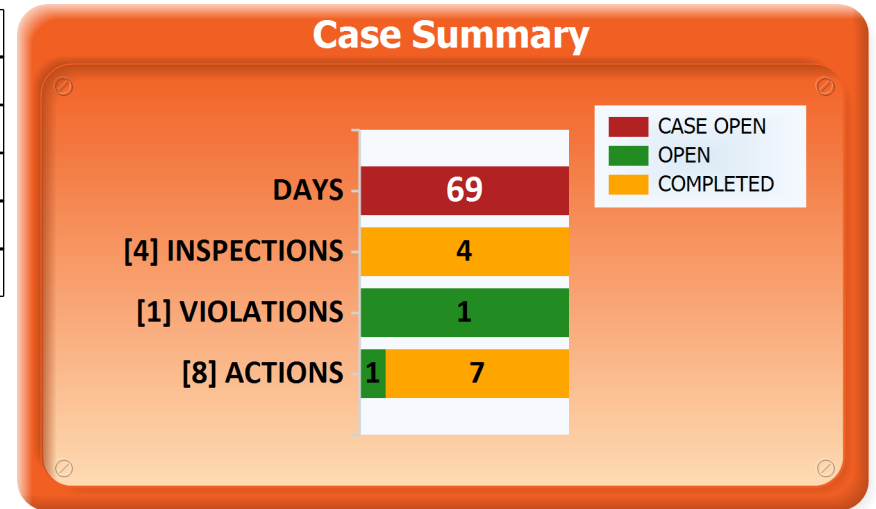


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0127

Description: Boats stored upon vacant property		Status: HEARING	
Type: ZONING		Subtype: USE NOT PERMITTED	
Opened: 1/29/2026	Closed:	Last Action: 4/9/2026	Flw Up: 4/7/2026
Site Address: 610 NE 19TH ST OCALA, FL 34470			
Site APN: 2590-006-003		Officer: STEPHEN KNIGHT	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CATES RAY A JR EST	121 NE 13TH AVE OCALA, FL 34470-6807			
RESPONDENT 1	CATES RAY A JR EST	121 NE 13TH AVE OCALA, FL 34470			

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						
REGULAR POSTAGE	001-359-000-000-06-35960	1	\$0.74	\$0.00						
Total Paid for CASE FEES:			\$37.21	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0127

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$86.90	\$0.00						
TOTALS:			\$188.71	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				



Case Details - No Attachments

City of Ocala

Case Number

CE26-0127

SECTION 122-352 PERMITTED USES R-3	JENNIPHER L BULLER	1/29/2026				There are two boats on trailers and a tractor parked in a vacant lot without a structure. The boats on trailers and the tractor need to be removed from the property.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SKN	1/30/2026	1/30/2026	NON COMPLIANT		Storage of boats/trailers and tractor upon property without a primary structure in violation of Sec. 122-352. - Permitted uses in R-3 zoning district. I responded and found two boats on trailers and a tractor parked on a vacant lot without any structures. View attachments, follow up scheduled. a CLTO will be mailed.
FOLLOW UP	SKN	3/2/2026	3/2/2026	COMPLETED		I followed up and found the violations in place and the location in a similar condition to the initial inspection. An NOVPH will be sent.
FOLLOW UP	SKN	3/26/2026	3/26/2026	COMPLETED		I followed up and found the boats and trailers had been moved. the tractor has been moved off the property. The property is still in violation due to one boat and trailer are still located on the property.
HEARING INSPECTION	SKN	4/7/2026	4/7/2026	COMPLETED		I followed up and found the tractor had moved from the property and one boat moved to the rear of the property and one moved behind the residence next door. The violation remains due to the one boat on a trailer moved to the rear but is still parked on the property.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
CE26-0127

PREPARE NOTICE	SHANEKA GREENE	2/2/2026	2/2/2026	CLTO CATES RAY A JR EST 121 NE 13TH AVE OCALA, FL 34470
REGULAR MAIL	SHANEKA GREENE	2/2/2026	2/2/2026	CLTO MAILED
ADMIN POSTING	SHANEKA GREENE	3/3/2026	3/3/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	3/3/2026	3/3/2026	NNOVPH MAILED 9489 0090 0027 6696 9842 31 CATES RAY A JR EST 121 NE 13TH AVE OCALA, FL. 34470-6807
PREPARE NOTICE	SHANEKA GREENE	3/3/2026	3/3/2026	NOVPH COMPLIANCE DATE 3/26/26 CATES RAY A JR EST 121 NE 13TH AVE OCALA, FL 34470
OFFICER POSTING	STEPHEN KNIGHT	3/4/2026	3/4/2026	NOVPH READY FOR POSTING The NOVPH was posted in the front of the property.

Case Details - No Attachments

City of Ocala

Case Number
CE26-0127

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/1/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 122-352 and order to:</p> <p>1,) Cease use of the property for outdoor storage of boats/trailers and a tractor without a primary structure in violation of Sec. 122-352. - Permitted uses in the multi-family residential (R-3) district by 4:00 pm on Thursday, May 14th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 15th, 2026, there shall be a fine of \$100.00 per day thereafter that will run in addition to any other fines. 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 boats with trailers and tractor in violation of code section 122-352 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2.) Pay the cost of prosecution of \$188.71 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		NEW BUSINESS

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

2590-006-003

[GOOGLE Street View](#)

Prime Key: 621978

[MAP IT+](#)

Current as of 1/30/2026

Property Information

CATES RAY A JR EST
121 NE 13TH AVE
OCALA FL 34470-6807

Taxes / Assessments:
Map ID: 178
Millage: 1001 - OCALA

M.S.T.U.
PC: 00
Acres: .15

Situs: 610 NE 19TH ST OCALA

2025 Certified Value

Land Just Value	\$21,825		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$21,825	Impact	
Total Assessed Value	\$7,812	<u>Ex Codes:</u>	(\$14,013)
Exemptions	\$0		
Total Taxable	\$7,812		
School Taxable	\$21,825		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$21,825	\$0	\$0	\$21,825	\$7,812	\$0	\$7,812
2024	\$14,550	\$0	\$0	\$14,550	\$7,102	\$0	\$7,102
2023	\$14,550	\$0	\$0	\$14,550	\$6,456	\$0	\$6,456

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	11/2021	71 DTH CER	0	U	I	\$100
DETH/REGS	08/2021	71 DTH CER	0	U	I	\$100
2593/1719	01/1998	05 QUIT CLAIM	0	U	I	\$100
1262/0546	01/1985	07 WARRANTY	0	U	I	\$26,600
1148/0632	02/1983	07 WARRANTY	0	Q	I	\$29,500
0997/0542	10/1979	07 WARRANTY	0	U	I	\$100

Property Description

SEC 08 TWP 15 RGE 22
PLAT BOOK D PAGE 010
GRAPELAND TERRACE

BLK F LOT 3

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001		50.0	134.0	R3	50.00	FF						

Neighborhood 4998
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
DEMO19-0011	6/13/2019	-	RESIDENTIAL

Return to: (enclose self-addressed stamped envelope)

Name: Ray A Cates, Jr. & Barbara Ann Cates
 Address: 121 NE 13th Ave.
 Ocala, Fl. 34470

This Instrument Prepared by:
 Name: Ray A Cates, Jr.
 Address: 121 NE 13th Ave.
 Ocala, Fl. 34470

Property Appraisers Parcel Identification
 Folio Number(s):
 Grantee(s) S.S. # (s)



DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT
 FILE: 99001508
 01/08/99 10:11
 OR BOOK/PAGE: 2593/1719
 MARION COUNTY

Deed Doc Stamps 0.70 PAID

01/08/99 MARION COUNTY - *Scott*

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

*6.00R
170DS*

This Quit Claim Deed, Executed the 9 day of January, 1998, by Bradley H. Knupp, Sr., single man, & Noreen Hummel, single woman, first party, to Ray A Cates, Jr. & Barbara Ann Cates, his wife, whose post office address is 121 NE 13th Ave., Ocala, Fl. 34470, second party.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the first party, for and in consideration of the sum of \$ 5.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Marion, State of Florida, to-wit:

Lot 3, Block F, GRAPELAND TERRACE, as per plat thereof recorded in Plat Book D, Page 53, of the Public Records of Marion County, Florida.

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Roberta Brooks
 Witness Signature (as to first Grantor)
Roberta Brooks
 Printed Name

Witness Signature (as to first Grantor)
 Printed Name

Jennifer E. Taylor
 Witness Signature (as to Co-Grantor, if any)
JENNIFER E. TAYLOR
 Printed Name

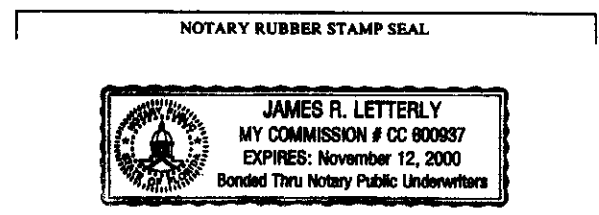
Witness Signature (as to Co-Grantor, if any)
 Printed Name

Bradley H. Knupp Sr.
 Grantor Signature
Bradley H. Knupp, Sr.
 Printed Name
 610 NE 19th St., Ocala, Fl. 34470
 Post Office Address

Noreen Hummel
 Co-Grantor Signature, (if any)
Noreen Hummel
 Printed Name
 610 NE 19th St., Ocala, Fl. 34470
 Post Office Address

STATE OF Florida)
 COUNTY OF Marion)
Bradley H. Knupp, Sr., single man, & Noreen Hummel, single woman,

known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: FLORIDA DL AND GOV. ID.



Witness my hand and official seal in the County and State last aforesaid this 13th day of JANUARY, A.D. 1998.

James R. Letterly
 Notary Signature
JAMES R. LETTERLY
 Printed Name



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

2/2/2026

CASE NO: CE26-0127

CATES RAY A JR EST
121 NE 13TH AVE
OCALA, FL. 34470-6807

RE: 2590-006-003 | 610 NE 19TH 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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 3/02/2026

Violations:

SECTION 122-352 PERMITTED USES R-3

There are two boats on trailers and a tractor parked in a vacant lot without a structure. The boats on trailers and the tractor need to be removed from 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 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.

STEPHEN KNIGHT,
Code Inspector
352-456-8820 sknight@ocalafl.gov



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

CLT026-0127

CATES RAY A JR EST
121 NE 13TH AVE
OCALA, FL. 34470-6807

010

JACKSONVILLE RPDC 320

4 FEB 2026 PM 1 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



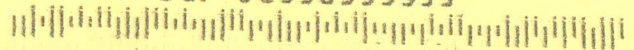
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MAC

NIXIE 32688 02/27/2026

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
VACANT
SORT IN MANUAL ONLY NO AUTOMATION
BC: 56998999955

56998>9999
34470-680721



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:

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

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

CASE NO: CE26-0127

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 03/04/2026 post the Notice of Violation & Public Hearing to the property, located at 610 NE 19TH ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

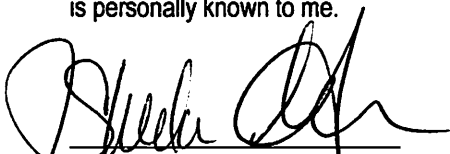
FURTHER, AFFIANT SAYETH NAUGHT.

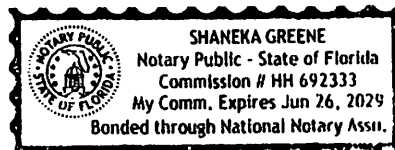
Dated: 03/04/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/04/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CODE ENFORCEMENT
352-838-4599
DO NOT REMOVE THIS SIGN WITHOUT APPROVAL FROM THE CITY ENGINEER

City of Ocala
Code Enforcement Division
3/4/2026 10:10 AM



OCALA



City of Ocala

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

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. If the respondent fails to comply with the above stated 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:

NOTICE OF VIOLATION AND PUBLIC HEARING

03/04/2026

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Welula 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. Prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

CATES RAY A JR EST
121 NE 13TH AVE
OCALA, FL 34470-6807

Witnesses for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by the Board/Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should desire to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at the 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: 610 NE 13TH ST | 2590-006-003

Case Number: CE26-0127

Inspector Assigned: Stephen Knight

Required Compliance Date: 03/26/2026

Public Hearing Date & Time: 04/09/2026 17:30

Violation(s) and How to Abate:

SECTION 122-352 PERMITTED USES R-3
There are two boats on trailers and a tractor parked in a vacant lot without a structure. The boats on trailers and the tractor need to be removed from the property.

Stephen Knight - Code Inspector
sknight@ocalf.gov
352-450-8820

ENT
309
E THIS
APPROVAL
Y CODE
DIVISION

Office DEPOT®

City of Ocala
Code Enforcement Division
3/4/2026 10:10 AM

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

CASE NO: CE26-0127

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 03/03/2026 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.

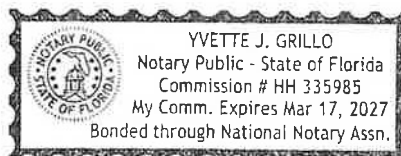
Dated: 03/03/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 03/03/2026 by Yvette Grillo Code Specialist, 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

NAUPH 26-0127

CATES RAY A JR EST
121 NE 13TH AVE
OCALA, FL. 34470-6807

VAC
34470-6807

UNITED STATES
POSTAL SERVICE®

CERTIFIED MAIL®



9489 0090 0027 6696 9842 31

JACKSONVILLE RPDC 320
5 MAR 2026 PM 2 L

Label 890-PB Oct. 2015
Pitney Bowes

FIRST-CLASS



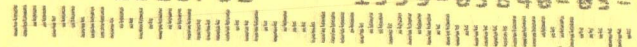
US POSTAGE™
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ZIP 34471 \$ 008.86⁰
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He Corp

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RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 34471218701 *1539-05840-05-21





City of Ocala
Code Enforcement Division
4/7/2026 11:59 AM



City of Ocala
Code Enforcement Division
4/7/2026 11:59 AM



City of Ocala
Code Enforcement Division
1/29/2026 3:43 PM



City of Ocala
Code Enforcement Division
1/29/2026 3:43 PM