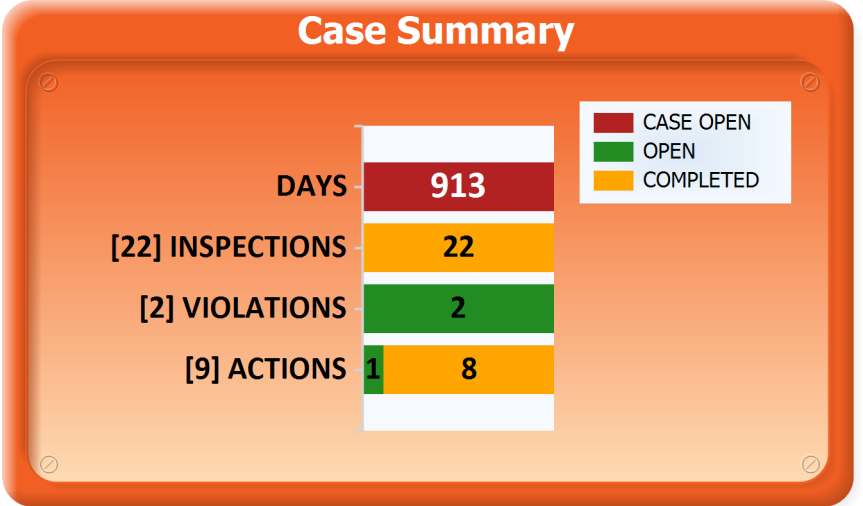


Description: TREE REMOVAL WITHOUT A PERMIT			Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION		
Opened: 5/12/2023	Closed:	Last Action: 11/13/2025		Flw Up: 11/6/2025
Site Address: OCALA, FL 344706663				
Site APN: 25405-000-00		Officer: JENNIPHER L BULLER		
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH
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
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		NEW BUSINESS
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.
PREPARE NOTICE	SHANEKA GREENE	10/3/2025	10/3/2025	NOVPH Compliance date: 10/31/2025

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/31/2025	11/3/2025	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 finaled 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 finaled 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
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	BAKER CONSTRUCTION & MANAGEMEN	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



Case Details - No Attachments

City of Ocala

Case Number
2023_9555

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
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						
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

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
2023_9555

FOLLOW UP	JLB	6/26/2025	6/26/2025	NON COMPLIANT		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. 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.
FOLLOW UP	JLB	9/30/2025	10/2/2025	NON COMPLIANT		SPL23-45404 Request for Notice of Violation and Public Hearing be prepared since the property remains non-compliant.
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.

FOLLOW UP	JLB	4/14/2025	4/14/2025	NON COMPLIANT		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.
FOLLOW UP	JLB	7/25/2025	7/25/2025	NON COMPLIANT		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.

Case Details - No Attachments

City of Ocala

Case Number
2023_9555

FOLLOW UP	JLB	8/12/2025	8/13/2025	NON COMPLIANT	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. 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.
FOLLOW UP	JLB	7/24/2025	7/24/2025	NON COMPLIANT	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.
FOLLOW UP	JLB	9/12/2025	9/12/2025	NON COMPLIANT	SPL23-45404 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.



Case Details - No Attachments

City of Ocala

Case Number

2023_9555

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.



Case Details - No Attachments

City of Ocala

Case Number
2023_9555

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.

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

THE CITY OF OCALA

CASE NO: 2023_9555

Petitioner,

VS.

**BAKER CONSTRUCTION &
MANAGEMENT LLC**

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. Code Enforcement Special Magistrate Hearing:

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

2. Inspector(s) Time:

Cost	# @ .5 hour(s)	Total:
Inspection(s) \$12.50	22	\$275.00

3. Clerical & Casework Time:

Cost	# of hour(s)	Total:
Clerical: \$22.00	5	\$110.00

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

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

5. Copies of Related Document(s):

Cost	# of page(s)	Total:
Clerical:		

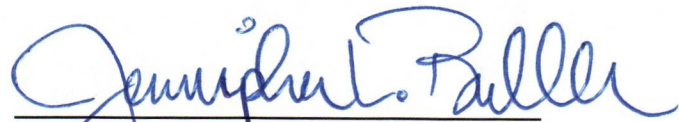
6. Postage Cost(s):

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

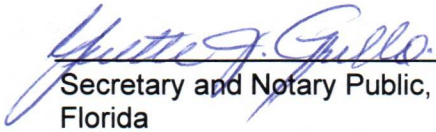
Total Costs: \$439.19

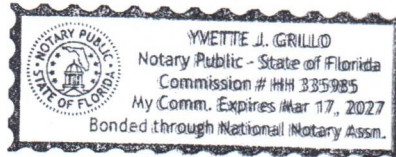
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/3/2025

**STATE OF FLORIDA
COUNTY OF MARION**


JENNIPHER L BULLER
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 3 Nov by JENNIPHER L BULLER who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser



2023 Property Record Card

25405-000-00

Prime Key: 617059

[Beta MAP IT+](#)

Current as of 5/15/2023

[Property Information](#)

BAKER CONSTRUCTION &
MANAGEMENT LLC
7 E SILVER SPRINGS BLVD SUITE 101
OCALA FL 34470-6663

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 10

Acres: 3.86

[2022 Certified Value](#)

Land Just Value	\$219,150		
Buildings	\$0		
Miscellaneous	\$1,043		
Total Just Value	\$220,193		
Total Assessed Value	\$135,587	Impact	(\$84,606)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$135,587		
School Taxable	\$220,193		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$219,150	\$0	\$1,043	\$220,193	\$135,587	\$0	\$135,587
2021	\$122,218	\$0	\$1,043	\$123,261	\$123,261	\$0	\$123,261
2020	\$101,146	\$0	\$1,043	\$102,189	\$102,189	\$0	\$102,189

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7957/0080	12/2022	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$700,000
7162/1905	03/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$125,000
3882/1583	11/2004	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
3882/1572	11/2004	26 TRUSTEE	2 V-SALES VERIFICATION	Q	V	\$120,000
2836/1623	08/2000	08 CORRECTIVE	8 ALLOCATED	U	V	\$100
3103/1803	03/2000	74 PROBATE	0	U	V	\$100
2165/0099	08/1995	07 WARRANTY	9 UNVERIFIED	U	V	\$40,000
1886/1845	10/1992	05 QUIT CLAIM	0	U	V	\$100
1785/0114	11/1991	08 CORRECTIVE	0	U	V	\$100

[Property Description](#)

SEC 07 TWP 15 RGE 22
COM AT THE SE COR OF NE 1/4 OF NE 1/4 OF SEC 7 TH
N 89-59-59 W 872.20 FT TH N 15-52-18 W 42.11 FT TO THE POB
TH N 15-52-18 W 725.28 FT TH S 79-40-01 W 152.45 FT TH

S 00-06-09 W 250 FT TH S 79-46-37 W 100 FT TH S 00-05-31 W
211.30 FT TH S 18-51-52 E 202.09 FT TH S 89-59-59 E 382.20
FT TO THE POB

Land Data - Warning: Verify Zoning											
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value Just Value
1000	1000	.0	.0	B5	45,738.00	SF					
1000	1000	.0	.0	B5	122,839.00	SF					
Neighborhood 9917 - JACKSONVILLE RD/NORTH MAGNOLIA											
Mkt: 2 70											

Miscellaneous Improvements								
Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	630.00		LF	20	2000	3	0.0	0.0

Appraiser Notes								

Planning and Building			
** Permit Search **			
Permit Number	Issued Date	Complete Date	Description

THIS INSTRUMENT PREPARED BY AND RETURN TO:

H. Randolph Klein, Esq.

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2022252**

Property Appraisers Parcel Identification (Folio) Number: **25405-000-00**

Florida Documentary Stamps in the amount of **\$4,900.00** have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 21 day of **December, 2022**, by **VIRGIL A. SMITH**, whose post office address is **3391 NE 97th Street Road, Anthony, FL 32617**, herein called the Grantor, to **BAKER CONSTRUCTION & MANAGEMENT LLC**, a **Florida limited liability company**, whose post office address is **7 East Silver Springs Blvd., Suite 101, Ocala, FL**, hereinafter called the Grantee:

(Wherever 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)

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in MARION County, State of Florida, viz.:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF

Subject to easements, restrictions and reservations of record which are not intended to be reimposed hereby and taxes for the year 2023 and thereafter.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

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, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No: **R2022252**

LTF

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

LAURA VAZQUEZ-PAGAN

Witness #1 Printed Name

Witness #2 Signature

RENEE L. WOLCOTT

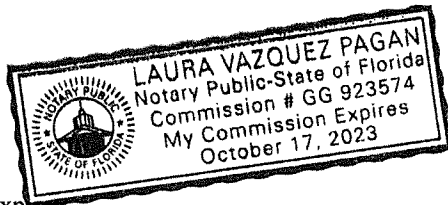
Witness #2 Printed Name

VIRGIL A. SMITH

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of December, 2022, by **VIRGIL A. SMITH**, who is personally known to me or has produced FL DL as identification.

SEAL



My Commission Expires.

Notary Public

LAURA VAZQUEZ-PAGAN
Printed Notary Name

Exhibit "A"

Legal Description for File No.: R2022252

For a point of reference, commence at the SE corner of the NE 1/4 of the NE 1/4 of Section 7, Township 15 South, Range 22 East, Marion County, Florida; thence N. 89 degrees 59' 59" W., along the South boundary of said NE 1/4 of the NE 1/4 a distance of 872.20 feet; thence N. 15 degrees 52' 18" W., 42.31 feet to the North right of way of NW 17th Place (50 foot right of way) said point also being the SW corner of A.A. Musseau property, and to the Point of Beginning; thence continue N. 15 degrees 52' 18" W., along the West boundary of said A.A. Musseau property, 725.28 feet to the Southerly right of way of Old U.S. Highway Alternate 301 (200 foot right of way); thence S. 79 degrees 40' 01" W., along said Southerly right of way 152.45 feet; thence departing said right of way S. 00 degrees 06' 09" W., 250.00 feet; thence S. 79 degrees 46' 37" W., 100 feet to the West boundary of the aforesaid NE 1/4 of the NE 1/4 of Section 7; thence along said West boundary S. 00 degrees 05' 31" W., 211.30 feet to the Easterly right of way of Old Gainesville Road (NW 4th Avenue 40 foot right of way); thence along said Easterly right of way S. 18 degrees 51' 52" E., 202.09 feet to the intersection with the aforesaid Northerly right of way of NW 17th Place; thence along said Northerly right of way S. 89 degrees 59' 59" E., 382.20 feet to the Point of Beginning.



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

Detail by Entity Name

Florida Limited Liability Company
BAKER CONSTRUCTION & MANAGEMENT LLC

Filing Information

Document Number L13000057678
FEI/EIN Number 46-2578876
Date Filed 04/19/2013
Effective Date 04/18/2013
State FL
Status ACTIVE

Principal Address

7 East Silver Springs Blvd
Suite 101
Ocala, FL 34470

Changed: 03/22/2022

Mailing Address

7 East Silver Springs Blvd
Suite 101
Ocala, FL 34470

Changed: 03/22/2022

Registered Agent Name & Address

BAKER, MICHAEL E
545 NE 118th Ave Rd
Silver Springs, FL 34488

Name Changed: 07/31/2014

Address Changed: 03/08/2016

Authorized Person(s) Detail

Name & Address

Title MGR

BAKER, MICHAEL E
545 NE 118th Ave Rd
Silver Springs, FL 34488

Title VP

Baker , Sara Beth
7 East Silver Springs Blvd
Suite 101
Ocala, FL 34470

Annual Reports

Report Year	Filed Date
2023	03/02/2023
2024	02/13/2024
2025	04/01/2025

Document Images

04/01/2025 -- ANNUAL REPORT	View image in PDF format
02/13/2024 -- ANNUAL REPORT	View image in PDF format
03/02/2023 -- ANNUAL REPORT	View image in PDF format
03/22/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
01/10/2020 -- ANNUAL REPORT	View image in PDF format
04/02/2019 -- ANNUAL REPORT	View image in PDF format
03/31/2018 -- ANNUAL REPORT	View image in PDF format
01/18/2017 -- ANNUAL REPORT	View image in PDF format
03/08/2016 -- ANNUAL REPORT	View image in PDF format
04/06/2015 -- ANNUAL REPORT	View image in PDF format
07/31/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- Florida Limited Liability	View image in PDF format

RE: SPL23-45404 status

From Karen Cupp <KCupp@Ocalafl.gov>
Date Tue 4/1/2025 9:58 AM
To Emily W. Johnson <ewjohnson@ocalafl.gov>; Jennipher L. Buller <JBuller@ocalafl.gov>
Cc Endira Madraveren <emadraveren@ocalafl.gov>; Dwain Thomas <DThomas@Ocalafl.gov>; Duane Schmidt <dschmidt@ocalafl.gov>

The site plan was only conditionally approved 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.

Karen

Karen Cupp,
Development Coordinator
CITY OF OCALA
Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
(352) 629-8335
(352) 629-8264 (Fax)
kcupp@ocalafl.gov

From: Emily W. Johnson <ewjohnson@ocalafl.gov>
Sent: Tuesday, April 1, 2025 8:35 AM
To: Jennipher L. Buller <JBuller@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>; Karen Cupp <KCupp@Ocalafl.gov>; Dwain Thomas <DThomas@Ocalafl.gov>; Duane Schmidt <dschmidt@ocalafl.gov>
Subject: RE: SPL23-45404 status

Good morning Jennipher,

I apologize that I missed your first email! It looks like SPL23-45404 was approved on 7/12/2024. However, I do not see that any permits (including a tree removal permit) have been pulled in association with the site since the site plan approval.

Best regards,

Emily W. Johnson, AICP
Senior Planner
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
Office: 352-629-8313 | ewjohnson@ocalafl.org



From: Jennipher L. Buller <JBuller@ocalafl.gov>
Sent: Tuesday, April 1, 2025 8:29 AM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: Re: SPL23-45404 status

Good morning-

Just following up with you on SPL23-45404.

Thanks!

Sincerely,

Jennifer Buller

Code Enforcement Supervisor

City of Ocala

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8346 office

Cell: 352-425-3451

Fax: 352-629-8308

Email: jbuller@ocalafl.gov



From: Jennifer L. Buller <JBuller@ocalafl.gov>
Sent: Thursday, March 27, 2025 9:12 AM
To: Emily W. Johnson <ewjohnson@ocalafl.gov>
Cc: Endira Madraveren <emadraveren@ocalafl.gov>
Subject: SPL23-45404 status

Good morning, Emily-

Following up on SPL23-45404. I do not see that there has been any activity concerning this site plan since 07/12/2024? Code case 2023_9555 remains active due to tree removal without a permit.

Could you please provide an update?

Thanks!

Sincerely,

Jennifer Buller

Code Enforcement Supervisor

City of Ocala

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8346 office

Cell: 352-425-3451

Fax: 352-629-8308

Email: jbuller@ocalafl.gov



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

NOTICE OF VIOLATION AND PUBLIC HEARING

10/06/2025

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

BAKER CONSTRUCTION & MANAGEMENT LLC
BAKER MICHAEL E (REGISTERED AGENT)
545 NE 118TH RD
SILVER SPRINGS, FL. 34488

Respondent(s) _____ /

Location of Violation: 25405-000-00 1800 BLK N MAGNOLIA AVE

Case Number: 2023_9555

Officer Assigned: Jennipher Buller

Required Compliance Date: 10/31/2025

Public Hearing Date & Time: 11/13/2025 17:30

Violation(s) and How to Abate:

SECTION 118-71 TREE REMOVAL PERMIT REQUIRED; EXCEPTIONS.

Multiple trees removed from undeveloped property before required site plan and/or permits issued. Obtain required permits and complete inspections.

SECTION 122-212 SITE PLAN APPROVAL REQUIRED

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.

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 enforcement officer elects to proceed to a public hearing even after compliance is met, the public hearing will be conducted on the date at time indicated at:

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

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

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

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

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

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

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

CASE NO: 2023_9555

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/06/2025 post the Notice of Violation & Public Hearing to the property, located at 25405-000-00 1800 BLK N MAGNIA AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

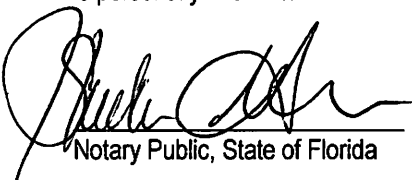
FURTHER, AFFIANT SAYETH NAUGHT.

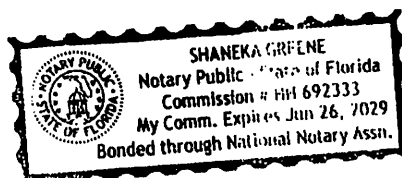
Dated: 10/06/2025

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/06/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida

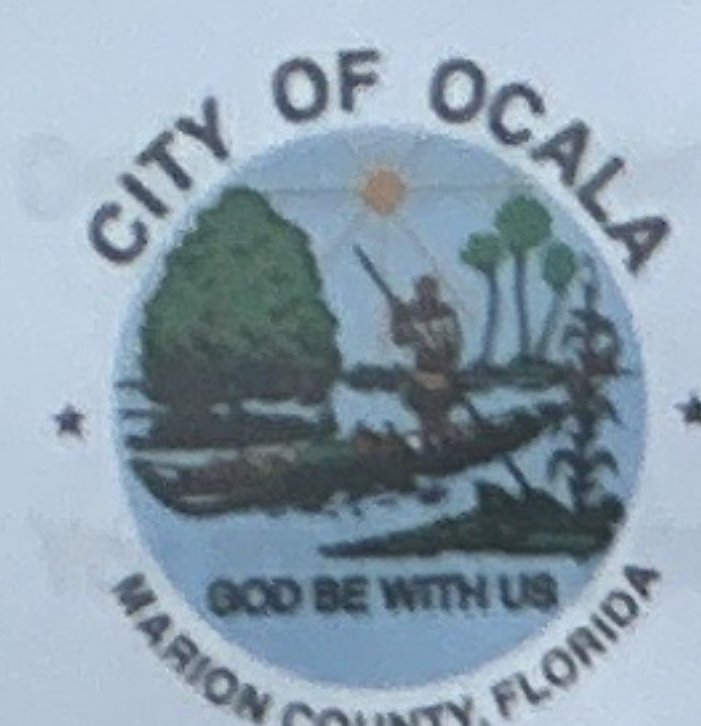




City of Ocala
Code Enforcement Division
10/6/2025 11:35 AM



E
EMENT
9-8309
MOVE THIS
UT APPROVAL
CITY CODE
ENT DIVISION



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

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

10/06/2025

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

BAKER CONSTRUCTION & MANAGEMENT LLC
BAKER MICHAEL E (REGISTERED AGENT)
545 NE 118TH RD
SILVER SPRINGS, FL. 34488

Respondent(s) _____ /

Location of Violation: 25405-000-00 1800 BLK N MAGNOLIA AVE

Case Number: 2023_9555

Officer Assigned: Jennipher Buller

Required Compliance Date: 10/31/2025

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City of Ocala
Code Enforcement Division
10/6/2025 11:35 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

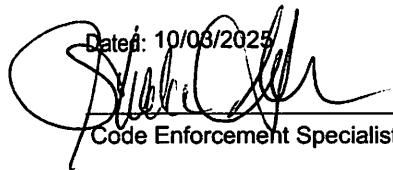
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 10/03/2025 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

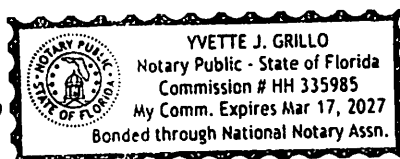
Dated: 10/03/2025

Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/03/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
11/6/2025 11:24 AM



City of Ocala
Code Enforcement Division
11/6/2025 11:24 AM



City of Ocala
Code Enforcement Division
11/6/2025 11:24 AM

May 12, 2023 at 2:04:08 PM
360 NW 20th St
Ocala FL 34475
United States



May 12, 2023 at 2:04:28 PM
360 NW 20th St
Ocala FL 34475
United States



May 12, 2023 at 2:04:50 PM
360 NW 20th St
Ocala FL 34475
United States



BEAU BROKER
REAL ESTATE GROUP
www.beaubroker.com

AVAILABLE
352.208.9945



May 12, 2023 at 2:04:59 PM
360 NW 20th St
Ocala FL 34475
United States

Baker
CONSTRUCTION
GENERAL CONTRACTOR
352-266-1194
CGC 1525066

May 12, 2023 at 2:08:06 PM
360 NW 20th St
Ocala FL 34475
United States

