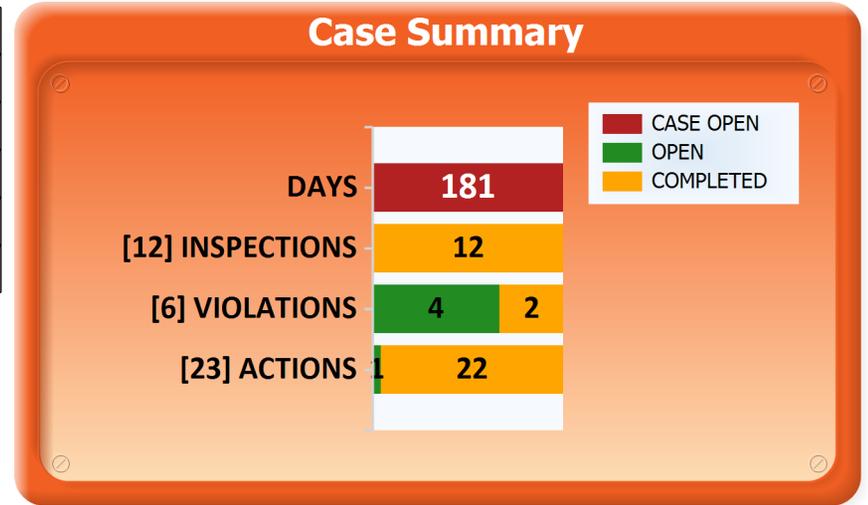


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

Description: MULTIPLE BUILDING CODE VIOLATIONS		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: BUILDING PERMIT REQUIRED	
Opened: 9/10/2025	Closed:	Last Action: 3/12/2026	Flw Up: 3/6/2026
Site Address: 1302 NW 10TH ST OCALA, FL 34475			
Site APN: 2559-001-001		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES **LINKED CASES**

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
ARCHITECT	RISPOLI & ASSOCIATES ARCHITECTURE, INC.	114 SOUTH MAGNOLIA AVENUE OCALA, FL 34471	(352)615-5950		ERIK@RISPOLIARCHITECT.COM
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	\$17.72	10/30/25	E65203	2111421047	CREDIT	Igli Dosti	EAUS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$110.00	10/30/25	E65203	2111421047	CREDIT	Igli Dosti	EAUS
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$50.00	10/30/25	E65203	2111421047	CREDIT	Igli Dosti	EAUS
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$18.75	10/30/25	E65203	2111421047	CREDIT	Igli Dosti	EAUS

Total Paid for CASE FEES: \$196.47 \$196.47

TOTALS: \$196.47 \$196.47

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

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	11/26/2025			DAMAGED FENCE IN STATE OF DISREPAIR NEEDS TO BE REPAIRED OR REMOVED TO ACHIEVE COMPLIANCE WITH CITY CODE
SECTION 110-131 PROHIBITED SIGNS	ROBERT MOORE	9/10/2025	12/4/2025			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

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						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. The first occupied unit inspected was #1304 (no signage). In this bay, there was obvious and

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

INITIAL	RSM	9/10/2025	9/10/2025	NON COMPLIANT	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p>
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						<p>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.</p> <p>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) .</p> <p>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) .</p> <p>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)</p> <p>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.</p> <p>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.</p> <p>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.</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

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.
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.
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.
CASE WORK	RSM	10/14/2025	10/14/2025	NON COMPLIANT		On 10-14-25, I received correspondence from Building Services Project Manager (Greg McClellan) that an on-site meeting was planned for 10-14-25 to review the requirements for compliance in regards to an action plan. (EMAIL ATTACHED)
CASE WORK	RSM	10/15/2025	10/15/2025	NON COMPLIANT		On 10-15-25, I posted the Code Board's Final Administrative Order to the property. I completed the accompanying affidavit of posting which was submitted to Admin. Photos attached

OCALA Case Details - No Attachments

City of Ocala

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FOLLOW UP	RSM	10/16/2025	10/16/2025	NON COMPLIANT	WALK-THROUGH INSP WTH BUILDNG/FIRE	On 10-16-25, I, along with Building Division's- Greg McClellan, Dwaine Thomas and Fire Inspector Anderson met the property owner and his architect at the property for a planned walk-through inspection of the property. This was to address areas of concern/violation and discuss plans on abatement to bring the property back into compliance. (additional narrative of findings uploaded as an attachment along with photos taken.
FOLLOW UP	RSM	11/26/2025	11/26/2025	NON COMPLIANT		On 11-26-25, The owner had contacted me advising that the fence had been addressed. I responded observed the fence had been repaired and was now in compliance. This was noted on the report and photos were uploaded to the case. Follow-up was scheduled.
FOLLOW UP	RSM	12/4/2025	12/4/2025	NON COMPLIANT		On 12-4-25, after receiving information from the property owner regarding the prohibited signs, I responded per his request to check compliance in regard to that specific violation. Upon arrival, I noted that the signs had been removed as depicted in the attached photos. This particular violation was cleared.
COMPLIANCE	RSM	12/8/2025	12/8/2025	NON COMPLIANT		massey inspection

OCALA Case Details - No Attachments

City of Ocala

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COMPLIANCE	RSM	12/8/2025	12/8/2025	NON COMPLIANT	On 12-8-25, I conducted in compliance inspection related the upcoming hearing/issued order. On this day, I noted that several violations had been cleared, however violations remained in regard to the required permitting and site plan. I noted that a building permit (BLD25-2711) had been applied for, however it was listed as "incomplete" with corrections required. Additionally, a site plan (SPLM25-0025) had been submitted, however corrections were required. The prosecution costs had been paid in full. Photos were added as the property remains non-compliant. I completed/submitted an affidavit of non-compliance to Admin.
CASE WORK	RSM	1/7/2026	1/7/2026	NON COMPLIANT	On 1-7-26, I received correspondence from Karen Cupp -Development Coordinator regarding the ongoing work at the property to achieved compliance. The intentions were for the owner to bring to property back to its original condition related to its site plan. The city had instructed to the owner/architect that it was ok to proceed with the site restoration under a SITE permit. Due to these circumstances the previously applied for site plan was removed/discarded. There was now a requirement to have a SITE permit applied for/issued and finalized as well as a requirement that any modifications beyond restoration such as changes to the existing building layout, the addition of bathrooms, or other improvements would require review under a Minor Site Plan process. (email correspondence attached)
COMPLIANCE	RSM	3/6/2026	3/6/2026	COMPLETED	MASSEY INSPECTION

OCALA Case Details - No Attachments

City of Ocala

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COMPLIANCE	RSM	3/6/2026	3/6/2026	COMPLETED	On 3-6-26, I checked compliance related to the issued order. I found that the property remained non-compliant. The costs of prosecution had been paid in full and progress had been made insofar as applied for/issued permits involving electrical and building issues, however the majority of permits remained active and had yet to be completed/finalized. Based on these circumstances, I completed and affidavit of non-compliance which was submitted to Admin.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	ROBERT MOORE	9/10/2025	9/10/2025	spoke to owner via phone regarding issues and requirements for abatement
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
PREPARE NOTICE	SHANEKA GREENE	9/16/2025	9/16/2025	N O V P H COMP DATE 10/08/2025 PLEASE AND THANK YOU
OFFICER POSTING	ROBERT MOORE	9/17/2025	9/17/2025	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
				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, January 1st, 2026, or remove the fence by 4:00 pm on Thursday, January 1st, 2026. If the Respondent fails to comply by 7:00 am on Friday, January 2nd, 2026, there shall be a fine of \$50.00 per day thereafter that will run in

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>9/26/2025</p>	<p>10/2/2025</p>	<p>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.</p> <p>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, January 1st, 2026. 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, January 2nd, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, January 1st, 2026. 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, January 2nd, 2026, 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.</p> <p>(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 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.</p> <p>3,) Remove all unpermitted signs or sign structures in violation of city code by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on</p>
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				<p>Friday, January 2nd, 2026, 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.</p> <p>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 January 1st, 2026. 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 January 2nd, 2026, 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.</p> <p>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, January 1st, 2026. 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, January 2nd, 2026, 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.</p> <p>6.) Pay the cost of prosecution of \$196.47 by January 1st, 2026.</p>
CONTACT	ROBERT MOORE	10/8/2025	10/8/2025	SPOKE VIA PHONE WITH PROPERTY OWNER (IGLI-407-760-7058) DISCUSSED VIOLATIONS AND REQUIREMENTS FOR ABATEMENT INCLUDING PERMIT/SITE PLAN PROCESS- REFERRED TO BUILDING/PERMITTING DIVISION

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

HEARING CODE BOARD	YVETTE J GRILLO	10/9/2025	10/13/2025	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF
CERTIFIED MAIL	YVETTE J GRILLO	10/14/2025	10/14/2025	FOF 91 7199 9991 7039 7682 5652 CALA10 LLC 11108 ROUSE RUN CIR ORLANDO, FL 32817-4548
EMAIL	ROBERT MOORE	10/14/2025	10/14/2025	EMAIL FROM GREG MCLELLAN BUILDING SERVICES PROJECT MANAGER REGARDING PLANNED MEETING ON SITE TO DISCUSS/CLARIFY STEPS NEEDED TOWARDS COMPLIANCE
OFFICER POSTING	ROBERT MOORE	10/15/2025	10/15/2025	FOF READY TO POST POSTED FINAL ORDER TO PROPERTY
MEETING	ROBERT MOORE	10/16/2025	10/16/2025	On 10-16-25, I, along with Building Division's- Greg McClellan, Dwaine Thomas and Fire Inspector Anderson met the property owner and his architect at the property for a planned walk-through inspection of the property. This was to address areas of concern/violation and discuss plans on abatement to bring the property back into compliance. (additional narrative of findings uploaded as an attachment along with photos taken.
CERTIFIED MAIL	SHANEKA GREENE	10/28/2025	10/28/2025	AMENDED FAO MAILED 9489 0090 0027 6697 0024 84 CALA10 LLC 11108 ROUSE RUN CIR ORLANDO FL 32817-4548
MEETING	SHANEKA GREENE	10/28/2025	10/28/2025	PRE DALE AND JENNIPHER THE AMENDED ORDER WILL NOT BE RECORDED JUST HAVE IT FOR INTERNAL USE SEND COPY TO OWNER AND CHANGE DATES TO REFLECT THE ORDER FOR THE HEARING
EMAIL	ROBERT MOORE	12/4/2025	12/4/2025	RECEIVED EMAIL FROM PROPERTY OWNER REGARDING THE REMOVAL OF UNPERMITTED SIGNS
MASSEY	YVETTE J GRILLO	12/11/2025	12/16/2025	

Case Details - No Attachments

City of Ocala

Case Number
CE25-0976

CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	ORD GRANT EXT 91 7199 9991 7039 7931 6218 CALA10 LLC 11108 ROUSE RUN CIR ORLANDO, FL. 32817-4548
OFFICER POSTING	ROBERT MOORE	12/22/2025	12/22/2025	ORD GRANT EXT POSTED ORDERS (ORDER GANT EXT) TO PROPERTY
EMAIL	ROBERT MOORE	1/7/2026	1/7/2026	RECEIVED EMAIL CORRESPONDENCE FROM PLANNING REGARDING RECENT APPLICATION FOR SITE PERMIT (ATTACHED TO CASE)
MEETING	ROBERT MOORE	2/9/2026	2/9/2026	ATTENDED MEETING WITH PROPERTY OWNER AND (B. DUVAL FROM PERMITTING) TO REVIEW CURRENT PERMITS ASSOCIATED WITH CASE PROGRESS
EMAIL	ROBERT MOORE	3/9/2026	3/9/2026	received email form property owner requesting to confirm hearing date & time - advised of info
MASSEY	YVETTE J GRILLO	3/12/2026		

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0976

vs.



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 12/18/2025 03:47:55 PM

FILE #: 2025166892 OR BK 8787 PGS 894-897

REC FEES: \$35.50 INDEX FEES: \$0.00

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

**CALA10 LLC
11108 ROUSE RUN CIR
ORLANDO, FL 32817-4548**

Respondents

**ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. PREVIOUS FINDINGS OF FACT: DATED OCTOBER 9TH, 2025

- A. The Respondent(s), **CALA10 LLC**, owner(s) in charge of the property described as **1302 NW 10TH ST | 2559-001-001, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between September 10th, 2025, and October 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT REQUIRED; TIME LIMITS, SECTION 110-131 PROHIBITED SIGNS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.**

II. PREVIOUS CONCLUSION OF LAW: DATED OCTOBER 9TH, 2025

- A. The Respondent(s), **CALA10 LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT REQUIRED; TIME LIMITS, SECTION 110-131 PROHIBITED SIGNS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. PREVIOUS ORDER: DATED OCTOBER 9TH, 2025

- A. 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, January 1st, 2026, or remove the fence by 4:00 pm on Thursday, January 1st, 2026. If the Respondent fails to comply by 7:00 am on Friday, January 2nd, 2026, 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, January 1st, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, or if the permits issued are not inspected and finalized 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, January 1st, 2026. 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, January 2nd, 2026, 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 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, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, 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 January 1st, 2026. 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 January 2nd, 2026, 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, January 1st, 2026. 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, January 2nd, 2026, 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 January 1st, 2026.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

IV. **ORDER: EFFECTIVE DECEMBER 11TH, 2025**

- A. 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, March 5th, 2026, or remove the fence by 4:00 pm on Thursday, March 5th, 2026. If the Respondent fails to comply by 7:00 am on Friday, March 6th, 2026, 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, March 5th, 2026. 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, March 6th, 2026, or if the permits issued are not inspected and finalized 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, March 5th, 2026. 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, March 6th, 2026, 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 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, March 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 6th, 2026, 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 March 5th, 2026. 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 March 6th, 2026, 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, March 5th, 2026. 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, March 6th, 2026, 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.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 11th day of December 2025

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Mike Gartner, Chair
Municipal Code Enforcement Board

THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK



CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **CALA10 LLC, 11108 ROUSE RUN CIR, ORLANDO, FL 32817-4548**, this 11th day of December 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON MARCH 12TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

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

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CASE NO: 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 12/22/2025 post the Order Granting Extension to the property, located at 1302 NW 10TH ST, OCALA.
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.

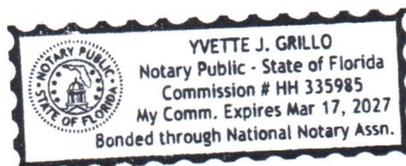
Dated: 12/22/2025

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida





OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION

City of Ocala
Environmental Enforcement
12/22/2025 8:03 AM



OCALA

CODE ENFORCEMENT

352-629-8309

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

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0976

vs.

CALA10 LLC
11108 ROUSE RUN CIR
ORLANDO, FL 32817-4548
Respondents

ORDER GRANTING EXTENSION OF TIME
NOTICE OF HEARING ON COMPLIANCE AND IMPOSITION OF FINES

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; December 11th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

- I. **PREVIOUS FINDINGS OF FACT: DATED OCTOBER 9TH, 2025**
 - A. The Respondent(s), CALA10 LLC, owner(s) in charge of the property described as 1302 NW 10TH ST | 2559-001-001, Ocala, Florida recorded in the Public Records of Marion County, Florida.
 - B. That on and between September 10th, 2025, and October 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT REQUIRED; TIME LIMITS, SECTION 110-131 PROHIBITED SIGNS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.
- II. **PREVIOUS CONCLUSION OF LAW: DATED OCTOBER 9TH, 2025**
 - A. The Respondent(s), CALA10 LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABTEMENT REQUIRED; TIME LIMITS, SECTION 110-131 PROHIBITED SIGNS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Sections 2-426 and 2-443.
- III. **PREVIOUS ORDER: DATED OCTOBER 9TH, 2025**
 - A. 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, January 1st, 2026, or remove the fence by 4:00 pm on Thursday, January 1st, 2026. If the Respondent fails to comply by 7:00 am on Friday, January 2nd, 2026, 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 Fire Code by 4:00pm on Thursday, January 1st, 2026. 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 7:00 am on Friday, January 2nd, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply; or

City of Ocala
Environmental Enforcement
12/22/2025 8:03 AM

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, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 12/19/2025 post the Order Granting Extension 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.

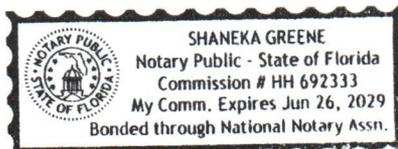
Dated: 12/19/2025


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0976

CALA10 LLC
11108 ROUSE RUN CIR
ORLANDO, FL 32817-4548

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on 12/11/2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 03/05/2026.
3. That a re-inspection was performed on 03/06/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violations as ordered; Section(s)82-181, 82-182, 122-212, 122-151

5. The prosecution costs of \$196.47 have been paid in full.

FURTHER, AFFIANT SAYETH NOT.

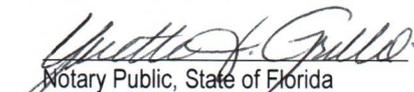
Dated this 6th day March 2026

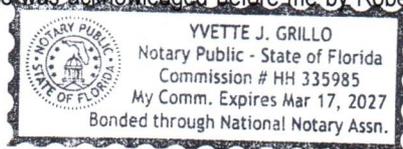


Robert Moore
Environmental Inspector
City of Ocala

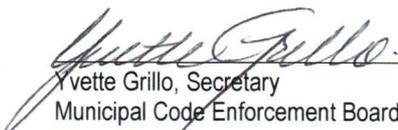
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 6th day March 2026, who is personally known to me, and who did take an oath: -


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 6th day of March 2026.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida