

Case Number CE25-0703

City of Ocala

Description: RV trailer parked in front yard Status: HEARING Subtype: MISC ZONING VIOLATION Type: ZONING Opened: 7/15/2025 Closed: Last Action: 9/24/2025 Fllw Up: 9/22/2025 Site Address: 2130 NE 9TH ST OCALA, FL 34470 Officer: STEPHEN KNIGHT Site APN: 2830-014-003 Details:



ADDITIONAL SITES

LINKED CASES

	CHRONOLOGY										
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES							
ADMIN POSTING	SHANEKA GREENE	8/19/2025	8/19/2025	NOVPH							
CERTIFIED MAIL	SHANEKA GREENE	8/19/2025	8/19/2025	NOVPH MAILED 9489 0090 0027 6697 0036 58 JOHNSON CYNTHIA 2130 NE 9TH ST OCALA, FL. 34470-6217							
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	9/24/2025		NEW BUSINESS							
OFFICER POSTING	STEPHEN KNIGHT	8/20/2025	8/20/2025	NOVPH READY FOR POSTING NOVPH has been posted.							
PREPARE NOTICE	SHANEKA GREENE	7/17/2025	7/17/2025	CLTO JOHNSON CYNTHIA 2130 NE 9TH ST OCALA, FL 34470-6217							

Case Number CE25-0703

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PREPARE NOTICE	SHANEKA GREENE	8/19/2025	8/19/2025	NOVPH for the September Magistrate hearing JOHNSON CYNTHIA 2130 NE 9TH ST OCALA, FL 34470-6217
REGULAR MAIL	SHANEKA GREENE	7/17/2025	7/17/2025	CLTO MAILED
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/12/2025	9/17/2025	Find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to: 1.) (a) Remove all trailers from the front and/or side yards and store in the rear yard only by 4:00pm on Thursday, October 23rd, 2025, or (b) Remove all trailers from the property by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. 2.) Pay the cost of prosecution of \$219.21 by October 23rd, 2025.

	CONTACTS								
NAME TYPE NAME ADDRESS PHONE FAX EMAIL									
OWNER	JOHNSON CYNTHIA	2130 NE 9TH ST OCALA, FL 34470-6217							

	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							
CLERICAL AND CASEWORK TIME	001-359-000-000-06- 35960	6	\$132.00	\$0.00							



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DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06- 35960	4	\$50.00	\$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:

\$219.21

\$0.00

TOTALS:

\$219.21

\$0.00

	INSPECTIONS									
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES				
FOLLOW UP	SKN	8/18/2025	8/18/2025	NON COMPLIANT		I followed up and found the trailer parked in the same location as the initial inspection. NOVPH will be sent.				
LIFADING						Hearing scheduled for 09/24/2025. Updated photos required.				
HEARING INSPECTION	SKN	9/22/2025	9/22/2025	NON COMPLIANT		I completed my hearing inspection and found the trailer still parked in the same location. Photos attached.				
HEARING INSPECTION	SKN	9/9/2025	9/9/2025	NON COMPLIANT		I completed my hearing inspection and found the trailer parked in the same spot as the initial inspection. The trailer is parked in the front yard.				
						Trailers parked/stored in front yard (122-1193). Building numbers on mailbox faded. Numbers on building (82-443)?				
INITIAL	SKN	7/16/2025	7/16/2025	NON COMPLIANT		I responded to the location and made contact with the owner (Mr. Johnson). I explained the situation and he stated he would need some time to move the trailers. I will follow up in 30 days. View attachments, follow up scheduled.				



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	VIOLATIONS									
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHEN KNIGHT	7/16/2025				Two trailers parked in the front yard. Trailers need to be moved to the rear yard or off the property.				

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0703

Petitioner,

VS.

JOHNSON, CYNTHIA

AFFIDAVIT OF CASE PROSECUTION COSTS FSS. 162.07(2)

STATE OF FLORIDA COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHEN KNIGHT, 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.

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1. Code Enfo	State Child World State (Service Service)	ecial Magistrate H	THE RESIDENCE AND ADDRESS OF THE PARTY OF TH			
Attorney Fees:	Cost	# of hour(s)	# of hour(s)			
2. Inspector(s) Time:					
	Cost	# @ .5 hour(s)		Total:	
Inspection(s)	\$12.50	4			\$50.00	
3. Clerical &	Casework Ti	me:				
	Cost	# of hour(s)			Total:	
Clerical:	\$22.00	6			\$132.00	
4. Recording	Cost(s): (i.e.	Lien(s) / Lien rel	ease(s) / Satisfa	ction, etc.)		
	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:	
Fee(s):	\$18.75	1			\$18.75	
5. Copies of	Related Docu	ument(s):				
Clerical:	Cost	# of page(s)			Total:	
6. Postage Co	ost(s):					
	Cost	# of Regular	Cost	# of Certified		
Postage:	\$0.74	1	\$17.72	2	\$17.72	

Total Costs: \$219.21

FURTHER. AFFIANT SAYETH NOT. Dated This: 9/15/2025

STATE OF FLORIDA COUNTY OF MARION

STEPHEN KNIGHT

Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Sep by STEPHEN KNIGHT who is personally known to me and who did take an oath.

Secretary and Notary Public, State of

Florida

YVETTE J. GRILLO Notary Public - State of Florida Commission # HH 335985 My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.

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

2830-014-003

GOOGLE Street View

Property Information

JOHNSON CYNTHIA

2130 NE 9TH ST

OCALA FL 34470-6217

Map ID: 195

Millage: 1001 - OCALA

Situs: 2130 NE 9TH ST OCALA

M.S.T.U. PC: 01

Acres: .28

2024 Certified Value

Land Just Value Buildings Miscellaneous Total Just Value	\$50,000 \$167,477 \$1,341 \$218,818	Impact	(0.4.7.0)
Total Assessed Value	\$124,049	Ex Codes: 01 38	(\$94,769)
Exemptions	(\$50,000)		
Total Taxable	\$74,049		
School Taxable	\$99,049		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$50,000	\$167,477	\$1,341	\$218,818	\$124,049	\$50,000	\$74,049
2023	\$50,000	\$165,864	\$1,475	\$217,339	\$120,436	\$50,000	\$70,436
2022	\$50,000	\$134,941	\$1,341	\$186,282	\$116,928	\$50,000	\$66,928

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
UNRE/INST	02/2015	70 OTHER	0	U	I	\$100
5291/1817	11/2009	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
4844/0343	07/2007	07 WARRANTY	9 UNVERIFIED	Q	I	\$172,000
4158/0249	08/2005	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$143,500
1555/0768	01/1989	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$76,900
UNRE/INST	11/1988	50 CONTRACT	0	U	I	\$76,900
1129/1805	10/1982	07 WARRANTY	0	U	I	\$75,000
1129/1803	11/1979	71 DTH CER	0	U	I	\$100
0894/0458	06/1978	07 WARRANTY	0	U	I	\$37,000
<u>0620/0499</u>	03/1974	02 DEED NC	0	U	I	\$38,000

Property Description

SEC 09 TWP 15 RGE 22 PLAT BOOK F PAGE 129 HERITAGE HILLS REPLAT BLK N LOT 3

<u>Land Data - Warning: Verify Zoning</u>

UseCUseFrontDepthZoningUnits TypeRateLocShpPhyClass ValueJust Value0100101.0120.0R11.00LT

Neighborhood 5112 - HERITAGE HILLS

Mkt: 8 70

Traverse

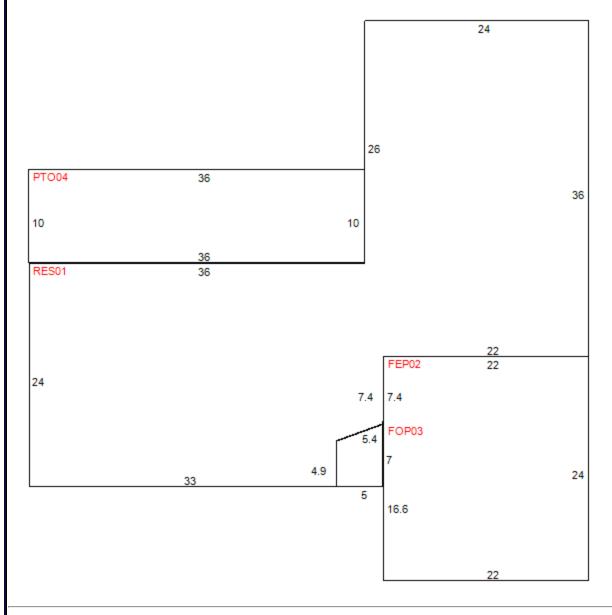
Building 1 of 1

RES01=A250|5,4D4,9L33U24R36U26R24D36L22D7,4.

FEP02=D16,6R22U24L22D7,4.U0,2

FOP03=A250|5,4D4,9R5U7.L2U17

PTO04=L36U10R36D10.



Improvement 1F - SFR- 01 FAMILY RESID

Effective Age 5 - 20-24 YRS

Condition 0

Quality Grade 600 - AVERAGE **Inspected on** 2/26/2018 by 210

Year Built 1973
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 219

Type IDExterior	Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129 - VIN	YL SIDING	1.00	1973	N	0 %	0 %	1,727	1,727
FEP 0229 - VIN	YL SIDING	1.00	1973	N	0 %	0 %	528	528
FOP 0301 - NO	EXTERIOR	1.00	1973	N	0 %	0 %	29	29
PTO 0401 - NO	EXTERIOR	1.00	1973	N	0 %	0 %	360	360

Section: 1

Roof Style: 10 GABLE

Roof Cover: 08 FBRGLASS SHNGL **Heat Meth 1:** 22 DUCTED FHA

Heat Meth 1: 22 DUCTED FH

Heat Meth 2: 00

Foundation: 7 BLK PERIMETER

A/C: Y

Floor Finish: 24 CARPET

Wall Finish: 16 DRYWALL-PAINT

Heat Fuel 1: 10 ELECTRIC

Heat Fuel 2: 00 Fireplaces: 0 Bedrooms: 3
4 Fixture Baths: 0

Blt-In Kitchen: Y
Dishwasher: Y

3 Fixture Baths: 0
3 Fixture Baths: 2
2 Fixture Baths: 0
Garbage Disposal: Y
Garbage Compactor: N

Extra Fixtures: 2 Intercom: N Vacuum: N

Miscellaneous Improvements

Туре	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	211.00	LF	20	1998	1	0.0	0.0
159 PAV CONCRETE	1,010.00	SF	20	1973	3	0.0	0.0

Appraiser Notes

Planning and Building ** Permit Search **

Permit Number	Date Issued	Date Completed	Description
ELE24-1013	10/1/2024	10/22/2024	JOHNSON ELEC
BLD24-0411	3/8/2024	3/22/2024	JOHNSON/RE ROOF
OC00033	1/12/2010	-	FGR TO FEP
OC00442	2/1/2005	-	SIDING

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 12/16/2009 09:33:12 AM

FILE #: 2009108025 OR BK 05291 PG 1817

PREP BY: James L. Homan 1754 NE 5th St Ocala FL 34770

RETURN TO: Cynthia Johnson 2130 NE 9th Street Ocala FL 34470



RECORDING FEES 10.00

DEED DOC TAX 0.70

SPAVE ABOVE THIS LINE FOR RECORDING DATA THIS WARRANTY DEED, made the _____ day of October A.D., 2009, between JAMES L. HOMAN AND SHIRLEY L. HOMAN, husband and wife, hereinafter known as the Grantor, to CYNTHIA JOHNSON (formerly known as Cynthia Tucker), whose address is 2130 NE 9th Street, Ocala, FL 34470 hereinafter called the Grantee: (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations) WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Marion County, State of Florida, viz: Lot 3, Block N, HERITAGE HILLS REPLAT, as per plat thereof recorded in Plat Book F, Pages 129 and 129A, of the Public Records of Marion County, Florida. Subject to easements, restrictions and reservations of record and taxes for the year 2009 and thereafter. **TOGETHER**, with all the tenements hereditaments and appurtenances thereto belonging or in TO HAVE AND TO HOLD, the same in fee simple forever. anywise appertaining. AND, the Grantor hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2008. IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in the presence of: Vithess Signature HAMES L. HOMAN Address: 1754 ne 5TH Street, Ocala FL 34470 SHIRLEY L. HØMAN Address: 1754 ne 5TH Street, Ocala FL 34470 STATE OF FLORIDA, COUNTY OF MARION The foregoing instrument was acknowledged before me this $\frac{33-2}{2}$ day of $\frac{\text{NoVernisere}}{2009}$, 2009, by JAMES L. HOMAN AND SHIRLEY L. HOMAN, who is personally known to me or has produced <u>FLDL</u> as identification.



Notary Signature

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

7/17/2025

CASE NO: CE25-0703

JOHNSON CYNTHIA 2130 NE 9TH ST OCALA, FL. 34470-6217

RE: 2830-014-003 | 2130 NE 9TH ST

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 08/18/2025

Violations:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS

Two trailers parked in the front yard. Trailers need to be moved to the rear yard or off the property.

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 officer 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.

STEPHEN KNIGHT,
Code Enforcement Officer
352-456-8820 sknight@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

08/20/2025

JOHNSON CYNTHIA 2130 NE 9TH ST OCALA, FL. 34470-6217

Respondent	(s)	1
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Location of Violation: 2130 NE 9TH ST|2830-014-003

Case Number: CE25-0703

Officer Assigned: Stephen Knight

Required Compliance Date: 09/09/2025

Public Hearing Date & Time: 09/24/2025 10:30

Violation(s) and How to Abate:

SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS Two trailers parked in the front yard. Trailers need to be moved to the rear yard or off the property.

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:

Stephen Knight Code Enforcement Officer sknight@ocalafl.gov
352-456-8820

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

CASE NO: CE25-0703

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

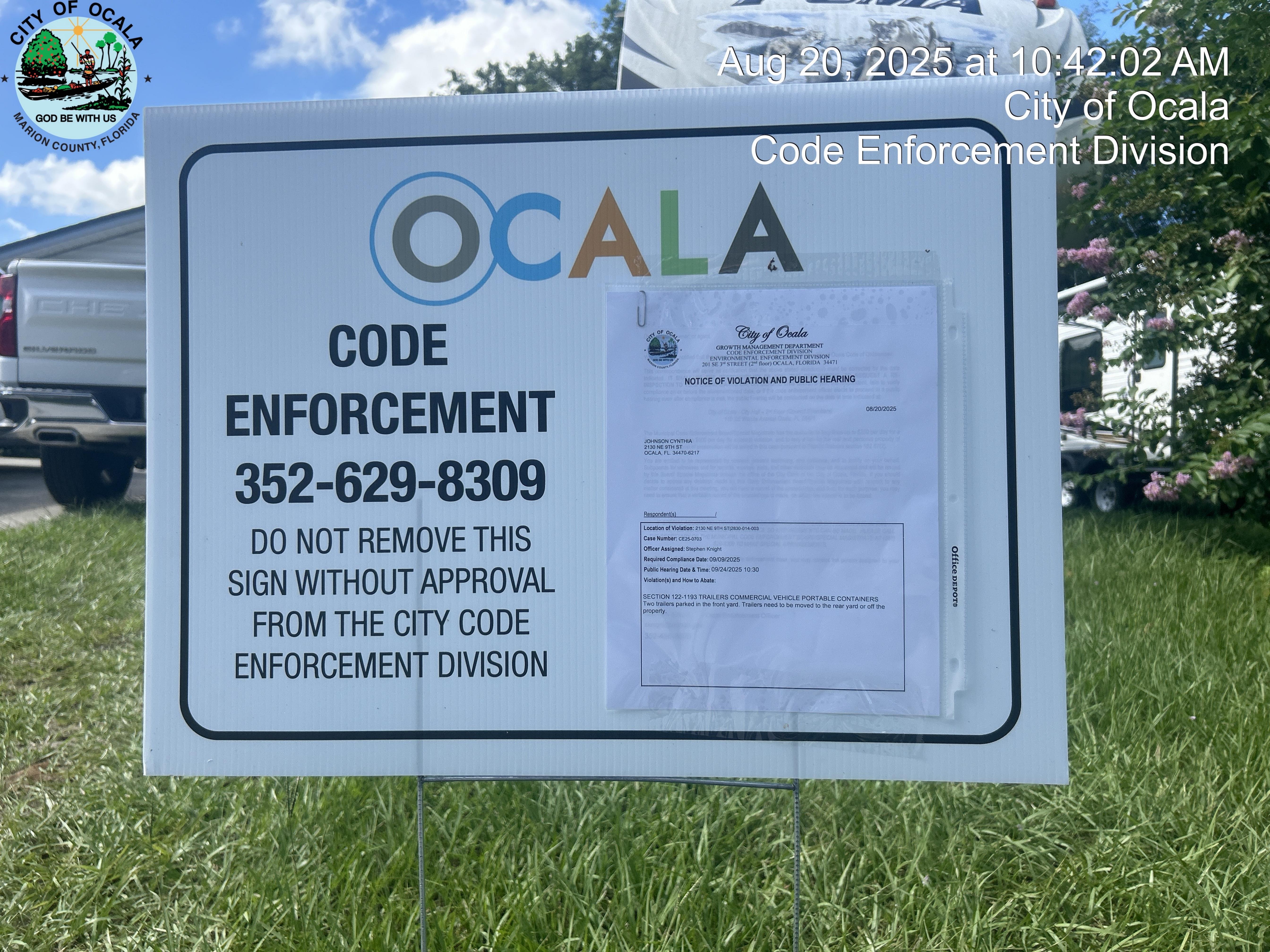
STATE OF FLORIDA COUNTY OF MARION

otary Public, State of Florida

	RE ME, the undersigned of the, City of Ocala, w			Stephen Knight d states as follo		the Code Enforcement
1.	l did on 08/20/2025 2130 NE 9TH ST	post the Notice of	Violation & Public	Hearing to ^{tl}	ne property	_, located at
2.	This Affidavit is provide	d pursuant to Section	on 2-446(b) 2(b), C	ode of Ordinand	es of the City of	Ocala.
FURTH	ER, AFFIANT SAYETH	NAUGHT.		Dated: 08/	120/2025 June forcement Offi	cer
	OF FLORIDA N COUNTY					
	N TO (or affirmed) before anally known to me.	e me: 08/20/2025	by Shaneka Gre	eene Code Er	nforcement Spec	ialist, City of Ocala, who

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm, Expires Jun 76, 707
Bonded through National Notary A.





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

CASE NO: CE25-0703

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

STATE OF FLORIDA

COUNTY OF	MARION						
		ed authority persona who after being duly s		Shaneka Greend States as fo		, for the Code Enforcement	nt
1. I did o	n 08/19/2025 E Watula Avenue	post the Notice of Ocala, FL	Violation & Public	Hearing to	Ocala City I	Hall , located at	
2. This A	Affidavit is provid	ed pursuant to Section	on 2-446(b) 2(b), (Code of Ordina	ances of the C	City of Ocala.	
FURTHER, A	FFIANT SAYETI	I NAUGHT.			08/19/2025 W C Enforcement	Specialist	
STATE OF FU							
SWORN TO (is personally k	•	re me: 08/19/2025	by Yvette Grillo	Code	Enforcement	Specialist, City of Ocala, w	ho

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # H! 335985
My Comm. Expires Mar 17, 2027

Bonded through National Notary Assn.



Date Produced: 08/25/2025

CITY OF OCALA CITY CLERK'S OFFICE:

The following is the delivery information for Certified Mail™ item number 9489 0090 0027 6697 0036 58. Our records indicate that this item was delivered on 08/22/2025 at 05:17 p.m. in OCALA, FL 34470. The

scanned image of the recipient information is provided below.

Signature of Recipient:

MAT H

Address of Recipient:

2130 NE 9th SZ

Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely, United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number:

8039548 37330412NOVPH 0703







