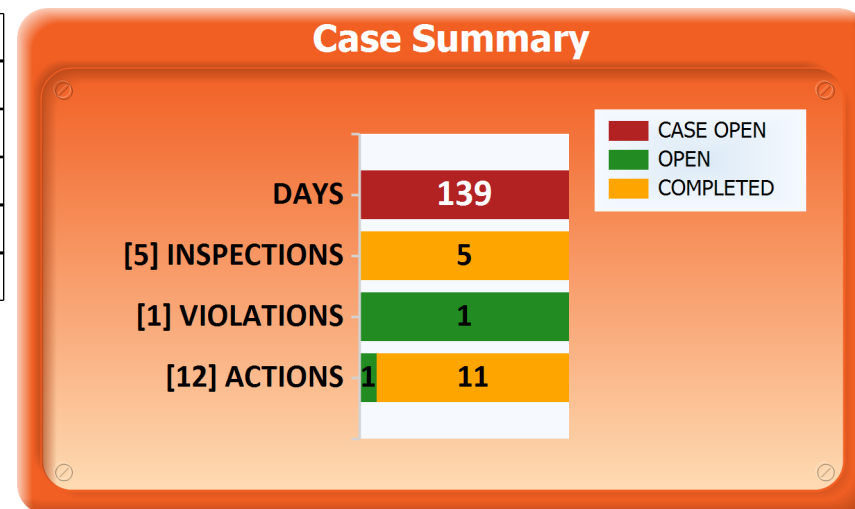


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE26-0373

Description: UNPERMITTED USAGE (R-1A)			Status: NON COMP HEARING
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 3/18/2026	Closed:	Last Action: 8/13/2026	Flw Up: 7/10/2026
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.



Case Details - No Attachments

City of Ocala

Case Number

CE26-0373

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
COMPLIANCE	SMS	7/10/2026	7/10/2026	COMPLETED	Compliance inspection concerning Final Administrative Order. On 07/10/2026, I have re-inspected the property in reference to a compliance inspection. Both the shuttle bus and the black pick-up truck still remains on the vacant parcel. In addition to this, the prosecution costs of \$166.65 remain unpaid. View attachment. Affidavit of Non-Compliance completed and submitted to admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
REGULAR MAIL	SHANEKA GREENE	3/19/2026	3/19/2026	CLTO MAILED



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0373

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
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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0373

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	6/12/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9932 71 FOSTER CARLDRAE CHRISTOPHER SMTIH RUTHIE EST 911 NW 57TH CT OCALA FL 34482-8184
FIELD POSTING	STEPHANI SMITH	6/18/2026	6/18/2026	FOA READY FOR POSTING FAO POSTED TO PROPERTY. VIEW ATTACHMENTS. AFFIDAVIT OF POSTING PROVIDED TO ADMIN.
MASSEY	SHANEKA GREENE	8/13/2026		



City of Ocala
Code Enforcement Division
7/10/26, 11:56 AM

**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

CASE NO: CE26-0373

vs.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 06/25/2026 03:29:17 PM

FILE #: 2026082366 OR BK 8945 PGS 140-141

REC FEES: \$18.50 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

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

Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **CHRISTOPHER CARLDRAE FOSTER and RUTHIE SMITH EST** owner(s) in charge of the property described as **2260-132-024 | 1900 BLOCK OF SW 2ND ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 18th, 2026, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-312 PERMITTED USES R-1**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **CHRISTOPHER CARLDRAE FOSTER and RUTHIE SMITH EST**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-312 PERMITTED USES R-1**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. 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.
- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the

address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

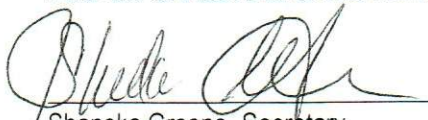
DONE AND ORDERED; this 16th day of June 2026.

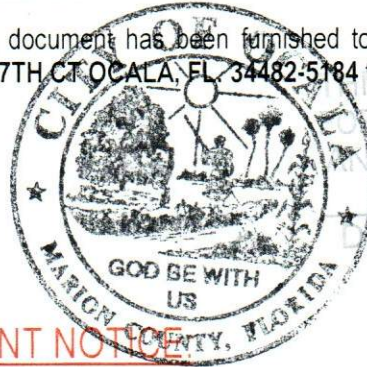
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA

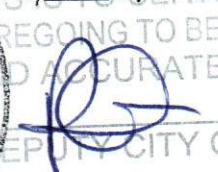

Kevin Steiner, Vice Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: FOSTER CARLDRAE CHRISTOPHER SMITH RUTHIE EST 911 NW 57TH CT OCALA, FL 34482-5184 this 16th day of June 2026.


Shaneka Greene, Secretary
Municipal Code Enforcement Board




DEPUTY CITY CLERK

IMPORTANT NOTICE

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON AUGUST 13TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR 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 MUNICIPAL CODE ENFORCEMENT BOARD, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

**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 06/18/2026 post the Final Administrative Order to the property, located at 1900 BLK SW 2ND ST.
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.

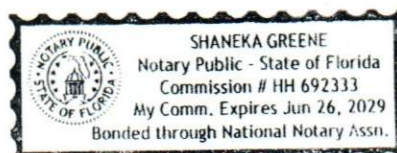
Dated: 06/18/2026

Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
6/18/26, 11:29 AM



OCALA

CODE ENFORCEMENT

352-629-8309

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

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0373

vs.

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

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- The Respondent(s), CHRISTOPHER CARLDRAE FOSTER and RUTHIE SMITH EST owner(s) in charge of the property described as 2260-132-024 | 1900 BLOCK OF SW 2ND ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- That on and between March 18th, 2026, and June 8th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 122-312 PERMITTED USES R-1.

II. CONCLUSION OF LAW:

- The Respondent(s), CHRISTOPHER CARLDRAE FOSTER and RUTHIE SMITH EST, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 122-312 PERMITTED USES R-1, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- Find the Respondent(s) guilty of violating city code section(s): 122-312 and order to:
 - 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 (shuttlebuses and pick-up truck), through the assistance of the Ocala Police Department and its vehicle towing policies.
 - Pay the cost of prosecution of \$168.00 by July 9th, 2026.
- This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation.

Office
Report

City of Ocala
Code Enforcement Division
6/18/26, 11:29 AM

**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:

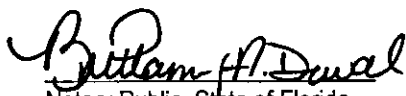
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

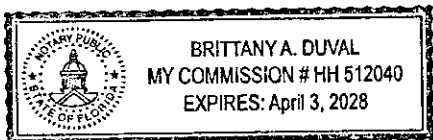
FURTHER, AFFIANT SAYETH NAUGHT.


Dated: 06/17/2026
Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



**BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA**

CITY OF OCALA

Petitioner,
Vs.

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

CASE NO: CE26-0373

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on June 11th, 2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before July 10th, 2026.
3. That a re-inspection was performed on July 10th, 2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board **have not** been taken:

Abatement of violations as ordered; 122-312

5. The prosecution costs of \$166.65 has not been paid.

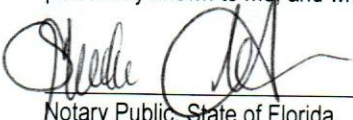
FURTHER, AFFIANT SAYETH NOT.

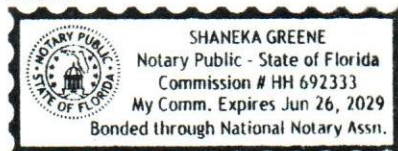
Dated this 10th day July, 2026

Stephani Smith
Code Enforcement Officer
City of Ocala

**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 10th day of July 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 10th day of July 2026.


Shanea Greene, Administrative Specialist
Municipal Code Enforcement Board
Ocala, Florida