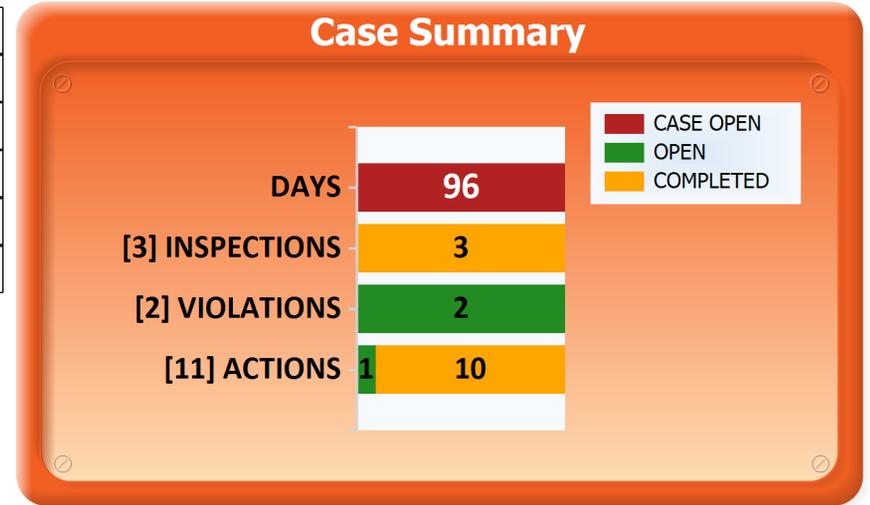


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0331

Description: TREE BEING CUT DOWN W/O PERMIT		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 12/18/2025	Closed:	Last Action: 3/25/2026	Flw Up: 3/23/2026
Site Address: 1406 SE 27TH ST OCALA, FL 34471			
Site APN: 29863-000-01		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	George Ronald Sherrets	2410 SE 16TH AVE APT F OCALA, FL 34471	(689)325-0894		
OWNER	SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION	1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL 34470-6830			
REGISTERED AGENT	VINE MANAGEMENT	3300 SW 34th Ave OCALA, FL 34474			
RESPONDENT 1	SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION	1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL 34470-6830			

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
ENV25-0331

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	3	\$37.50	\$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:			\$264.89	\$0.00						
TOTALS:			\$264.89	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	JEFFREY GUILBAULT	12/18/2025			REPEAT VIOLATOR	Please obtain a after the fact tree removal permit for the removal of pine trees on the property by BROWNS TREE SERVICE.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JEFFREY GUILBAULT	12/18/2025				Dilapidated chain link fence on the property. Please repair the chain link fence with like for like materials or replace the fencing. A replacement of the fencing may require a permit.

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
ENV25-0331

INITIAL	JGB	12/18/2025	12/18/2025	NON COMPLIANT	Today at 0916 I responded to the Springwood Village Apartments and Verified BROWNS TREE SERVICE was hired to remove 4 trees from the property. I spoke to employees of browns they informed me the dead trees are a danger to the property. They were hired to remove 3 dead pine trees and one oak tree. I informed them they needed to head down to city hall to obtain a permit for the removal of the trees. I attempted to call two numbers posted on the springwood villages club house and did not get anyone to answer. I left a voice mail with the property maintenance company. Additionally the area that the first pine tree was removed the fence is dilatated and damaged severely. Please repair the chain link fence with like for like materials. A permit may be required. Please see photos. CLTO sent to admin. 118-71 IS A REPEAT VIOLATION. RI IN 30 DAYS.
FOLLOW UP	JGB	1/22/2026	1/22/2026	NON COMPLIANT	I verified today at 1000 that there is no permit on file for the removal of trees and the chain link fencing is still dilapidated. I have not had contact with anyone associated with this property. NOVPH sent to admin
HEARING INSPECTION	JGB	3/23/2026	3/23/2026	COMPLETED	There still is no permit applied for the removal of the trees on this property and the fence is still in disrepair. Please see all photos. There has not been contact made and i have not had contact at any point with anyone at or associated with this property,

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	JEFFREY GUILBAULT	12/18/2025	12/18/2025	I called the property maintenance company to inform them of the violations found today on the property no one answered i left a detailed voicemail.

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV25-0331

CONTACT	JEFFREY GUILBAULT	12/18/2025	12/18/2025	I spoke with representation on site from BROWNS TREE SERVICE, 352.229.2624. They informed me they were hired to remove 4 dead trees from the property. I verified the trees were dead and that there is not a permit on file for tree removal on the property. I asked them to stop work and head to city hall to obtain the permits. Please see my photos. This is a repeat violation.
COMPLAINT RECEIVED	SHANEKA GREENE	12/18/2025	12/18/2025	RONALD CALLED STATED THAT A TREE IS BEING CUT DOWN W/O A PERMIT HE STATED THE NAME OF THE COMPANY IS BROWN'S TREE SERVICE
PREPARE NOTICE	SHANEKA GREENE	12/18/2025	12/18/2025	CLTO 118-71 IS A REPEAT VIOLATION FAO IS ATTACHED
REGULAR MAIL	SHANEKA GREENE	12/18/2025	12/18/2025	CLTO MAILED (2)
ADMIN POSTING	SHANEKA GREENE	1/23/2026	1/23/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/23/2026	1/23/2026	NOVPH MAILED (2) 9489 0090 0027 6697 0493 59 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION 1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL. 34470 9489 0090 0027 6697 0493 66 VINE MANAGEMENT (REGISTERED AGENT) 3300 SW 34TH AVE SUITE 112 OCALA, FL. 34474
PREPARE NOTICE	SHANEKA GREENE	1/23/2026	1/23/2026	NOVPH for next available Magistrate.
OFFICER POSTING	JEFFREY GUILBAULT	1/26/2026	1/26/2026	NOVPH READY FOR POSTING NOVPH POP AT 0947 INFRONT OF BUILDING 2405.

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/13/2026	3/18/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 82-3 and 118-71 as a Repeat Violator and order to:</p> <p>1,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, April 30th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 1st, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p> <p>2,) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 118-71 was discovered to exist, being December 18th, 2025, and continuing every day thereafter until all violations of section 118-71 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Apply for and obtain a tree removal permit for the removal of three (3) pine trees and one (1) oak tree and comply with any replacement requirements set forth in the permitting and inspection process by 04:00 pm on Thursday April 30th, 2026. Once the permits are obtained, all work shall be completed by a licensed vendor/contractor within 60 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 07:00 am on Friday, May 1st, 2026 or if the permits issued are not inspected and finalized by the 61st day after the permits issuance, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated.</p> <p>3,) Pay the cost of prosecution of \$264.89 by April 30th. 2026.</p> <p>Non-compliance (Massey) hearing: 05/27/2026</p>
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Ocala Case Details - No Attachments
City of Ocala

Case Number
ENV25-0331

HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026		NEW BUSINESS
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Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

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

2025 Certified Assessment Roll

29863-000-01

[GOOGLE Street View](#)

Prime Key: 702510

[MAP IT+](#)

Property Information

SPRINGWOOD VILLAGE
 CONDOMINIUM ASSOCIATION
 1515 E SILVER SPRINGS BLVD STE
 202
 OCALA FL 34470-6830

Taxes / Assessments: \$0.00
 Map ID: 197
Millage: 1001 - OCALA

M.S.T.U.

PC: 09

Acres: 14.95

More Situs

Situs: 1406 SE 27TH ST ALL UNITS
 OCALA

Current Value

Land Just Value	\$2,604,888		
Buildings	\$170,396		
Miscellaneous	\$94,245		
Total Just Value	\$2,869,529	Impact	
Total Assessed Value	\$998,504	<u>Ex Codes:</u> 21	(\$1,871,025)
Exemptions	(\$998,504)		
Total Taxable	\$0		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$2,604,888	\$170,396	\$94,245	\$2,869,529	\$998,504	\$998,504	\$0
2024	\$2,604,888	\$164,066	\$93,950	\$2,862,904	\$907,731	\$907,731	\$0
2023	\$2,604,888	\$171,814	\$94,068	\$2,870,770	\$825,210	\$825,210	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5859/1871	01/2013	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 28 TWP 15 RGE 22
 SPRINGWOOD VILLAGE CONDOMINIUM AS PER OR BK 616 PAGE 782, OR BK 764 PAGE 411
 MORE FULLY DESCRIBED AS FOLLOWS:
 COM 33 FT S OF NW COR OF NW 1/4 E 50 FT FOR POB
 E 754 FT S 866.75 FT W 748.89 F N 866.77 FT TO POB

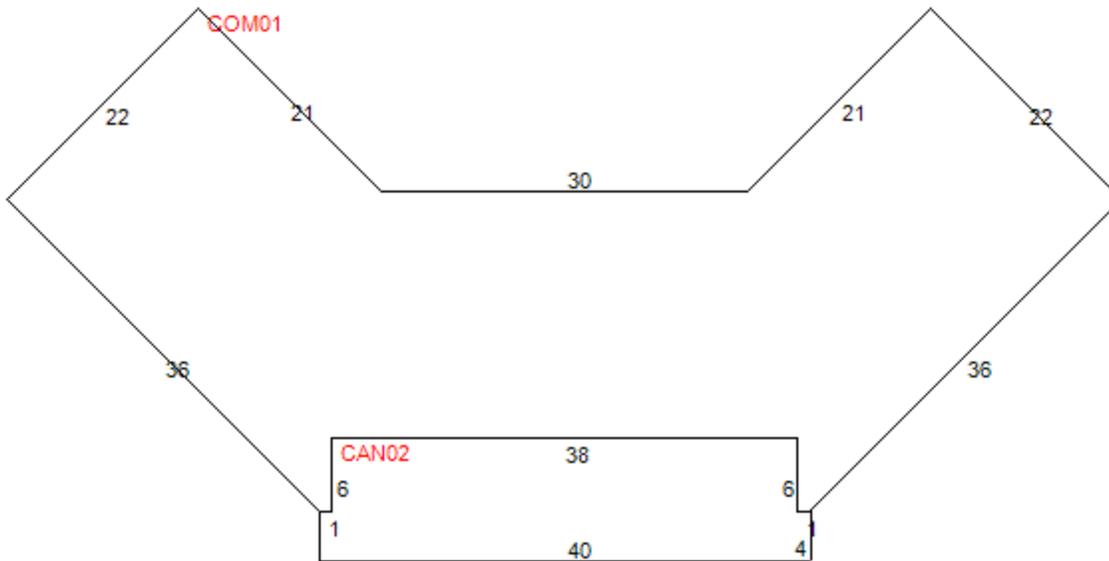
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
7700		866.0	752.0	PD16	651,222.00	SF	4.0000	1.00	1.00	1.00	2,604,888	2,604,888
0499		.0	.0	PD16	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 4416											Total Land - Class \$2,604,888	
Mkt: 8 70											Total Land - Just \$2,604,888	

[Traverse](#)

Building 1 of 2

COM01=U6R38D6R1A45|36A315|22A225|21L30A315|21A225|22A135|36R1.
 CAN02=U6R38D6R1D4L40U4R1.



[Building Characteristics](#)

Structure 4 - MASONRY NO PILAST
Effective Age 5 - 20-24 YRS
Condition 0
Quality Grade 600 - AVERAGE
Inspected on 2/17/2025 by 253

Year Built 1976
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 240

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	1976	0	1,940	C38 COMMUNITY CENTER	100 %	N Y
2	12.0	1.00	1976	0	388	CAN CANOPY-ATTACHD	100 %	N N

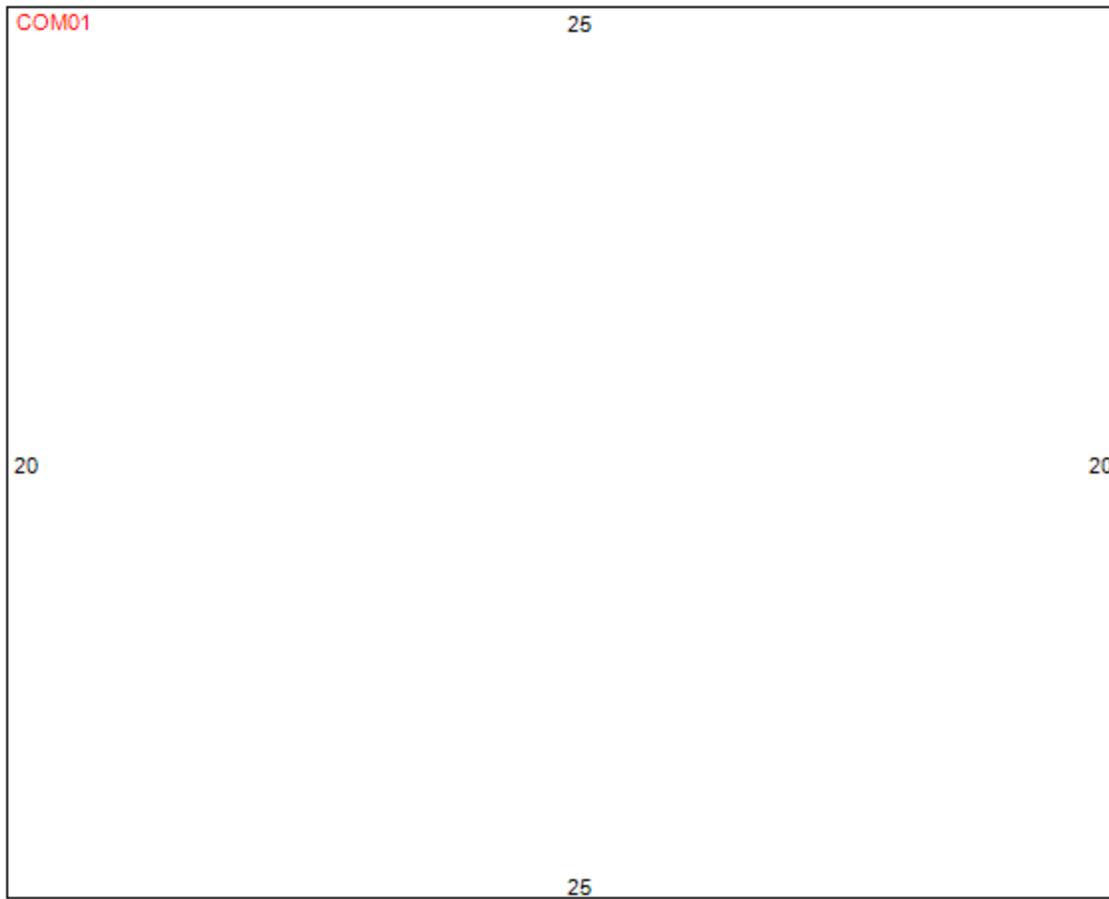
Section: 1

Elevator Shafts: 0 **Aprtments: 0** **Kitchens: 1** **4 Fixture Baths: 2** **2 Fixture Baths: 0**
Elevator Landings: 0 **Escalators: 0** **Fireplaces: 0** **3 Fixture Baths: 0** **Extra Fixtures: 4**

[Traverse](#)

Building 2 of 2

COM01=L25U20R25D20.



[Building Characteristics](#)

Structure	4 - MASONRY NO PILAST	Year Built 1976
Effective Age	6 - 25-29 YRS	Physical Deterioration 0%
Condition	4	Obsolescence: Functional 0%
Quality Grade	300 - LOW	Obsolescence: Locational 0%
Inspected on	2/17/2025 by 253	Base Perimeter 90

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	8.0	1.00	1976	0	500 M48 WAREHOUSE/DISTRIBUTE	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
223 COM SWIM POOL	836.00	SF	20	1976	1	38.0	22.0	
244 TENNIS COURT	2.00	UT	15	1976	3	0.0	0.0	
105 FENCE CHAIN LK	630.00	LF	20	1976	3	0.0	0.0	
144 PAVING ASPHALT	95,750.00	SF	5	1976	3	0.0	0.0	
099 DECK	3,140.00	SF	50	1994	2	0.0	0.0	
105 FENCE CHAIN LK	456.00	LF	20	1985	5	0.0	0.0	
105 FENCE CHAIN LK	403.00	LF	20	1980	1	0.0	0.0	
250 WALLS MASONRY	527.00	SF	50	1976	3	0.0	0.0	
184 RETAIN WALL	48.00	SF	50	1976	3	0.0	0.0	
159 PAV CONCRETE	63.00	SF	20	1976	3	7.0	9.0	
UDU UTILITY-UNFINS	120.00	SF	40	1976	1	12.0	10.0	
115 FENCE ALUMINUM	180.00	LF	20	2018	3	0.0	0.0	
Total Value - \$94,245								

Appraiser Notes

SPRINGWOOD VILLAGE CONDOMINIUM DESC IN
 OR-0616-0782
 BLDG01= SEE FOLDER FOR SKETCH-IT
 PERIMETER AT 240
 POOL PUMPHOUSE IS UDU 12X10
 HOMEOWNER ASSOCIATION IS C/O SENTRY MANAGEMENT INC.
 2180 WEST SR 434 SUITE 5000 LONGWOOD, FL 32779
 COMMON AREA =
 1 BR UNITS
 2 BR UNITS
 3 BR UNITS
 4 BR UNITS

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
TRE25-0055	4/28/2025	-	SPRINGWOOD VILL TREE REM
BLD24-1832	7/29/2024	8/12/2024	SPRINGWOOD 1532 REROOF
BLD24-1763	7/23/2024	7/26/2024	SPRINGWOOD CLUBHOUSE REROOF
BLD24-1513	6/25/2024	7/3/2024	SPRINGWOOD VILLAGE 2550 REROOF
BLD24-1446	6/20/2024	-	SPRINGHILL 1538 EFGH REROOF
BLD24-1465	6/20/2024	-	SPRINGWOOD 2410 EFGH REROOF
BLD24-1466	6/20/2024	7/3/2024	SPRINGHILL 2409 EFGH REROOF
BLD24-0813	4/12/2024	4/22/2024	SPRINGWOOD REROOF
BLD24-0814	4/10/2024	4/19/2024	SPRINGWOOD CONDO RE ROOF
BLD24-0812	4/10/2024	4/22/2024	SPRINGWOOD COMM RE-ROOF
BLD24-0342	2/16/2024	2/21/2024	SPRINGWOOD VILLAGE/ REROOF
BLD24-0343	2/16/2024	2/21/2024	SPRINGWOOD VILLAGE/ REROOF
BLD24-0352	2/16/2024	2/21/2024	SPRINGWOOD VILLAGE/ REROOF
BLD22-2640	10/18/2022	-	SPRINGWOOD VILLAGE / REROOF
BLD22-2641	9/20/2022	-	SPRINGWOOD VILLAGE / REROOF

BLD22-2643	9/20/2022	-	SPRINGWOOD VILLAGE / REROOF
BLD20-0863	5/20/2020	-	SPRINGWOOD VILLAGE / REROOF
BLD20-0862	5/20/2020	7/10/2020	SPRINGWOOD VILLAGE / REROOF
BLD20-0524	3/16/2020	4/1/2020	SPRINGWOOD VILLAGE CONDO / REROOF
BLD19-0953	5/8/2019	-	ROOF
BLD19-0907	5/2/2019	5/9/2019	ROOF
BLD19-0560	3/12/2019	-	ROOF
POL16-0021	6/8/2016	-	POOL REPAIR
OC01290	8/1/2001	-	REROOF CLUBHOUSE
OC02130	12/1/1998	-	ROOF
OCO1047	7/1/1997	12/1/1997	ROOF
OCO1049	7/1/1997	12/1/1997	ROOF
OCO1046	7/1/1997	12/1/1997	ROOF
OC01046	7/1/1997	12/1/1997	ROOF
OC01048	7/1/1997	12/1/1997	ROOF
OC01050	7/1/1997	12/1/1997	ROOF
OC00315	2/1/1996	-	CMRA

[Cost Summary](#)

Buildings R.C.N.	\$305,271	6/14/2013				
Total Depreciation	(\$134,875)					
Bldg - Just Value	\$170,396		Bldg Nbr	RCN	Depreciation	Depreciated
Misc - Just Value	\$94,245	2/19/2025	1	\$277,447	(\$122,076)	\$155,371
Land - Just Value	\$2,604,888	3/7/2019	2	\$27,824	(\$12,799)	\$15,025
Total Just Value	\$2,869,529	.				

Prepared by & Return to:
Matthew G. Minter
601 SE 25th Avenue
Ocala, FL 34471

REC 18.50

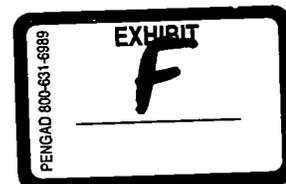
QUIT CLAIM DEED TERMINATING EASEMENT RIGHTS

THIS QUIT CLAIM DEED made on January ____, 2013 between Springwood Village Condominium Association, Inc., a Florida Non-Profit Corporation, whose business address is 2123 SW 20th Place, Ocala, FL 34471 (hereafter, "Grantor"), to Marion County, 601 SE 25th Avenue, Ocala, FL 34471 (hereafter, "Grantee"), and its successors and assigns.

Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, paid by Grantee, receipt of which is hereby acknowledged by Grantor, does hereby release and forever quit claim to Grantee all right, title, interest, estate, claim, and demand, both at law and in equity, of Grantor, of, in and to all that real property situated in the County of Marion, State of Florida, which is a private road commonly known as Southeast 22nd Road, which private road runs between and connects Southeast Lake Weir Avenue and Southeast 14th Avenue, two public roads, in Ocala, Florida, more particularly described as follows:

AN 80.00 FT. WIDE ENTRANCE ROAD BEING 40.00 FT. MEASURED AT RIGHT ANGLES ON EACH SIDE OF THE FOLLOWING CENTERLINE:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY OF LAKE WEIR AVENUE (66 FT. WIDE) THAT IS S.25°57'00"E; 140.96 FT. FROM THE INTERSECTION OF THE NORTHERLY BOUNDARY OF LOT 26 OF GILLIAM'S SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 'A', PAGE 22 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, WITH THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY OF LAKE WEIR AVENUE, PROCEED THENCE N. 73°46'18" e. A DISTANCE OF 191.68 FT. TO THE P.C. OF A CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGEL OF 44°47'21" AND A RADIUS OF 400.00 FT.; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION 312.68 FT. TO THE P.T. THEREOF; THENCE S.61°26'21"E. A DISTANCE OF 866.02 FT. TO THE P.C. OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CENTRAL ANGLE 27°43'39" AND A RADIUS OF 600.00 FT; THENCE ALONG THE ARC OF SAID CURVE IN A SOUTHEASTERLY DIRECTION 290.36 FT. TO THE P.T. THEREOF; THENCE S.89°10'00"E. A DISTANCE OF 136.92 FT. TO THE POINT OF TERMINUS OF SAID CENTERLINE, SAID POINT ALSO BEING ON THE EAST BOUNDARY OF SECTION 20, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.



Together with all the improvements, ways, easements, rights, privileges, and appurtenances held or owned by or of Grantor in the above-described real property.

IN WITNESS, Grantor has executed this deed on January 17, 2013, at Ocala, Florida.

Signed and sealed in the presence of two witnesses, as required by Florida law.

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

BY Elizabeth Grogan
ELIZABETH GROGAN, President

Diane Suchy
Witness # 1

DIANE SUCHY
Print Name

Diane L. Saxton
Witness # 2

Diane L. Saxton
Print Name

STATE OF Florida
COUNTY OF MANIC

The foregoing instrument was acknowledged before me this 17th of January, 2013, by Elizabeth Grogan, President of Springwood Village Condominium Association, Inc., on behalf of the corporation. He /she is personally known to me or has produced _____ as identification.

Carol Marrero
Signature of person taking acknowledgment

CAROL MARRERO
Name, printed, typed or stamped

Title
2





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

Detail by Entity Name

Florida Not For Profit Corporation
 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, INC.

Filing Information

Document Number	736527
FEI/EIN Number	59-1859371
Date Filed	08/03/1976
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	09/17/2018
Event Effective Date	NONE

Principal Address

3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Changed: 04/30/2025

Mailing Address

3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Changed: 04/30/2025

Registered Agent Name & Address

Vine Management
 3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Name Changed: 02/26/2023

Address Changed: 04/30/2025

Officer/Director Detail

Name & Address

Title P

Ferrell, Yvonne
 3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Title Secretary

Ferrell, Don
 3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Title T

Brandies, Mark
 3300 SW 34th Ave
 Suite 112
 OCALA, FL 34474

Annual Reports

Report Year	Filed Date
2023	02/26/2023
2024	04/18/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/18/2024 -- ANNUAL REPORT	View image in PDF format
02/26/2023 -- ANNUAL REPORT	View image in PDF format
02/21/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
03/12/2020 -- ANNUAL REPORT	View image in PDF format
02/28/2019 -- ANNUAL REPORT	View image in PDF format
09/17/2018 -- Amendment	View image in PDF format
01/25/2018 -- ANNUAL REPORT	View image in PDF format
01/10/2017 -- ANNUAL REPORT	View image in PDF format
01/26/2016 -- ANNUAL REPORT	View image in PDF format
04/22/2015 -- ANNUAL REPORT	View image in PDF format
04/08/2014 -- ANNUAL REPORT	View image in PDF format
04/16/2013 -- ANNUAL REPORT	View image in PDF format
04/11/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
01/28/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
06/20/2008 -- Reg. Agent Change	View image in PDF format
05/14/2008 -- Reg. Agent Resignation	View image in PDF format
03/27/2008 -- ANNUAL REPORT	View image in PDF format

12/28/2007 -- Reg. Agent Change	View image in PDF format
03/14/2007 -- ANNUAL REPORT	View image in PDF format
03/29/2006 -- ANNUAL REPORT	View image in PDF format
03/11/2005 -- ANNUAL REPORT	View image in PDF format
03/01/2004 -- ANNUAL REPORT	View image in PDF format
02/25/2003 -- ANNUAL REPORT	View image in PDF format
03/26/2002 -- ANNUAL REPORT	View image in PDF format
02/13/2001 -- ANNUAL REPORT	View image in PDF format
03/15/2000 -- ANNUAL REPORT	View image in PDF format
03/04/1999 -- ANNUAL REPORT	View image in PDF format
03/17/1998 -- ANNUAL REPORT	View image in PDF format
03/03/1997 -- ANNUAL REPORT	View image in PDF format
02/01/1996 -- ANNUAL REPORT	View image in PDF format
03/13/1995 -- ANNUAL REPORT	View image in PDF format



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

12/18/2025

CASE NO: ENV25-0331

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
1515 E SILVER SPRINGS BLVD STE 202
OCALA, FL. 34470-6830

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
VINE MANAGEMENT (REGISTERED AGENT)
3300 SW 34TH AVE SUITE 112
OCALA, FL. 34474

RE: 29863-000-01 | 1406 SE 27TH ST

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 Inspector on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 01/22/2026

Violations:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

Please obtain a after the fact tree removal permit for the removal of pine trees on the property by BROWNS TREE SERVICE.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Dilapidated chain link fence on the property. Please repair the chain link fence with like for like materials or replace the fencing. replacement of the fencing may require a permit.

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 inspector 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.

JEFFREY GUILBAULT,
Code Environmental Inspector
352-598-7571 jguilbault@ocalafl.gov



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

CL TO ENV-0331

JACKSONVILLE RPDC 320

23 DEC 2025 AM 4 L

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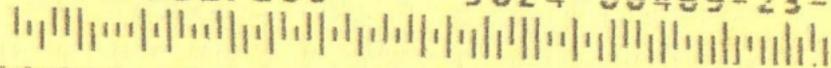
12/18/2025

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
 1515 E SILVER SPRINGS BLVD STE 202
 OCALA, FL. 34470-6830

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34471217299 FWD TE



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

01/26/2026

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
1515 E SILVER SPRINGS BLVD STE 202
OCALA, FL. 34470

VINE MANAGEMENT (REGISTERED AGENT)
3300 SW 34TH AVE SUITE 112
OCALA, FL. 34474

Respondent(s) _____ /

Location of Violation: 1406 SE 27TH ST|29863-000-01

Case Number: ENV25-0031

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 03/23/2026

Public Hearing Date & Time: 03/25/2026 10:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

****REPEAT VIOLATOR****

Please obtain a after the fact tree removal permit for the removal of pine trees on the property by BROWNS TREE SERVICE.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS

Dilapidated chain link fence on the property. Please repair the chain link fence with like for like materials or replace the fencing. A replacement of the fencing may require a permit.

Dear property owner, or agent,

You are hereby notified that the above listed violation(s) exists relating to the City of Ocala Code of Ordinances.

This correspondence will serve as notification that the above stated violation(s) must be corrected by the date indicated. **IT SHALL BE THE RESPONSIBILITY OF YOU, THE RESPONDENT, TO REQUEST A RE-INSPECTION TO VERIFY COMPLIANCE ON, OR BEFORE THIS DATE.** If you, the respondent, fails to verify compliance on or before the aforementioned date, or if the code inspector elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

*City of Ocala - City Hall – 2nd Floor (Council Chambers)
110 SE Watula Avenue Ocala, FL 34471*

The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case pursuant to Florida Statutes section 162.07(2).

You are entitled to be represented by counsel, present testimony, and evidence, and to testify on your behalf. Subpoenas for witnesses and for records, surveys, plats, and other materials may be requested and will be issued by this Board/ Special Magistrate through the office of the City Clerk of the City of Ocala, Florida. If you should decide to appeal any decision made by this Code Enforcement Board/Special Magistrate with respect to any matter considered at this meeting, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, on which the appeal is to be based.

IF SPECIAL ACCOMMODATIONS ARE NEEDED FOR YOU TO ATTEND OR PARTICIPATE IN THIS MEETING, PLEASE CALL 48 HOURS IN ADVANCE SO ARRANGEMENTS CAN BE MADE. PLEASE CALL THE SECRETARY OF THE MUNICIPAL CODE ENFORCEMENT BOARD/SPECIAL MAGISTRATE AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

For further information regarding your code enforcement case, you may contact the person assigned to your case by email or telephone below:

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

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA
Petitioner,

CASE NO: CE25-0283

vs.

**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
1515 E SILVER SPRINGS BLVD, STE 202
OCALA, FL 34470-6830**



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/04/2025 12:38:02 PM
FILE #: 2025118632 OR BK 8704 PGS 554-556
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC
3300 SW 34TH AVE, SUITE 112
OCALA, FL 34474**

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on August 27th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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), **SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION AND SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC**, owner(s) in charge of the property described as: **29863-000-01 / 1406 SE 27TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between March 11th, 2025, and August 26th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 118-71 TREE REMOVAL PERMIT REQUIRED**.

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION AND SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION 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**, 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 118-71, and order to:
 - 1.) (a) Apply for and obtain a tree removal permit for the removal of one (1) pine tree and comply with any replacement requirements set forth in the permitting and inspection process by 4:00pm on Thursday, October 23rd, 2025. Once the permit has been obtained, all inspections shall be completed for final approval within 30 days after issuance of the permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, or if the permits issued are not inspected and finalized by the 31st day after permit issuance, there shall be a fine of \$50.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.
 - (b) Pay a fine of \$50 per tree for the irreversible violation of removing one (1) tree without required permits, for a total fine of \$50.

2.) Pay the cost of prosecution of \$262.67 by October 23rd, 2025.

- 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 27 day of August 2025.

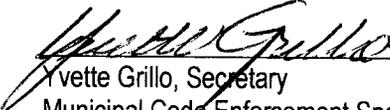
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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: **SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, 1515 E SILVER SPRINGS BLVD, STE 202, OCALA, FL 34470-6830 AND SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC, VINE MANAGEMENT (Registered Agent) 3300 SW 34TH AVE, SUITE 112, OCALA, FL 34474**, this 27 day of August 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate



THIS IS TO CERTIFY
REGARDING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK

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 SPECIAL MAGISTRATE IS TO BE HELD ON OCTOBER 29TH, 2025, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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 INITIAL 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.



OCALA
CODE
ENFORCEMENT
352-629-8309
DO NOT REMOVE THIS
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FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Environmental Enforcement
01/26/2026 09:46:27



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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

NOTICE OF VIOLATION AND PUBLIC HEARING

01/26/2026

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
1515 E SILVER SPRINGS BLVD STE 202
OCALA, FL. 34470

VINE MANAGEMENT (REGISTERED AGENT)
3300 SW 34TH AVE SUITE 112
OCALA, FL. 34474
Respondent(s) _____

Location of Violation: 1406 SE 27TH ST|29863-000-01
Case Number: ENV25-0031
Inspector Assigned: Jeff Guilbault
Required Compliance Date: 03/23/2026
Public Hearing Date & Time: 03/25/2026 10:30
Violation(s) and How to Abate:
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED
REPEAT VIOLATOR
Please obtain a after the fact tree removal permit for the removal of pine trees on the property
by BROWNS TREE SERVICE.

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES
WALLS
Dilapidated chain link fence on the property. Please repair the chain link fence with like for like
materials or replace the fencing. A replacement of the fencing may require a permit.

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[app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

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OCALA, FL 34474

February 2, 2026, 12:18 pm

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[app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action](https://reg.usps.com/xsell?app=UspTools&ref=homepageBanner&appURL=https%3A%2F%2Finformeddelivery.usps.com/box/pages/intro/start.action))

Tracking Number:

[Remove X](#)

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Delivered

Delivered, Left with Individual

OCALA, FL 34474

January 29, 2026, 10:48 am

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Feedback

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FW: 29863-000-01 | SPRINGWOOD VILLAGE CONDO

From Jeffrey Guilbault <jguilbault@ocalafl.gov>
Date Thu 3/19/2026 8:12 AM
To Jennipher L. Buller <JBuller@ocalafl.gov>

See Karens email regarding Springwood Village

V/r,
Jeff Guilbault Jr.
Environmental Inspector
City of Ocala

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: jguilbault@ocalafl.gov



From: Karen Cupp <KCupp@ocalafl.gov>
Sent: Wednesday, March 18, 2026 5:23 PM
To: Jeffrey Guilbault <jguilbault@ocalafl.gov>
Subject: RE: 29863-000-01 | SPRINGWOOD VILLAGE CONDO

Jeff,

I checked both the scanned and microfiche files and found nothing. According to the property appraiser's notes, the buildings were constructed in 1976. and I have not found any plans that old in our files.

The miscellaneous notes on the property card indicate chain link fence installed in 1976, 1980, and 1985. There is also a listing for an aluminum fence in 2018 but there is no corresponding permit listed.

Karen Cupp
Planning & Zoning Manager
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
(352) 629-8335
kcupp@ocalafl.gov



From: Jeffrey Guilbault <jguilbault@ocalafl.gov>
Sent: Wednesday, March 18, 2026 4:15 PM
To: Karen Cupp <KCupp@ocalafl.gov>
Subject: 29863-000-01 | SPRINGWOOD VILLAGE CONDO

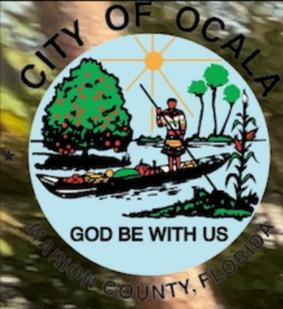
I am trying to locate the site plan for the above property. We are trying to determine if the fence is on the approved site plan or if it was put up after the fact. TY

V/r,
Jeff Guilbault Jr.
Environmental Inspector
City of Ocala

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471
Phone: 352-629-8309 office
Fax: (352) 629-8308



City of Ocala
Environmental Enforcement
03/23/2026 10:54:43



City of Ocala
Environmental Enforcement
12/18/2025 09:16:00



City of Ocala
Environmental Enforcement
12/18/2025 09:15:55



City of Ocala
Environmental Enforcement
12/18/2025 09:18:32



City of Ocala
Environmental Enforcement
12/18/2025 09:58:44



City of Ocala
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12/18/2025 09:16:45