



# Case Details - No Attachments

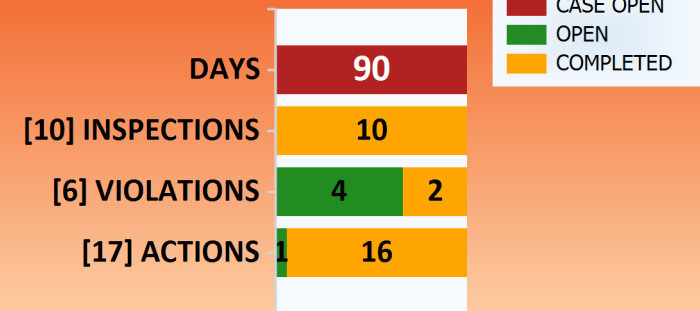
City of Ocala

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: 12/11/2025           | Flw Up: 12/8/2025        |
| Site Address: 1302 NW 10TH ST OCALA, FL 34475  |         |                                   |                          |
| Site APN: 2559-001-001                         |         | Officer: ROBERT MOORE             |                          |
| Details:                                       |         |                                   |                          |

## Case Summary



## 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                                                                                                                                        |
| ADMIN POSTING   | YVETTE J GRILLO | 10/14/2025  | 10/14/2025      | FOF                                                                                                                                          |
| CERTIFIED MAIL  | SHANEKA GREENE  | 9/16/2025   | 9/16/2025       | NOVPH MAILED<br>9489 0090 0027 6697 0043 72<br>CALA10 LLC<br>DOSTI IGLI (REGISTERED AGENT)<br>11108 ROUSE RUN CIR<br>ORLANDO, FL. 32817-4548 |
| CERTIFIED MAIL  | SHANEKA GREENE  | 10/28/2025  | 10/28/2025      | AMENDED FAO MAILED<br>9489 0090 0027 6697 0024 84<br>CALA10 LLC<br>11108 ROUSE RUN CIR<br>ORLANDO FL 32817-4548                              |



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0976**

|                    |                 |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------|-----------------|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFIED MAIL     | YVETTE J GRILLO | 10/14/2025 | 10/14/2025 | FOF<br>91 7199 9991 7039 7682 5652<br>CALA10 LLC<br>11108 ROUSE RUN CIR<br>ORLANDO, FL 32817-4548                                                                                                                                                                                                                                                                                                                                        |
| CONTACT            | ROBERT MOORE    | 9/10/2025  | 9/10/2025  | spoke to owner via phone regarding issues and requirements for abatement                                                                                                                                                                                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                 |
| 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                                                                                                                                                                                                                                                                                          |
| EMAIL              | ROBERT MOORE    | 12/4/2025  | 12/4/2025  | RECEIVED EMAIL FROM PROPERTY OWNER REGARDING THE REMOVAL OF UNPERMITTED SIGNS                                                                                                                                                                                                                                                                                                                                                            |
| HEARING CODE BOARD | YVETTE J GRILLO | 10/9/2025  | 10/13/2025 | NEW BUSINESS                                                                                                                                                                                                                                                                                                                                                                                                                             |
| MASSEY             | YVETTE J GRILLO | 12/11/2025 |            |                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 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. |
| 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                                                                                                                                                                                                                                                                     |
| OFFICER POSTING    | ROBERT MOORE    | 9/17/2025  | 9/17/2025  | NOVPH READY FOR POSTING<br>POSTED NOVPH TO PROPERTY                                                                                                                                                                                                                                                                                                                                                                                      |



|                 |                |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------|----------------|------------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| OFFICER POSTING | ROBERT MOORE   | 10/15/2025 | 10/15/2025 | FOF READY TO POST<br>POSTED FINAL ORDER 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                 |                |            |            | <p>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:</p> <p>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.</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 finaled 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</p> |

|                      |                    |           |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------------|--------------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 9/26/2025 | 10/2/2025 | <p>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 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</p> |
|----------------------|--------------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0976**

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.

## CONTACTS

| NAME TYPE    | NAME                                       | ADDRESS                                        | PHONE         | FAX | EMAIL                     |
|--------------|--------------------------------------------|------------------------------------------------|---------------|-----|---------------------------|
| ARCHITECT    | RISPOLI & ASSOCIATES<br>ARCHITECTURE, INC. | 114 SOUTH MAGNOLIA AVENUE OCALA, FL<br>34471   | (352)615-5950 |     | ERIK@RISPOLIARCHITECT.COM |
| OWNER        | CALA10 LLC                                 | 11108 ROUSE RUN CIR ORLANDO, FL<br>32817-4548  |               |     |                           |
| RESPONDENT 1 | CALA10 LLC                                 | 11108 ROUSE RUN CIR ORLANDO, FL 32817<br>-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    |
| 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



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0976**

| INSPECTIONS     |           |                |                |               |              |                                                                                                                                                                                                                                          |
|-----------------|-----------|----------------|----------------|---------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INSPECTION TYPE | INSPECTOR | SCHEDULED DATE | COMPLETED DATE | RESULT        | REMARKS      | NOTES                                                                                                                                                                                                                                    |
| CASE WORK       | RSM       | 9/23/2025      | 9/23/2025      | NON COMPLIANT | STATUS CHECK | On 9-23-25, I checked 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       | 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       | 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       | 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                                                       |
| COMPLIANCE      | RSM       | 12/8/2025      | 12/8/2025      | NON COMPLIANT |              | massey inspection                                                                                                                                                                                                                        |

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0976**

|            |     |            |            |               |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|------------|-----|------------|------------|---------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                 |
| 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 | 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 Details - No Attachments

City of Ocala

Case Number

**CE25-0976**

|           |     |            |            |               |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------|-----|------------|------------|---------------|------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|           |     |            |            |               |                                    | 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.<br>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. |

# OCALA Case Details - No Attachments

City of Ocala

**Case Number**  
**CE25-0976**

|         |     |           |           |               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|-----|-----------|-----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INITIAL | RSM | 9/10/2025 | 9/10/2025 | NON COMPLIANT | <p>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 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</p> |
|---------|-----|-----------|-----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0976**

|  |  |  |  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  |  |  |  |  | <p>and advertised with unpermitted signage of P &amp; 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).</p> <p>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.</p> <p>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 &amp; Public Hearing). Follow-up was scheduled accordingly.</p> |
|--|--|--|--|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

| VIOLATIONS     |           |               |                |          |         |       |
|----------------|-----------|---------------|----------------|----------|---------|-------|
| VIOLATION TYPE | USER NAME | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES |





# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0976**

|                                                                                                             |              |           |            |  |  |                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------|--------------|-----------|------------|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SECTION 110-131<br>PROHIBITED<br>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                                                                                                                           |
| SECTION 122-212<br>SITE PLAN<br>APPROVAL<br>REQUIRED                                                        | ROBERT MOORE | 9/10/2025 |            |  |  | MODIFICATIONS TO PARCEL TO INCLUDE PARKING SPACES AND INTEIROR DIVIDING REQUIRES SITE PLAN AND APPROVAL -OBTAIN REQUIRED SITE PLAN TO ACHIEVE COMPLIANCE WITH CITY CODE                                                                                                                                        |
| SECTION 122-51<br>BUILDING PERMIT<br>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<br>DANGEROUS<br>BUILDING<br>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. -<br>Dangerous<br>buildings declared<br>nuisance;<br>abatement<br>required; time<br>limits. | ROBERT MOORE | 9/10/2025 |            |  |  |                                                                                                                                                                                                                                                                                                                |
| SECTION 82-3<br>BARBED WIRE<br>ELECTRIFIED<br>FENCES RAZOR<br>WIRE AND FENCES<br>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                                                                                                                                                                                                       |



CITY OF OCALA  
MUNICIPAL CODE ENFORCEMENT BOARD  
CODE ENFORCEMENT SPECIAL MAGISTRATE

4

## APPEARANCE REQUEST FORM

DATE: 10-9-2025

CASE NUMBER(S): CE25-0976

NAME: Igli Dosti

PHONE: 407-760-7058

MAILING ADDRESS: dosti1785@gmail.com

EMAIL ADDRESS: 1108 Rouse Run Circle Orlando, FL 32817

☐ PROPERTY OWNER

☐ PROPERTY / OWNER REPRESENTATIVE

☐ ATTORNEY

☐ WITNESS / COMPLAINANT

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

**THE CITY OF OCALA**

Petitioner,

vs.

**CASE NO: CE25-0976**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/16/2025 02:54:00 PM

FILE #: 2025138761 OR BK 8738 PGS 1108-1110

REC FEES: \$27.00 INDEX FEES: \$0.00

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

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

Respondents

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 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. FINDINGS OF FACT:**

- A.** The Respondent(s), **CALA10 LLC**, owner(s) in charge of the property described as **1302 NW 10<sup>TH</sup> 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 8<sup>th</sup>, 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. CONCLUSION OF LAW:**

- 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. ORDER:**

- 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.

**DONE AND ORDERED;** this 9<sup>th</sup> day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Kroitor, Vice Chair  
Municipal Code Enforcement Board

THIS IS TO CERTIFY  
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 9<sup>th</sup> day of October 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 JANUARY 8TH, 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.**

**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 \_\_\_\_\_/

**AMENDED FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on; October 9th, 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. FINDINGS OF FACT:**

- A. The Respondent(s), **CALA10 LLC**, owner(s) in charge of the property described as **1302 NW 10<sup>TH</sup> 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 8<sup>th</sup>, 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 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 110-131 PROHIBITED SIGNS, SECTION 122-51 BUILDING PERMIT REQUIRED, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.**

**II. CONCLUSION OF LAW:**

- 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 82-181 DANGEROUS BUILDING DEFINITIONS, 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. ORDER:**

- A. Find the Respondent(s) guilty of violating city code section(s): 82-3, 82-182, 82-181, 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 contactor 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 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, 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 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 work 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.

- 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 28<sup>th</sup> day of October 2025

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA

  
Michael Kroitor, Vice Chair  
Municipal Code Enforcement Board

### 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 28<sup>th</sup> day of October 2025.

  
Shaneka Greene, 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 DECEMBER 11TH, 2025, 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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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 10/15/2025 post the Final Administrative Order 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: 10/15/2025

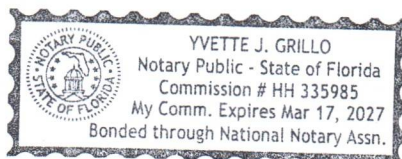
Robert Moore  
Environmental Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

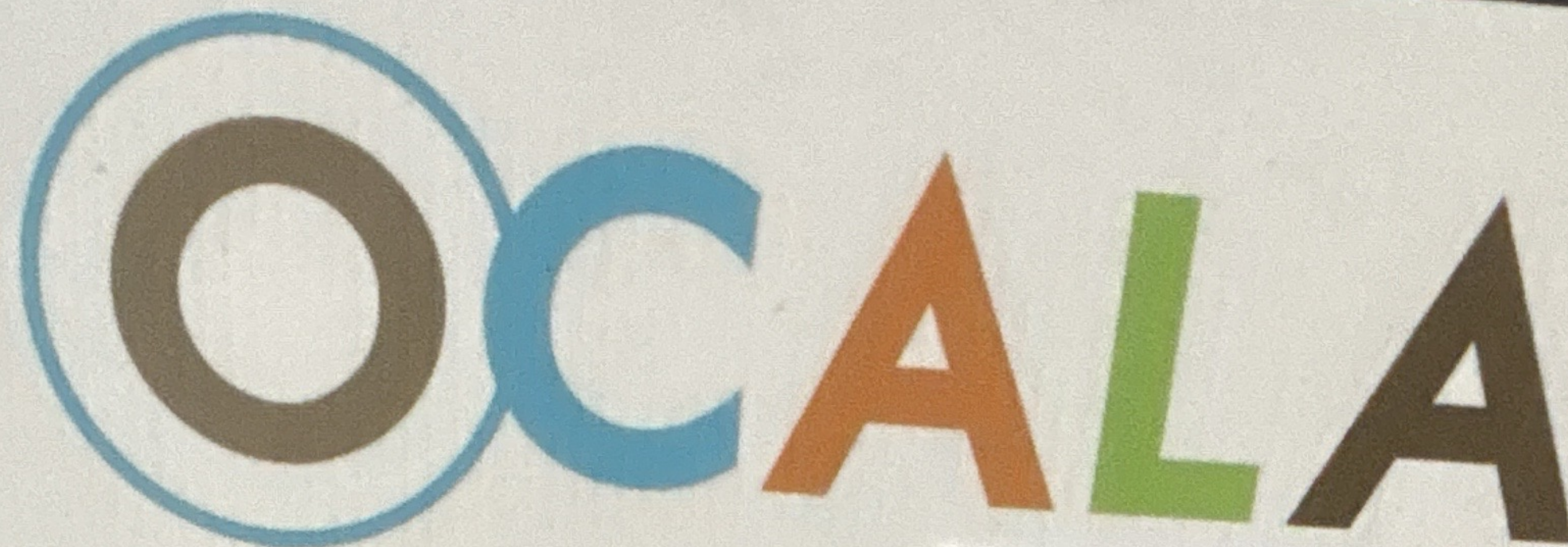
SWORN TO (or affirmed) before me: 10/15/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

Yvette J. Grillo  
Notary Public, State of Florida







**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: CE25-0076

VS.

CALA19 LLC  
11108 ROUSE RUN CIR  
ORLANDO, FL 32817-4548  
Respondent(s)

**FINAL ADMINISTRATIVE ORDER**

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, reviewed evidence, administered oaths, 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:

**FINDINGS OF FACT:**

A. The Respondent(s), CALA19 LLC, owner(s) in charge of the property described as 1362 NW 10th ST / 2558-001-001, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between September 12th, 2025, and October 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 62-3 BARBED WIRE ELECTRIC FENCES RAZOR WIRE AND FENCES, SECTION 62-162 DANGEROUS BUILDINGS DECLARED NUISANCE, ABATEMENT REQUIRED, TIME LIMITS, SECTION 122-121 PROHIBITED SIGNS, SECTION 122-81 BUILDING PERMIT REQUIRED, SECTION 122-812 SITE PLAN APPROVAL REQUIRED.

**CONCLUSION OF LAW:**

A. The Respondent(s), CALA19 LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, DANGEROUS BUILDINGS DECLARED NUISANCE, ABATEMENT REQUIRED, TIME LIMITS, SECTION 122-121 PROHIBITED SIGNS, SECTION 122-81 BUILDING PERMIT REQUIRED, SECTION 122-812 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.

**ORDER:**

A. Find the Respondent(s) guilty of violating city code sections 62-3, 62-162, 122-81, 122-121 and 122-812 and order(s):

1.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 62-3 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 4:00 pm on Friday, January 2nd, 2026, there shall be a fine of \$50.00 per day thereafter that shall be 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 removal or repair of all fencing.

2.) All Apply for and obtain any required permits needed to meet the current Florida Building Code and National Electrical 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 order period. If the Respondent fails to comply by 4:00pm on Friday, January 2nd, 2026, or if the permits issued are not inspected and sealed by the third day after permit issuance, subsection (d) shall apply.

3.) All Apply for and obtain a permit to demolish existing (remove the structure), improvements and structure located by 4:00pm on Thursday, January 1st, 2026. Once the permit is obtained, all demolition, removal and clearance of the structure shall be completed by 4:00pm on Thursday, January 1st, 2026. Once the permit is obtained, all demolition, removal and clearance of the structure shall be completed by 4:00pm on Thursday, January 1st, 2026.

Page 1 of 1

Oct 15, 2025 at 7:23:48 AM  
City of Ocala  
Environmental Enforcement





Oct 15, 2025 at 7:23:55 AM  
City of Ocala  
Environmental Enforcement



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

CASE NO: CE25-0976

**AFFIDAVIT OF POSTING**

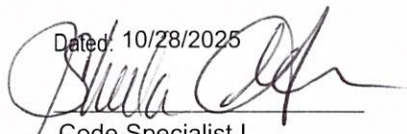
Section 2-446 (b) 2 (b)

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:

- Amended*
1. I did on 10/28/2025 post the Final Administrative Order 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.

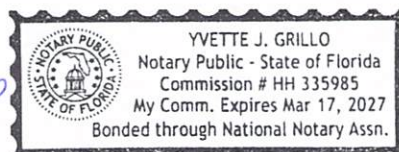
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/28/2025  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 10/28/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida



▼

BLD25-2711

Edit

Notes

Status

INCOMPLETE APPLICATION

|             |                                                    |          |              |      |         |
|-------------|----------------------------------------------------|----------|--------------|------|---------|
| Applicant   | Igli Dosti                                         | Applied  | 11/20/2025   | EPRS | Finaled |
| Type        | COMM BLDG                                          | Approved | NOC Exp Date |      |         |
| SubType     | NEW COMMERCIAL                                     | Issued   | Expired      |      |         |
| Description | Build 4 new bathtrooms. Remove a non bearing wall. |          |              |      |         |

▼

2559-001-001

Type

ADDRESS

|             |                       |       |       |     |       |
|-------------|-----------------------|-------|-------|-----|-------|
| Address     | 1302 NW 10TH ST       |       |       |     |       |
| City        | OCALA                 | State | FL    | Zip | 34475 |
| Tract       |                       |       | Block | Lot |       |
| Subdivision | WESTWOOD PARK 2ND ADD |       |       |     |       |

ProjectTRAK

Project No: SPLM25-0025

SPLM25-0025

Edit

Notes

Status

SUBMITTED

Project Manager

Applied11/21/2025KCB

Closed

Type

SITE PLAN MINOR

Approved

Status11/21/2025KCB

Subtype

MISC

Expired

Dt Revwd

Description

1302 Building

2559-001-001

Type

ADDRESS

Address

1302 NW 10TH ST

City

OCALA

State

FL

Zip

34475

Tract

Block

Lot

Subdivision

WESTWOOD PARK 2ND ADD

Contacts 3

Owner: CALA10 LLC



## WALK-THROUGH INSPECTION CONDUCTED ON 10/16/2025

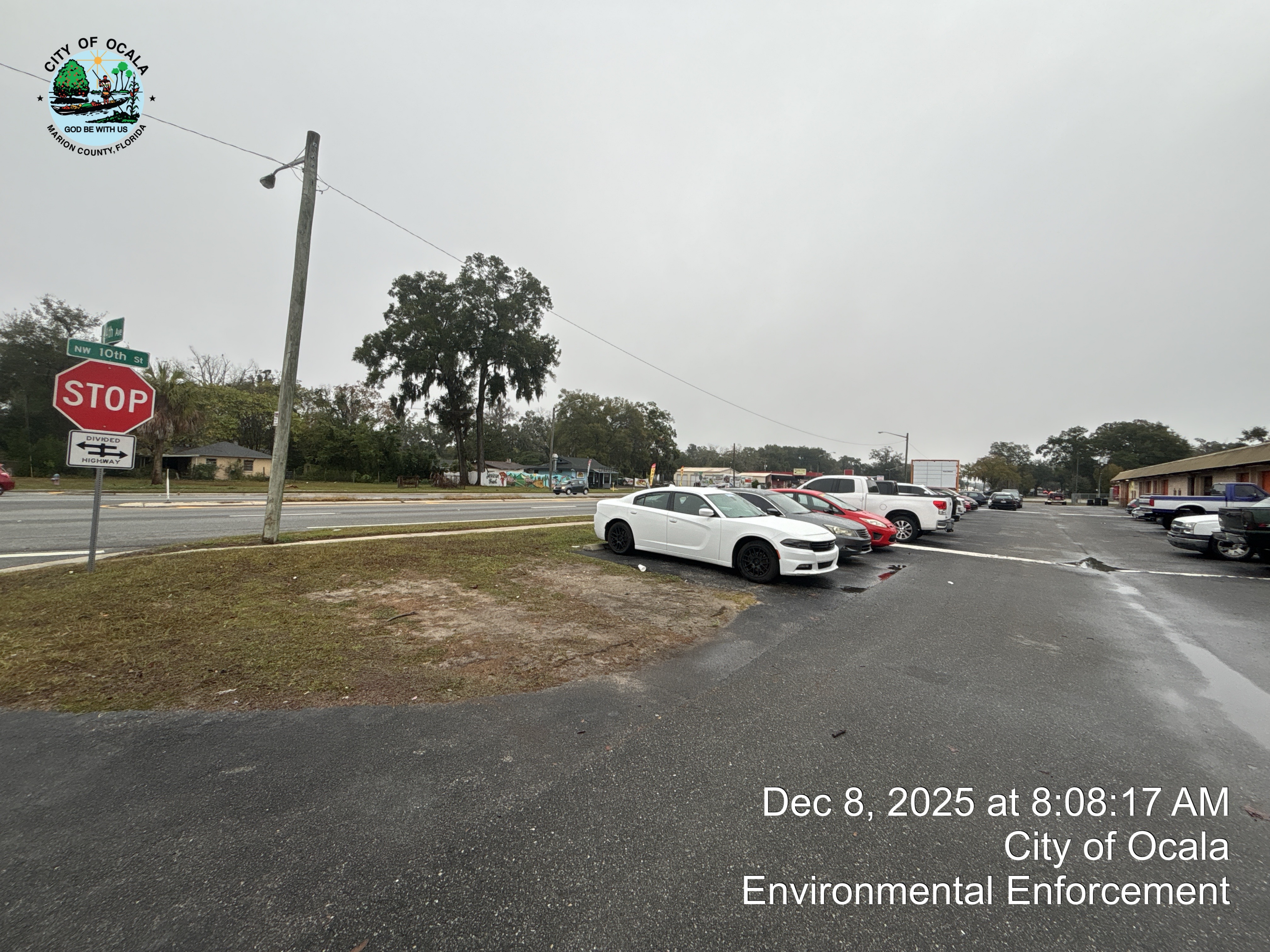
| UNIT #       | ISSUE                                                                                                                                                     |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1302         | UTILIZING EXT CORDS FOR PERMENANT POWER                                                                                                                   |
| 1304         | REMOVED WALL-ELEC ISSUES/ADDED DOORS                                                                                                                      |
| 1306         | 220 VOLT OUTLET ADDED -UNPERMITTED - WALLED IN OFFICE – ELEC PANEL WITH NO MINUMUM CLEARANCE TO OPEN – RESTROM NOT ADA COMPLIANT                          |
| 1308         | UNPERMITTED 220 V OUTLET ADDED- POWERING HYDRAULIC LIFT                                                                                                   |
| 1310         | BATHROOM=NO SEPARATION-SEE THROUGH WALLS – REAR DOOR NOT FIRE RATED – WATER HOSE DIRECTLY NEAR 220 VOLT PANEL/OUTLET -GARAGE DOOR REPLACEMENT-UNPERMITTED |
| 1312         | ELEC CORD USED FOR PERM POWER                                                                                                                             |
| 1314         | NO PERM LIGHTING – EXT DORDS FOR PERM POWER                                                                                                               |
| 1316         | NEWLY INSTALLED GARAGE DOOR -UNPERMITTED                                                                                                                  |
| 1316<br>REAR | NEWLY INSTALLED GARAGE DOOR -UNPERMITTED                                                                                                                  |
| 1314<br>REAR | NO RESTROOM / NO ELEC PANEL                                                                                                                               |
| EXTERIOR     | Parking/storage of vehicles in “green zone” in front of stop sign etc/ fence/ line striping                                                               |
|              |                                                                                                                                                           |





Dec 8, 2025 at 8:08:10 AM  
City of Ocala  
Environmental Enforcement





Dec 8, 2025 at 8:08:17 AM  
City of Ocala  
Environmental Enforcement





Dec 8, 2025 at 8:09:57 AM  
City of Ocala  
Environmental Enforcement





Dec 8, 2025 at 8:10:05 AM  
City of Ocala  
Environmental Enforcement





Dec 4, 2025 at 8:01:13 AM  
City of Ocala  
Environmental Enforcement





Dec 4, 2025 at 8:01:43 AM  
City of Ocala  
Environmental Enforcement





Dec 4, 2025 at 8:02:13 AM  
City of Ocala  
Environmental Enforcement





Dec 4, 2025 at 8:02:16 AM  
City of Ocala  
Environmental Enforcement



**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:

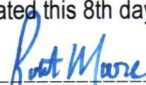
1. That on 10/09/2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 12/04/2025.
3. That a re-inspection was performed on 12/08/2025.
4. That the below listed corrective 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.**

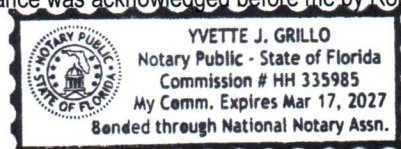
Dated this 8th day December 2025

  
\_\_\_\_\_  
**Robert Moore**  
Environmental Inspector  
City of Ocala

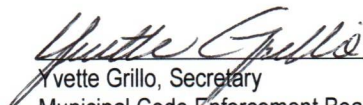
**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 8th day December 2025, 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 8th day of December 2025.

  
\_\_\_\_\_  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida