



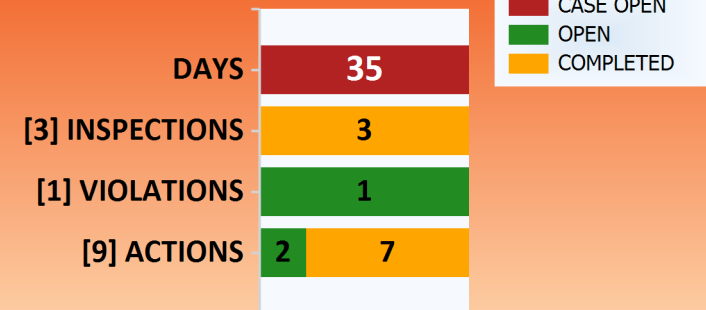
Case Details - No Attachments

City of Ocala

Case Number
CE25-1290

Description: Camper for Living Purposes			Status: HEARING
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 12/22/2025	Closed:	Last Action: 1/28/2026	Flw Up: 1/26/2026
Site Address: 1212 NE 24TH AVE OCALA, FL 34470			
Site APN: 26726-000-00		Officer: JENNIPHER L BULLER	
Details:			

Case Summary



ADDITIONAL SITES

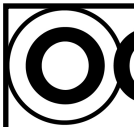
LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	WARFEL RAYMOND C	1212 NE 24TH AVE OCALA, FL 34470-4744			
RESPONDENT 1	WARFEL RAYMOND C & WARFEL SUSAN K	1212 NE 24TH AVE OCALA, FL 34470	(503)970-5224		

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	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$0.00						



Case Details - No Attachments

City of Ocala

Case Number
CE25-1290

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$227.97	\$0.00						
TOTALS:			\$227.97	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 98-33 OCCUPATION FOR LIVING PURPOSES	DALE HOLLINGSWORTH	12/22/2025				Utilizing an 5th wheel RV for living purposes. Cease from using RV for living purposes and /or remove from the property.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JLB	12/22/2025	12/22/2025	NON COMPLIANT		<p>R-3 zoning</p> <p>I responded to the location concerning a report of an RV trailer used as a residence. I made contact with the property owner, Ray. He advised that they do utilize the trailer from time to time as in the kitchen and bathroom. He said at the time his wife was in the trailer now, but stated the mobile home was their "primary residence." I advised him that moving the RV and storing it at a storage facility might be the best course of action. He requested to know the person who complained. I provided him whatever information I had available. Due to repeat complaints and statements made by the property owner, I requested a Notice of Violation and Public Hearing be prepared for mailing and posting.</p>



Case Details - No Attachments

City of Ocala

Case Number

CE25-1290

FOLLOW UP	JLB	1/13/2026	1/13/2026	NON COMPLIANT	I conducted. Follow up inspection per compliance date given on Notice of Violation and Public Hearing. I observed the RV remained on the property. Photo attached. Proceed to hearing to obtain an order.
HEARING INSPECTION	JLB	1/26/2026	1/26/2026	NON COMPLIANT	I conducted a re-inspection prior to the scheduled hearing on 01/28/2026. I observed the RV trailer remained upon the property. Photo attached. Proceed to hearing to obtain an order.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	12/22/2025	12/22/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	12/22/2025	12/22/2025	NOVPH MAILED 91 7199 9991 7039 7682 7632 WARFEL RAYMOND C WARFEL SUSAN K 1212 NE 24TH AVE OCALA, FL. 34470-4744
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	12/22/2025	12/22/2025	Complaints continue to be received from the same complainant for this alleged violation of Section 98-33 - Occupation for living purposes. The complainant forwarded a video we believe he took, depicted an individual exiting the camper in question. It is unknown what date and time the video was taken, nor who the individual is exiting the camper. This video has been added to this case for reference. Code Supervisor Buller has been assigned the case for investigation and will pursue enforcement action via a hearing.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-1290

PREPARE NOTICE	SHANEKA GREENE	12/22/2025	12/22/2025	<p>NOVPH</p> <p>Compliance date: 01/13/2025</p> <p>Respondent(s):</p> <p>WARFEL RAYMOND C WARFEL SUSAN K 1212 NE 24TH AVE OCALA FL 34470-4744</p>
OFFICER POSTING	JENNIPHER L BULLER	12/23/2025	12/23/2025	NOVPH READY FOR POSTING
COMPLAINT RECEIVED	DALE HOLLINGSWORTH	12/24/2025	12/24/2025	<p>On 12/24/2025, City staff received another video from the complainant with an accompanying message that read as follows:</p> <p>"On my end, I think they're ready to sue me for harassment They are Washington State natives who winter in Ocala They were unhappy with local RV parks so they purchased that trailer from local realtor. A minute ago leaving the trailer."</p> <p>Video attached to this case.</p>
CONTACT	JENNIPHER L BULLER	12/30/2025	12/30/2025	<p>Phone from the property owner, Ray Warfel (503) 970-5224 called to say he is no longer staying in the RV or using it for living purposes and would like a re-inspection on or after 01/05/2026. I explained to him that after multiple complaints there is no way to inspect and confirm the RV is not being used for living purposes if it remains upon the property.</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/16/2026		
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	1/28/2026		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE25-1290

Petitioner,

VS.

WARFEL, RAYMOND C
WARFEL, SUSAN K

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Supervisor 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.

1. Code Enforcement Special Magistrate Hearing:

Cost	# of hour(s)	Total:
Attorney Fees:		

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	3	\$37.50

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	7	\$154.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s): \$18.75	1			\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	Total:
Postage: \$17.72		\$17.72	2	\$17.72


7. Administrative Fee(s):

Cost	Total:
Fee(s):	

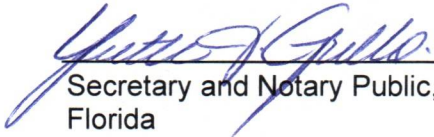
Total Costs: \$227.97

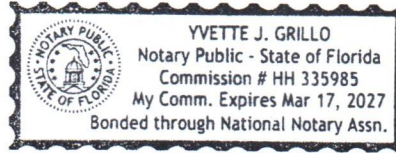
FURTHER. AFFIANT SAYETH NOT. Dated This:
1/15/2026

**STATE OF FLORIDA
COUNTY OF MARION**


JENNIPHER L BULLER
Code Supervisor, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 15 Jan
by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



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 Certified Assessment Roll

26726-000-00

[GOOGLE Street View](#)

Prime Key: 631817

[MAP IT+](#)

[Property Information](#)

WARFEL RAYMOND C
WARFEL SUSAN K
1212 NE 24TH AVE
OCALA FL 34470-4744

[Taxes / Assessments:](#) \$422.45
Map ID: 195
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 02
Acres: .26

Situs: 1212 NE 24TH AVE OCALA

[Current Value](#)

Land Just Value	\$21,750		
Buildings	\$17,076		
Miscellaneous	\$309		
Total Just Value	\$39,135	Impact	((\$5,609))
Total Assessed Value	\$33,526	Ex Codes: 01 38	
Exemptions	(\$25,000)		
Total Taxable	\$8,526		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$21,750	\$17,076	\$309	\$39,135	\$33,526	\$25,000	\$8,526
2024	\$21,750	\$16,498	\$309	\$38,557	\$32,581	\$25,000	\$7,581
2023	\$17,401	\$13,922	\$309	\$31,632	\$31,632	\$25,000	\$6,632

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7451/1127	04/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$53,900
7093/1739	11/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$34,000
6928/1496	03/2019	26 TRUSTEE	7 PORTIONUND INT	U	I	\$14,000
6928/1494	03/2019	26 TRUSTEE	7 PORTIONUND INT	U	I	\$14,000
5818/0240	01/2013	03 LIFE EST	4 V-APPRAISERS OPINION	Q	I	\$10,000
1977/0082	08/1993	71 DTH CER	0	U	I	\$100
1065/1712	05/1981	07 WARRANTY	0	U	I	\$15,000

[Property Description](#)

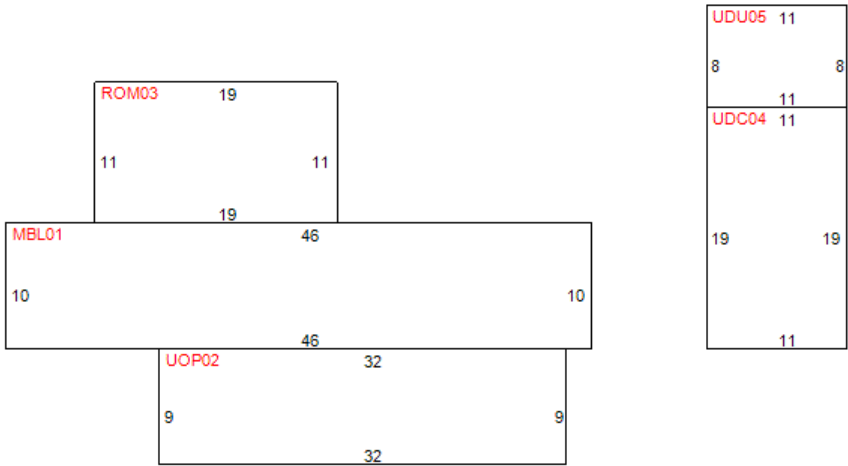
SEC 09 TWP 15 RGE 22
COM 131.8 FT W & 607 FT S FROM NE COR OF W 3/4
OF NE 1/4 OF SE 1/4 THENCE W 115 FT N 100 FT E 115 FT
S 100 FT

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0200		100.0	103.0	R3	100.00	FF	250.0000	1.00	0.87	1.00	21,750	21,750
9430		100.0	12.0	B2	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 5327											Total Land - Class \$21,750	
Mkt: 8 70											Total Land - Just \$21,750	

[Traverse](#)

Building 1 of 1
MBL01=L46U10R46D10.L2
UOP02=D9L32U9R32.R2U10L20
ROM03=U11L19D11R19.R29D10
UDC04=R11U19L11D19.U19R11
UDU05=L11U8R11D8.



[Building Characteristics](#)

Improvement	MH - MOBILE - MOBILE HOME RESID	Year Built 1969
Effective Age	9 - 40-99 YRS	Physical Deterioration 0%
Condition	0	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	6/16/2025 by 218	Architecture 2 - MBL HOME
		Base Perimeter 172

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MBL	01 20 - MH ALUM SIDING	1.00	1969	N	0 %	0 %	460	460
UOP	02 01 - NO EXTERIOR	1.00	1969	N	0 %	0 %	288	288
ROM	03 21 - MH VINYL SIDING	1.00	1969	N	0 %	0 %	209	209
UDC	04 01 - NO EXTERIOR	1.00	1969	N	0 %	0 %	209	209
UDU	05 38 - WD SIDING-SHTG	1.00	1969	N	0 %	0 %	88	88

Section: 1							
Roof Style: 02 FLAT WOOD STR		Floor Finish: 24 CARPET		Bedrooms: 2		Blt-In Kitchen: Y	
Roof Cover: 15 MH PAN-AVERAGE		Wall Finish: 12 PLYWD PANELING		4 Fixture Baths: 0		Dishwasher: N	
Heat Meth 1: 22 DUCTED FHA		Heat Fuel 1: 06 GAS		3 Fixture Baths: 2		Garbage Disposal: N	
Heat Meth 2: 00		Heat Fuel 2: 00		2 Fixture Baths: 0		Garbage Compactor: N	
Foundation: 3 PIER		Fireplaces: 0		Extra Fixtures: 2		Intercom: N	
A/C: N						Vacuum: N	

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
ADU UTILITY-ALUM	80.00	SF	40	1995	1	10.0	8.0
105 FENCE CHAIN LK	100.00	LF	20	1995	1	0.0	0.0
							Total Value - \$309

[Appraiser Notes](#)

(MH AFFIDAVIT 7451/1127-1128 5-2021)

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

Permit Number	Date Issued	Date Completed	Description
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[Cost Summary](#)

Buildings R.C.N.	\$43,314	3/11/2011	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$32,486)		1	\$43,314	(\$32,486)	\$10,828
Bldg - Just Value	\$10,828					
Misc - Just Value	\$309	4/10/2013				

Prepared by and return to:

Gina Preston
Brick City Title Insurance Agency, Inc.
521 NE 25th Avenue
Ocala, FL 34470
(352) 622-8732
File No 21-3517

Parcel Identification No 26726-000-00

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of April, 2021 between Marc A. Wolff, a single man and Claudia Rey, a single woman, whose post office address is 10374 North Natchez Loop, Dunnellon, FL 34434, Grantors, to Raymond C. Warfel and Susan K. Warfel, husband and wife, whose post office address is 718 Griffin Avenue #41, Enumclaw, WA 98022, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Marion, Florida, to-wit:

Commencing at a point 131.805 feet West and 607 feet South from the Northeast corner of the West 3/4 of the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 15 South, Range 22 East, thence West 115 feet; thence North 100 feet; thence East 115 feet; thence South 100 feet to the Point of Beginning, Marion County, Florida.

Together with that certain mobile home situate thereon, VIN Number 50XD3574.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2021 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESS SIGNATURE

PRINTED NAME

WITNESS SIGNATURE

PRINTED NAME

Marc A. Wolff

Claudia Rey

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 20th day of April, 2021, by Marc A Wolff and Claudia Rey.

Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: FL DL



KLARA KISSELL
Commission # GG 976896
Expires August 8, 2024
Bonded Thru Budget Notary Services



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

12/23/2025

WARFEL RAYMOND C
WARFEL SUSAN K
1212 NE 24TH AVE
OCALA, FL. 34470-4744

Respondent(s) _____ /

Location of Violation: 1212 NE 24TH AVE|26726-000-00

Case Number: CE25-1290

Inspector Assigned: Jennipher Buller

Required Compliance Date: 01/13/2026

Public Hearing Date & Time: 01/28/2026 10:30

Violation(s) and How to Abate:

SECTION 98-33 OCCUPATION FOR LIVING PURPOSES

Utilizing an 5th wheel RV for living purposes. Cease from using RV for living purposes and /or remove from 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 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:

Jennipher Buller Supervisor
jbuller@ocalafl.gov
352-425-3451

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

CASE NO: CE25-1290

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Jennifer 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 12/23/2025 post the Notice of Violation & Public Hearing to the property, located at 1212 NE 24TH 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.

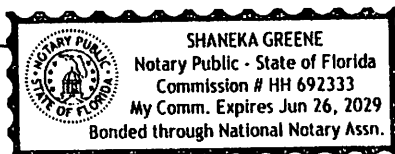
Dated: 12/23/2025

Jennifer Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

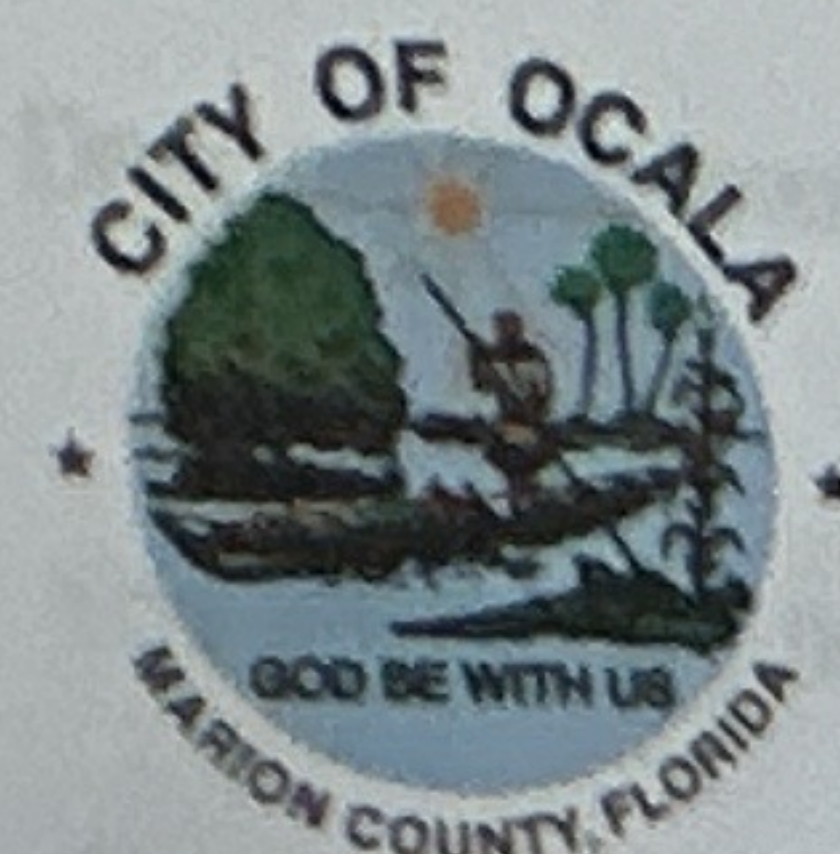
SWORN TO (or affirmed) before me: 12/23/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
12/23/2025 1:46 PM



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

12/23/2025

WARFEL RAYMOND C
WARFEL SUSAN K
1212 NE 24TH AVE
OCALA, FL. 34470-4744

Respondent(s) _____ /

Location of Violation: 1212 NE 24TH AVE|26726-000-00

Case Number: CE25-1290

Inspector Assigned: Jennipher Buller

Required Compliance Date: 01/13/2026

Public Hearing Date & Time: 01/28/2026 10:30

Violation(s) and How to Abate:

SECTION 98-33 OCCUPATION FOR LIVING PURPOSES
Utilizing an 5th wheel RV for living purposes. Cease from using RV for living purposes and /or
remove from the property.

City of Ocala
Code Enforcement Division
12/23/2025 1:46 PM

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

CASE NO: CE25-1290

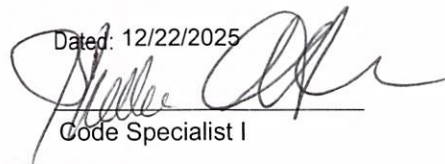
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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 12/22/2025 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.

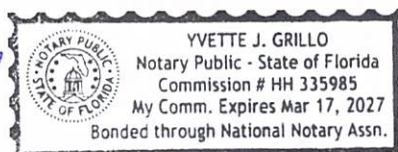
Dated: 12/22/2025

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
12/22/2025 9:06 AM



City of Ocala
Code Enforcement Division
12/22/2025 9:06 AM



City of Ocala
Code Enforcement Division
1/26/2026 9:05 AM

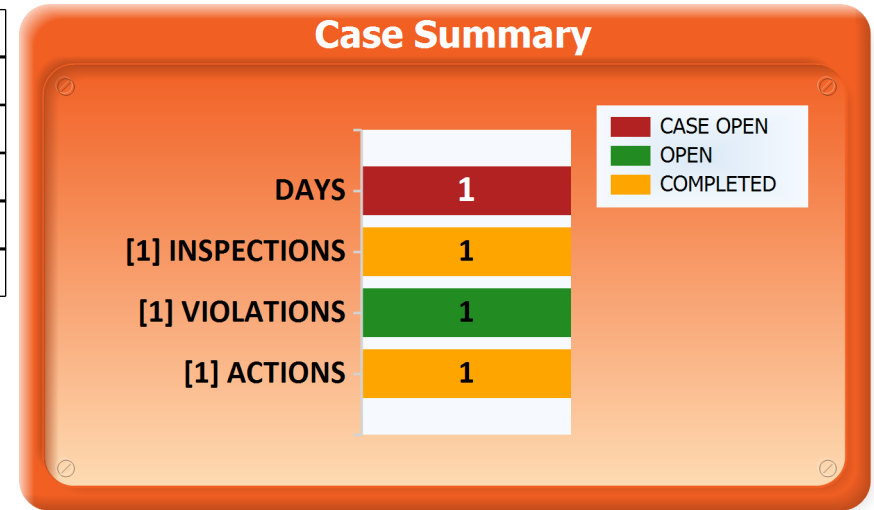


Case Details

City of Ocala

Case Number
CE25-0095

Description: PEOPLE LIVING IN RV IN BACKYARD OF RESIDENCE			Status: CLOSED
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 2/3/2025	Closed: 2/4/2025	Last Action: 2/3/2025	Flw Up: 2/4/2025
Site Address: 1212 NE 24TH AVE OCALA, FL 34470			
Site APN: 26726-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	2/3/2025	2/3/2025	

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	CHRIS	1612 NE 25TH AVE OCALA, FL	(352)509-0881		
OWNER	WARFEL RAYMOND C	1212 NE 24TH AVE OCALA, FL 34470-4744			
OWNER_2	WARFEL SUSAN K	1212 NE 24TH AVE ,			

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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Case Details

City of Ocala

Case Number


CE25-0095

INITIAL	JGB	2/4/2025	2/4/2025	IN COMPLIANCE	<p>COMPL ADVISED PEOPLE ARE STILL LIVING IN CAMPER IN BACKYARD WHERE THEY MOVED THE CAMPER FROM THE LAST COMPLAINT REPORTED. STATES THE ELECTRIC AND LINES ARE RUNNING FROM THE FRONT OF THE HOME TO THE BACK TO THE RV AND ARE VISIBLE. IT APPEARS COMPL LIVES IN THE WAGON WHEEL MOBILE HOME PARK ACCORDING TO THE ADDRESS HE GAVE FOR HIMSELF WHICH IS ACROSS THE ROADWAY AND NOT A NEIGHBOR.</p> <p>We have made contact with the property owner on a previous case. They have moved the camper from the side to the rear yard. The camper is parked correctly in the rear yard. I am unable to determine if someone is living in the camper. Per my last conversation with the property owner they stated no one is living in the camper. See photo.</p>
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VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
PHOTO	2/4/2025	JEFFREY GUILBAULT	20250204_141431784_iOS.jpg	0	

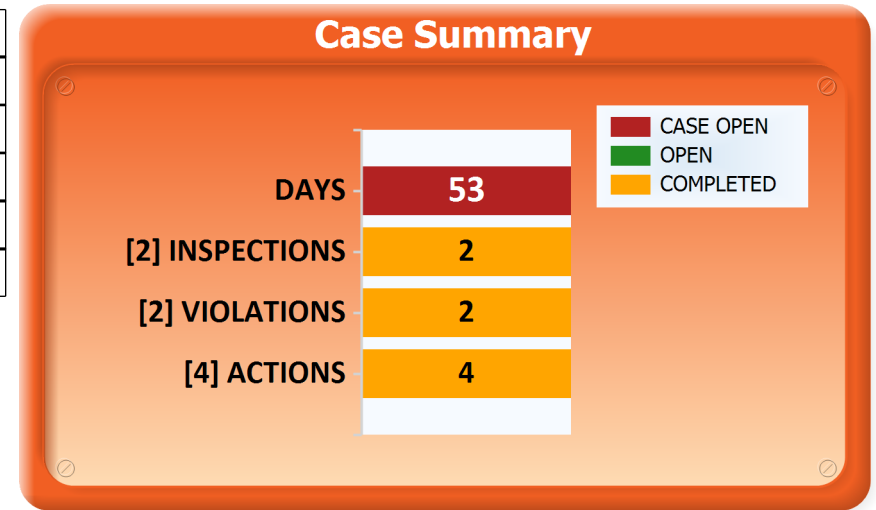


Case Details

City of Ocala

Case Number
CE24-0144

Description: LIVING IN RV ON PROPERTY			Status: CLOSED
Type: ZONING		Subtype: MISC ZONING VIOLATION	
Opened: 12/9/2024	Closed: 1/31/2025	Last Action: 12/9/2024	Flw Up: 1/31/2025
Site Address: 1212 NE 24TH AVE OCALA, FL 34470			
Site APN: 26726-000-00		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	YVETTE J GRILLO	12/9/2024	12/9/2024	
CONTACT	JEFFREY GUILBAULT	12/9/2024	12/9/2024	Made contact and spoke with a tenant of the property. Informed them of ordinances and where to find them. Will follow up in 14 days.
CONTACT	JEFFREY GUILBAULT	12/9/2024	12/9/2024	Property owners called and stated they needed some time to fix the violations.
CONTACT	JENNIPHER L BULLER	12/9/2024	12/9/2024	Raymond Warfel 503-970-5224. Information concerning case.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	CHRISTOPHER DIPPON	1126 NE 24TH AVE OCALA, FL	(352)509-0881		
OWNER	WARFEL RAYMOND C & WARFEL SUSAN K	1212 NE 24TH AVE Ocala, fl 34470	(503)970-5224		



Case Details

City of Ocala

Case Number

CE24-0144

FINANCIAL INFORMATION

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	12/9/2024	12/9/2024	NON COMPLIANT		<p>COMPL ADVISED PROPERTY OWNER HAS A CAMPER PARKED AT RESIDENCE AND THEY ARE LIVING IN IT</p> <p>I responded to the complaint at 1400 and spoke to a tenant of the property. There is a RV parked on the left side of the property that is hooked up to water, power, and sewer. The tenant stated they are staying here and were not aware of any rules regarding RVs on residential properties. She stated to me that she is staying in the camper and has been here for a few weeks. I informed her of the ordinances that regard RVs on residential properties and where to find them. I will RI in 15 days to verify if the situation has changed. See photos.</p>
FOLLOW UP	JGB	1/31/2025	1/31/2025	IN COMPLIANCE		Verified at 0937 that the camper has been moved into the rear yard. See photo.

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	JEFFREY GUILBAULT	12/9/2024	1/31/2025			<p>Please move the RV into the rear yard or remove from the property.</p> <p>Verified that the camper has been moved into the rear yard.</p>



Case Details


City of Ocala

Case Number

CE24-0144

SECTION 98-33 OCCUPATION FOR LIVING PURPOSES	JEFFREY GUILBAULT	12/9/2024	1/31/2025		<p>No person shall occupy a mobile home for living purposes except:</p> <p>(1)Such use is permitted in an approved mobile home park or mobile home subdivision, except as provided in section 122-245(6).(2)A person may occupy a mobile home in any residential district as the guest of the resident of the property involved for a period of not over 15 days in any 60-day period.(3)In all commercial and industrial districts during construction of a building, a mobile home or trailer shall be permitted as temporary living quarters for a watchman or superintendent provided proper sanitary and electric services are available and installed. Such use shall be limited strictly to the time construction or development is actively underway as determined by the building official. The trailer shall be removed from the premises at the conclusion of construction.</p> <p>Spoke with the residents after the CLTO was received and verified no one is living in the camper.</p>
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ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	12/9/2024	JEFFREY GUILBAULT	deed 24-144.pdf	0	



Case Details

City of Ocala

Case Number

CE24-0144

ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
DOC	12/9/2024	JEFFREY GUILBAULT	MCPA Property Record Card 24-144.pdf	0	
DOC	1/31/2025	JEFFREY GUILBAULT	processed-851D0D01-1FB8-4DAF-AAE3-5CB2E0F37E43.jpeg	0	
PHOTO	12/9/2024	JEFFREY GUILBAULT	TC_00225.JPG	0	




Case Details

City of Ocala

Case Number

CE24-0144

ATTACHMENTS

ATTACHMENT TYPE	CREATED	OWNER	DESCRIPTION	ETRAKIT	PHOTO
PHOTO	12/9/2024	JEFFREY GUILBAULT	TC_00224.JPG	0	
PHOTO	12/9/2024	JEFFREY GUILBAULT	TC_00223.JPG	0	