

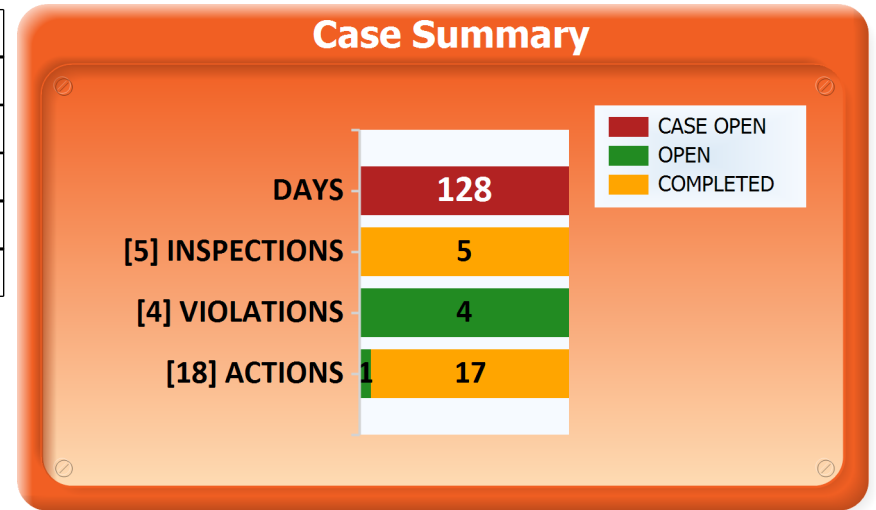


Case Details - No Attachments

City of Ocala

Case Number
ENV26-0144

Description: NO SILT FENCING WASHOUTS DEBRIS			Status: NON COMP HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 3/30/2026	Closed:	Last Action: 8/13/2026	Fillw Up: 7/10/2026
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

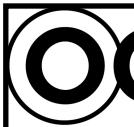
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0144

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		



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0144

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
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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.

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.
COMPLIANCE	JGB	7/10/2026	7/10/2026	COMPLETED		Compliance inspection completed and i verified that the violations are all still present. Please see photos AFF NON COMP CREATED

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

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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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
PREPARE NOTICE	SHANEKA GREENE	5/26/2026	5/26/2026	novph for june code board per Jennipher
FIELD POSTING	JEFFREY GUILBAULT	5/26/2026	5/26/2026	NOVPH READY FOR POSTING NOVPH POP
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026	6/12/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	6/17/2026	6/17/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	6/17/2026	6/17/2026	FAO MAILED 9489 0090 0027 6696 9933 56 59 NW 21ST LLC 10105 COURTNEY OAKS CIR APT 201 TAMPA FL 33619-8532 9489 0090 0027 6696 9933 63 59 NW 21ST LLC PATEL ANKOOR (RA) 1317 EDGEWATER DR SUITE 3019 ORLANDO FL 32804

FIELD POSTING	JEFFREY GUILBAULT	6/18/2026	6/18/2026	FAO 6.18.26 FAO POP
MASSEY	SHANEKA GREENE	8/13/2026		



City of Ocala
Environmental Enforcement
07/10/2026 08:34:00



City of Ocala
Environmental Enforcement
07/10/2026 08:34:06



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

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

THE CITY OF OCALA
Petitioner,

CASE NO: ENV26-0144

vs.

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

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



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 06/25/2026 03:29:17 PM
FILE #: 2026082365 OR BK 8945 PGS 137-139
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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), **59 NW 21ST LLC**, owner(s) in charge of the property described as **2511-001-000 | 67 NW 21ST PL, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between March 30th, 2026, and June 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 103-312 REQUIREMENTS TO PREVENT CONTROL AND REDUCE STORMWATER POLLUTANTS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE ABATEMENT REQUIRED TIME LIMITS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **59 NW 21ST LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 102-312 REQUIREMENTS TO PREVENT CONTROL AND REDUCE STORMWATER POLLUTANTS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, AND SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE ABATEMENT REQUIRED TIME LIMITS.**
- B. 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): 34-95, 82-1821, 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 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 abated.

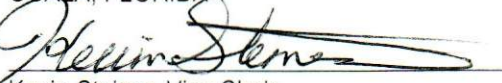
4.) Pay the cost of prosecution of \$241.98 by July 9th, 2026.

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 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 16th day of June 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Kevin Steiner, Vice Chair
Municipal Code Enforcement Board



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

DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **59 NW 21ST LLC., 10105 COURTNEY OAKS APT 201, TAMPA, FL. 33619-8532, 59 NW 21ST LLC., PATEL ANKOOR (REGISTERED AGENT) 1317 EDGEWATER DR SUITE 3019, ORLANDO, FL. 32804**, this 16th day of June 2026.


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 AUGUST 13TH, 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, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CASE NO: ENV26-0144

AFFIDAVIT OF POSTING

Section 2-446 (b) 2 (b)

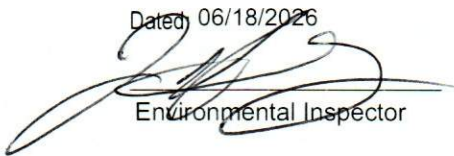
**STATE OF FLORIDA
COUNTY OF MARION**

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 06/18/2026 post the Final Administrative Order 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.

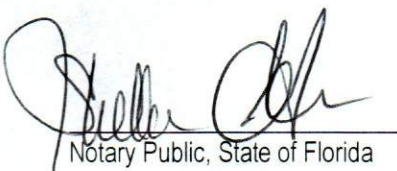
FURTHER, AFFIANT SAYETH NAUGHT.

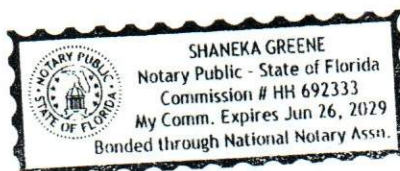
Dated: 06/18/2026


Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/18/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

City of Ocala
Environmental Enforcement
06/18/2026 09:25:02



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

CASE NO: ENV26-0144

THE CITY OF OCALA
Petitioner,

vs.

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

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

Respondents _____

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on June 11th, 2026, 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), 59 NW 21ST LLC, owner(s) in charge of the property described as 2511-001-000 | 67 NW 21ST PL, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between March 30th, 2026, and June 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 103-312 REQUIREMENTS TO PREVENT CONTROL AND REDUCE STORMWATER POLLUTANTS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE ABATEMENT REQUIRED TIME LIMITS.

II. CONCLUSION OF LAW:

- A. The Respondent(s), 59 NW 21ST LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 103-312 REQUIREMENTS TO PREVENT CONTROL AND REDUCE STORMWATER POLLUTANTS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, AND SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE ABATEMENT REQUIRED TIME LIMITS.
- B. 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): 34-95, 82-1821, 82-182 and 102-312 and order to:
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**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

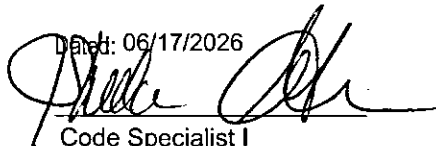
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

**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:

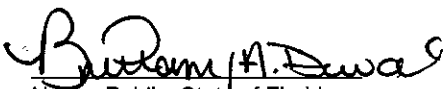
1. I did on 06/17/2026 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

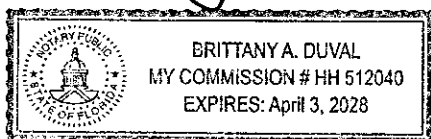
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 06/17/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 06/17/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA

Petitioner,

Vs.

CASE NO: ENV26-0144

**59 NW 21ST LLC
10105 COURTNEY OAKS CIR APT 201
TAMPA, FL 33619-0532**

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

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

**STATE OF FLORIDA
COUNTY OF MARION**

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

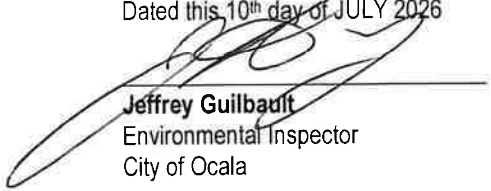
1. That on 6/11/2026 the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 7/9/2026.
3. That a re-inspection was performed on 7/10/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:

Abatement of violation(s) as ordered; Sections 34-95, 82-181, 82-182, & 102-312

5. The prosecution costs of \$241.98 have NOT been paid.

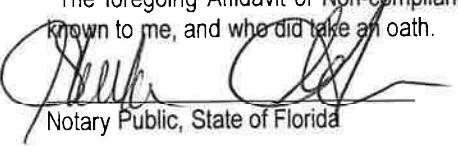
FURTHER, AFFIANT SAYETH NOT.

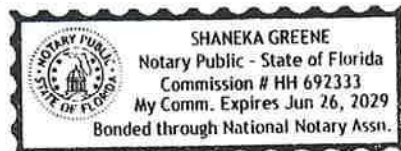
Dated this 10th day of JULY 2026


Jeffrey Guilbault
Environmental Inspector
City of Ocala

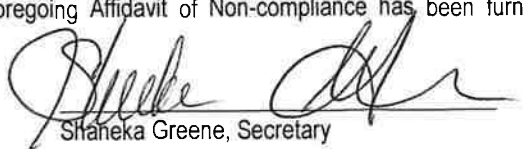
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 10th day of JULY 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 10th day of JULY 2026.


Shanela Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida