

Case No.: 993781-TS

October 28, 2025

ROY T LESTER JR & TRINA LESTER

14100 NE 154TH AVE
FT MCCOY, FL 32134-6142

PARCEL #: 1029-005-010

NOTICE OF VIOLATION

On October 21, 2025, at 12:45 p.m., an inspection was made of your property located at 14100 NE 154TH AVE FORT MCCOY, in Marion County. This inspection revealed a violation of **the Marion County Land Development Code, Article 4**. Specifically noted:

- **Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Residential Zoning Classifications, by operating a business in an improper zone.** Cease operating the business in an improper zone and remove all business related equipment, vehicles, inventory, supplies and debris.
- **Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles.** Cars, motorcycles, passenger vans and pick-up trucks utilized for commercial purposes and/or any equipment attached to the vehicle such as racks or utility beds, cannot exceed 16,000 pounds, and only one such vehicle shall be permitted within a residential zoning classification and must be parked within a garage, on a driveway, or in the side or rear yard.

This property will be re-inspected after **November 11, 2025**, and hopefully, this matter will be cleared at that time. Please contact me to discuss the matter and/or to request a re-inspection. Failure to clear a violation **will** result in the issuance of a citation or a notice to appear before the Marion County Code Enforcement Board, which could result in a lien against any real or personal property owned by you. In the event a fine is levied against you by the Code Enforcement Board, a collection agency fee and administrative costs will also be added to the total payoff amount and the lien will be reported to credit bureaus.

Respectfully,

Tom Sapp

Code Enforcement Supervisor
352-671-8919
Thomas.Sapp@MarionFL.org

ORDER OF MARION COUNTY CODE ENFORCEMENT BOARD

On February 11, 2026, the Code Enforcement Board of Marion County, Florida, pursuant to Article V of the Marion County Code, held a hearing on case number 993781 issued by a Marion County Code Inspector. Based upon the evidence and testimony presented, and by a motion approved by a majority of those members present and voting, the Code Enforcement Board adopted the following Findings of Fact, Conclusions of Law and Order:

- 1. The Code Inspector of Marion County, Florida, has alleged that ROY T LESTER JR & TRINA LESTER has (have) violated Marion County Code or Ordinances on real property in Marion County, Florida.
2. The Code Inspector notified the alleged violator(s) of the alleged violation(s) and gave reasonable time for correction.
3. The alleged violation(s) continued beyond the time specified for correction and the Code Inspector notified the Code Enforcement Board and requested this hearing.
4. Written notice of this hearing containing the information required by Section 2-206 of the Marion County Code and applicable law was furnished to the alleged violator(s) in accordance with Section 2-206 and applicable law.
5. The Board finds that the Code Inspector has shown by a preponderance of the evidence that ROY T LESTER JR & TRINA LESTER has (have) violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by operating a business in an improper zone, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles, on real property located at 14100 NE 154TH AVE, FORT MCCOY, Parcel No. 1029-005-010, Marion County, Florida.
6. However, the Board has been notified by the Code Inspector at this hearing that the violation(s) has (have) been cleared. The violator(s) is (are) reminded that should the aforementioned violation(s) of County Codes or Ordinances recur after the date of this Order, it may be treated by the Board as a "repeat violation" for which the Board, upon notification by the Code Inspector that the violation(s) has (have) been repeated, may order the violator(s) to pay a fine not to exceed five thousand dollars (\$5,000.00) per day for each day the violation(s) is (are) repeated.
7. The violator(s) has (have) the right to file a petition for writ of certiorari to the Circuit Court to appeal the decision of the Board. An appeal must be filed with the Circuit Court within thirty (30) days of the date of this Order. Section 162.11, Florida Statutes, provides as follows:

162.11 Appeals - An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

DONE AND ORDERED by the Code Enforcement Board of Marion County, Florida, this 18 day of February, 2026.

MARION COUNTY
CODE ENFORCEMENT BOARD

By: [Signature]
Tom Gaver, Vice-Chairperson

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that true copies of the foregoing Order have been furnished to ROY T LESTER JR & TRINA LESTER, 14100 NE 154TH AVE, FT MCCOY, FL 32134-6142, by certified mail 9214 8901 9403 8355 9766 01, this 18 day of February, 2026.

[Signature]
Board Secretary