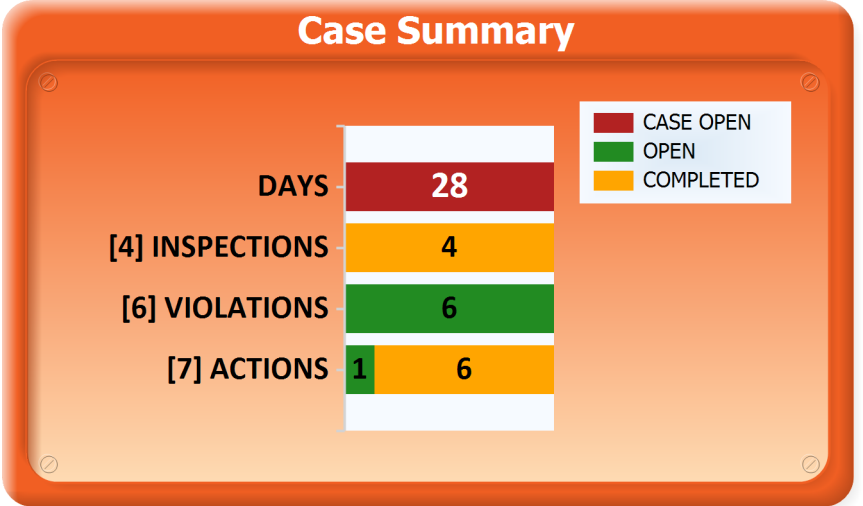


Description: MULTIPLE BUILDING CODE VIOLATIONS			Status: HEARING	
Type: BUILDING REGULATIONS			Subtype: BUILDING PERMIT REQUIRED	
Opened: 9/10/2025	Closed:	Last Action: 10/9/2025		Flw Up: 10/8/2025
Site Address: 1302 NW 10TH ST OCALA, FL 34475				
Site APN: 2559-001-001			Officer: ROBERT MOORE	
Details:				



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 9489 0090 0027 6697 0043 72 CALA10 LLC DOSTI IGLI (REGISTERED AGENT) 11108 ROUSE RUN CIR ORLANDO, FL. 32817-4548
CONTACT	ROBERT MOORE	9/10/2025	9/10/2025	spoke to owner via phone regarding issues and requirements for abatement
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

Find the Respondent(s) guilty of violating city code section(s):
82-3, 82-182, 122-51, 122-212 and 110-131 and order to:

1,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, December 4th, 2025, or remove the fence by 4:00 pm on Thursday, December 4th, 2025. If the Respondent fails to comply by 7:00 am on Friday, December 5th, 2025, there shall be a fine of \$50.00 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 to include repair or removal of all fencing.

2,) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (c) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, December 4th, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the



Case Details - No Attachments

City of Ocala

Case Number

CE25-0976

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	9/26/2025	10/2/2025	violation into compliance, to include demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3,) Remove all unpermitted signs or sign structures in violation of city code by 4:00pm on Thursday, December 4th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of all signs in violation. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. 4,) Obtain any required permits needed to bring the site into compliance with the original site plan and section 122-212 by 04:00pm on Thursday December 4th, 2025. Once the permits are obtained, all site work shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday December 5th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. 5.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted sheds by 4:00pm on Thursday, December 4th, 2025. Once the permits are obtained, all inspections for closure of the permit shall be completed within 90 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00am on Friday, December 5th, 2025, or if the permit(s) issued are not inspected and finalized by the 91st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until
----------------------	--------------------	-----------	-----------	---

				the violations have been abated.
				6.) Pay the cost of prosecution of \$196.47 by December 4th, 2025.

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CALA10 LLC	11108 ROUSE RUN CIR ORLANDO, FL 32817-4548			
RESPONDENT 1	CALA10 LLC	11108 ROUSE RUN CIR ORLANDO, FL 32817-4548			IGLI@LUDOCAPITALGROUP.COM
RESPONDENT 2	DOSTI IGLI	11108 ROUSE RUN CIR ORLANDO, FL 32817			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$196.47	\$0.00						
TOTALS:			\$196.47	\$0.00						

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

CE25-0976

CASE WORK	RSM	9/23/2025	9/23/2025	NON COMPLIANT	STATUS CHECK	On 9-23-25, I checked on the status of the case since posting and noted no activity insofar as applying for/obtaining any required permits in regard to the interior construction or unpermitted signage or site plan.
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	10/8/2025	NON COMPLIANT	COMPLIANCE DATE ON NOVPH	On 10-8-25, I checked the status of the property and note the violations remained. A check of the city's permit database showed that that no site plan or permits had been applied for / obtained. Although some of the signage had been removed, several remained. The fence was still in a state of disrepair with some of the portions now braced with wood posts etc. Under 82-3 section D (3) All damaged or missing portions of a fence shall be replaced with comparable materials and shall be attached to the existing portion of the fence in the same or like manner. Fences shall not be externally braced in lieu of replacing or repairing posts, columns or other structural members. Case to proceed to hearing. Photos attached.
						On 9-10-25, I, accompanied by Chief Code Official Hollingsworth, Fire Inspector Clayton Anderson, Building Project Manager Thomas and Project Building Inspector McClellan responded to the property to conduct an inspection. This stemmed from reports of multiple unlicensed businesses being operated from the property and potential unpermitted building and parcel modifications that had taken place. Upon arrival, I noted that fence on the property was in a state of disrepair. The building, was a one-story unit with multiple garage bay doors with adjoining offices.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

INITIAL	RSM	9/10/2025	9/10/2025	NON COMPLIANT	The first occupied unit inspected was #1304 (no signage). In this bay, there was obvious and apparent vehicle work being performed. There were numerous off road vehicles in the garage and what appeared to be freshly painted vehicles. The electrical panel in this bay had exposed wiring and no cover plate. There were also some visible wires hanging/wrapped around the ceiling frames. Additionally, there was a portion of the rear wall that was partially enclosed with visible studs. This was deemed unpermitted work. In speaking with the male subject (Carols). He initially claimed that he was not running any business from the garage, saying that he was simply using the space to work on his own car, 4-wheelers etc. However, further conversation revealed that he stated he was buying these vehicles in Pennsylvania, repairing them and then selling them on Facebook. The next occupied unit inspected was unit # 1308 (advertised with signage as LTM Motorsports. In this unit, there was also a portion of the rear wall where a previous door opening had been enclosed without a permit. It was also learned that there was no valid, city issued business tax receipt for this business which was addressed in a separate code case. The next unit #1308 1/2 or 1308 B was advertised with signage as (Hotcar LLC). This unit was cited for no BTR and unpermitted signage. There was no one present at this location during the time of inspection. The next (unit 1310) advertised with signage as Hollywood Motorcycles LLC was unoccupied however there was no valid BTR on file with the city (separate code case) and there were no permits on file for the signage. The next unit (#1316) verbally identified as Santini Auto Group LLC) also had some exposed electrical
---------	-----	-----------	-----------	---------------	---

					issues on the exterior where it appeared that light fixture had been removed leaving the wires exposed. Additionally there was no BTR found to be on file with the city (separate code case). In the rear of this bay, there was also a section of the wall where a previous door opening had been enclosed without a permit. The next unit (#1316 C) on the rear of the building and advertised with unpermitted signage of P & M Auto Services could not be confirmed as a legitimate business and there was no BTR on file with the city (separate Code Case) . The next unit (1316 B) on the rear of the building and advertised with unpermitted signage of Rally Auto Sales could not be confirmed as a legitimate business but was listed also under the name of Vectra Express. There was no BTR on file with the city (separate Code Case) . The next unit (#1314 C) with unpermitted signage advertised as Flow Auto Sales was unoccupied. There was no active BTR located on file with the city. (separate code case) The next unit (# 1314 ?) on the rear of the building and advertised with unpermitted signage was Venture Motors. There was no active BTR located on file with the city (separate code case). Additionally, the building inspector noted a large hole above the garage door. Also in the rear of the building it was noted that there had been modifications to the parcel in the form of adding and roping off parking areas which would require a site plan. Additionally, there were also numerous junked vehicles deemed derelict as there were no legitimate business associated with these vehicles. Photos were taken of the noted issues and uploaded to the report. A request was submitted to Admin. to generate a NOVPH (Notice of
--	--	--	--	--	---

						Violation & Public Hearing). Follow-up was scheduled accordingly.
--	--	--	--	--	--	---

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 110-131 PROHIBITED SIGNS	ROBERT MOORE	9/10/2025				SIGNAGE ON UNITS 1308 B, 1310,1316 C, 1316 B, 1314, 1314 C ADVERTISING LABELED BUSINESSES ARE UNPERMITTED - OBTAIN REQUIRED PERMITS FOR SIGNAGE TO ACHIEVE COMPLIANCE WITH CITY CODE
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	ROBERT MOORE	9/10/2025				MODIFICATIONS TO PARCEL TO INCLUDE PARKING SPACES AND INTEIOR DIVIDING REQUIRES SITE PLAN AND APPROVAL -OBTAIN REQUIRED SITE PLAN TO ACHIEVE COMPLIANCE WITH CITY CODE
SECTION 122-51 BUILDING PERMIT REQUIRED	ROBERT MOORE	9/10/2025				INTERIOR WORK TO INCLUDE WALLING IN OF PREVIOUS DOORS & OPENINGS REQUIRES PERMIT (S) - OBTAIN APPROPRIATE PERMIT TO PERFORM WORK TO ENSURE COMPLIANCE WITH APPLICABLE FLORIDA BUILDING CODE
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	ROBERT MOORE	9/10/2025				EXPOSED ELECTRICAL PANELS /OUTLETS POSE POTENTIAL SAFETY HAZARDS : UNPERMITTED ENCLOSURE OF PREVIOUS DOORS/OPENINGS IMPEDING ADEQUATE EGRESS AND POTENTIAL STRUCTURAL SAFETY AND ADA COMPLIANCE ISSUES - ABATE NOTED ISSUES WITH PROPER ,PERMITTED WORK TO BE INSPECTED BY THE CITY OF OCALA BUILDING DIVISION
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	ROBERT MOORE	9/10/2025				

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	ROBERT MOORE	9/10/2025				DAMAGED FENCE IN STATE OF DISREPAIR NEEDS TO BE REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE
--	--------------	-----------	--	--	--	--

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

THE CITY OF OCALA

CASE NO: CE25-0976

Petitioner,

VS.

CALA10 LLC

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	4	\$50.00

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:			

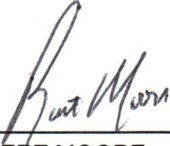
6. Postage Cost(s):

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

Total Costs: \$196.47

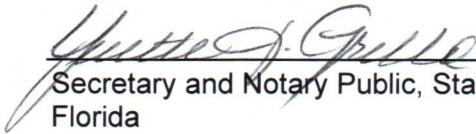
FURTHER. AFFIANT SAYETH NOT. Dated This:
9/30/2025

**STATE OF FLORIDA
COUNTY OF MARION**

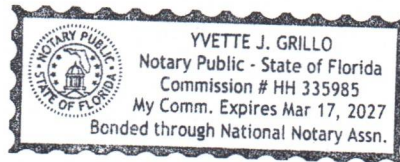


ROBERT MOORE
Code Enforcement Officer, City of Ocala

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





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

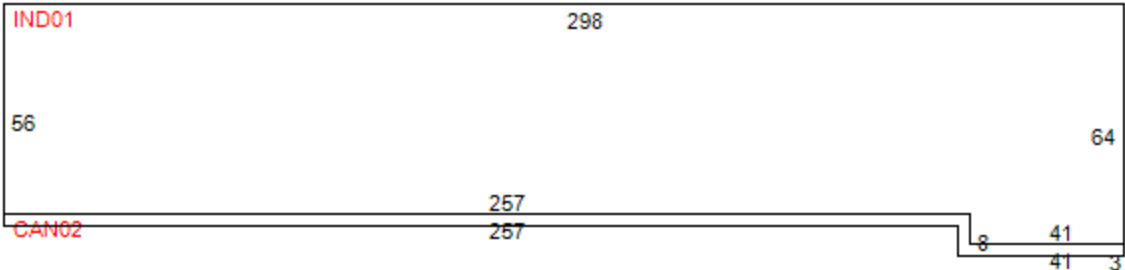
PLAT BOOK D PAGE 083
WESTWOOD PARK 2ND ADD
BLK A LOTS 1.2.EXC ROW FOR NW 10TH ST (LINCOLN ST)
& BLK A LOTS 3.4.5.6.

[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 Apts: 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

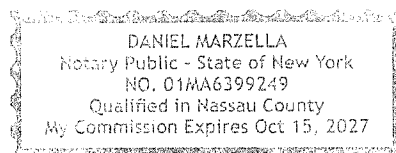
STATE OF NY
COUNTY OF Suffolk

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





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
CALA10 LLC

Filing Information

Document Number L25000061529
FEI/EIN Number NONE
Date Filed 02/04/2025
State FL
Status ACTIVE

Principal Address

11108 ROUSE RUN CIR
ORLANDO, FL 32817

Mailing Address

11108 ROUSE RUN CIR
ORLANDO, FL 32817

Registered Agent Name & Address

DOSTI, IGLI
11108 ROUSE RUN CIR
ORLANDO, FL 32817

Authorized Person(s) Detail

Name & Address

Title MGR

DOSTI, IGLI
11108 ROUSE RUN CIR
ORLANDO, FL 32817

Annual Reports

No Annual Reports Filed

Document Images

[02/04/2025 -- Florida Limited Liability.](#)

[View image in PDF format](#)



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

Respondent(s) _____ /

Location of Violation: 1302 NW 10TH ST|2559-001-001

Case Number: CE25-0976

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 122-212 SITE PLAN APPROVAL REQUIRED
MODIFICATIONS TO PARCEL TO INCLUDE PARKING SPACES AND INTERIOR DIVIDING REQUIRES SITE PLAN AND APPROVAL
-OBTAIN REQUIRED SITE PLAN TO ACHIEVE COMPLIANCE WITH CITY CODE

SECTION 122-51 BUILDING PERMIT REQUIRED
INTERIOR WORK TO INCLUDE WALLING IN OF PREVIOUS DOORS & OPENINGS REQUIRES PERMIT(S) - OBTAIN APPROPRIATE
PERMIT TO PERFORM WORK TO ENSURE COMPLIANCE WITH APPLICABLE FLORIDA BUILDING CODE

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
EXPOSED ELECTRICAL PANELS /OUTLETS POSE POTENTIAL SAFETY HAZARDS : UNPERMITTED ENCLOSURE OF PREVIOUS
DOORS/OPENINGS IMPEDING ADEQUATE EGRESS AND POTENTIAL STRUCTURAL SAFETY AND ADA COMPLIANCE ISSUES -
ABATE NOTED ISSUES WITH PROPER ,PERMITTED WORK TO BE INSPECTED BY THE CITY OF OCALA BUILDING DIVISION

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

DAMAGED FENCE IN STATE OF DISREPAIR NEEDS TO BE REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE

SECTION 110-131 PROHIBITED SIGNS

SIGNAGE ON UNITS 1308 B, 1310,1316 C, 1316 B, 1314, 1314 C ADVERTISING LABELED BUSINESSES ARE UNPERMITTED - OBTAIN
REQUIRED PERMITS FOR SIGNAGE 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: CE25-0976

**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 1302 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.

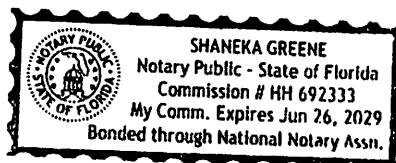
Dated 09/17/2025

[Signature]
Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

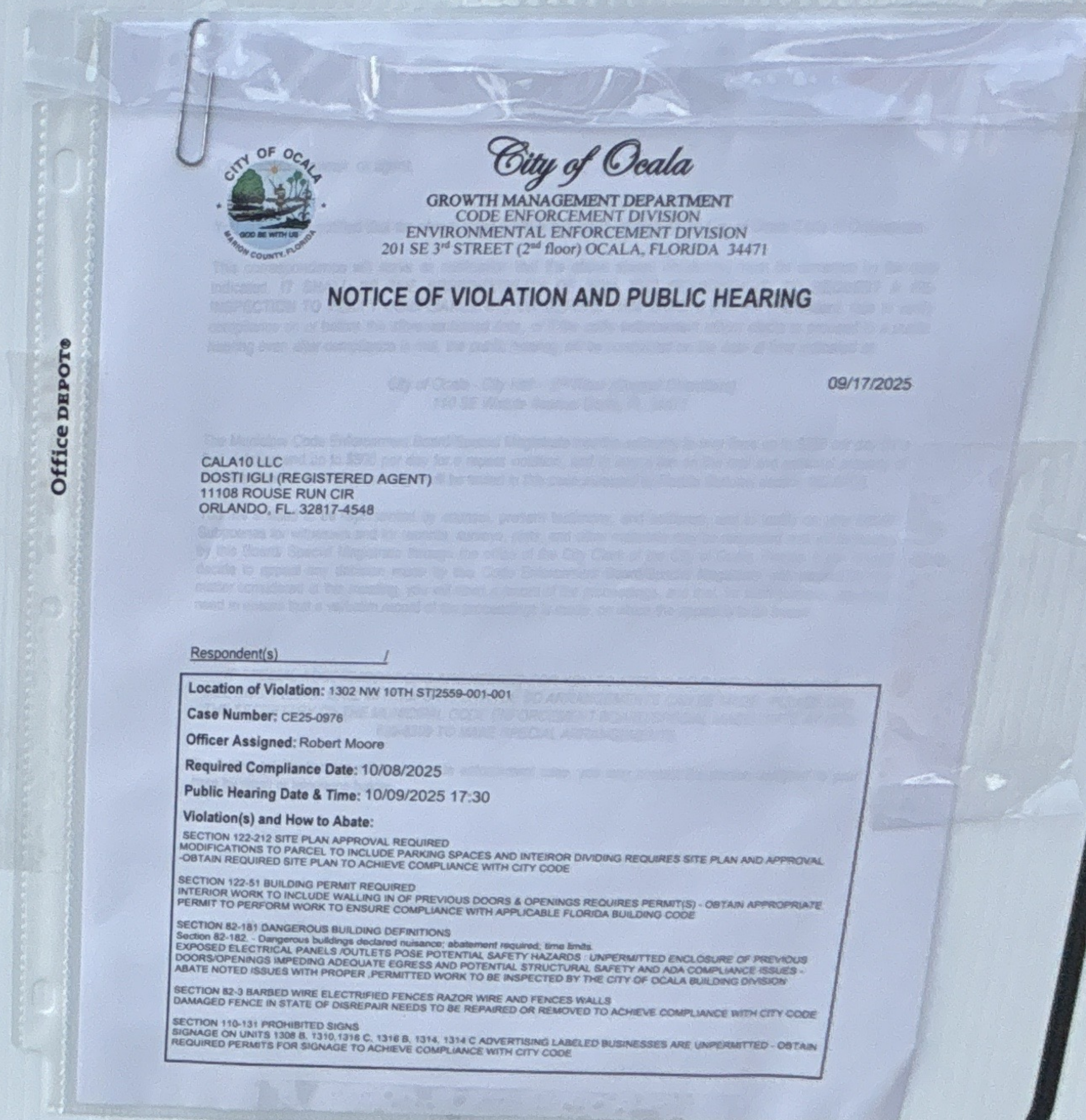
SWORN TO (or affirmed) before me: 09/17/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





Sep 17, 2025 at 7:26:40 AM
City of Ocala
Environmental Enforcement



352-629-8309

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

Sep 17, 2025 at 7:26:31 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: CE25-0976

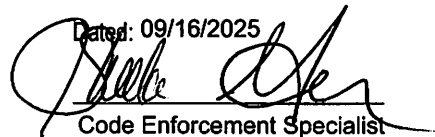
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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.

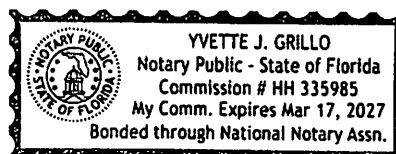
Dated: 09/16/2025

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





Sep 16, 2025 at 8:18:23 AM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:55:33 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:57:12 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:57:24 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:57:37 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:57:49 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:57:55 PM
City of Ocala
Environmental Enforcement



Sep 16, 2025 at 8:18:36 AM
City of Ocala
Environmental Enforcement



SUITE C

**P&M DREAM
AUTO SERVICES**

HOURS:
MONDAY - SATURDAY
9AM - 5PM
BY APPOINTMENT ONLY
SUNDAY - CLOSED

407-818-0435

Sep 10, 2025 at 1:52:14 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:52:55 PM
City of Ocala
Environmental Enforcement



**CUSTOMER
PARKING**
P&M DREAM
AUTO SERVICES

Sep 10, 2025 at 1:53:09 PM
City of Ocala
Environmental Enforcement



VENTURE MOTORS LLC

HOURS:

MONDAY - FRIDAY
9AM - 4PM

SATURDAY - SUNDAY
CLOSED

1314

Sep 10, 2025 at 1:54:21 PM
City of Ocala
Environmental Enforcement



VENTURE MOTORS LLC

HOURS:

MONDAY - FRIDAY

9AM - 4PM

SATURDAY - SUNDAY

CLOSED

Sep 10, 2025 at 1:54:25 PM

City of Ocala
Environmental Enforcement



VENTURE MOTORS LLC

HOURS:

MONDAY - FRIDAY
9AM - 4PM

SATURDAY - SUNDAY
CLOSED

Sep 10, 2025 at 1:54:39 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:54:43 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:45:45 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:45:55 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:47:56 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:48:04 PM
City of Ocala
Environmental Enforcement



1316 C

Sep 10, 2025 at 1:52:09 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:32:06 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:32:13 PM
City of Ocala
Environmental Enforcement



1308 1/2

13

1308 S.B

HOTCAR LLC

MON FRI 9AM TO 5PM

BY APPT. ONLY

561 601 0633

OFFICE

Sep 10, 2025 at 1:34:57 PM
City of Ocala
Environmental Enforcement



HOLLYWOOD MOTORCYCLE LLC

by appointment only
+1(754)280-5387

1310



Sep 10, 2025 at 1:37:36 PM
City of Ocala
Environmental Enforcement



1316



Sep 10, 2025 at 1:45:18 PM
City of Ocala
Environmental Enforcement



1316

Sep 10, 2025 at 1:45:22 PM
City of Ocala
Environmental Enforcement



S
D

ICE

1
3
0
2

VULCAN
SPECIALIZED

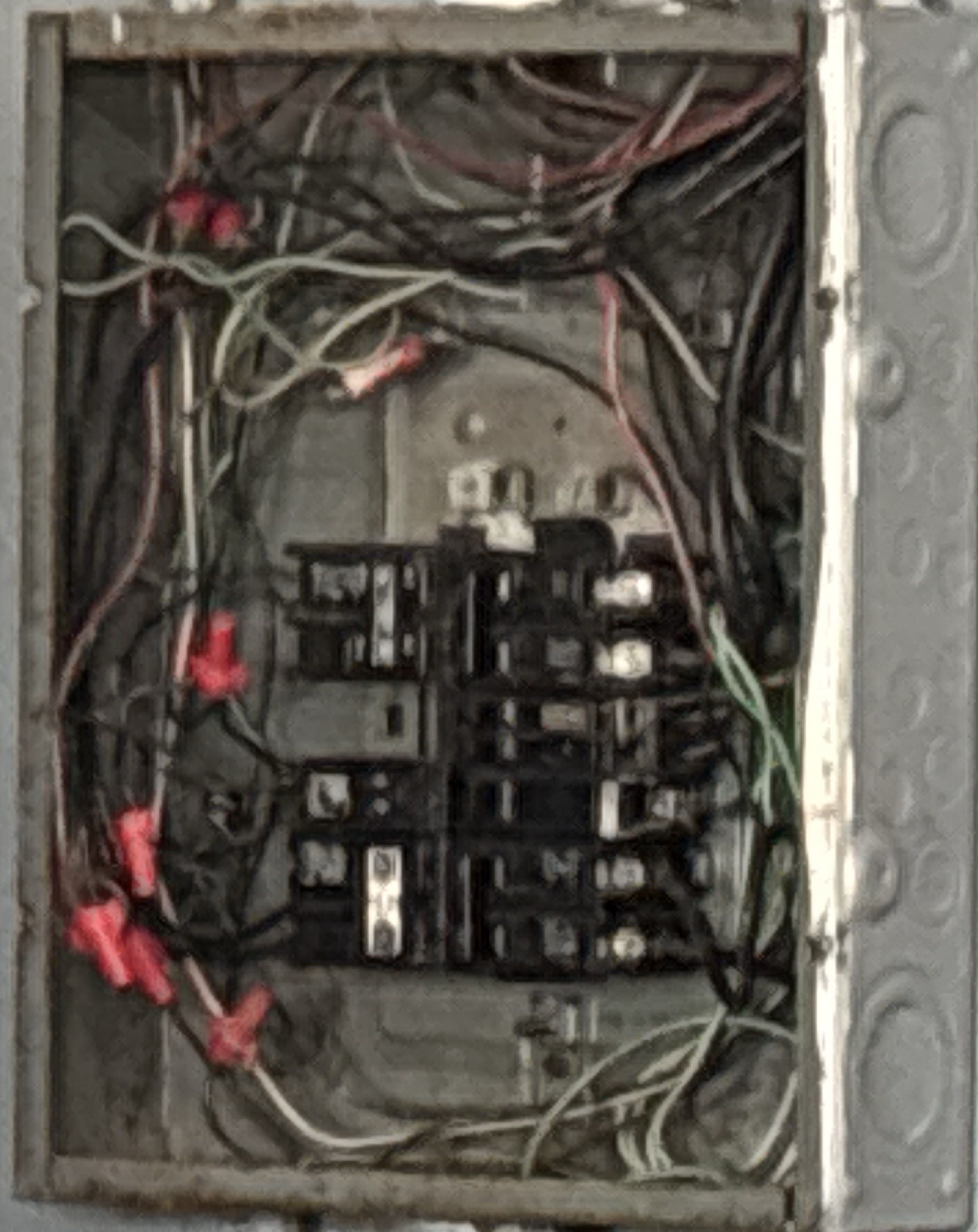
1
3
0
4



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



Sep 10, 2025 at 1:09:43 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:11:29 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:17:18 PM
City of Ocala
Environmental Enforcement



PRO-FORMANCE
EXHAUST

1306



Sep 10, 2025 at 1:25:18 PM
City of Ocala
Environmental Enforcement



PERFORMANCE
ST

1306



EMPLOYEE
PARKING
ONLY

1308



Sep 10, 2025 at 1:25:39 PM
City of Ocala
Environmental Enforcement



Sep 10, 2025 at 1:25:50 PM
City of Ocala
Environmental Enforcement