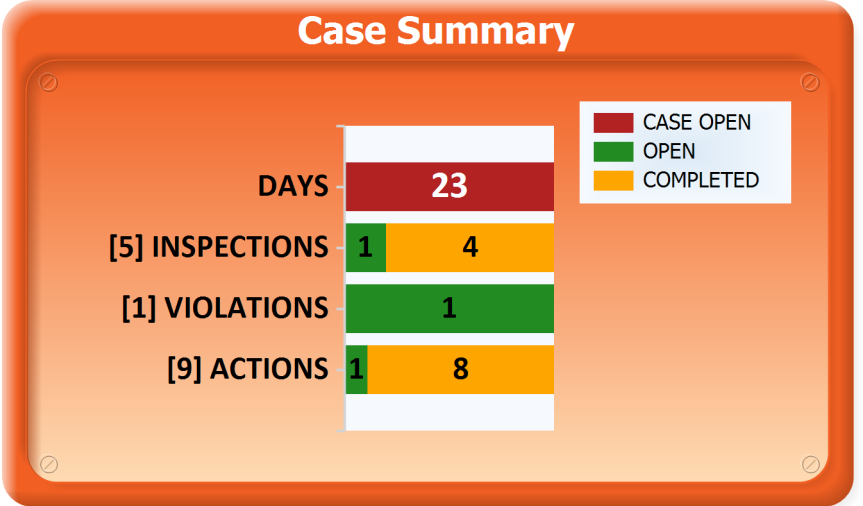


Description: BTR (NO BUSINESS TAX CERTIFICATE)			Status: HEARING
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 9/15/2025	Closed:	Last Action: 10/9/2025	Flw Up: 10/8/2025
Site Address: 1304 NW 10TH ST OCALA, FL 34475			
Site APN: 2559-001-001		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	9/16/2025	9/16/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/16/2025	9/16/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0043 89 CALA10 LLC DOSTI IGLI (REGISTERED AGENT) 11108 ROUSE RUN CIR ORLANDO, FL. 32817-4548 9489 0090 0027 6697 0043 96 CARLOS MENDEZ 1801 NW 25TH AVE OCALA, FL. 34475
CONTACT	ROBERT MOORE	9/10/2025	9/10/2025	SPOKE WITH UNIT OCCUPANT CARLOS MENDEZ - 484-955-9990 REGARDING REQUIREMENTS OF BUSINESS TAX CERTIFICATE

CONTACT	ROBERT MOORE	9/17/2025	9/17/2025	RECEIVED CALL FROM NOVPH RECIPIENT (PABLO MATOS-610-621-3191) ADVISING OF RECEIPT OF POSTING AND INQUIRED AS TO THE PROCESS OF OBTAINING BTR - HE STATED HE WOULD BEGIN EFFORTS OF OBTAINING BTR
CONTACT	ROBERT MOORE	9/24/2025	9/24/2025	Received a call from wife-(Sandra Mendez) advising that they were still actively towards obtaining the associated paperwork relating to the BTR. I advised to keep me informed of any progress.
HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025		NEW BUSINESS
OFFICER POSTING	ROBERT MOORE	9/17/2025	9/17/2025	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
PREPARE NOTICE	SHANEKA GREENE	9/16/2025	9/16/2025	N O V P H COMP DATE 10/08/2025 PLEASE AND THANK YOU
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	Find the Respondent(s) guilty of violating city code section(s): 62-62 and order to: 1,) Do not engage in, or manage any business, occupation, or profession in violation of the city's code; or obtain a business tax certificate in accordance with the city's code by 4:00pm on Thursday, November 6th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 7th, 2025, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violation(s) have been abated. 2.) Pay the cost of prosecution of \$226.69 by November 6th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CALA10 LLC	11108 ROUSE RUN CIR ORLANDO, FL 32817-4548			
RESPONDENT 1	CARLOS MENDEZ	1801 NW 25TH AVE OCALA, FL 34475			



Case Details - No Attachments

City of Ocala

Case Number
CE25-0987

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 2	CALA10 LLC	11108 ROUSE RUN CIR ORLANDO, FL 32817 -4548			IGLI@LUDOCAPITALGROUP.COM

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	5	\$62.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

Total Paid for CASE FEES: \$226.69 \$0.00

TOTALS: \$226.69 \$0.00

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE WORK	RSM	9/23/2025	9/23/2025	NON COMPLIANT	STATUS CHECK	On 9-23-25, I checked the status of the case insofar as the required BTR and recent conversation with the tenant. There was nothing found in the system in regard to any related BTR applications.
CASE WORK	RSM	9/24/2025	9/24/2025	NON COMPLIANT		On 9-24-25, I received a call from wife-(Sandra Mendez) advising that they were still actively towards obtaining the associated paperwork relating to the BTR. I advised to keep me informed of any progress.

CASE WORK	RSM	9/17/2025	9/17/2025	NON COMPLIANT		On 9-17-25, I posted the NOVPH (Notice of Violation & Public Hearing) to the property. I completed an Affidavit of Posting which was submitted to Admin. Photos were uploaded and follow-up was scheduled accordingly.
FOLLOW UP	RSM	10/8/2025			COMPLIANCE DATE ON NOVPH	
INITIAL	RSM	9/10/2025	9/15/2025	NON COMPLIANT		On 9-10-25, As part of a building safety inspection conducted by various city officials, it was learned that there was no active BTR (Business Tax Certificate) on file with the city. In speaking with the occupant/I lessee (Carlos Mendez) he stated that he was conducting business activities in the unit. The activity consisted of Mr. Mendez purchasing various vehicles, repairing them and then selling them to others. He was advised of the city requirements and process involved in obtaining the associated certificate etc. A request was submitted to Admin. to generate a NOVPH (Notice of Violation & Public Hearing). Photos were attached and follow-up was scheduled accordingly.
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 62-62 TAX CERTIFICATE REQUIRED	ROBERT MOORE	9/15/2025				BUSINESS TAX CERTIFICATE REQUIRED PER 62-62 STATING:Any person who engages in or manages any business, occupation or profession on which there is levied a business tax by this article, must have a valid local business tax certificate from the building official or his designee. Any sign, advertisement, building occupancy, directory listing or activity indicating that a business, calling, profession or occupation is being conducted at a location within the city shall be prima facie evidence that a person is liable for a local business tax certificate. OBTAIN BUSINESS TAX CERTIFICATE TO ACHIEVE COMPLIANCE WITH CITY CODE
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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

2025 Property Record Card

2559-001-001

[GOOGLE Street View](#)

Prime Key: 618781

[MAP IT+](#)

Current as of 9/10/2025

[Property Information](#)

CALA10 LLC
11108 ROUSE RUN CIR
ORLANDO FL 32817-4548

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA[M.S.T.U.](#)[PC:](#) 48

Acres: 1.50

[More Situs](#)

Situs: 1302 NW 10TH ST OCALA

[Current Property Value by Income](#)

Land Just Value	N/A		
Buildings	N/A		
Miscellaneous	N/A		
Total Just Value	\$1,012,860	Impact	
Total Assessed Value	\$497,311	Ex Codes:	(\$515,549)
Exemptions	\$0		
Total Taxable	\$497,311		
School Taxable	\$1,012,860		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$130,900	\$400,422	\$21,992	\$492,805	\$452,101	\$0	\$452,101
2023	\$130,900	\$400,497	\$21,992	\$453,099	\$411,001	\$0	\$411,001
2022	\$130,900	\$337,449	\$21,992	\$379,313	\$373,637	\$0	\$373,637

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8541/1618	01/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$1,100,000
8541/1608	01/2025	77 AFFIDAVIT	0	U	I	\$100
8541/1597	01/2025	77 AFFIDAVIT	0	U	I	\$100
7031/0388	08/2019	07 WARRANTY	0	U	I	\$100
UNRE/INST	04/2018	70 OTHER	0	U	I	\$100
2395/0858	07/1997	07 WARRANTY	0	U	I	\$100
1303/1027	09/1985	07 WARRANTY	0	U	I	\$350,000
1105/0465	03/1982	07 WARRANTY	0	U	V	\$55,000

[Property Description](#)

SEC 07 TWP 15 RGE 22

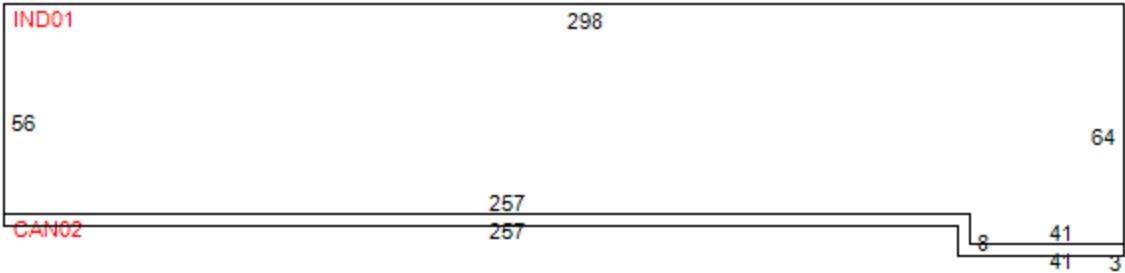
PLAT BOOK D PAGE 083
WESTWOOD PARK 2ND ADD
BLK A LOTS 1.2.EXC ROW FOR NW 10TH ST (LINCOLN ST)
& BLK A LOTS 3.4.5.6.

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	4800	350.0	187.0	B4	65,450.00	SF	2.0000	1.00	1.00	1.00	130,900	130,900
Neighborhood 9968											Total Land - Class \$130,900	
Mkt: 2 70											Total Land - Just \$130,900	

[Traverse](#)

Building 1 of 1
IND01=R257D8R41U64L298D56.
CAN02=R257D8R41D3L44U8L254U3.



[Building Characteristics](#)

Structure	6 - PILASTERS	Year Built 1983
Effective Age	5 - 20-24 YRS	Physical Deterioration 0%

Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 724

Condition 0
Quality Grade 400 - FAIR
Inspected on 2/21/2024 by 117

Exterior Wall 24 CONC BLK-PAINT32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	13.0	1.00	1984	0	17,016	M48 WAREHOUSE/DISTRIBUTE	90 %	N N
						M48 WAREHOUSE/DISTRIBUTE	10 %	N N
2	11.0	1.00	1984	0	918	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments: 0** **Kitchens: 0** **4 Fixture Baths: 0** **2 Fixture Baths: 9**
Elevator Landings: 0 **Escalators: 0** **Fireplaces: 0** **3 Fixture Baths: 0** **Extra Fixtures: 4**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	19,200.00	SF	5	1983	3	0.0	0.0
105 FENCE CHAIN LK	180.00	LF	20	1990	5	0.0	0.0
105 FENCE CHAIN LK	350.00	LF	20	1990	4	0.0	0.0
144 PAVING ASPHALT	12,052.00	SF	5	2010	3	0.0	0.0
159 PAV CONCRETE	150.00	SF	20	1983	5	0.0	0.0
Total Value - \$21,992							

Appraiser Notes

BLDG01= THE 10TH ST AUTO MALL 2/21/2024

-

1302=GEORGIE BOYS TIRES.....1-2FX 1X
1304=VACANT.....1-2FX 1X
1306= PRO-FORMANCE EXHAUST....1-2FX 1X
1308= VACANT.....1-2FX
1310= VACANT.....1-2FX 1X
1312= JJT AUTO REPAIRS.....1-2FX
1314= JJT AUTO REPAIRS.....1-2FX
1316= ARK ANGLE REPAIR.....1-2FX 1X

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD23-1163	5/25/2023	6/23/2023	MAGRO/ FOUNDATION REPAIR
BLD19-0513	3/11/2019	-	AUTO MALL/ GARAGE DOOR REPLACEMENT
BLD17-1915	12/5/2018	-	GARAGE DOOR REPLACEMENT
OC00107	1/1/2004	-	2 INT WALLS
OC00860	5/1/1998	-	CMRA
OC01628	10/1/1986	-	ADD PAINT BOOTH
OC01476	10/1/1985	-	ADD WALL
OC00143	2/1/1985	-	ADD OFFICE
OC18438	10/1/1984	-	ADD FRUIT STAND
OC14728	8/1/1980	12/1/1983	BLDG 01 = AUTO REPAIRS

Cost Summary

Buildings R.C.N.	\$776,413	2/28/2024	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$341,621)		1	\$776,413	(\$341,621)	\$434,792
Bldg - Just Value	\$434,792					
Misc - Just Value	\$21,992	1/26/2018				

Land - Just Value	\$130,900	6/12/2019
Total Just Value	\$587,684	.

Rec. \$27.00
DS \$7,700.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Fred N. Roberts, Jr., Esq.
Klein & Klein, LLC
40 SE 11th Ave.
Ocala, Florida 34471
Our File No.: **F2024148**

Property Appraisers Parcel Identification (Folio) Number: **2559-001-001**

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 19 day of February, 2025 by SHEILA ANN MCDONALD and CYNTHIA JANE MAGRO, Individually and as Trustees of the BARBARA LEE MAGRO REVOCABLE TRUST, dated 1st day of July 1997, as amended 7/30/1999, 4/23/2007, 4/2/2008, 5/24/2017, 6/12/2018, and as Amended and Restated the 25th day of September, 2018, whose post office address is 1302 NW 10th Street, Ocala, FL 34475, herein called the Grantor, to CALA10 LLC, a Florida limited liability company, whose post office address is 11108 Rouse Run Circle, Orlando, FL 32817, 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)

W I T N E S S E T H: 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.:

Lots 1 and 2, except right of way for Lincoln Street; and Lots 3, 4, 5 and 6; all in Block A, of WEST WOOD PARK SECOND ADDITION to Ocala, as per plat thereof recorded in Plat Book D, Page 83, of the public records of Marion County, Florida.

Grantor warrants that at the time of this conveyance, the subject property is not the grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

SUBJECT to easements, restrictions and reservations of record, if any, and taxes for the year 2025 and thereafter.

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

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

AND, the Grantor hereby covenants 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, 2024.

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:

Tanya Brayton
Witness #1 Signature TANYA BRAYTON
1030 Craft Rd Ithaca, NY 14850
Witness #1 Printed Name

Witness #1 Address

Patricia L Wood
Witness #2 Signature
Patricia L. Wood
Witness #2 Printed Name

1030 Craft Road Ithaca, 14850
Witness #2 Address

Sheila Ann McDonald
SHEILA ANN MCDONALD

BARBARA LEE MAGRO REVOCABLE TRUST,
dated 1st day of July 1997, as amended 7/30/1999,
4/23/2007, 4/2/2008, 5/24/2017, 6/12/2018, and as
Amended and Restated the 25th day of September, 2018

By: Sheila Ann McDonald
Sheila Ann McDonald, Trustee

STATE OF New York
COUNTY OF CORTLAND

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of January, 2025, by SHEILA ANN MCDONALD, Individually and as Trustee of the BARBARA LEE MAGRO REVOCABLE TRUST, dated 1st day of July 1997, as amended 7/30/1999, 4/23/2007, 4/2/2008, 5/24/2017, 6/12/2018, and as Amended and Restated the 25th day of September, 2018, who is personally known to me or has produced NYSID as identification.

«{NOTARY_SEAL}»

Tanya M Quail
Notary Public

Tanya M Quail
Printed Notary Name
My Commission Expires:

TANYA MARIE QUAIL
Notary Public - State of New York
No. 01QU6377210
Qualified in Cortland County
My Commission Exp. 06/25/2026

Paul Marzella
Witness #1 Signature

Daniel Marzella
Witness #1 Printed Name

647 Main St Northport, NY 11768
Witness #1 Address

Lisa Lanni
Witness #2 Signature

LISA LANNI
Witness #2 Printed Name

647 Main Street, Northport NY 11768
Witness #2 Address

Cynthia Jane Magro
CYNTHIA JANE MAGRO

BARBARA LEE MAGRO REVOCABLE TRUST,
dated 1st day of July 1997, as amended 7/30/1999,
4/23/2007, 4/2/2008, 5/24/2017, 6/12/2018, and as
Amended and Restated the 25th day of September, 2018

By: Cynthia Jane Magro
Cynthia Jane Magro, Trustee

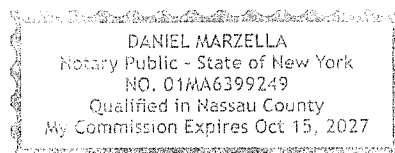
STATE OF NY
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of January, 2025, by CYNTHIA JANE MAGRO, Individually and as Trustee of the BARBARA LEE MAGRO REVOCABLE TRUST, dated 1st day of July 1997, as amended 7/30/1999, 4/23/2007, 4/2/2008, 5/24/2017, 6/12/2018, and as Amended and Restated the 25th day of September, 2018, who is personally known to me or has produced NY Driver's License as identification.

«{NOTARY_SEAL}»

Paul Marzella
Notary Public

Daniel Marzella
Printed Notary Name
My Commission Expires: 10/15/2027



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

THE CITY OF OCALA

CASE NO: CE25-0987

Petitioner,

VS.

**CALA10 LLC
MENDEZ, CARLOS**

Respondents _____ /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority, personally appeared, ROBERT MOORE, 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.

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	5	\$62.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	5	\$110.00

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:			

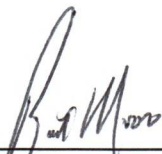
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:			\$35.44	4	\$35.44

Total Costs: \$226.69

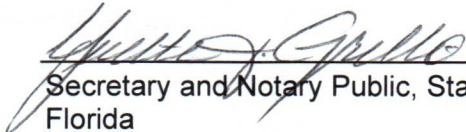
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

**STATE OF FLORIDA
COUNTY OF MARION**

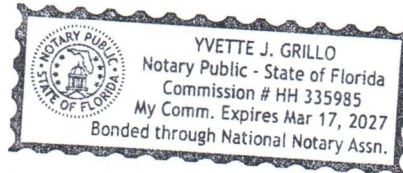


ROBERT MOORE
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 30 Sep
by ROBERT MOORE who is personally known to me and who did take an oath.



Secretary and Notary Public, State of
Florida





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

09/17/2025

CALA10 LLC
DOSTI IGLI (REGISTERED AGENT)
11108 ROUSE RUN CIR
ORLANDO, FL. 32817-4548

CARLOS MENDEZ
1801 NW 25TH AVE
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 1304 NW 10TH ST|2559-001-001

Case Number: CE25-0987

Officer Assigned: Robert Moore

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED

BUSINESS TAX CERTIFICATE REQUIRED PER 62-62 STATING:Any person who engages in or manages any business, occupation or profession on which there is levied a business tax by this article, must have a valid local business tax certificate from the building official or his designee. Any sign, advertisement, building occupancy, directory listing or activity indicating that a business, calling, profession or occupation is being conducted at a location within the city shall be prima facie evidence that a person is liable for a local business tax certificate.
OBTAIN BUSINESS TAX CERTIFICATE TO ACHIEVE COMPLIANCE WITH CITY CODE

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:

Robert Moore Environmental Enforcement Officer
rsmoore@ocalafl.gov
352-274-3725

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

CASE NO: CE25-0987

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 09/17/2025 post the Notice of Violation & Public Hearing to the property, located at 1304 NW 10TH 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 09/17/2025



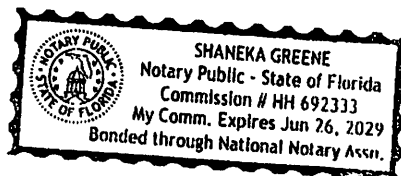
Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/17/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





1
3
0
2

1
3
0
4

Sep 17, 2025 at 7:13:08 AM
City of Ocala
Environmental Enforcement



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

City of Ocala - City Hall - 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471

09/17/2025

CALA10 LLC
DOSTI IGLI (REGISTERED AGENT)
11108 ROUSE RUN CIR
ORLANDO, FL. 32817-4548

CARLOS MENDEZ
1801 NW 25TH AVE
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 1304 NW 10TH ST|2559-001-001

Case Number: CE25-0987

Officer Assigned: Robert Moore

Required Compliance Date: 10/08/2025

Public Hearing Date & Time: 10/09/2025 17:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
BUSINESS TAX CERTIFICATE REQUIRED PER 62-62 STATING: Any person who engages in or manages any business, occupation or profession on which there is levied a business tax by this article, must have a valid local business tax certificate from the building official or his designee. Any sign, advertisement, building occupancy, directory listing or activity indicating that a business, calling, profession or occupation is being conducted at a location within the city shall be prima facie evidence that a person is liable for a local business tax certificate. OBTAIN BUSINESS TAX CERTIFICATE TO ACHIEVE COMPLIANCE WITH CITY CODE

Sep 17, 2025 at 7:13:03 AM
City of Ocala
Environmental Enforcement

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

CASE NO: CE25-0987

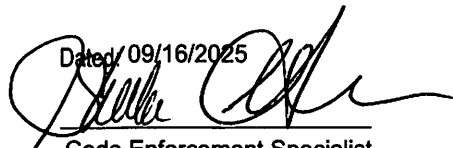
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 09/16/2025 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.

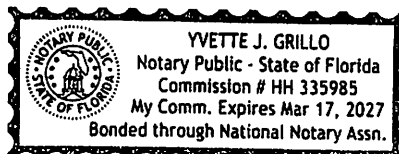
Dated: 09/16/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/16/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





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Sep 10, 2025 at 1:09:13 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:09:20 PM
City of Ocala
Environmental Enforcement