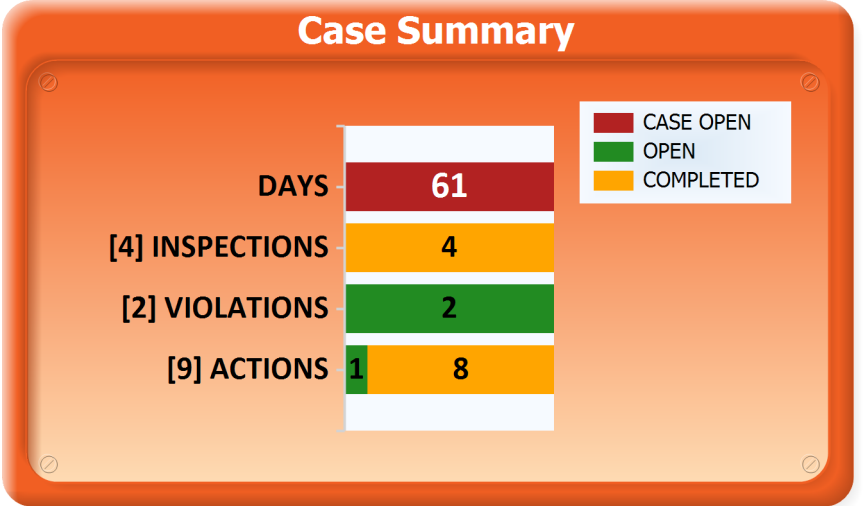


Description: Derelict vehicles			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 10/10/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 59 NW 21ST PL OCALA, FL 34475			
Site APN: 2511-002-000		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/29/2025	10/29/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	10/29/2025	10/29/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0024 91 B & K NATIONWIDE ENTERPRISES INC PATEL ANKOOR (REGISTERED AGENT) 2401 CANCUN CT KISSIMMEE, FL. 34743-3374 9489 0090 0027 6697 0025 07 B & K NATIONWIDE ENTERPRISES INC 4591 TRIBUTE TRAIL KISSIMMEE, FL. 34746
CONTACT	JENNIPHER L BULLER	12/9/2025	12/9/2025	Lester Veams 352-640-6449, occupant/owner of RV & pick up truck. Utility trailer belongs to a family member.

HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	JENNIPHER L BULLER	10/30/2025	10/30/2025	NOVPH READY FOR POSTING Notice of Violation and Public.
PREPARE NOTICE	SHANEKA GREENE	10/14/2025	10/14/2025	CLTO Compliance date: 11/04/2025
PREPARE NOTICE	SHANEKA GREENE	10/28/2025	10/29/2025	NOVPH Compliance date: 11/18/2025
REGULAR MAIL	SHANEKA GREENE	10/14/2025	10/14/2025	CLTO MAILED (2)



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-1068

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/26/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-122 and 122-352 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, January 1st, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, January 2nd, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2,) Remove all equipment, items, and vehicles (to include trailers) stored (outdoors) upon property and discontinue storing items outdoors in relation to permitted uses in the R-3 zoning district by 4:00pm on Thursday, January 1st, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, there shall be a fine of \$100 per day until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include removal of all items stored outdoors upon the property.</p> <p>3.) Pay the cost of prosecution of \$237.67 by January 1st, 2026.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	B & K NATIONWIDE ENTERPRISES INC	2401 CANCUN CT KISSIMMEE, FL 34743-3374			

Case Details - No Attachments

City of Ocala

Case Number
CE25-1068

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
RESPONDENT 1	B & K NATIONWIDE ENTERPRISES INC	C/O ANKOOR PATEL (REGISTERED AGENT) KISSIMMEE, FL 34743-3374			
RESPONDENT 2	B & K NATIONWIDE ENTERPRISES INC	4591 TRIBUTE TRAIL KISSIMMEE, FL 34746			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$237.67	\$0.00						
TOTALS:			\$237.67	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
FOLLOW UP	JLB	10/27/2025	10/27/2025	NON COMPLIANT		On 10/23/2025, while in the area I observed the vehicle remained. Photo attached.

FOLLOW UP	JLB	10/27/2025	10/27/2025	NON COMPLIANT		I conducted a follow up inspection after dare on the courtesy letter had expired. I observed the derelict vehicle and storage upon a vacant parcel remained. A RV trailer was also observed parked upon the property. Photos attached . Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.
FOLLOW UP	JLB	11/18/2025	11/18/2025	NON COMPLIANT		I conducted a follow up inspection per the compliance date on the Notice of Violation and Public Hearing. I observed the property remained non-compliant. Photos attached. Proceed to hearing as scheduled.
HEARING INSPECTION	JLB	12/9/2025	12/9/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained non-compliant. Photos attached. I made contact with the occupants of the RV, Lester Veams 352-640-6449. He said that he had been ill, but still planned on getting the truck, utility, and RV trailer moved next month. Proceed to hearing to obtain an order.
INITIAL	JLB	10/10/2025	10/10/2025	NON COMPLIANT		On 10/08/2025, while in the area I observed a derelict vehicle and trailer upon the vacant property. A green Ford Taurus with November 2023 expired Florida license CC62MT. The utility trailer full of junk had no tag. Photos attached. Request for courtesy letter to be mailed to property owner. Property is on cut and clean list for overgrowth (see case 2024_11600). Follow up scheduled.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-352 PERMITTED USES R-3	JENNIPHER L BULLER	10/10/2025				Vehicle and utility trailer parked/stored upon property without a primary structure. Cease using the property to park or store vehicles upon.

SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	10/8/2025				
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-1068

Petitioner,

VS.

B & K NATIONWIDE ENTERPRISES INC

Respondents _____ /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, JENNIPHER L BULLER, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	6	\$132.00

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

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

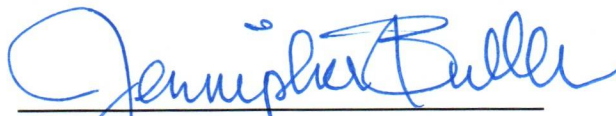
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$35.44	4	\$35.44

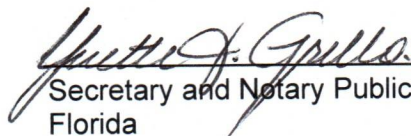
Total Costs: \$237.67

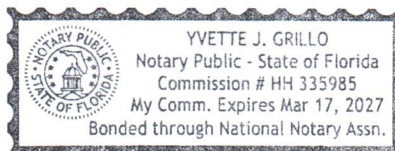
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

STATE OF FLORIDA
COUNTY OF MARION


JENNIPHER L BULLER
Supervisor, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



2026 Property Record Card

2511-002-000

[GOOGLE Street View](#)

Prime Key: 614009

[MAP IT+](#)

Current as of 10/10/2025

[Property Information](#)

B & K NATIONWIDE ENTERPRISES INC
2401 CANCUN CT
KISSIMMEE FL 34743-3374

[Certified Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

PC: 00

Acres: .23

[More Situs](#)

Situs: 59 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
8196/1231	10/2023	07 WARRANTY	8 ALLOCATED	U	I	\$100
8245/1975	01/2023	06 SPECIAL WARRANTY	9 UNVERIFIED	Q	V	\$28,800
7578/0469	09/2021	05 QUIT CLAIM	0	U	V	\$100
7270/1362	09/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$17,000
7141/0482	02/2020	07 WARRANTY	8 ALLOCATED	U	V	\$48,000
5768/1812	11/2012	07 WARRANTY	0	U	I	\$100
5624/0641	01/2012	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$20,000
5576/1039	09/2011	05 QUIT CLAIM	2 V-SALES VERIFICATION	U	I	\$38,500
5495/1555	03/2011	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$34,800
5433/0332	10/2010	31 CERT TL	0	U	I	\$100
4054/1625	05/2005	05 QUIT CLAIM	0	U	I	\$100
3774/1214	06/2004	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$120,500
3164/0816	05/2002	07 WARRANTY	0	U	I	\$100
2924/1288	03/2001	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$72,400
1939/0589	06/1993	07 WARRANTY	5 V-OTHER MLSAGENT	Q	I	\$50,100

[Property Description](#)

SEC 05 TWP 15 RGE 22
PLAT BOOK T PAGE 070
NORTH ROADS PARK
LOT 2

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0001	0001	100.0	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
DEMO16-0038	3/27/2017	-	QUAD DEMO
OC01966	11/1/1993	-	RE-ROOF
OC01258	12/1/1980	-	BLDG=RES

Prepared by and return to:
Carolyn Miller for:
Southern Title & Abstract, Inc.
2200 Lake Lucien Way, Maitland FL 32751
File 23-1409

Documentary Stamps have been paid to Florida Department of Revenue under form DR228

**WARRANTY DEED TO TRUSTEE UNDER LAND TRUST
AGREEMENT PURSUANT TO SECTION 689.071 AND 689.073, FLORIDA STATUTES**

This indenture, dated the **25th of October, 2023**, by and between **Stephen Tajdharry Gajadhar the Grantor**, whose address is 13257 Daniels Landing Cir, Winter Garden FL 34787 for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of Section F.S. 689.071 and 689.073, unto **Smarter Holdings, LLC, a Florida limited liability co as Trustee of the 21st Place Trust**, whose mailing address is **801 W St Rd 436. Suite 2065, Altamonte Springs, FL 32714**, hereinafter referred to as Grantee; the following described real estate in the County of **MARION** State of Florida, to wit:

Parcel 1: Lot 1, North Roads Park, according to the Plat thereof, recorded in Plat Book T, Page 70, of the Public Records of Marion County, Florida.

Parcel 2: Lot 2, North Roads Park, according to the Plat thereof, recorded in Plat Book T, Page 70, of the Public Records of Marion County, Florida.



The property described above is vacant land at the time of purchase and is not the homestead property of the Grantor, nor his spouse, if any.

Subject to any easements, restrictions or reservations of record and taxes for the current year and any subsequent year.

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

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, and hereby 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, 2022.

TO HAVE AND TO HOLD, the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

 THIS DOCUMENT BEING RE-RECORDED TO PUT OF RECORD IN CORRECT COUNTY
DOC STAMPS PAID TO THE STATE OF FLORIDA ON DR228 AS INDICATED ABOVE 

FULL POWER and authority is hereby granted to said Trustee named herein, pursuant to Section 689.071 and 689.073, Florida Statutes, either to protect, conserve, and to sell, or to lease, or to encumber, mortgage, or to otherwise to manage and dispose of the real property (or any part thereof) described herein. In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any; part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to insure into any of the terms of said trust agreement. Further all interests of the beneficiaries under the terms of the unrecorded trust agreement are hereby declared to be personally property only.

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.

IN WITNESS WHEREOF, the said grantor(s) has (have) hereunto set his (their) hands and seals this 25th of October 2023

Mary C Miller
witness #1 signature

Mary C Miller
witness #1 print name

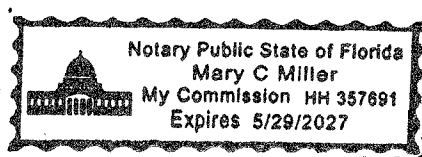
Diane Cole
witness #2 signature

Diane Cole
witness #2 print name

Stephen Tajdharry Gajadhar
Stephen Tajdharry Gajadhar

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of [☒] Physical presence or [☐] Online Notarization, this 25th of Octobe , 2023, by Stephen Tajdharry Gajalhar who is personally known to me or has produced driver license as identification.



Mary C Miller
Notary Public

Mary C Miller
Printed Notary Signature



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

Detail by Entity Name

Florida Profit Corporation

B & K NATIONWIDE ENTERPRISES INC

Filing Information

Document Number	P21000055152
FEI/EIN Number	87-1247921
Date Filed	06/11/2021
Effective Date	06/10/2021
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	06/15/2023

Principal Address

4591 Tribute Trail
KISSIMMEE, FL 34746

Changed: 10/14/2024

Mailing Address

4591 Tribute Trail
KISSIMMEE, FL 34746

Changed: 10/14/2024

Registered Agent Name & Address

Patel , Ankoor
2401 CANCUN CT
KISSIMMEE, FL 34743

Name Changed: 05/01/2025

Officer/Director Detail

Name & Address

Title P

CHAMBERS, LAJUAN A
2401 CANCUN CT
KISSIMMEE, FL 34741

Title Owner, mgr

Patel, Ankoor

4591 Tribute Trail
KISSIMMEE, FL 34746

Annual Reports

Report Year	Filed Date
2024	05/01/2024
2024	10/14/2024
2025	05/01/2025

Document Images

05/01/2025 -- ANNUAL REPORT	View image in PDF format
12/01/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
10/14/2024 -- AMENDED ANNUAL REPORT	View image in PDF format
05/01/2024 -- ANNUAL REPORT	View image in PDF format
06/15/2023 -- REINSTATEMENT	View image in PDF format
06/11/2021 -- Domestic Profit	View image in PDF format



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

10/14/2025

CASE NO: CE25-1068

B & K NATIONWIDE ENTERPRISES INC
PATEL ANKOOR (REGISTERED AGENT)
2401 CANCUN CT
KISSIMMEE, FL. 34743-3374

B & K NATIONWIDE ENTERPRISES INC
4591 TRIBUTE TRAIL
KISSIMMEE, FL. 34746

RE: 2511-002-000 | 59 NW 21ST PL OCALA, FL.

Dear Property Owner:

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

Compliance Requested on or before: 10/27/2025

Violations:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

A green Ford Taurus with November 2023 expired Florida license CC62MT. Remove or obtain current tag

SECTION 122-352 PERMITTED USES R-3

Vehicle and utility trailer parked/stored upon property without a primary structure. Cease using the property to park or store vehicles upon.

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

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

JENNIPHER L BULLER,
Code Enforcement Supervisor
352-425-3451 jbuller@ocalafl.gov



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

10/30/2025

B & K NATIONWIDE ENTERPRISES INC
PATEL ANKOOR (REGISTERED AGENT)
2401 CANCUN CT
KISSIMMEE, FL. 34743-3374

B & K NATIONWIDE ENTERPRISES INC
4591 TRIBUTE TRAIL
KISSIMMEE, FL. 34746

Respondent(s) _____ /

Location of Violation: 59 NW 21ST PL| 2511-002-000

Case Number: CE25-1068

Inspector Assigned: Jennipher Buller

Required Compliance Date: 11/18/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES

A green Ford Taurus with November 2023 expired Florida license CC62MT. Remove or obtain current tag

SECTION 122-352 PERMITTED USES R-3

Vehicle and utility trailer parked/stored upon property without a primary structure. Cease using the property to park or store vehicles upon.

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:

Jennifer Buller Supervisor
jbuller@ocalafl.gov
352-425-3451

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

CASE NO: CE25-1068

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/30/2025 post the Notice of Violation & Public Hearing to the property, located at 59 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.

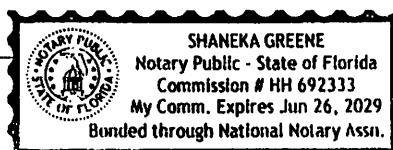
Dated: 10/30/2025

Jennifer Buller
Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/30/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida

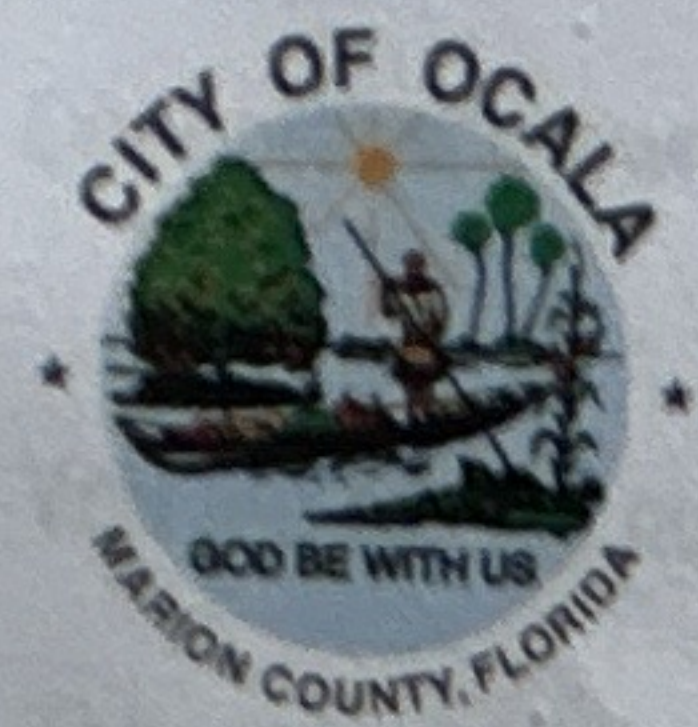




City of Ocala
Code Enforcement Division
10/30/2025 11:32 AM



MENT
309
E THIS
PROVAL
CODE
DIVISION



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

10/30/2025

B & K NATIONWIDE ENTERPRISES INC
PATEL ANKOOR (REGISTERED AGENT)
2401 CANCUN CT
KISSIMMEE, FL. 34743-3374

B & K NATIONWIDE ENTERPRISES INC
4591 TRIBUTE TRAIL
KISSIMMEE, FL. 34746

Respondent(s) _____

Location of Violation: 59 NW 21ST PL | 2511-002-000

Case Number: CE25-1068

Inspector Assigned: Jennipher Buller

Required Compliance Date: 11/18/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 34-122 ABANDONED OR DERELICT VEHICLES
A green Ford Taurus with November 2023 expired Florida license CC62MT. Remove or obtain current tag

SECTION 122-352 PERMITTED USES R-3
Vehicle and utility trailer parked/stored upon property without a primary structure. Cease using the property to park or store vehicles upon.

City of Ocala
Code Enforcement Division
10/30/2025 11:32 AM

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

CASE NO: CE25-1068

AFFIDAVIT OF POSTING

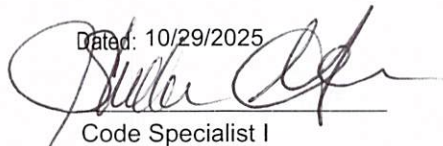
Section 2-446 (b) 2 (b)

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 10/29/2025 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.

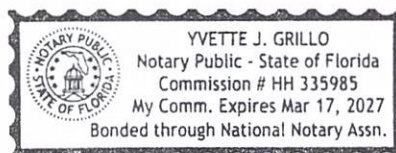
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 10/29/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 10/29/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





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

Naph-1068



CERTIFIED MAIL®



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JACKSONVILLE RPDC 320

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Label 890-PB-Oct. 2015
Pitney Bowes
FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ **008.86⁰**
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B & K NATIONWIDE ENTERPRISES INC
4591 TRIBUTE TRAIL
KISSIMMEE, FL. 34746



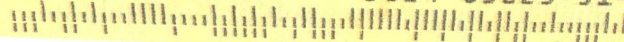
UNC

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RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471218701 *3024-03829-31-18

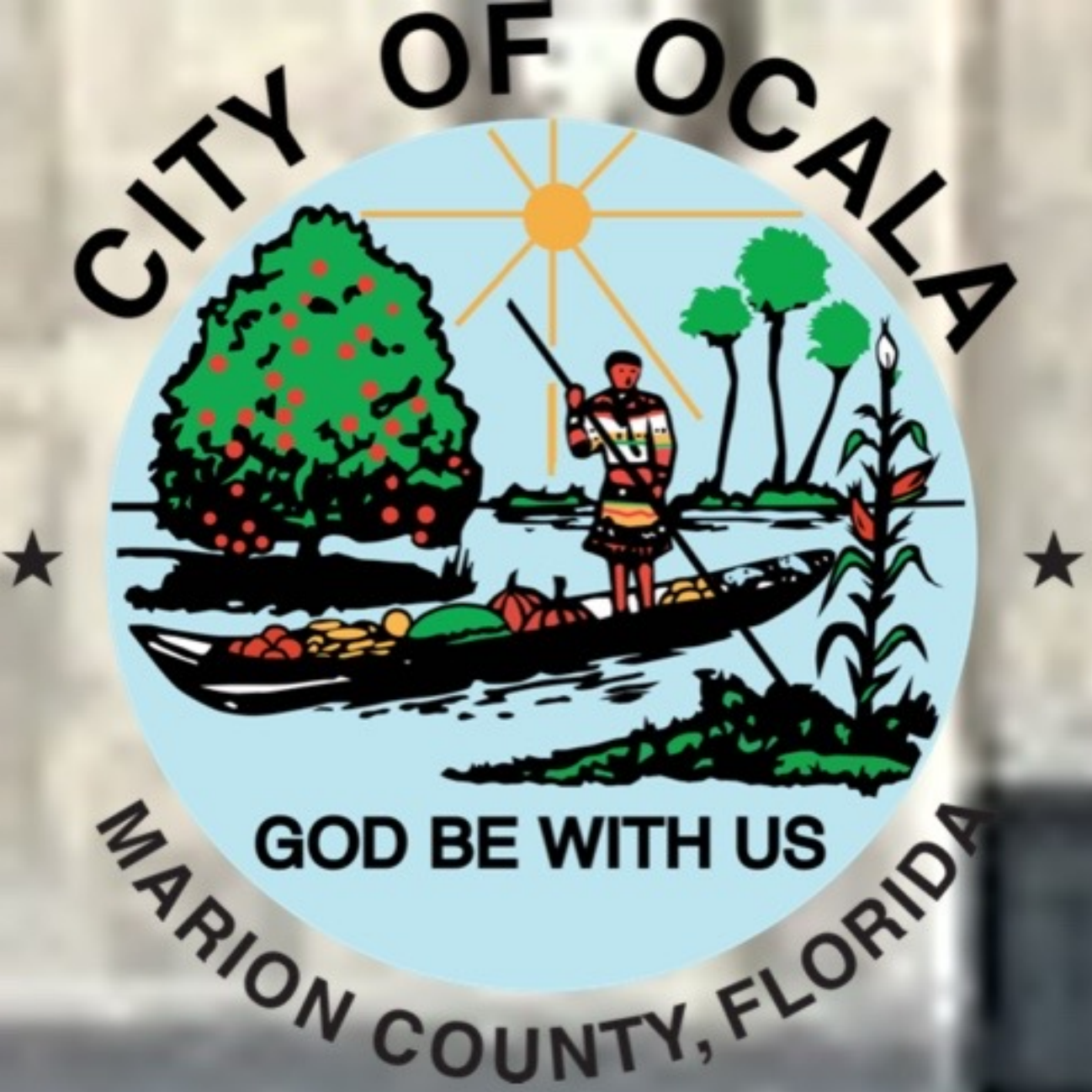




City of Ocala
Code Enforcement Division
12/9/2025 8:57 AM



City of Ocala
Code Enforcement Division
12/9/2025 8:58 AM



City of Ocala
Code Enforcement Division
12/9/2025 8:58 AM



City of Ocala
Code Enforcement Division
11/18/2025 12:17 PM



City of Ocala
Code Enforcement Division
11/18/2025 12:18 PM



City of Ocala
Code Enforcement Division
10/23/2025 1:10 PM



City of Ocala
Code Enforcement Division
10/8/2025 11:59 AM



City of Ocala
Code Enforcement Division
10/8/2025 12:00 PM



City of Ocala
Code Enforcement Division
10/8/2025 12:00 PM



City of Ocala
Code Enforcement Division
10/8/2025 12:00 PM