



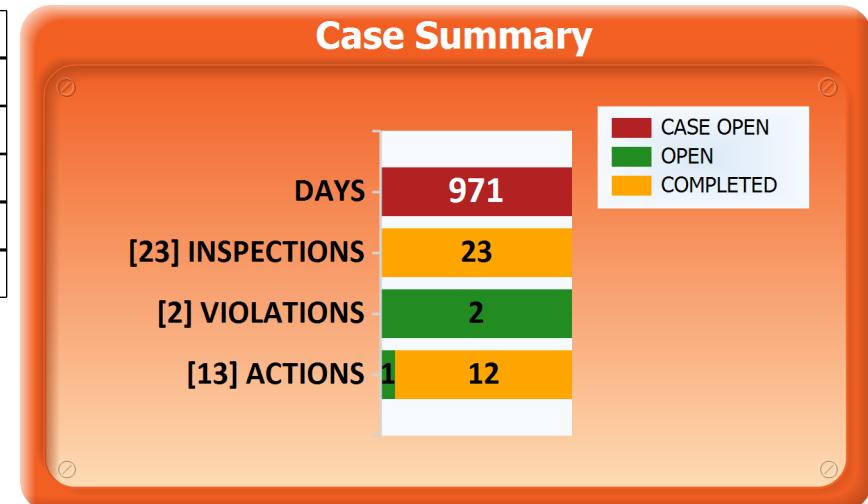
Case Details - No Attachments

REORDER 2025

Case Number
2023_9555

City of Ocala

Description: TREE REMOVAL WITHOUT A PERMIT		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 5/12/2023	Closed:	Last Action: 1/8/2026	Flw Up: 1/2/2026
Site Address: OCALA, FL 344706663			
Site APN: 25405-000-00		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

Name Type	Name	Address	Phone	Fax	Email
OWNER	BAKER CONSTRUCTION & MANAGEMENT	7 E SILVER SPRINGS BLVD SUITE OCALA, FL 34470-6663			
RESPONDENT 1	BAKER CONSTRUCTION & MANAGEMENT LLC	7 E SILVER SPRINGS BLVD SUITE 101 OCALA, FL 34470-666	(352)266-1194		AARYNSPELL@GMAIL.COM
RESPONDENT 2	BAKER, MICHAEL E	(REGISTERED AGENT) SILVER SPRINGS, FL 34488			

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	5	\$110.00	\$0.00						



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City of Ocala

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
INSPECTION FEE	001-359-000-000-06-35960	22	\$275.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$439.19	\$0.00						
TOTALS:			\$439.19	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-212 SITE PLAN APPROVAL REQUIRED	JENNIPHER L BULLER	8/13/2025				Site work conducted without site plan approval. Site plan SPL23-45404 was only conditionally approved on 7/12/2024 subject to a footprint match when building plan submitted. The engineer has not provided the signed and sealed approved site plan as required by the approval letter. Complete site plan application/approval process and obtain any required permits concerning development of the site.
TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS.		5/15/2023				Multiple trees removed from undeveloped property before required site plan and/or permits issued. Obtain required permits and complete inspections.

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JLB	1/2/2026	1/5/2026	NON COMPLIANT		MASSEY INSPECTION



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COMPLIANCE	JLB	1/2/2026	1/5/2026	City of Ocala		I conducted a compliance inspection per order. I observed the property remained non-compliance, no permits on file for tree removal/land clearing. Prosecution costs remain unpaid. Photos attached. Affidavit of non-compliance completed. Proceed to non-compliance hearing.
FOLLOW UP	JLB	6/26/2025	6/26/2025	NON COMPLIANT		<p>On 06/25/2025, I conducted a follow up inspection. I found no change in the status of the site plan application or any permits on file concerning the parcel. I emailed Planning and Zoning manager (see attached email) for additional information and/or direction on the best course of action. Awaiting response.</p> <p>On 06/26/2025, I received an inter-office phone call from the Planning and Zoning manager, Endira Madraveren. She said that it would be fine with her to move forward with a Notice of Violation and Public Hearing since there has been no additional action on the part of the property owner to bring the property into compliance. Request for Notice of Violation and Public Hearing to be prepared. Follow up scheduled.</p>
FOLLOW UP	JLB	9/30/2025	10/2/2025	NON COMPLIANT		<p>SPL23-45404</p> <p>Request for Notice of Violation and Public Hearing be prepared since the property remains non-compliant.</p>
FOLLOW UP	JLB	6/3/2025	6/3/2025	NON COMPLIANT		I conducted a follow up inspection concerning the site plan. I found there has been no change. Follow up scheduled.
FOLLOW UP	JLB	10/31/2025	10/31/2025	NON COMPLIANT		I conducted a follow up inspection. I found no permits on file. SPL23-45404 was approved on 07/12/2024. Hearing inspection scheduled.
FOLLOW UP	JLB	3/28/2025	3/31/2025	NON COMPLIANT		Email to Planning. Awaiting a response. Follow up scheduled.



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City of Ocala					
FOLLOW UP	JLB	4/14/2025	4/14/2025	NON COMPLIANT	
FOLLOW UP	JLB	7/25/2025	7/25/2025	NON COMPLIANT	<p>I conducted a follow up inspection. I found no permits on file, to include tree removal. According to Karen Cupp, City of Ocala Development Coordinator, "the site plan (SPL23-45404) was only conditionally approved (on 7/12/2024) subject to a footprint match when building plan submitted. The engineer has not provided the signed and sealed approved site plan as required by the approval letter." Follow up scheduled.</p>
FOLLOW UP	JLB	7/25/2025	7/25/2025	NON COMPLIANT	<p>I conducted a follow up inspection. I found the property to be overgrown with no activity. SPL23-45404 was applied for on 10/17/2023 and a conditional approval on 07/12/2024. Left voicemail for MENADIER ENGINEERING (386)347-5133. Follow up scheduled.</p>



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REORDER 2025

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City of Ocala					
FOLLOW UP	JLB	8/12/2025	8/13/2025	NON COMPLIANT	
					<p>I conducted a follow up inspection. I found no change in required permits to coincide with the The site plan was only conditional approval of SPL23-45404 subject to a footprint match when building plan submitted.</p> <p>The engineer has not provided the signed and sealed approved site plan as required by the approval letter as stated in an email from Coty of Ocala Development Coordinator, Karen Cupp on 04/01/2025. I did speak with Bill at MENADIER ENGINEERING (386)347-5133, listed on the site plan application (SPL23-45404). He said they completed everything and it is now up to the property owner, BAKER CONSTRUCTION & MANAGEMENT LLC to proceed with the additional requirements. I called Baker Construction (352)266-1194 and spoke with Mike Baker. Project at a standstill. Property is for sale and has someone to take over project. Does not has a definitive timeline. I did advise him that code action could escalate if the site plan process was not followed through on, completed. Follow up scheduled.</p>
FOLLOW UP	JLB	7/24/2025	7/24/2025	NON COMPLIANT	<p>Property located next to Joe's Tires(360 NW 20th ST) on NW 20th ST and N Magnolia. I observed the property was overgrown. Phototherapy attached. No activity at this time. Follow up scheduled.</p>
FOLLOW UP	JLB	9/12/2025	9/12/2025	NON COMPLIANT	<p>SPL23-45404</p> <p>I conducted a follow up inspection concerning SPL23-45404. I found there has been no change in the status of the site plan. I reached out to Endira Madraveren Chief Planning Official and a meeting is to be set up. Follow up scheduled.</p>



Case Details - No Attachments

REORDER 2025

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City of Ocala					
FOLLOW UP	JLB	5/19/2025	5/19/2025	NON COMPLIANT	I conducted a follow up inspection. I found no change in SPL23-45404. I called the applicant, MENADIER ENGINEERING (386)347-5133. Was hired for flood plane management. She said that the person handling the project was out of town this week and would be able to get back with me next week. Follow up scheduled.
FOLLOW-UP	GREGORY S ANDERSON	6/21/2023	6/21/2023	COMPLETE	On 6-21-23 I arrived at the location for a follow up inspection. I found no changes to the property. I took an updated photo and attached it to the case.
FOLLOW-UP	GREGORY S ANDERSON	6/6/2023	6/6/2023	COMPLETE	On 6-6-23 I arrived at the location to perform an inspection. I took updated photos and attached to the case.
FOLLOW-UP	GREGORY S ANDERSON	5/30/2023	5/30/2023	COMPLETE	On 5-30-23 I arrived at the location and took updated photos. I attached them to the case. DJ from building did speak with Baker Construction which stated they would have a site plan in before 60 days.
FOLLOW-UP	GREGORY S ANDERSON	5/22/2023	5/22/2023	COMPLETE	On 5-22-23 I arrived at the location and took updated photos. I attached them to the case.
FOLLOW-UP	JENNIPHER BULLER	12/15/2023	12/15/2023	COMPLETE	On 12/15/2023, I received information from Site Inspector, DJ Schmidt that the site plan had been approved. Follow up scheduled in 30 days.
FOLLOW-UP	JENNIPHER BULLER	1/12/2024	1/12/2024	COMPLETE	On 01/12/2024, I conducted a follow up inspection. I found site permit SPL23-45404 remained in-review.
FOLLOW-UP	GREGORY S ANDERSON	6/28/2023	6/28/2023	COMPLETE	On 6-28-23 I arrived at the location for a follow up inspection. I found no changes to the property. I took an updated photo and attached it to the case.
FOLLOW-UP	GREGORY S ANDERSON	6/13/2023	6/13/2023	COMPLETE	On 6-12-23 I arrived at the location for a follow up inspection. I met with DJ Schmidt from Building and Fire Chief Anderson. I took updated photos and attached to the case. Also, a site plan was submitted to DJ which then I added to the case.



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City of Ocala					
FOLLOW-UP	GREGORY S ANDERSON	5/17/2023	5/17/2023	COMPLETE	On 5-17-23 Upon further discussion from DJ it was determined from the Development Services Director Aubrey Hale the property owner was given 60 days in order to apply for a site plan request. This was discussed with Growth Manger Jeff Shrum who agreed with the time frame provided inspection were made in the interim.
HEARING INSPECTION	JLB	11/6/2025	11/6/2025	NON COMPLIANT	I conducted a re-inspection prior to the hearing. No permits on file. Updated photos attached. Proceed to hearing to obtain an order.
INITIAL	GREGORY S ANDERSON	5/17/2023	5/17/2023	COMPLETE	On 5-12-23 I arrived at the location for an inspection. I received a call from James Pogue informing me a parcel was being cleared. Once on site I did noticed trees had been taken down. I contacted DJ with the building department. I informed him of my findings and the company of Baker Construction sign out front. Dj Then made a call and told them to stop cutting. Dj stated he was going to talk with Aubrey to figure out what needs to be done as far as paying into the tree bank or replacing tree. Photos taken and attached to the case. Courtesy letter sent to admin.

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH
ADMIN POSTING	YVETTE J GRILLO	11/19/2025	11/19/2025	FOF



Case Details - No Attachments

REORDER 2025

Case Number

2023_9555

City of Ocala				
CERTIFIED MAIL	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0059 59 BAKER CONSTRUCTION & MANAGEMENT LLC 7 E SILVER SPRINGS BLVD SUITE 101 OCALA, FL. 34470 9489 0090 0027 6697 0059 66 BAKER CONSTRUCTION & MANAGEMENT LLC BAKER MICHAEL E (REGISTERED AGENT) 545 NE 118TH RD SILVER SPRINGS, FL. 34488
CERTIFIED MAIL	YVETTE J GRILLO	11/19/2025	11/19/2025	FOF 91 7199 9991 7039 7936 9283 BAKER CONSTRUCTION & MANGEMENT LLC 7 E. SILVER SPRINGS BLVD, STE 101 OCALA, FL 34470
CONTACT	JENNIPHER L BULLER	5/19/2025	5/19/2025	Phone call to MENADIER ENGINEERING (386)347-5133.
CONTACT	JENNIPHER L BULLER	7/25/2025	7/25/2025	MENADIER ENGINEERING (386)347-5133. Left voicemail.
CONTACT	JENNIPHER L BULLER	8/13/2025	8/13/2025	I called MENADIER ENGINEERING (386)347-5133. spoke to Bill.
HEARING CODE BOARD	YVETTE J GRILLO	11/13/2025	11/14/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	1/8/2026		
OFFICER POSTING	JENNIPHER L BULLER	10/6/2025	10/6/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property.
OFFICER POSTING	JENNIPHER L BULLER	11/19/2025	11/19/2025	FOF Final Administrative Order.
PREPARE NOTICE	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH Compliance date: 10/31/2025



Case Details - No Attachments

REORDER 2025

Case Number

2023_9555

City of Ocala

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/3/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 118-71 and 122-212 and order to:</p> <p>1.) Obtain tree removal permits for the unpermitted removal of trees by 4:00pm on Thursday, January 1st, 2026. Once the permit is obtained, the work shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.</p> <p>2.) Obtain any required permits needed to bring the site into compliance with city ordinance section 122-212 and site plan application SPL23-45404 by 04:00pm on Thursday, January 1st, 2026. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, January 2nd, 2026, or if the permits issued expire without a final inspection finding that the work complies with the city codes, or if the permit issued is not inspected and finalized by the 181st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.</p> <p>3.) Pay the cost of prosecution of \$439.19 by January 1st, 2026</p>
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BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

Petitioner,

VS.

BAKER CONSTRUCTION & MANAGEMEMNT LLC
7 E. SILVER SPRINGS BLVD, STE 101
OCALA, FL 34470

Respondents

/

CASE NO: 2023_9555



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 11/20/2025 03:45:24 PM

FILE #: 2025154427 OR BK 8765 PGS 1772-1773

REC FEES: \$18.50 INDEX FEES: \$0.00

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; November 13th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **BAKER CONSTRUCTION & MANAGEMEMNT LLC, 7 E. SILVER SPRINGS BLVD, STE 101, OCALA, FL 34470**, owner(s) in charge of the property described as: **1800 BLK N MAGNOLIA AVE | 25405-000-00**, Ocala, Florida recorded in the Public Records of Marion County, Florida.
- B. That on and between May 17th, 2023, and November 6th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **BAKER CONSTRUCTION & MANAGEMEMNT LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS, SECTION 122-212 SITE PLAN APPROVAL REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 118-71 and 122-212 and order to:

1.) Obtain tree removal permits for the unpermitted removal of trees by 4:00pm on Thursday, January 1st, 2026. Once the permit is obtained, the work shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.

2.) Obtain any required permits needed to bring the site into compliance with city ordinance section 122-212 and site plan application SPL23-45404 by 04:00pm on Thursday, January 1st, 2026. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, January 2nd, 2026, or if the permits issued expire without a final inspection finding that the work complies with the city codes, or if the permit issued is not inspected and finalized by the 181st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.

3.) Pay the cost of prosecution of \$439.19 by January 1st, 2026

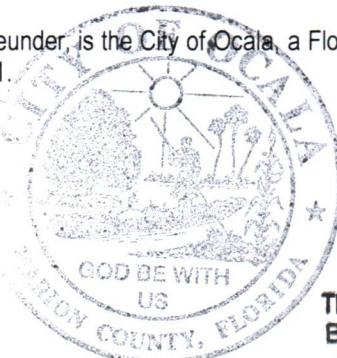
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

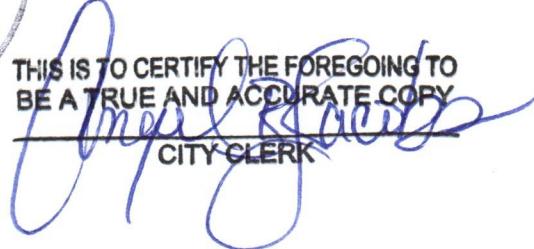
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 13 day of November 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Vice Chair
Municipal Code Enforcement Board



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

Angel G. Garcia
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: BAKER CONSTRUCTION & MANAGEMENT LLC, 7 E. SILVER SPRINGS BLVD, STE 101, OCALA, FL 34470 AND BAKER CONSTRUCTION & MANAGEMENT LLC, MICHAEL BAKER (Registered Agent) 545 NE 118TH RD, SILVER SPRINGS, FL 34488, this 13 day of November 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JANUARY 8TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CASE NO: 2023_9555

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

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority personally appeared, Jennipher 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 11/20/2025 post the Final Administrative Order to the property, located at 1800 BLK N MAGNOLIA AVE, 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.

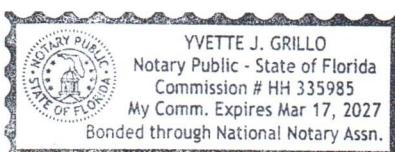
Dated: 11/20/2025

Jennipher Buller
Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/20/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Code Enforcement Division
11/19/2025 11:32 AM



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8309
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APPROVAL
Y CODE
T DIVISION

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

THE CITY OF OCALA Petitioner, Case No: 2023_9555
vs. Respondents /

BAKER CONSTRUCTION & MANAGEMENT LLC
7 E. SILVER SPRINGS BLVD, STE 101
OCALA, FL 34470

Michael Garner, Vice Chair
Municipal Code Enforcement Board

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on November 13th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

FINDINGS OF FACT:

A. The Respondent(s), BAKER CONSTRUCTION & MANAGEMENT LLC, 7 E. SILVER SPRINGS BLVD, STE 101, OCALA, FL 34470, owner(s) in charge of the property described as: 1800 BLK N MAGNOLIA AVE | 25405-000-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

B. That on and between May 17th, 2023, and November 6th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS, SECTION 122-212 SITE PLAN APPROVAL REQUIRED.

IMPORTANT NOTICE:

CONCLUSION OF LAW:

A. The Respondent(s), BAKER CONSTRUCTION & MANAGEMENT LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS, SECTION 122-212 SITE PLAN APPROVAL REQUIRED, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443. AS SET FORTH IN THIS ORDER, THE VIOLATION(S) SHALL BE ABATED BY THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTY. FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS PROCEEDING. PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU HAVE THE RIGHT TO A HEARING IN THE CIRCUIT COURT OF MARION COUNTY.

ORDER:

A. Find the Respondent(s) guilty of violating city code section(s): 118-71 and 122-212 and order to:

- 1.) Obtain tree removal permits for the unpermitted removal of trees by 4:00pm on Thursday, January 1st, 2026. Once the permit is obtained, the work shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, January 2nd, 2026, or if the permit issued is not inspected and finalized by the 61st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.
- 2.) Obtain any required permits needed to bring the site into compliance with city ordinance section 122-212 and site plan application SPL23-45404 by 04:00pm on Thursday, January 1st, 2026. Once the permits are obtained, all site work shall be completed by a licensed contractor within 180 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, January 2nd, 2026, or if the permits issued expire without a final inspection finding that the work complies with the city codes, or if the permit issued is not inspected and finalized by the 181st day after permit issuance, there shall be a fine of \$250.00 per day thereafter that shall run in addition to any other fines until the violation has been abated.
- 3.) Pay the cost of prosecution of \$439.19 by January 1st, 2026.

FOR COURT USE ONLY: PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION, 1800 N MAGNOLIA AVE, OCALA, FL 34470, 352-622-6222.

City of Ocala
Code Enforcement Division
11/19/2025 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: 2023_9555

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 11/19/2025 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

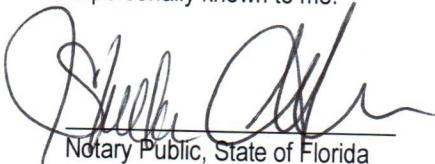
FURTHER, AFFIANT SAYETH NAUGHT.

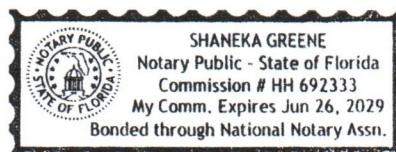
Dated: 11/19/2025


Yvette Grillo
Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/19/2025 by Shaneka Greene Code Specialist, 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: 2023_9555

BAKER CONSTRUCTION & MANAGEMENT LLC
7 E. SILVER SPRING BLVD, STE 101
OCALA, FL 34470

Respondents

/

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennipher Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

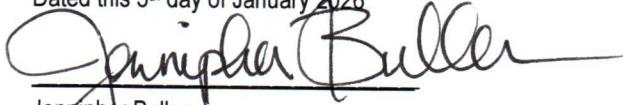
1. That on November 13th, 2025 the Municipal Code Enforcement Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, January 1st, 2026**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as Ordered; Sections 118-71 and 122-212

4. Prosecution costs of \$439.19 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

Dated this 5th day of January 2026



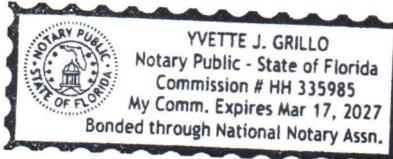
Jennipher Buller
Code Supervisor
City of Ocala

STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 5th day of January 2026 by Jennipher Buller who is personally known to me, and who did take an oath.



Yvette Grillo
Notary Public, State of Florida



I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 5th day of January 2026.



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