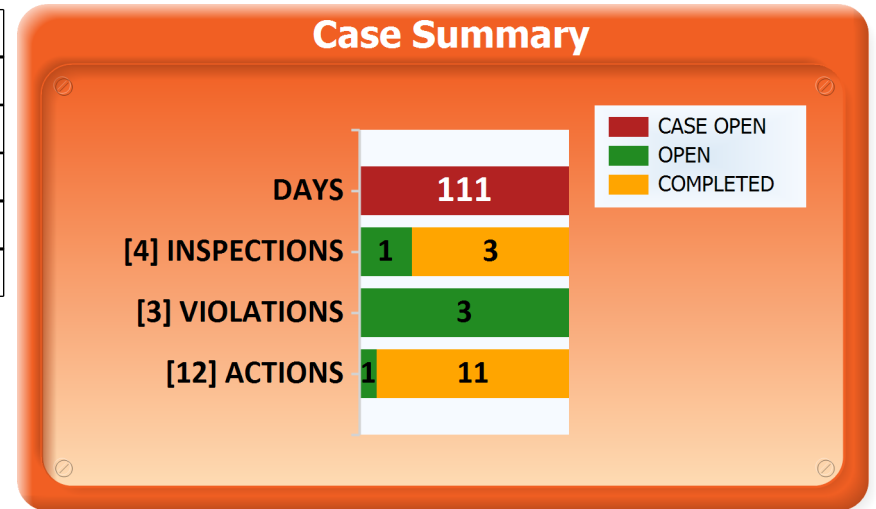


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1146

Description: CAMPER AND TRAILERS PARKED IN YARD		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 11/4/2025	Closed:	Last Action: 2/25/2026	Flw Up: 2/23/2026
Site Address: 2507 N MAGNOLIA AVE OCALA, FL 34475			
Site APN: 25129-000-00		Officer: OSIAS FERREIRA	
Details: B4 ZONING			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	MICHEAL MANTHENA	2502 N MAGNOLIA AVE ,			
OWNER	CATES RAY A JR EST	121 NE 13TH AVE OCALA, FL 34470-6807			
RESPONDENT 1	CATES RAY A JR EST	121 NE 13TH AVE OCALA, FL 34470-6807			
RESPONDENT 2	CATES RAY A JR EST	2507 N MAGNOLIA AVE OCALA, FL 34475			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	2	\$17.72	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1146

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:				\$241.95	\$0.00					
TOTALS:				\$241.95	\$0.00					

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 62-62 TAX CERTIFICATE REQUIRED	OSIAS FERREIRA	11/5/2025				No BTR (Business Tax Receipt) on file. Obtain a BTR for the business of landscaping "Aztec land destroyers"
SECTION 122-51 BUILDING PERMIT REQUIRED	OSIAS FERREIRA	11/5/2025				Fence without a permit. Obtain a permit for the fence.
SECTION 122-723 PERMITTED USES B-4	OSIAS FERREIRA	11/5/2025				Unpermitted uses of the property, illegal storage of boats and RVs. Remove all the RVs and boat from the property.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
-----------------	-----------	----------------	----------------	--------	---------	-------

INITIAL	OSF	11/5/2025	11/5/2025	NON COMPLIANT	<p>On 11/5/2025 I received this complaint for boats, RVs at the property. I did an initial inspection and observed at least two RVs and one boat at this property. Also observed a business sign out-front and equipment that belongs to the business. I went to the office and spoke with my supervisor Jennipher and the zoning department Breah and Michelle. In our conversation it was brought up the zoning of the property and what are they allowed to do in it (B-4) . First we spoke about the BTR, they need one for that location and the business and they don't have one. They also cant store RVs or boats in this property due to the zoning being B-4. They will need to remove the RVs and boat and obtain a BTR for the business of landscaping "Aztec land destroyers". Also after more communication with zoning it was determined that a fence permit will also be necessary since they don't have one in file. I will send a CLTO to the property owner and will be trying to communicate with the business owner as well.</p>
---------	-----	-----------	-----------	---------------	---

COMPLIANCE	OSF	12/10/2025	12/10/2025	NON COMPLIANT	<p>On 12/10/2025 I did a follow up and ended up speaking with the property owner Dallas. At this time nothing has been done and the property owner had no idea of what was going on. I briefly explain the issues, the unlawful storage of the RVs, boats, commercial vehicles, the unpermitted fence and the lack of the BTR for their business. At this time he was pretty concern and heated since they have been operating here for some years now and in the pass he had asked code enforcement for many things and he was allowed to have everting like this. I explained that this was a complaint that had come in and I was only doing my job. He said that many people around have boats and RVs on their properties and was asking why he had to remove his stuff. I explained that the zoning for his property does not allowed the storage of these vessels. He then said he was going to talk to his neighbors and calling the city to place complains against some of them. He wants to go to the city to talk to some of the officials he knows personally to get more information. I gave him more time and also emailed him a copy of the letter send to his property that he claimed he never received, it came back to us unclaimed receipt on file.</p>
------------	-----	------------	------------	---------------	--

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1146

FOLLOW UP	OSF	1/16/2026	1/16/2026	NON COMPLIANT		On 1/16/2026 I did a follow up and observed that nothing has been done. At the time of my inspection Ray was at the property and he was very upset about the case open on his property. At this time we had a conversation on other peoples property's and that he had remove the boats from the property and he had all the paperwork in order. At this time I explained that he still needs to get the BTR and removed the RVs that are parked on the property, also get the permit for the fence and stop parking the commercial equipment on the right of way. He was very upset at the time so I ended the conversation at that point and gave him my card. The case will be refer to the hearing at this point.
HEARING INSPECTION	OSF	2/23/2026				

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	SHANEKA GREENE	11/4/2025	11/4/2025	MICHAEL CALLED STATED THAT TRAILERS AND A CAMPER IS PARKED IN THE YARD
PREPARE NOTICE	SHANEKA GREENE	11/6/2025	11/6/2025	CLTO
REGULAR MAIL	SHANEKA GREENE	11/6/2025	11/6/2025	CLTO MAILED
EMAIL	OSIAS FERREIRA	12/10/2025	12/10/2025	dallasrise2@gmail.com Emailed Mr. Dallas a copy of the CLTO.
CONTACT	DALE HOLLINGSWORTH	1/16/2026	1/16/2026	Dallas Rice came to the Growth Management office to inquire further about the violations. He was informed to obtain a fence permit, remove the RV from the property (after verifying again with Planning that it must be removed), and directed to Michelle Taylor for his BTR.
ADMIN POSTING	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-1146

CERTIFIED MAIL	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH MAILED 9489 0090 0027 6697 0115 23 CATES RAY A JR EST 121 NE 13TH AVE OCALA, FL. 34470-6807
PREPARE NOTICE	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH
REGULAR MAIL	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH MAILED TO BUSINESS AZTEC LAND DESTROYERS LLC (BUSINESS) 2507 N MAGNOLIA AVE OCALA, FL.34475
OFFICER POSTING	OSIAS FERREIRA	1/21/2026	1/21/2026	NOVPH READY FOR POSTING Posted at the property.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	2/13/2026	2/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 62-62, 122-51, and 122-723 and order to:</p> <p>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, March 26th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 27th, 2026, 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.</p> <p>2,) Cease use of the property for overnight, outdoor storage needed to meet the requirements of the City of Ocala ordinance section 122-723 Permitted uses B-4 district by 4:00 pm on Thursday, March 26th, 2026. If the Respondent fails to comply by 7:00 am on Friday, March 27th, 2026, there shall be a fine of \$100.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and remove items constituting a continual violation.</p> <p>3,) (a) Apply for and obtain site plan approval for unpermitted fence by 04:00pm on Thursday, March 26th,</p>

				<p>2026. Once the permits are obtained, all work shall be completed within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00am on Friday, March 27th, 2026, or if the permits issued are not inspected and finalized by the 61st day after permit issuance, subsection (b) shall apply.</p> <p>(b) If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, March 27th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of the unpermitted fence. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run addition to any other fines until this violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$241.95 by March 26th, 2026.</p> <p>Non-compliance (Massey) hearing: 04/29/2026.</p>
<p>HEARING SPECIAL MAGISTRATE</p>	<p>YVETTE J GRILLO</p>	<p>2/25/2026</p>		<p>NEW BUSINESS</p>

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

THE CITY OF OCALA

CASE NO: CE25-1146

Petitioner,

VS.

CATES, RAY A JR EST
AZTEC LAND DESTROYERS LLC

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, OSIAS FERREIRA, Code Inspector 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	7	\$154.00

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

Cost	# of page(s)	Adtl. page(s)	# of adtl. page(s)	Total:
Fee(s): \$18.75	1			\$18.75

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

6. Postage Cost(s):

Cost	# of Regular	Cost	# of Certified	Total:
Postage: \$1.48	2	\$17.72	2	\$19.20

7. Administrative Fee(s):

Cost	Total:
Fee(s):	


Total Costs: \$241.95

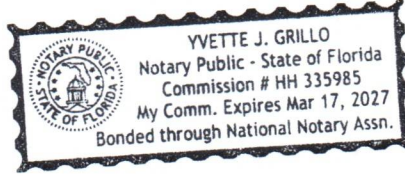
FURTHER. AFFIANT SAYETH NOT. Dated This:
2/17/2026

STATE OF FLORIDA
COUNTY OF MARION


OSIAS FERREIRA
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Feb
by OSIAS FERREIRA 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

2026 Property Record Card

25129-000-00

[GOOGLE Street View](#)

Prime Key: 614475

[MAP IT+](#)

Current as of 11/5/2025

[Property Information](#)

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

[Taxes / Assessments:](#)
Map ID: 178
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)
[PC:](#) 11
Acres: .24

Situs: 2507 N MAGNOLIA AVE OCALA

[2025 Certified Value](#)

Land Just Value	\$26,135		
Buildings	\$20,990		
Miscellaneous	\$381		
Total Just Value	\$47,506	Impact	
Total Assessed Value	\$42,914	Ex Codes:	(\$4,592)
Exemptions	\$0		
Total Taxable	\$42,914		
School Taxable	\$47,506		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$26,135	\$20,990	\$381	\$47,506	\$42,914	\$0	\$42,914
2024	\$26,135	\$20,402	\$409	\$46,946	\$39,013	\$0	\$39,013
2023	\$26,135	\$18,385	\$428	\$44,948	\$35,466	\$0	\$35,466

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	11/2021	71 DTH CER	0	U	I	\$100
DETH/REGS	08/2021	71 DTH CER	0	U	I	\$100
7752/1158	11/2020	07 WARRANTY	9 UNVERIFIED	U	I	\$10,000
3173/1624	04/2002	05 QUIT CLAIM	0	U	I	\$100
UNRE/SSDI	01/2002	71 DTH CER	0	U	I	\$100
2692/1650	02/1998	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$46,000
2408/1510	09/1997	05 QUIT CLAIM	2 V-SALES VERIFICATION	Q	I	\$31,366
2163/1633	07/1995	05 QUIT CLAIM	0	U	I	\$100
UNRE/INST	03/1982	50 CONTRACT	0	U	I	\$70,000

[Property Description](#)

SEC 06 TWP 15 RGE 22

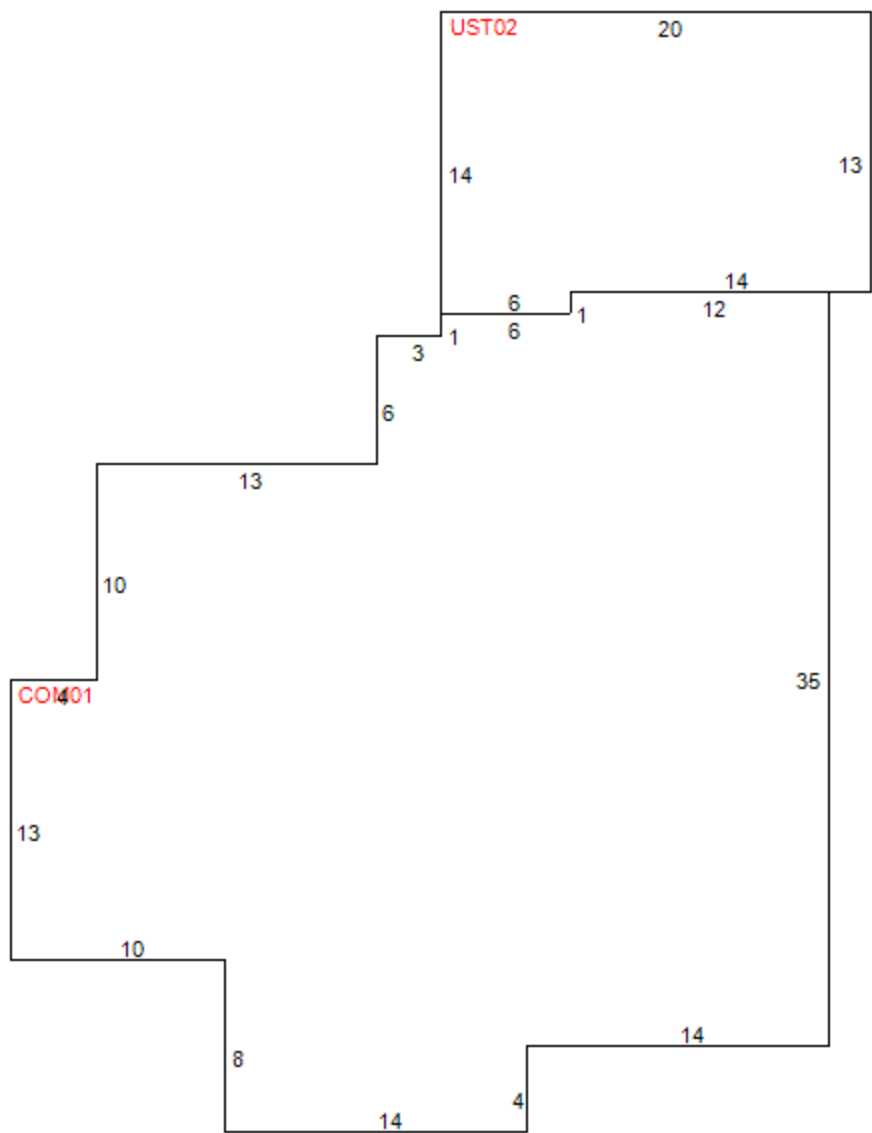
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1109	85.0	125.0	B4	10,454.00	SF							
Neighborhood 9941													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=R10D8R14U4R14U35L12D1L6D1L3D6L13D10L4D13.R38U31R2
 UST02=U13L20D14R6U1R14.



[Building Characteristics](#)

Improvement
Effective Age

1F - SFR- 01 FAMILY RESID
 9 - 40-99 YRS

Year Built 1933
Physical Deterioration 0%

Condition 0
 Quality Grade 200 - LOW
 Inspected on 6/25/2021 by 117

Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Architecture 0 - STANDARD SFR
 Base Perimeter 154

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
COM	0127	- MASONITE	1.00	1933	N	0 %	0 %	1,158	1,158
UST	0214	- WALLBOARD	1.00	1933	N	0 %	0 %	266	266

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 0	Blt-In Kitchen: N
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 04 SPACE HEATER	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
UCP CARPORT-UNFIN	180.00	SF		40	2001	1	20.0	9.0

[Appraiser Notes](#)

OCALA'S BOOK PARADISE
 BOOKS AND ANTIQUES
 EST INT INFO. NOT OPEN AT TIME OF REVIEW.

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
BLD15-1102	9/14/2015	-	2 SHEDS
OC02016	12/1/1990	-	DEMO
OC01455	9/1/1990	-	BLDG01= ADD
OC01172	7/1/1990	-	BLDG01= ADD



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 04/13/2022 11:47:41 AM
 FILE #: 2022053559 OR BK 7752 PGS 1158-1160
 REC FEES: \$27.00 INDEX FEES: \$0.00
 DDS: \$70.00 MDS: \$0 INT: \$0

Prepared By

Name: Armelle Rodriguez
 Address: 617 NE 18th St.

State: Florida Zip Code: 34470

After Recording Return To

Name: Dallas Rice Jr.
 Address: 1568 NW 1st Ave

State: Florida Zip Code: 34475

TAX PARCEL ID # R25129-000-00

Space Above This Line for Recorder's Use

FLORIDA GENERAL WARRANTY DEED

STATE OF FLORIDA

Marion COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Thousand (\$10,000.00) in hand paid to Ray Cates Jr., a Married Man, residing at 2024 SE 8th St. County of Marion, City of Ocala, State of Florida (hereinafter known as the "Grantor(s)") hereby grants, bargains, and sells to Dallas Rice Jr., a Divorced Man, residing at 1568 NW 1st Ave. County of Marion, City of Ocala, State of Florida (hereinafter known as the "Grantee(s)") all rights to the title, interest, and claim in or to the following *described real estate (*and in Exhibit A if attached), situated in Marion County, Florida to-wit:

Property Residing at 2507 N. Magnolia Ave Ocala Florida. SEC 06 TWP 15 R16E 22 PLAT BOOK C.

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.



TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Ray A Cater Jr
Grantor's Signature
RAY A CATER JR
Grantor's Name
2024 SE 8TH ST
Address
OCALA FL 34471
City, State & Zip

Grantor's Signature

Grantor's Name

Address

City, State & Zip

In Witness Whereof,

Armelle Prock
Witness's Signature
Armelle Rodriguez
Witness's Name
617 NE 18th St.
Address
OCALA FL 34470
City, State & Zip

Amanda Bacon
Witness's Signature
Amanda Bacon
Witness's Name
1508 NW 1st Ave.
Address
OCALA FL 34475
City, State & Zip



STATE OF FLORIDA)

COUNTY OF Marion)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 02 day of November, 2020, by Roy A. Cates Jr. who is personally known to me or who has produced Fl. Drivers License as identification.

C-30-721-40-420-0

Rachel M. Safford-Hankins
Notary Public

(SEAL)



RACHEL M. SAFFORD-HANKINS
Commission # 0010750
Expires February 1, 2022
e-Notary Public (No. 0010750)

My Commission Expires: Feb. 01, 2022



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

Detail by Entity Name

Florida Limited Liability Company
AZTEC LAND DESTROYERS L.L.C.

Filing Information

Document Number	L24000023149
FEI/EIN Number	99-0817016
Date Filed	01/10/2024
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	11/20/2025

Principal Address

2507 NORTH MAGNOLIA AVE
OCALA, FL 34475

Mailing Address

2507 NORTH MAGNOLIA AVE
OCALA, FL 34475

Registered Agent Name & Address

Aztec Land Destroyers
2507 NORTH MAGNOLIA AVE
OCALA, FL 34475

Name Changed: 11/20/2025

Address Changed: 11/20/2025

Authorized Person(s) Detail

Name & Address

Title AMBR

RICE, MATTHEW
2507 NORTH MAGNOLIA AVE
OCALA, FL 34475

Annual Reports

Report Year	Filed Date
2025	11/20/2025

Document Images

[11/20/2025 -- REINSTATEMENT](#)

[View image in PDF format](#)

[01/10/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



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

11/6/2025

CASE NO: CE25-1146

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

RE: 25129-000-00 | 2507 N MAGNOLIA AVE

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 12/09/2025

Violations:

SECTION 62-62 TAX CERTIFICATE REQUIRED

No BTR (Business Tax Receipt) on file. Obtain a BTR for the business of landscaping "Aztec land destroyers"

SECTION 122-51 BUILDING PERMIT REQUIRED

Fence without a permit. Obtain a permit for the fence.

SECTION 122-723 PERMITTED USES B-4

Unpermitted uses of the property, illegal storage of boats and RVs. Remove all the RVs and boat from the property.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

OSIAS FERREIRA,
Code Inspector
352-789-5305 oferreira@ocalafl.gov



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

CLTD-1146

11/6/2025

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

AI: 93260105894020

34470-6807
34471521721
UTE

JACKSONVILLE RPDC 330

7 NOV 2025 AM 2 L

FIRST-CLASS

US POSTAGE PAID PITNEY BOWES



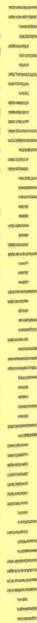
ZIP 34471 \$ 000.74⁰
02 7W
0008039548 NOV 06 2025

Handwritten signature in red ink.

NIXIE 326 FE 1 0011/18/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *1539-06694-07-18





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

01/21/2026

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

AZTEC LAND DESTROYERS LLC (BUSINESS)
2507 N MAGNOLIA AVE
OCALA, FL.34475

Respondent(s) _____ /

Location of Violation: 2507 N MAGNOLIA AVE|25129-000-00

Case Number: CE25-1146

Inspector Assigned: Osias Ferreira

Required Compliance Date: 02/23/2026

Public Hearing Date & Time: 02/25/2026 10:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED

No BTR (Business Tax Receipt) on file. Obtain a BTR for the business of landscaping "Aztec land destroyers"

SECTION 122-51 BUILDING PERMIT REQUIRED

Fence without a permit. Obtain a permit for the fence.

SECTION 122-723 PERMITTED USES B-4

Unpermitted uses of the property, illegal storage of boats and RVs. Remove all the RVs and boat from the property.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

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

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

Osias Ferreira Code Inspector
oferreira@ocalafl.gov
352-789-5305

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

CASE NO: CE25-1146

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 01/21/2026 post the Notice of Violation & Public Hearing to the property, located at 2507 N MAGNOLIA AVE.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

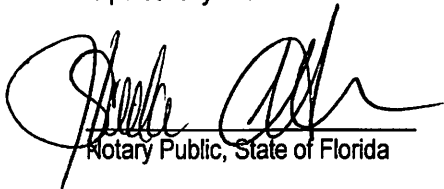
FURTHER, AFFIANT SAYETH NAUGHT.

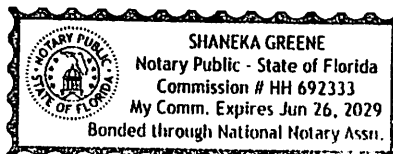
Dated: 01/21/2026


Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/21/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





2507
AZTEC LAND DESTROYERS
SERVICES
• SITE PREP
• DEBRIS REMOVAL
• STORM CLEANUP
• LAND CLEARING
• LAND DEVELOPING
• TREE TRIMMING & REMOVAL
MATTHEW BIRT
352-644-2511
BIRT@AZTEC-LAND.COM

PRIVATE PROPERTY
NO TRESPASSING



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

City of Ocala
Code Enforcement Division
1/21/2026 2:20 PM



Ocala

CODE ENFORCEMENT 352-629-8309

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



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

01/21/2026

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

AZTEC LAND DESTROYERS LLC (BUSINESS)
2507 N MAGNOLIA AVE
OCALA, FL 34475

Respondent(s)

Location of Violation: 2507 N MAGNOLIA AVE|25129-000-00

Case Number: CE25-1146

Inspector Assigned: Osias Ferreira

Required Compliance Date: 02/23/2026

Public Hearing Date & Time: 02/25/2026 10:30

Violation(s) and How to Abate:

SECTION 62-62 TAX CERTIFICATE REQUIRED
No BTR (Business Tax Receipt) on file. Obtain a BTR for the business of landscaping "Aztec land destroyers"

SECTION 122-51 BUILDING PERMIT REQUIRED
Fence without a permit. Obtain a permit for the fence.

SECTION 122-723 PERMITTED USES B-4
Unpermitted uses of the property, illegal storage of boats and RVs. Remove all the RVs and boat from the property.

City of Ocala
Code Enforcement Division
1/21/2026 2:20 PM

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

CASE NO: CE25-1146

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 01/20/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.

2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

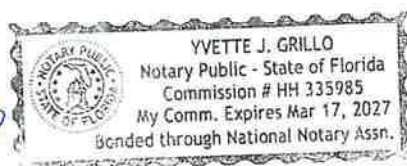
Dated: 01/20/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/20/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





CITY OF OCALA

CODE ENFORCEMENT DIVISION

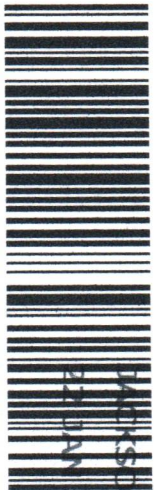
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

MANORH-1146

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



CERTIFIED MAIL



9489 0090 0027 6697 0115 23

TRACKING NUMBER: 9505 2025 AM 1
JACKSONVILLE RPDC 320

Label 890 PB, Oct 2015
Pitney Bowes

FIRST CLASS



US POSTAGE
ZIP 34471 \$008.86⁰
02 7W
0008039548 JAN 21 2026

VF

NIKIE 526 HE 1 0001/30/26
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471218701 *1639-02482-22-19
344 704 630 2287



2507



AZTEC LAND DESTROYERS
SERVICES
• SITE PREP
• DEBRIS REMOVAL
• STORM CLEANUP
• LAND CLEARING
• LAND DEVELOPING
• TREE TRIMMING & REMOVAL
MATTHEW RICE
352-844-2513
RICESUR13@GMAIL.COM

PRIVATE PROPERTY
NO TRESPASSING



City of Ocala
Code Enforcement Division
11/5/2025 1:51 PM



2507



AZTEC LAND DESTROYERS

MATTHEW RICE
352-844-2513
RICESUR13@GMAIL.COM

- SERVICES**
- SITE PREP
 - DEBRIS REMOVAL
 - STORM CLEANUP
 - LAND CLEARING
 - LAND DEVELOPING
 - TREE TRIMMING & REMOVAL

PRIVATE PROPERTY
NO TRESPASSING



City of Ocala
Code Enforcement Division
11/5/2025 1:51 PM



NO
RESPASSING
BEWARE
OF THE DOG

2507



AZTEC LAND DESTROYERS

MATTHEW RICE
352-844-5513
RICESURID@GMAIL.COM

SERVICES
• SITE PREP
• DEBRIS REMOVAL
• STORM CLEANUP
• LAND CLEARING
• LAND DEVELOPING
• TREE TRIMMING & REMOVAL

PRIVATE
PROPERTY
NO TRESPASSING

City of Ocala
Code Enforcement Division
11/5/2025 1:51 PM



NO
RESPASSING
BEWARE
OF THE DOG

2507



AZTEC LAND DESTROYERS

MATTHEW RICE
352-844-5513
RICESURD@GMAIL.COM

SERVICES
• SITE PREP
• DEBRIS REMOVAL
• STORM CLEANUP
• LAND CLEARING
• LAND DEVELOPING
• TREE TRIMMING
& REMOVAL

PRIVATE
PROPERTY
NO TRESPASSING

City of Ocala
Code Enforcement Division
11/5/2025 1:51 PM