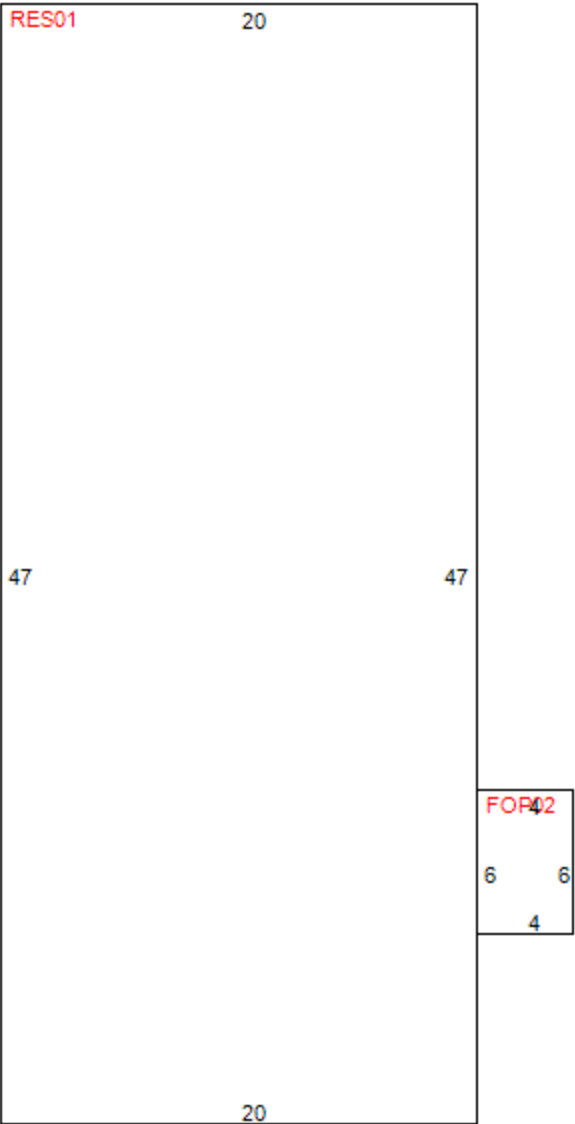
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		104.0	100.0	R2	104.00	FF							
Neighborhood 4493A - 500-600 QG ONLY													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L20U47R20D47.U8
FOP02=R4U6L4D6.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 2 - 05-09 YRS
Condition 2
Quality Grade 500 - FAIR
Inspected on 3/28/2023 by 118

Year Built 2014
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 134

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.00	2014	N	0 %	0 %	940	940
FOP	0201	- NO EXTERIOR	1.00	2014	N	0 %	0 %	24	24

Section: 1

Roof Style: 12 HIP

Roof Cover: 08 FBRGLASS
SHNGL

Heat Meth 1: 20 HEAT PUMP

Heat Meth 2: 00

Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 42 CERAMIC/PORCELAIN
TILE

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00

Fireplaces: 0

Bedrooms: 3

4 Fixture Baths:
0

3 Fixture Baths:
0

2 Fixture Baths:
2

Extra Fixtures: 0

Blt-In Kitchen: Y

Dishwasher: N

Garbage Disposal: N

Garbage Compactor:
N

Intercom: N

Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	648.00	SF	20	2016	3	0.0	0.0	

[Appraiser Notes](#)

UDU N/A

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD14-0545	5/13/2014	-	NEW RES

DATE: 12/27/2011 09:32:18 AM

FILE #: 2011118339 OR BK 05610 PGS 1200-1201

REC 18.50 DEED DS 0.70 *kw*Recording requested by: Ashley Pierson Space above reserved for use by Recorder's Office

When recorded, mail to:

Document prepared by:

Name: Ashley Pierson
Address: 1941 SW 10th Road
City/State/Zip: Ocala FL 34471Name: Ashley Pierson
Address: 1941 SW 10th Road
City/State/Zip: Ocala FL 34471

Property Tax Parcel/Account Number: _____

Quitclaim Deed

This Quitclaim Deed is made on _____, between

Ashley Pierson Personal Rep., Grantor, of 854 NW 6th Ave
For Betty Lissimore, City of Ocala, State of Florida
 and Ashley Pierson, Grantee, of 854 NW 6th Ave
 _____, City of Ocala, State of Florida.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 854 NW 6th Ave

_____, City of Ocala, State of Florida:

PL=01 Seq=180229

Lot 7, South 16 feet of Lot 5 and Month 14 feet

EC-01/00/00/00/00/00

of Lot 9 Block 6

Sec 07 Twp 15 R6E 22

Plat Book A page 6

DUNNS NW ADD TO Ocala

Blk 6 Lots 1, 3 & 4 N 24 ft of Lot 5

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any.

Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 12/27/11

Ashequiale Pierson
Signature of Grantor

Ashequiale Pierson personal rep. for Betty Jean Lissimore
Name of Grantor

[Signature]
Signature of Witness #1

Russell Zimmerman
Printed Name of Witness #1

Ernie Council
Signature of Witness #2

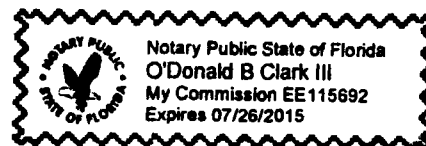
Jamie Council
Printed Name of Witness #2

State of Florida County of Marion

On _____, the Grantor, _____,

personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

O'Donald B. Clark III.
Notary Signature

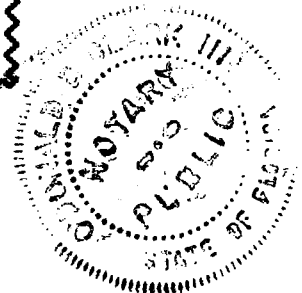


Notary Public,

In and for the County of Marion State of Florida

My commission expires: 7-26-2015

Seal



Send all tax statements to Grantee.

★NOVA Quitclaim Deed Pg.2 (07-09)



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

08/29/2025

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

Respondent(s) _____ /

Location of Violation: 854 NW 6TH AVE

Case Number: CE25-0459

Officer Assigned: Stephani Smith

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:

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

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.

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.

SECTION 122-51 BUILDING PERMIT REQUIRED

Shed installed at the property without a permit.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code 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:

Stephani Smith Code Enforcement Officer
smsmith@ocalafl.gov
352-355-5242

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)

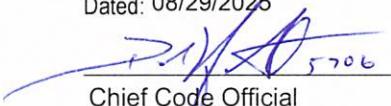
STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 08/29/2025 post the Notice of Violation & Public Hearing to the property, located at 854 NW 6TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

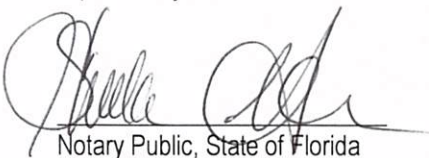
FURTHER, AFFIANT SAYETH NAUGHT.

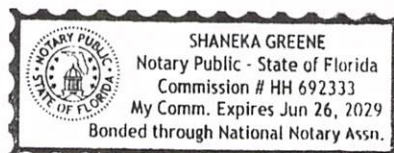
Dated: 08/29/2025


Chief Code Official

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 08/29/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





08/29/2025 14:40
City of Ocala
Code Enforcement Division



OCALA

**CODE
ENFORCEMENT
352-629-8309**

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

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

08/29/2025

PIERSON ZIMMERMAN ASHLEY
854 NW 8TH AVE
OCALA, FL 34475

Reason(s):

Location of Violation: 854 NW 8TH AVE
Case Number: CE25-0439
Officer Assigned: Stephanie Smith
Required Compliance Date: 09/09/2025
Public Hearing Date & Time: 09/10/2025 17:30

Violation(s) and How to Abate:
SECTION 34-05 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE OR UNSANITARY MATTER
Overgrowth and junk/unsanitary matter throughout the property. Cut and clean the entire property removing all such items and overgrowth.
Section 62-162 - Dangerous buildings declared nuisance; abatement required; time limits.
All utilities disconnected since January 2025, yet home appears to be lived in by vagrants/strangers. 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.
Violate & remove 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.
SECTION 122-61 BUILDING PERMIT REQUIRED
Shed installed at the property without a permit.

08/29/2025 14:40
City of Ocala
Code Enforcement Division

**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

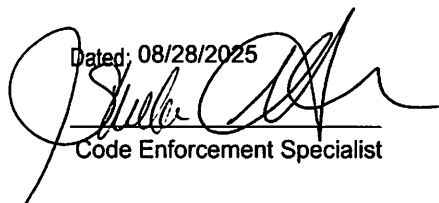
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, 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 08/28/2025 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.

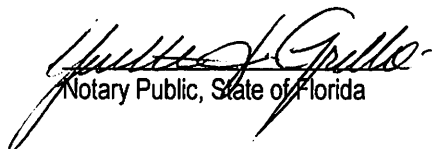
FURTHER, AFFIANT SAYETH NAUGHT.

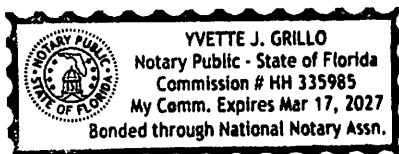
Dated: 08/28/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/28/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



854 NW 6th Ave

Ocala, Florida



Google Street View

Jun 2015 See latest date

Share



May 2013

Nov 2007

854 NW 6th Ave

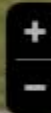
Ocala, Florida



Google Street View

Jun 2017 See latest date

Share



Jun 2017

Jun 2015

May 2013

Nov 2007



7/29/25, 9:29 AM
City of Ocala
Code Enforcement Division



7/29/25, 9:29 AM
City of Ocala
Code Enforcement Division



5/29/25, 10:12 AM
City of Ocala
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5/29/25, 10:12 AM
City of Ocala
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5/29/25, 10:13 AM

City of Ocala
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