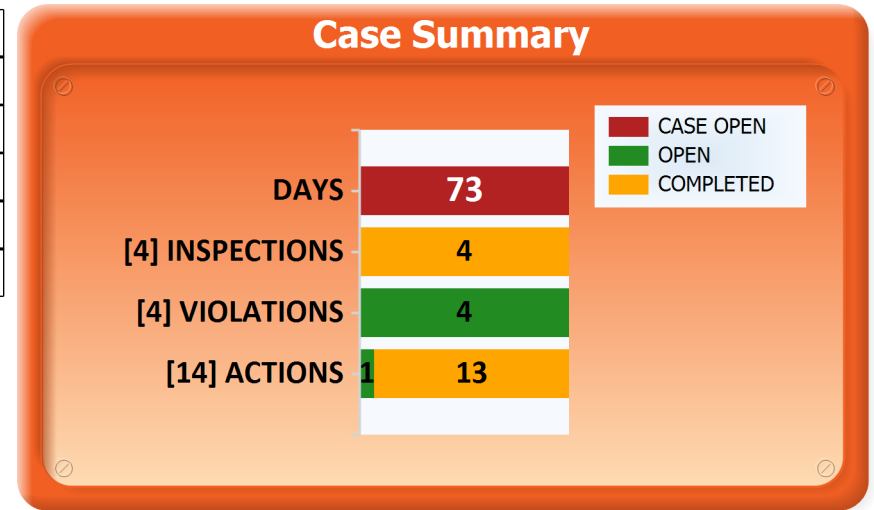


Case Details - No Attachments

City of Ocala

Case Number
ENV26-0144

Description: NO SILT FENCING WASHOUTS DEBRIS			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 3/30/2026	Closed:	Last Action: 6/11/2026	Fillw Up: 6/9/2026
Site Address: 67 NW 21ST PL OCALA, FL 34475			
Site APN: 2511-001-000		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	59 NW 21ST LLC	10105 COURTNEY OAKS CIR APT 201 TAMPA, FL 33619-8532			
REGISTERED AGENT	PATEL, ANKOOR	1317 EDGEWATER DR SUITE 3019 ORLANDO, FL 32804			
RESPONDENT 1	59 NW 21ST LLC	10105 COURTNEY OAKS CIR APT 201 TAMPA , FL 33619-8532			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						

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						
Total Paid for CASE FEES:			\$71.91	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	2	\$4.92	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$44.28	\$0.00						
EMAIL	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	2	\$16.20	\$0.00						
MEETING	001-359-000-000-06-35960	1	\$16.21	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$38.89	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	4	\$64.84	\$0.00						
Total Paid for INSPECTION FEES:			\$64.84	\$0.00						
TOTALS:			\$241.98	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	3/30/2026				Please remove all junk and debris from the construction site. There is no dumpster or containment on site. Trash is scattered throughout the property.
Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants	JEFFREY GUILBAULT	3/30/2026				Please install silt fencing to prevent erosion onto neighboring properties.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	JEFFREY GUILBAULT	3/30/2026				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JEFFREY GUILBAULT	3/30/2026				Please obtain an angle of repose from an engineer and submit it to the building department. Please make necessary repairs per the engineer's letter. Corners of the structure have washouts under the foundation.

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0144

INITIAL	JGB	3/30/2026	3/30/2026	COMPLETED	I have a case on the neighboring construction site for the same violations. I was unable to get any contact with anyone associated with the property or who pulled the permits. The violations are the same. No silt fencing, washouts onto neighboring properties, washouts from underneath the foundation, and junk and debris scattered throughout the job site, no containment on site. Please install silt fencing to contain all materials on site, please remove all junk and debris from the job site and have a dumpster or some sort of containment placed on site. Also Please obtain an angle of repose from an engineer and submit it to the building department. Please make necessary repairs per the engineer's letter. Corners of the structure have washouts under the foundation. NOVPH sent to office staff. SEE PHOTOS. RI IN 30 DAYS.
FOLLOW UP	JGB	4/30/2026	4/30/2026	COMPLETED	I verified this morning that the violations are all still present. The debris are more organized on the site however there is no containment still on site with debris piled up on site. There is still no silt fencing on the site preventing dirt from staying on site. I sent Greg a message to get an update where we are at with the engineering letter for the washout from underneath the building.
FOLLOW UP	JGB	5/26/2026	5/26/2026	COMPLETED	Follow up with Project Manager/Site Inspector, Greg McClellan before proceeding with notice. Please see photos attached on 5.26.26 These were taken by Greg McClellan, showing there has been no changes to the property. Per Jennifer Buller Please schedule for the JUNE CODE BOARD.
HEARING INSPECTION	RSM	6/9/2026	6/9/2026	COMPLETED	GET UPDATED PHOTOS FOR HEARING. GET WITH GREG. HE IS AWARE OF THIS PROPERTY AND EVERYTHING NEEDED TO GET IT BACK INTO COMPLAINE.

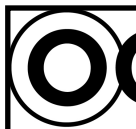
OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0144

HEARING INSPECTION	RSM	6/9/2026	6/9/2026	COMPLETED	On 6-9-26, I checked the property relating to the pending hearing. On this day, I noted the violations to remain as depicted in the attached photos. Proceed to hearing.
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CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
EMAIL	JEFFREY GUILBAULT	3/30/2026	3/30/2026	EMAIL RECIVED FROM GREG SEE ATTACHMENTS
EMAIL	JEFFREY GUILBAULT	3/31/2026	3/31/2026	SEE TRUMAN EMAIL 3.31.26 regarding the issuance of a stop work order on this site by Greg McClellan.
FIELD POSTING	JEFFREY GUILBAULT	3/31/2026	3/31/2026	STOP WORK ORDER POP BY GREG MCLLELAN
ADMIN POSTING	SHANEKA GREENE	4/1/2026	4/1/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	4/1/2026	4/1/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9862 28 59 NW 21ST LLC 10105 COURTNEY OAKS CIR APT 201 TAMPA, FL. 33619-8532 9489 0090 0027 6696 9862 42 59 NW 21ST LLC PATEL ANKOOR (REGISTERED AGENT) 1317 EDGEWATER DT SUITE 3019 ORLANDO, FL. 32804
PREPARE NOTICE	SHANEKA GREENE	4/1/2026	4/1/2026	NOVPH SAME HEARING AS ENV26-0081
FIELD POSTING	JEFFREY GUILBAULT	4/2/2026	4/2/2026	NOVPH READY FOR POSTING NOVPH POP



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0144

MEETING	JEFFREY GUILBAULT	4/14/2026	4/14/2026	Today, I met with the Chief Building Official, Greg McClelen, Dwain Thomas, and a Building Inspector, along with the contractor (Jeff with RAM Contracting Services) and the property owner. During the meeting, we discussed ongoing issues related to the site, permitting, and required building inspections. The permit is currently on hold due to the need for a stem wall to be installed. Per Truman, the permit will remain on hold until the stem wall permit is issued and installation is actively underway to prevent further erosion onto neighboring properties. I advised both the contractor and the property owner that all existing violations must be corrected to avoid proceeding to a hearing. They have already begun making progress, including site cleanup and implementing containment measures. The properties in question are adjacent to one another. Additionally, per Truman, a licensed engineer will be required to evaluate and approve the erosion that has occurred beneath the slab.
				Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181, 82-182, and 102-312 and order to: 1.) (a) Clean the property grounds fully and properly removing any construction debris and unsightly or unsanitary items by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the property grounds, fully and properly removing any construction debris and unsightly or unsanitary items. 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. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to

STAFF RECOMMENDATION	JENNIPHER L BULLER	5/22/2026	6/4/2026	section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2,) Comply with the corrective action recommended in the signed and sealed engineer's letter detailing the requirements necessary to bring the site into compliance with the Florida Building Code, including the following: The eroded area shall be restored by placing clean approved structural fill adjacent to the foundation so as to provide a minimum horizontal protection width of 3 feet measured outward from the edge of the monolithic slab. This protection strip shall be graded to slope away from the structure at 5%. Beyond this 3-foot protection zone, the finished grade shall continue at a slope not steeper than 4 horizontal to 1 vertical. All fill shall be placed in lifts and compacted to a minimum of 90% Modified Proctor density. Compaction shall be performed using equipment and methods that will not impose damaging vibration, surcharge, or other adverse effects on the house structure or foundation. Immediately upon completion of the fill work, the repaired area shall be stabilized and protected against erosion by sod, vegetation, erosion-control mat, or another approved stabilization system by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$200.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3,) Immediately implement and maintain appropriate best management practices (BMPs), including but not limited to the proper installation and maintenance of silt fencing or other approved erosion and sediment control measures, so as to prevent runoff, erosion, or sediment discharge in violation of Section 102-312; or otherwise bring the property into full compliance with the requirements of said section by 4:00 pm on Thursday, July 9th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, July 10th, 2026, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until this violation have been
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OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0144

				abated. 4.) Pay the cost of prosecution of \$241.98 by July 9th, 2026. Non-compliance (Massey) hearing: 08/13/2026
ADMIN POSTING	SHANEKA GREENE	5/26/2026	5/26/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/26/2026	5/26/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9951 45 59 NW 21 ST LLC 10105 COURTNEY OAKS CIR APT 201 TAMPA, FL. 33619-8532 9489 0090 0027 6696 9951 52 59 NW 21ST LLC PATEL ANKOOR (REGISTERED AGENT) 1317 EDGEWATER OT SUITE 3019 ORLANDO, FL. 32804
FIELD POSTING	JEFFREY GUILBAULT	5/26/2026	5/26/2026	NOVPH READY FOR POSTING NOVPH POP
PREPARE NOTICE	SHANEKA GREENE	5/26/2026	5/26/2026	novph for june code board per Jennipher
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		NEW BUSINESS



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

2511-001-000

[GOOGLE Street View](#)

Prime Key: 613991

[MAP IT+](#)

Current as of 3/30/2026

Property Information

59 NW 21ST LLC
10105 COURTNEY OAKS CIR APT 201
TAMPA FL 33619-8532

Taxes / Assessments:

Map ID: 178

Millage: 1001 - OCALAM.S.T.U.PC: 00

Acres: .29

More Situs

Situs: 67 NW 21ST PL OCALA

2025 Certified Value

Land Just Value	\$25,000
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$25,000
Total Assessed Value	\$25,000
Exemptions	\$0
Total Taxable	\$25,000

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$25,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000
2024	\$25,000	\$0	\$0	\$25,000	\$25,000	\$0	\$25,000
2023	\$8,000	\$0	\$0	\$8,000	\$8,000	\$0	\$8,000

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8833/0699	02/2026	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$52,500
8220/0329	12/2023	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$30,000
8196/1231	10/2023	07 WARRANTY	8 ALLOCATED	U	I	\$100
7578/0471	09/2021	05 QUIT CLAIM	0	U	V	\$100
7031/0390	08/2019	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$8,500
6564/0345	04/2017	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	V	\$4,100
6487/0277	11/2016	31 CERT TL	0	U	I	\$100
3774/1261	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,500
3164/0804	05/2002	07 WARRANTY	0	U	I	\$100
2924/1399	03/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$72,400
1939/0578	06/1993	07 WARRANTY	5 V-OTHER MLSAGENT	Q	I	\$50,100
1181/0369	10/1983	07 WARRANTY	0	U	I	\$80,000
1033/1585	09/1980	07 WARRANTY	0	U	V	\$8,210

[Property Description](#)

SEC 05 TWP 15 RGE 22
 PLAT BOOK T PAGE 070
 NORTH ROADS PARK
 LOT 1

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001	0001	125.0	100.0	R3	1.00	LT						

Neighborhood 9917
 Mkt: 2 70

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)[Planning and Building](#)[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
DEMO16-0058	7/15/2016	-	DEMO RES
OC12582	12/1/1980	-	BLDG 01 = SFR(QUAD)

Prepared by:

Maria I. Landa-Posada, Esq.
Landa-Posada P.A.
1313 Ponce de Leon Boulevard Suite 301
Coral Gables, FL 33134
305-476-9050
File Number: 26-2813

Return to:

Rosemont Title Insurance Agency, LLC
121 Webb Drive
Suite 206
Davenport, FL 33837
863-949-1065
File Number: 2025-1856

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 4th day of February, 2026 between Eduardo Azofra, a single man whose post office address is 1950 SW 32nd Court, Miami, FL 33145, grantor, and 59 NW 21ST LLC, a Florida limited liability company, whose post office address is 10105 Courtney Oaks Circle, Apt. 201, Tampa, FL 33619, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Marion County, Florida** to-wit:

Lot 1, NORTH ROADS PARK, according to the map or plat thereof, as recorded in Plat Book T, Page 70, of the Public Records of Marion County, Florida.

Parcel Identification Number: 2511-001-000

Commonly known as 67 Northwest 21st Place, Ocala, FL 34475

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2025** and subject to easements, restrictions, plats and agreements of public record and to any matter which would be shown by a current and accurate survey..

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

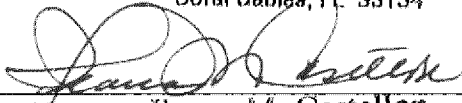
Signed, sealed and delivered in our presence:



Witness Name: Maria I. Landa-Posada
Witness Address: 1313 Ponce De Leon Blvd

Suite 301

Coral Gables, FL 33134



Witness Name: Ileana M. Castellon

Witness Address: 1313 Ponce De Leon Blvd

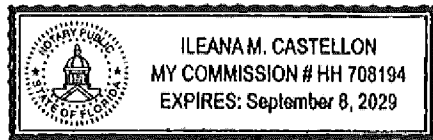
Suite 301

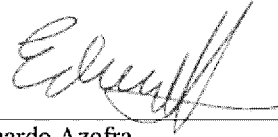
State of Florida Coral Gables, FL 33134

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of February, 2026 by Eduardo Azofra, who ☐ is personally known or ☒ has produced a driver's license as identification.

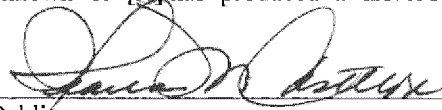
[Notary Seal]





(Seal)

Eduardo Azofra



Notary Public

Printed Name: Ileana M. Castellon

My Commission Expires: 9-8-29



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

Detail by Entity Name

Florida Limited Liability Company
59 NW 21ST LLC

Filing Information

Document Number	L25000507420
FEI/EIN Number	APPLIED FOR
Date Filed	11/06/2025
Effective Date	11/06/2025
State	FL
Status	ACTIVE

Principal Address

1317 EDGEWATER DR
SUITE 3019
ORLANDO,, FL 32804

Mailing Address

1317 EDGEWATER DR
SUITE 3019
ORLANDO,, FL 32804

Registered Agent Name & Address

PATEL, ANKOOR
1317 EDGEWATER DR
SUITE 3019
ORLANDO,, FL 32804

Authorized Person(s) Detail

Name & Address

Title MGR

PATEL, ANKOOR
1317 EDGEWATER DR SUITE 3019
ORLANDO, FL 32804

Title Mgr

Chambers , Lajuan

1317 EDGEWATER DR
SUITE 3019
ORLANDO,, FL 32804

Annual Reports

Report Year	Filed Date
2026	02/17/2026

Document Images

02/17/2026 -- ANNUAL REPORT	View image in PDF format
11/06/2025 -- Florida Limited Liability	View image in PDF format



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

NOTICE OF VIOLATION AND PUBLIC HEARING

05/26/2026

59 NW 21ST LLC
10105 COURTNEY OAKS CIR APT 201
TAMPA, FL. 33619-8532

59 NW 21ST LLC
PATEL ANKOOR (REGISTERED AGENT)
1317 EDGEWATER DT SUITE 3019
ORLANDO, FL. 32804

Respondent(s) /

Location of Violation: 67 NW 21ST PL|2511-001-000

Case Number: ENV26-0144

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 05/26/2026

Public Hearing Date & Time: 06/11/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Please remove all junk and debris from the construction site. There is no dumpster or containment on site. Trash is scattered throughout the property.

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants
Please install silt fencing to prevent erosion onto neighboring properties

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
Please obtain an angle of repose from an engineer and submit it to the building department.
Please make necessary repairs per the engineer's letter. Corners of the structure have washouts under the foundation.

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:

Jeff Guilbault Environmental Inspector
jguilbault@ocalafl.gov
352-598-7571

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

CASE NO: ENV26-0144

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

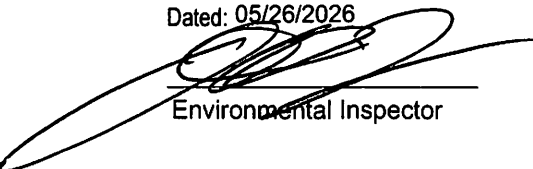
**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/26/2026 post the Notice of Violation & Public Hearing to the property, located at 67 NW 21ST PL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

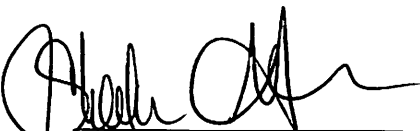
FURTHER, AFFIANT SAYETH NAUGHT.

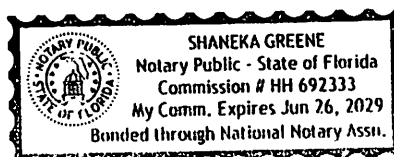
Dated: 05/26/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/26/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Environmental Enforcement
05/26/2026 13:05:20



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

05/26/2026

59 NW 21ST LLC
10105 COURTNEY OAKS CIR APT 201
TAMPA, FL. 33619-8532

59 NW 21ST LLC
PATEL ANKOOR (REGISTERED AGENT)
1317 EDGEWATER DT SUITE 3019
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Location of Violation: 67 NW 21ST PL|2511-001-000

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UNSANITARY MATTER
Please remove all junk and debris from the construction site. There is no dumpster or
containment on site. Trash is scattered throughout the property.

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants
Please install silt fencing to prevent erosion onto neighboring properties

SECTION 82-181 DANGEROUS BUILDING DEFINITIONS
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
Please obtain an angle of repose from an engineer and submit it to the building department.
Please make necessary repairs per the engineer's letter. Corners of the structure have
washouts under the foundation.

City of Ocala
Environmental Enforcement
05/26/2026 13:05:07

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

CASE NO: ENV26-0144

**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 05/26/2026 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: 05/26/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/26/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



BRITTANY A. DUVAL
MY COMMISSION # HH 512040
EXPIRES: April 3, 2028

IN ACCORDANCE WITH SECTION(S): SECTION 115 of the Florida Building Code.

STOP ALL WORK

Permit: BID 26-0033

Address: 67 NW 21st Pl

Comments:

*Dangerous Bldg, Site Conditions
BMP, Job site Supervision*

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Where construction has commenced before a permit is obtained, all fees that would have been required for such construction shall be doubled.


Chief Building Official or designee



201 SE 3rd Street (2nd Floor) Ocala, FL 34471 (352) 629-8421

Mar 31, 2026 at 1:24:43 PM
56 NW 21st Pl
Ocala FL 34475
United States

Alberto Guida

Civil Engineer

P.E. 74000 FL

Guida Group USA

645 Clayton St

Orlando, Florida, 32804

786.222.0231

alberto@guidagroup.com

April 21, 2026

Marion County

Building Division.

Re: Fill Erosion Repair at Residence

Address: 67 NW 21st Place, Ocala, Fl. 34475

Dear Inspector,

The contractor constructed the fill pad up to the edge of the house without providing a protective perimeter of fill around the residence. As a result, the exposed edge of the pad was subject to erosion, which caused loss of fill material and left portions of the monolithic slab foundation exposed. At this time, no visible damage to the monolithic slab foundation is evident. However, unless the corrective measures recommended below are implemented immediately, loss of support beneath the slab may occur, potentially resulting in structural damage, including cracking and differential settlement.

To correct this condition, the eroded area shall be restored by placing clean approved structural fill adjacent to the foundation so as to provide a minimum horizontal protection width of 3 feet measured outward from the edge of the monolithic slab. This protection strip shall be graded to slope away from the structure at 5%. Beyond this 3-foot protection zone, the finished grade shall continue at a slope not steeper than 4 horizontal to 1 vertical.

All fill shall be placed in lifts and compacted to a minimum of 90% Modified Proctor density. Compaction shall be performed using equipment and methods that will not impose damaging vibration, surcharge, or other adverse effects on the house structure or foundation.

Immediately upon completion of the fill work, the repaired area shall be stabilized and protected against erosion by sod, vegetation, erosion-control mat, or another approved stabilization system.

Should you require any additional information, please do not hesitate to contact me.

Sincerely,

Alberto Guida, P.E.

Guida Group USA

[Type here]

Jeffrey Guilbault

From: Greg McClellan
Sent: Monday, March 30, 2026 1:07 PM
To: Truman Henson; Benjamin Maxson; Dwain Thomas; Phillip Moore; Mary Vazquez; Jasmine Dieguez
Cc: Jeffrey Guilbault; Dale Hollingsworth; Jennipher L. Buller
Subject: 59 NW 21st Place BLD25-2600 and 67 NW 21st Place BLD25-0033

On March 30, 2026, at approximately 9:10 a.m., I spoke with Superintendent Mullan (321-477-8805). At approximately 9:30 a.m., I was able to contact the license holder, Jeff Ramsey (407-947-0330) with Ram Contracting Services.

During our conversation, I outlined several issues observed on site, including: dangerous undermining of the footers, the potential need for a retaining wall, the requirement for engineering evaluation of the undermined footers, necessary corrective actions (including possible retaining wall design), the presence of junk/debris without a dumpster on site, and an illicit discharge concern.

Mr. Ramsey advised that he is currently dealing with a death in the family and is unable to meet today or tomorrow. I requested that he contact me later today with his availability to review the site conditions. Mr. Ramsey also stated that he has only reviewed the plans and has not personally been on site.

At approximately 11:30 a.m. on March 30, 2026, Mr. Ramsey returned my call and advised that he is working toward correcting the identified issues. We agreed to place the permit on hold until a meeting can occur and the deficiencies are addressed, at which point the permit may be returned to issued status. Mr. Ramsey acknowledged that additional engineering will be required to address the structural concerns, including the potential retaining wall.

Current site photos were provided to Mr. Ramsey via text message.

Greg McClellan
Project Manager
City of Ocala
201 SE 3rd Street (2nd floor)
Ocala, Florida 34471
352-629-8421 (p)



City of Ocala
Environmental Enforcement
Jun 9, 2026
08:33:54 AM



City of Ocala
Environmental Enforcement
Jun 9, 2026
08:34:11 AM



City of Ocala
Environmental Enforcement
Jun 9, 2026
08:34:36 AM

















Mar 27, 2026 at 11:30:57 AM



Mar 27, 2026 at 11:31:14 AM



Mar 27, 2026 at 11:31:30 AM



Mar 27, 2026 at 11:36:27 AM



Mar 27, 2026 at 11:39:05 AM



Mar 27, 2026 at 11:39:59 AM



Mar 27, 2026 at 11:41:25 AM



Mar 27, 2026 at 11:41:57 AM





May 26, 2026 at 10:22:36 AM
53 NW 21st Pl
Ocala FL 34475
United States



May 26, 2026 at 10:24:10 AM
67 NW 21st Pl
Ocala FL 34475
United States



May 26, 2026 at 10:24:18 AM
67 NW 21st Pl
Ocala FL 34475
United States



May 26, 2026 at 10:24:28 AM
67 NW 21st Pl
Ocala FL 34475
United States



City of Ocala
Environmental Enforcement
03/30/2026 10:30:28



City of Ocala
Environmental Enforcement
03/30/2026 10:30:55