



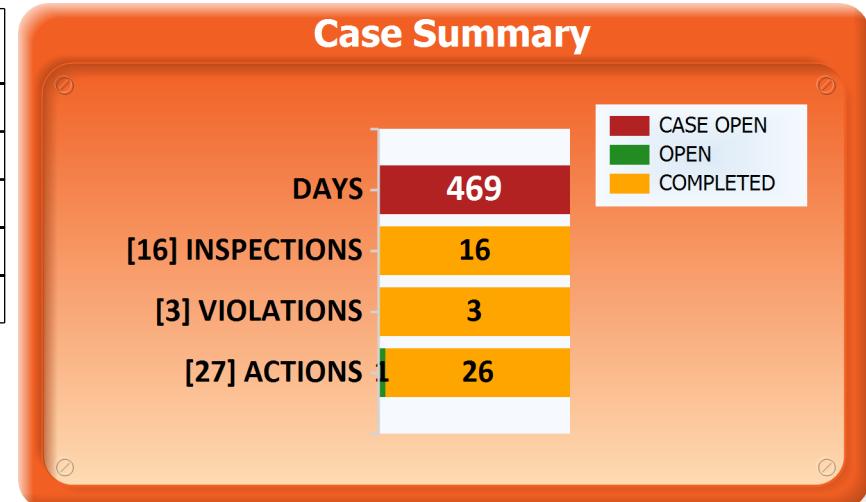
# Case Details - No Attachments

## REORDER 2025

Case Number  
**2024\_11694**

City of Ocala

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: 1/8/2026	Follow Up: 12/15/2025
Site Address: 805 NW 14TH AVE OCALA, FL 344821525			
Site APN: 25648-000-00		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

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						



# Case Details - No Attachments

## REORDER 2025

Case Number

2024\_11694

### City of Ocala

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										
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES: \$100.00 \$0.00										
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$613.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS: \$613.00 \$0.00										
\$50 FINE PER DAY	001-359-000-000-06-35960	129	\$6,450.00	\$0.00						
Total Paid for DAILY FINES: \$6,450.00 \$0.00										
<b>TOTALS: \$7,579.80 \$0.00</b>										

### 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.



# Case Details - No Attachments

## REORDER 2025

Case Number

2024\_11694

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSGHTLY OR UNSANITARY MATTER		9/25/2024	12/15/2025	City of Ocala		Overgrowth and unsightly matter upon property. Cut and clean property.
--	--	-----------	------------	---------------	--	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JLB	12/15/2025	12/15/2025	NON COMPLIANT		<b>CUT AND CLEAN</b>  I conducted a compliance inspection after city vendor cut and cleaned the property, I observed the property to be in compliance. Photo attached. Involuntary compliance. Fines and fees remain unpaid to include prosecution costs. Affidavit of non-compliance completed.
COMPLIANCE	JLB	7/8/2025	7/8/2025	NON COMPLIANT		<b>MASSEY INSPECTION</b>  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.



# Case Details - No Attachments

## REORDER 2025

Case Number

2024\_11694

City of Ocala					
FOLLOW UP	JLB	8/12/2025	8/12/2025	NON COMPLIANT	I observed the property remained non-compliant for 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.
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 Admisnistrative 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.



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala					
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 deceased 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.



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala					
FOLLOW UP	JLB	3/25/2025	3/25/2025	NON COMPLIANT	
FOLLOW UP	JLB	4/15/2025	4/15/2025	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	4/16/2025	4/16/2025	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.

### CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala				
ADMIN POSTING	SHANEKA GREENE	3/10/2025	3/10/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	12/17/2025	12/17/2025	NOTICE NON-COMP HEARING
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
CERTIFIED MAIL	SHANEKA GREENE	4/17/2025	4/17/2025	NOVPH MAILED (2) 91 7199 9991 7039 7937 4386 HESTER ZACHERY EST DAVIS FRANCIS EST 4280 NW 88TH STREET RD OCALA, FL. 34482-1525  91 7199 9991 7039 7937 4409 HESTER ANQUIETTA 805 NW 14TH AVE OCALA, FL. 34475
CERTIFIED MAIL	SHANEKA GREENE	6/17/2025	6/17/2025	FAO MAILED 91 7199 9991 7039 7931 3774 HESTER ZACHERY EST DAVIS EST 4280 NW 88TH STREET RD OCALA FL 34480-1525  91 7199 9991 7039 7931 3781 HESTER ANQUIETTA 805 NW 14TH AVE OCALA FL 34475



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala				
CERTIFIED MAIL	SHANEKA GREENE	12/17/2025	12/17/2025	<p>NOTICE NON-COM HEARING MAILED (2)</p> <p>91 7199 9991 7039 7682 7731</p> <p>HESTER, ZACHERY EST</p> <p>DAVIS, FRANCIS EST</p> <p>4280 NW 88TH STREET RD</p> <p>OCALA, FL. 34480-1525</p> <p>91 7199 9991 7039 7682 7724</p> <p>HESTER, ANQUIETTE</p> <p>805 NW 14TH AVE</p> <p>OCALAA, 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</p> <p>HESTER, ZACHERY EST</p> <p>DAVIS, FRANCIS EST</p> <p>4280 NW 88TH STREET RD</p> <p>OCALA, FL 34480-1525</p> <p>91 7199 9991 7039 7680 9331</p> <p>HESTER, ANQUIETTE</p> <p>805 NW 14TH AVE</p> <p>OCALA, FL 34475</p>
CLEAN-UP	SHANEKA GREENE	11/21/2025	11/21/2025	SENT REQUEST FOR CUT AND CLEAN TO PURE CUTS
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



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala				
MASSEY	YVETTE J GRILLO	1/8/2026		<p>MASSEY FOR LIEN</p> <p>PROPERTY VALUE: \$10,602.00</p> <p>HARD COSTS: \$713.00</p> <p>TOTAL FINES: \$6,450.00</p> <p>TOTAL LIEN: \$7,163.00</p>
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	8/15/2025	put on clean up list for cut and clean up
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	<p>NOCPH READY FOR POSTING</p> <p>NOVPH posted upon the property, Photos attached. Affidavit of posting completed.</p>
OFFICER POSTING	JENNIPHER L BULLER	6/18/2025	6/18/2025	<p>FAO READY FOR POSTING</p> <p>Final Administrative Order posted.</p>
OFFICER POSTING	JENNIPHER L BULLER	12/17/2025	12/17/2025	<p>NOTICE NON-COMP HEARING READY FOR POSTING</p> <p>Notice of Non-Compliance posted on 12/17/2025 upon the property.</p>
PREPARE NOTICE	SHANEKA GREENE	4/17/2025	4/17/2025	<p>CLTO</p> <p>Respondent 1-</p> <p>HESTER ZACHERY EST DAVIS FRANCIS EST 4280 NW 88TH STREET RD OCALA FL 34482-1525</p> <p>Respondent 2-</p> <p>HESTER ANQUIETTA 805 NW 14TH AVE OCALA FL 34475</p>



# Case Details - No Attachments

## REORDER 2025

Case Number

**2024\_11694**

City of Ocala				
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
REGULAR MAIL	SHANEKA GREENE	12/17/2025	12/17/2025	AFF NON-COMP MAILED (2)
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>

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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 12/17/2025

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  
OCALAA, FL. 34475**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Boller, Code Supervisor 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 2 ND ADD W 120.63 FT 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 **1/8/2026** 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 17th day of December 2025

*Shaneka Greene*

Shaneka Greene  
Secretary, Municipal Code Enforcement Board

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, Jennipher Buller, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 12/18/2025 post the Notice of Non-Compliance 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.

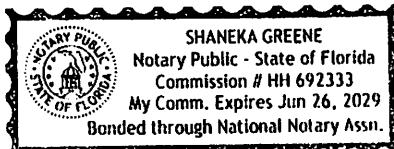
FURTHER, AFFIANT SAYETH NAUGHT.

*Jennipher Buller*  
Dated: 12/18/2025  
Supervisor

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/18/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

*Shaneka Greene*  
Notary Public, State of Florida





MARION COUNTY FLORIDA



City of Ocala  
Code Enforcement Division  
12/17/2025 4:33 PM



MENT  
9-8309  
MOVE THIS  
UT APPROVAL  
E CITY CODE  
MENT DIVISION

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

NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)

Date: 12/17/2025

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  
OCALAA, FL. 34475

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jennipher Buller, Code Supervisor 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 2 ND ADD W 120.63 FT 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 1/8/2026 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.

City of Ocala  
Code Enforcement Division  
12/17/2025 4:33 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

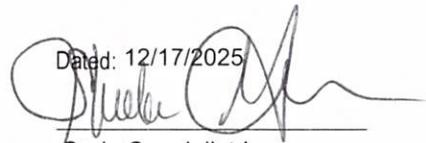
**AFFIDAVIT OF POSTING**  
Section 2-446 (b) 2 (b)

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 12/17/2025 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

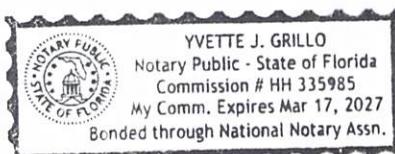
FURTHER, AFFIANT SAYETH NAUGHT.

  
Dated: 12/17/2025  
Yvette J. Grillo  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/17/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Yvette J. Grillo  
Notary Public, State of Florida



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, ANQUIETTA  
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 Supervisor for the City of Ocala, who being duly sworn, deposes and says:

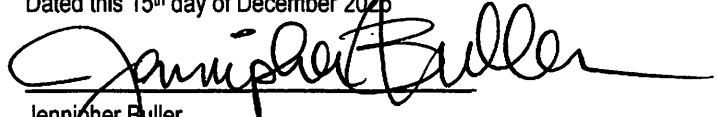
1. That on June 12<sup>th</sup>, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before 04:00pm August 7<sup>th</sup>, 2025.
3. The City has brought property located in the city limits into compliance on: November 15<sup>th</sup>, 2025.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

**Abatement of violations as Ordered; Section(s) 34-95.**

5. Daily fines for 129 days of non-compliance with Section(s) 34-95 (\$50/day) + \$100 service fee total \$6,550.
6. Prosecution costs \$416.80 unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 15<sup>th</sup> day of December 2025



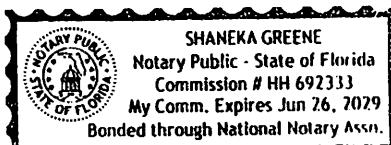
Jennipher Buller  
Code Supervisor  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

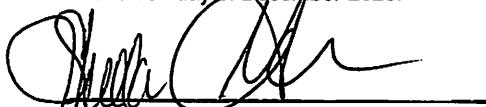
The foregoing Affidavit of Non-Compliance was acknowledged before me this 15<sup>th</sup> day of December 2025 by Jennipher Buller who is personally known to me, and who did take an oath.



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 15<sup>th</sup> day of December 2025.



Shaneka Greene, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida

PURE CUTS LAWN & MAINTENANCE LLC

160 Juniper Trail  
Ocala, FL 34480  
(352) 678-8531 / service@pure-cuts.com  
www.pure-cuts.com



To:

City of Ocala Code Enforcement Department  
201 se 3rd St. 2nd floor  
Ocala, FL 34471

Invoice # 9607  
Invoice Date: 12/10/2025  
Date of Completion: 12/10/2025  
Total Amount Due \$ 613.00

Location: 805 NW 14TH AVE  
Case Number 2024\_11694

CASE# 2024-11694

Contract # 250349

Vendor # 7869

Acct# 103-016-711-524-52-46020

Description	Acreage / Weight	Amount
LOT CLEARING	0.21	\$ 195.00
DUMP	880 LB	\$ 418.00
	<b>TOTAL</b>	<b>\$ 613.00</b>

OK TO PAY  
*[Signature]* 5706

805 NW 14th Ave.

\*5032428\*

MARION COUNTY BOCC

5601 SE 66th Street  
Ocala, FL 34480  
352-671-8465

Ticket: 5032428

Date: 12/9/2025

Time: 16:38:45 - 16:54:15

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 4/WOOD WASTE PILE

Gross: 6260 lb In Scale 1

Tare: 5680 lb Out Scale 2

Net: 580 lb

Tons: 0.29

Materials & Services

Origin: 1/COMMERCIAL

Material: 22/YARD WASTE-CHARGEABLE

Quantity: 0.29 Ton

Rate: \$48.00/TON

Amount: \$ 13.92

Total Taxes: \$ 0.00

Total Amount: \$ 13.92

Other: xxxx- - Approved: 000229077: :

Change: 0.00

Weighmaster: AD

Driver:

805 NW 14th Ave

\*5032565\*

MARION COUNTY BOCC

5601 SE 66th Street  
Ocala, FL 34480  
352-671-8465

Ticket: 5032565

Date: 12/10/2025

Time: 10:24:42 - 10:45:20

Customer: CASH/CASH CUSTOMER

Truck: PURE CUTS

Truck Type: NA/Not Applicable

Grid: 11/TRANSFER STATION

Gross: 6880 lb In Scale 1

Tare: 6580 lb Out Scale 2

Net: 300 lb

Tons: 0.15

Materials & Services

Origin: 1/COMMERCIAL

Material: 2/CLASS 3-CHARGEABLE

Quantity: 0.15 Ton

Rate: \$65.00 Min

Amount: \$ 10.00

Total Taxes: \$ 0.00

Total Amount: \$ 10.00

Other: xxxx- - Approved: 000229248: :

Change: 0.00

Weighmaster: CE

Driver:



09/25/2024 14:21

City of Ocala  
Code Enforcement Division



City of Ocala  
Code Enforcement Division  
12/15/2025 12:41 PM