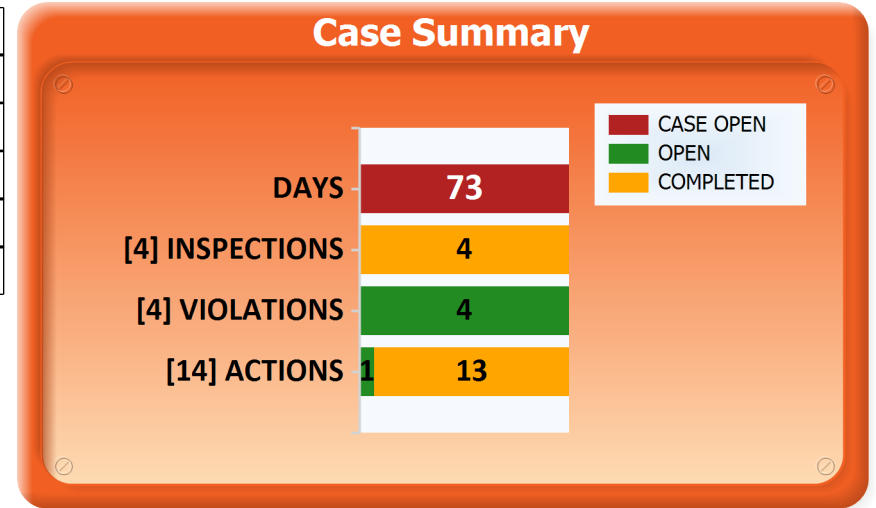


# OCALA Case Details - No Attachments

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	Flw 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						

# 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						
<b>TOTALS:</b>			<b>\$241.98</b>	<b>\$0.00</b>						

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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# 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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# Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0144**

INITIAL	JGB	3/30/2026	3/30/2026	COMPLETED		<p>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.</p>
FOLLOW UP	JGB	4/30/2026	4/30/2026	COMPLETED		<p>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.</p>
FOLLOW UP	JGB	5/26/2026	5/26/2026	COMPLETED		<p>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 Jennipher Buller Please schedule for the JUNE CODE BOARD.</p>
HEARING INSPECTION	RSM	6/9/2026	6/9/2026	COMPLETED		<p>GET UPDATED PHOTOS FOR HEARING. GET WITH GREG. HE IS AWARE OF THIS PROPERTY AND EVERYTHING NEEDED TO GET IT BACK INTO COMPLIANCE.</p>

# 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

<p>MEETING</p>	<p>JEFFREY GUILBAULT</p>	<p>4/14/2026</p>	<p>4/14/2026</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>Additionally, per Truman, a licensed engineer will be required to evaluate and approve the erosion that has occurred beneath the slab.</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-181, 82-182, and 102-312 and order to:</p> <p>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.</p> <p>(b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to</p>

STAFF RECOMMENDATION	JENNIPHER L BULLER	5/22/2026	6/4/2026	<p>section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p> <p>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.</p> <p>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</p>
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# Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0144**

				<p>abated.</p> <p>4.) Pay the cost of prosecution of \$241.98 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p>
ADMIN POSTING	SHANEKA GREENE	5/26/2026	5/26/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/26/2026	5/26/2026	<p>NOVPH MAILED (2)</p> <p>9489 0090 0027 6696 9951 45 59 NW 21 ST LLC 10105 COURTNEY OAKS CIR APT 201 TAMPA, FL. 33619-8532</p> <p>9489 0090 0027 6696 9951 52 59 NW 21ST LLC PATEL ANKOOR (REGISTERED AGENT) 1317 EDGEWATER OT SUITE 3019 ORLANDO, FL. 32804</p>
FIELD POSTING	JEFFREY GUILBAULT	5/26/2026	5/26/2026	<p>NOVPH READY FOR POSTING</p> <p>NOVPH POP</p>
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 - OCALA

M.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	<a href="#">Ex Codes:</a>
Total Assessed Value	\$25,000	
Exemptions	\$0	
Total Taxable	\$25,000	

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

[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 21<sup>st</sup> 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:

*M. Posada*

Witness Name: Maria I. Landa-Posada  
Witness Address: 1313 Ponce De Leon Blvd  
Suite 301  
Coral Gables, FL 33134

*Ileana M. Castellon*

Witness Name: Ileana M. Castellon  
Witness Address: 1313 Ponce De Leon Blvd  
Suite 301  
Coral Gables, FL 33134

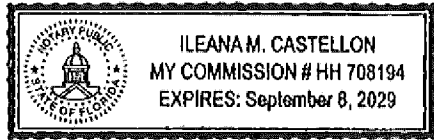
State of Florida  
County of Miami-Dade

*Eduardo Azofra*

(Seal)  
Eduardo Azofra

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]



*Ileana M. Castellon*

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**

<b>Report Year</b>	<b>Filed Date</b>
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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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 – 2<sup>nd</sup> 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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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.

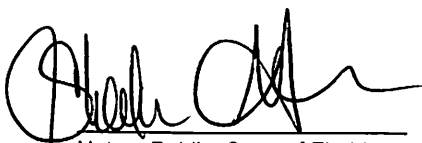
FURTHER, AFFIANT SAYETH NAUGHT.

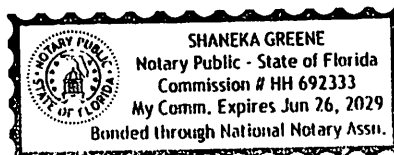
Dated: 05/26/2026

  
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 3<sup>rd</sup> STREET (2<sup>nd</sup> 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:

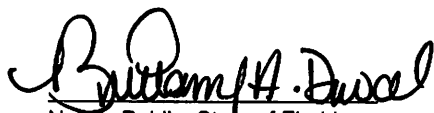
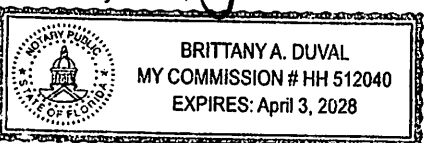
1. I did on 05/26/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

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  


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 3<sup>rd</sup> Street (2nd Floor) Ocala, FL 34471 (352) 629-8421

Mar 31, 2026 at 1:24:43 PM

Inspector: *[Signature]*  
Date: *3/31/26*

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 21<sup>st</sup> 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

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**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