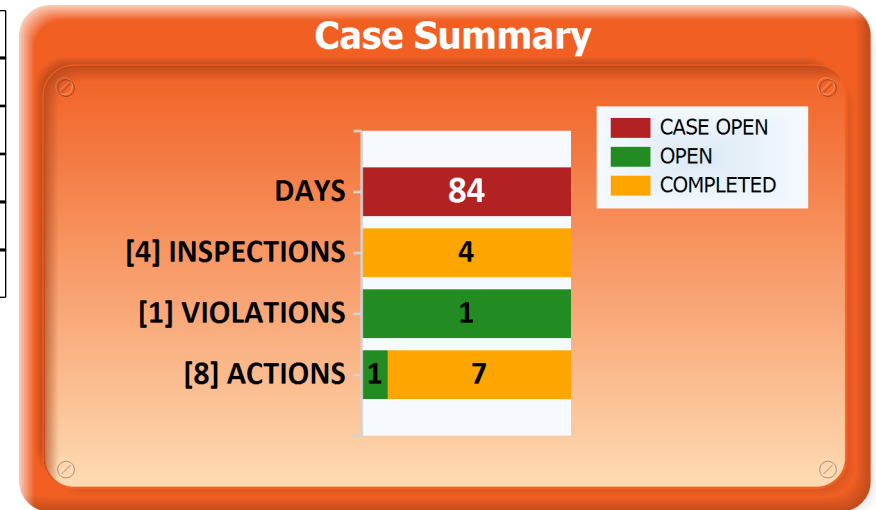


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0373

Description: UNPERMITTED USAGE (R-1A)			Status: HEARING
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 3/18/2026	Closed:	Last Action: 6/11/2026	Flw Up: 6/8/2026
Site Address: 0 , FL 34471			
Site APN: 2260-132-024		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	FOSTER CARLDRAE CHRISTOPHER	911 NW 57TH CT OCALA, FL 34482-5184			
RESPONDENT 1	FOSTER CARLDRAE CHRISTOPHER	SMITH RUTHIE EST OCALA, FL 34482-518			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.21	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	1	\$2.46	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$34.44	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$166.65	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



Case Details - No Attachments

City of Ocala

Case Number

CE26-0373

SECTION 122-312 PERMITTED USES R-1	STEPHANI SMITH	3/18/2026				Please remove the vehicles (shuttlebus and pick-up truck) from off the property. Storage of any items on a vacant parcel is not permitted.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	3/18/2026	3/18/2026	COMPLETED		On 03/18/2026 while patrolling the area, I have observed a pick-up truck and a shuttle bus being stored on the vacant parcel. I have confirmed the zoning designation to be R-1A. View related attachments. CLTO generation assigned to Admin, and a Follow-Up has been scheduled.
FOLLOW UP	SMS	4/20/2026	4/20/2026	COMPLETED		On 04/20/2026, I have re-inspected the property in reference to the storage of vehicle(s) on the vacant R-1 parcel. I have observed that the vehicle(s) such as a shuttle bus and a black pick-up truck still remain on the property. I have ran a few additional searches on Google, and could not locate contact information for the property owner. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
CASE WORK	SMS	5/12/2026	5/12/2026	COMPLETED		On 05/12/2026, I have re-inspected the property in reference to a NOVPH compliance inspection. The vehicles (shuttle bus and black pick-up truck) are still being stored on the vacant parcel. View related attachments.

HEARING INSPECTION	SMS	6/8/2026	6/8/2026	COMPLETED	On 06/08/2026, while assigned as a Code Inspector for the City of Ocala, I conducted a pre-hearing inspection of the property located at 911 NW 57TH CT, Ocala, FL 34482-5184, in reference to the ongoing violation of City Code Section 122-312. I referenced the previous inspection narratives dated 03/18/2026, 04/20/2026, and 05/12/2026 regarding the storage of vehicles on a vacant parcel zoned R-1A. During my inspection, I observed that the previously documented vehicles, specifically a shuttle bus and a black pick-up truck, remain stored on the vacant parcel. No corrective action has been taken to bring the property into compliance. Based on my observations, the property remains in violation of City Code Section 122-312 and is not in compliance as of the date of this inspection. Photographs were obtained and attached to document the continued violation. ~LE
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	3/19/2026	3/19/2026	CLTO X 1 FOSTER CARLDRAE CHRISTOPHER SMITH RUTHIE EST 911 NW 57TH CT OCALA FL 34482-5184
REGULAR MAIL	SHANEKA GREENE	3/19/2026	3/19/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH MAILED 9489 0090 0027 6697 0310 26 FOSTER CARLDRAE CHRISTOPHER SMITH RUTHIE EST 911 NW 57TH CT OCALA, FL. 34482-5184
PREPARE NOTICE	SHANEKA GREENE	4/23/2026	4/23/2026	NOVPH X 1 FOSTER CARLDRAE CHRISTOPHER SMITH RUTHIE EST 911 NW 57TH CT OCALA FL 34482-5184
FIELD POSTING	STEPHANI SMITH	4/24/2026	4/24/2026	NOVPH READY FOR POSTING NOVPH POSTED TO PROPERTY. SIGNED AFFIDAVIT PROVIDED TO ADMIN. VIEW ATTACHMENTS.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/26/2026	Find the Respondent(s) guilty of violating city code section(s): 122-312 and order to: 1,) Remove all items stored upon property without a primary structure in relation to permitted uses in the R-1 zoning district by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$100.00 per day thereafter, which shall run in addition to any other fines until all violations of Section 122-312 have been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all items stored upon the property and the removal of all vehicles (shuttlebus and pick-up truck), through the assistance of the Ocala Police Department and its vehicle towing policies. 2.) Pay the cost of prosecution of \$166.65 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026

HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2026 Property Record Card

2260-132-024

Prime Key: 1256704

[MAP IT+](#)

Current as of 3/18/2026

Property Information

FOSTER CARLDRAE CHRISTOPHER
SMITH RUTHIE EST
911 NW 57TH CT
OCALA FL 34482-5184

Taxes / Assessments:

Map ID: 162

Millage: 1001 - OCALA

M.S.T.U.

PC: 00

Acres: .09

2025 Certified Value

Land Just Value	\$5,610		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$5,610	Impact	
Total Assessed Value	\$1,656	<u>Ex Codes:</u>	(\$3,954)
Exemptions	\$0		
Total Taxable	\$1,656		
School Taxable	\$5,610		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$5,610	\$0	\$0	\$5,610	\$1,656	\$0	\$1,656
2024	\$4,760	\$0	\$0	\$4,760	\$1,505	\$0	\$1,505
2023	\$3,400	\$0	\$0	\$3,400	\$1,368	\$0	\$1,368

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7084/0938	08/2019	08 CORRECTIVE	7 PORTIONUND INT	U	V	\$100
7019/1205	08/2019	05 QUIT CLAIM	0	U	V	\$100
6771/0427	08/2014	71 DTH CER	0	U	V	\$100
5766/0806	11/2012	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
5533/0025	06/2011	61 FJDGMNT	0	U	V	\$100
4590/0042	10/2006	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	V	\$1,000
3937/1043	06/2004	02 DEED NC	8 ALLOCATED	U	V	\$400
3243/0172	09/2002	34 TAX	0	U	V	\$100
1826/1440	04/1992	31 CERT TL	0	U	V	\$1,600

Property Description

SEC 13 TWP 15 RGE 21
PLAT BOOK A PAGE 053
WEST END OCALA

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		40.0	100.0	R1A	40.00	FF						
Neighborhood 4491												
Mkt: 8 70												

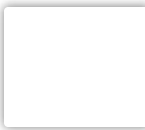
[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
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DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
 DATE: 11/25/2019 12:12:05 PM
 FILE #: 2019123661 OR BK 7084 PGS 938-940
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$0.70 MDS: \$0 INT: \$0

Prepared By:

After Recording Return To:

,
),
),
),
),
),
) **TAX PARCEL ID #:**

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that, ***Sherman Smith(a married man)***, a whose address is ***1101 Fargo St South, St. Petersburg, Fl 33712***, ***TO: Carldrae Christopher Foster whose address is 911 NW 57th Court, Ocala, Fl 34482***, all right, title, interest and claim to the following real estate property located at in the City/Township of ***Ocala***, located in the County of ***Marion*** and State of ***Florida***, to-wit:

Property beginning at:

Parcel ID: 2260-132-024

SEC 13 TWP 15 RGE 21

Plat Book A Page A Page 053

West END OCALA

Blk 132 Lot 24

FOR A VALUABLE CONSIDERATION, in the amount of ***\$10.00 dollars***, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Sherman Smith

(Grantor's Signature)

SHERMAN Smith

(Grantor's Printed Name)

(Grantee's Signature)

(Grantee's Printed Name)

Signed in our presence:

A. L. Summers

(Witness #1 Signature)

ALVIN SUMMERS

(FIRST WITNESS NAME TYPED)

Willie Lee Walker

(Witness #2 Signature)

Willie Lee Walker

(SECOND WITNESS NAME TYPED)

Grantee's Address:

.

,

Grantor's Address:

.

,

Mail Subsequent Tax Bills To:

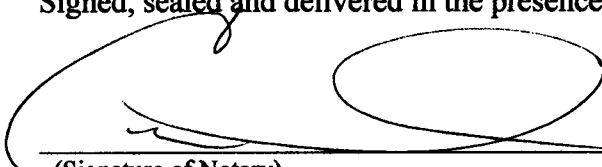
,

STATE OF Florida)
) SS.
COUNTY OF Marion)

The foregoing Quit Claim Deed was acknowledged before me on **November 25, 2019** by **Sherman Smith.**, who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

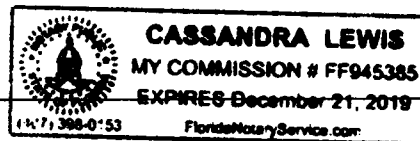


(Signature of Notary)

Cassandra Lewis

(Printed Notary Name),

My Commission expires:





GROWN MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

3/19/2026

CASE NO: CE26-0373

FOSTER CARLDRAE CHRISTOPHER
SMITH RUTHIE EST
911 NW 57TH CT
OCALA, FL. 34482-5184

RE: 2260-132-024 | VACANT LOT

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 4/20/2026

Violations:

SECTION 122-312 PERMITTED USES R-1

Please remove the vehicles (shuttlebus and pick-up truck) from off the property. Storage of any items on a vacant parcel is not permitted.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,
Code Senior Inspector
352-355-5242 smsmith@ocalafl.gov



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

04/24/2026

FOSTER CARLDRAE CHRISTOPHER
SMITH RUTHIE EST
911 NW 57TH CT
OCALA, FL. 34482-5184

Respondent(s) _____ /

Location of Violation: 2260-132-024|VACANT LOT

Case Number: CE26-0373

Inspector Assigned: Stephani Smith

Required Compliance Date: 05/26/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 122-312 PERMITTED USES R-1

Please remove the vehicles (shuttle bus and pick-up truck) from off the property. Storage of any items on a vacant parcel is not permitted.

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 inspector 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 Inspector
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: CE26-0373

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 04/24/2026 post the Notice of Violation & Public Hearing to the property, located at 2260-132-024|VACANT LOT.
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.

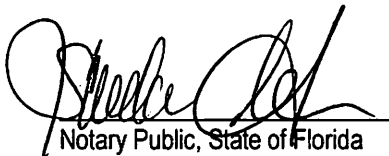
Dated: 04/24/2026



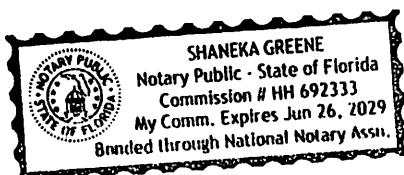
Senior Code Inspector

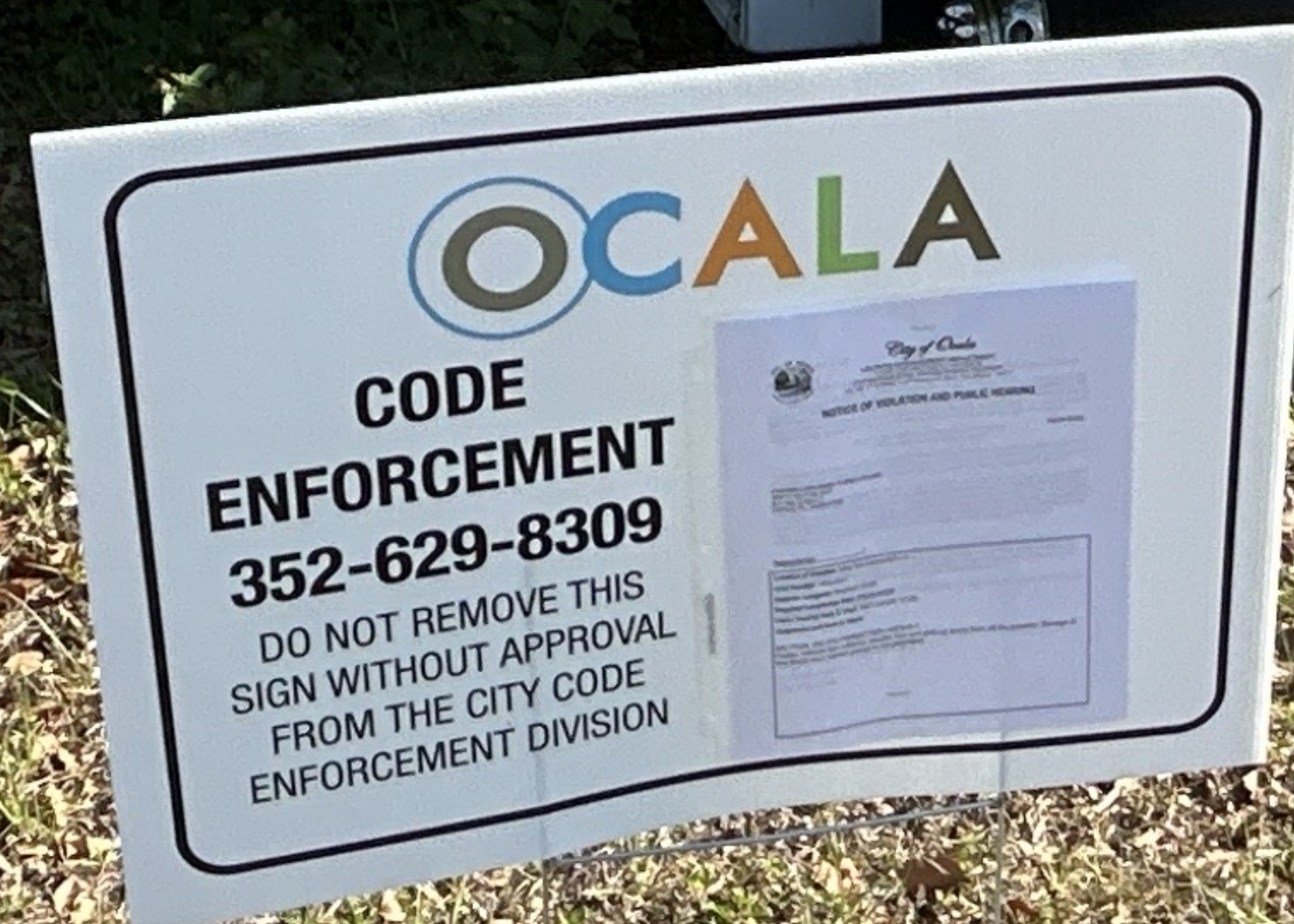
**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/24/2026 by Shaneke Greene Code Specialist, City of Ocala, who is personally known to me.

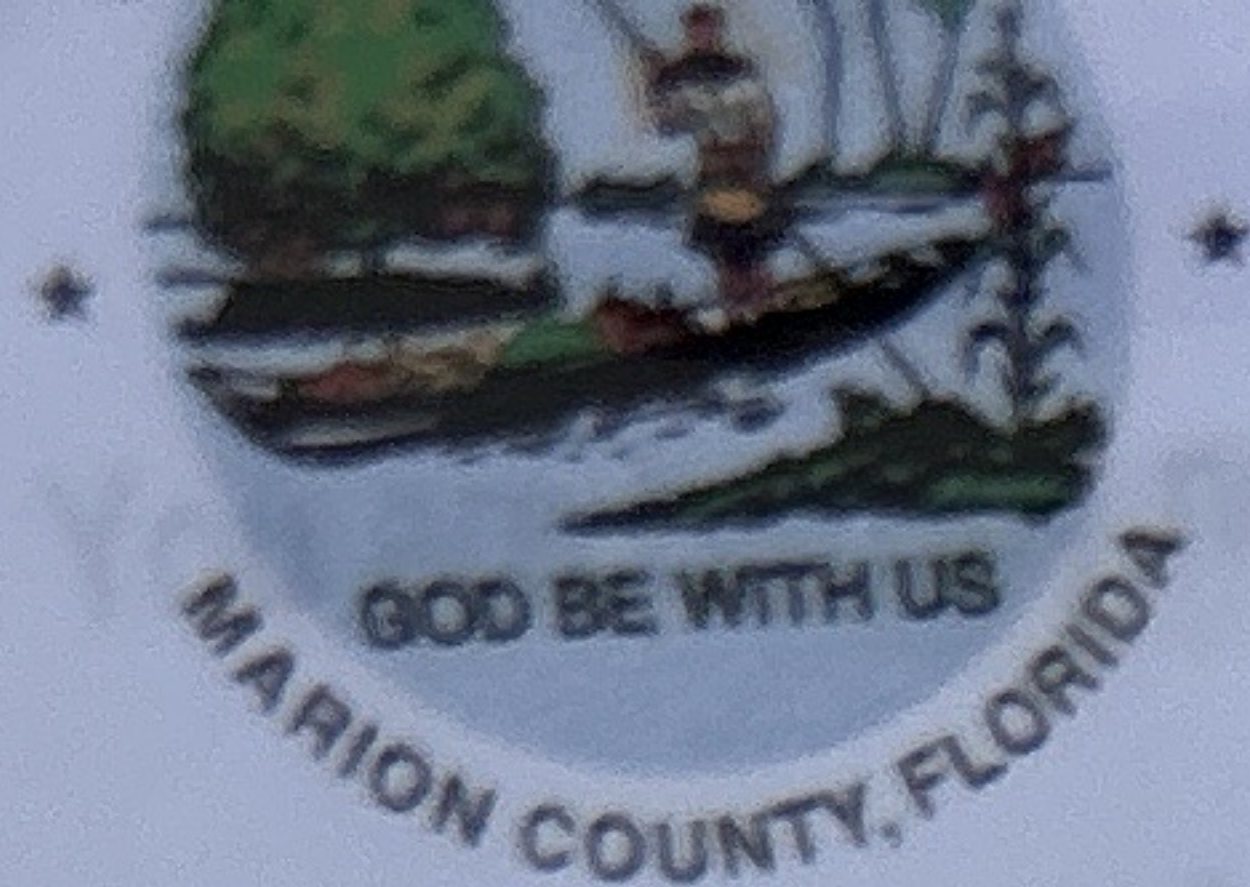


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
4/24/26, 9:24 AM



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

NOTICE OF VIOLATION AND PUBLIC HEARING

04/24/2026

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 respondent.

FOSTER CARLDRAE CHRISTOPHER
SMITH RUTHIE EST
911 NW 57TH CT
OCALA, FL. 34482-5184

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.

Respondent(s) _____

Location of Violation: 2260-132-024|VACANT LOT

Case Number: CE26-0373

Inspector Assigned: Stephani Smith

Required Compliance Date: 05/26/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 122-312 PERMITTED USES R-1
Please remove the vehicles (shuttle bus and pick-up truck) from off the property. Storage of any items on a vacant parcel is not permitted.

City of Ocala
Code Enforcement Division
4/24/26, 9:24 AM

Office DEPOT®

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

CASE NO: CE26-0373

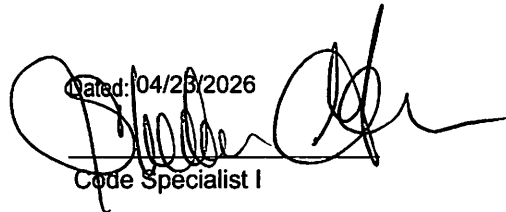
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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:

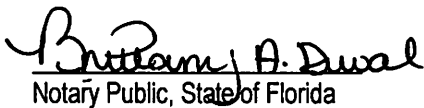
1. I did on 04/23/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

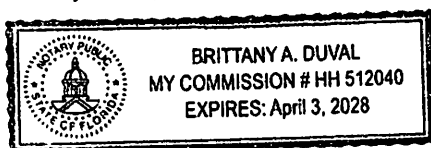
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/23/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/23/2026 by Brittany A. Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

Naph26-0373

2/1/2018
4/27/20

FOSTER CARLDRAE CHRISTOPHER
SMITH RUTHIE EST
911 NW 57TH CT
OCALA, FL. 34482-5184

UNC
34482-5184

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0090 0027 6697 0310 26

JACKSONVILLE RPDC 320

25 APR 2025 PM 4 L

Label 890-18 Oct. 2015
Pitney Bowes

FIRST-CLASS



US POSTAGE® PITNEY BOWES

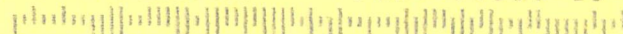


ZIP 34471 \$ 008.86⁰
02 7W
0008039548 APR 24 2026

NIXIE 326 DE 1 0005/16/26

RETURN TO SENDER
UNABLE TO FORWARD

BC: 34471218701 *3024-06219-25-36





OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Code Enforcement Division
6/8/26, 9:57 AM



City of Ocala
Code Enforcement Division
6/8/26, 9:57 AM



OCALA
CODE
ENFORCEMENT
352-629-6309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

City of Ocala
Code Enforcement Division
6/8/26, 9:57 AM



City of Ocala
Code Enforcement Division
3/18/26, 9:12 AM



City of Ocala
Code Enforcement Division
3/18/26, 9:13 AM



City of Ocala
Code Enforcement Division
3/18/26, 9:13 AM