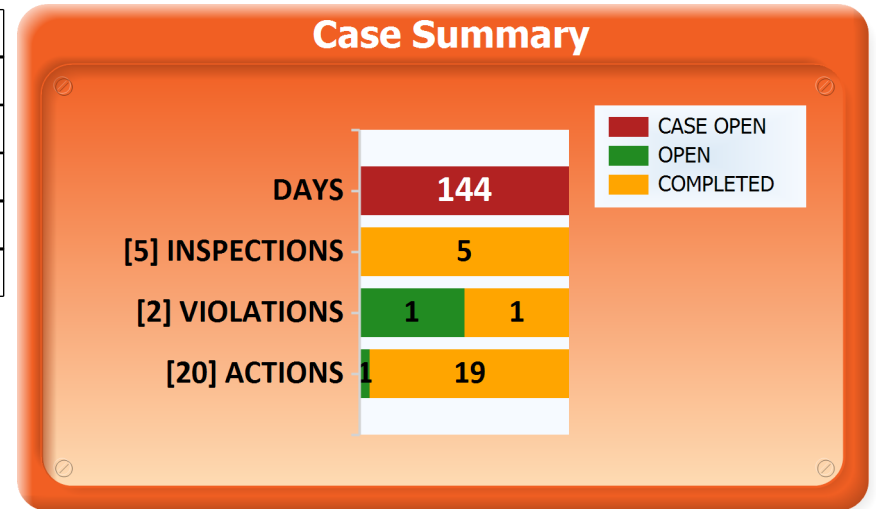


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0331**

Description: TREE BEING CUT DOWN W/O PERMIT		Status: NON COMP HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 12/18/2025	Closed:	Last Action: 5/14/2026	Flw Up: 5/1/2026
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						
<b>TOTALS:</b>			<b>\$264.89</b>	<b>\$0.00</b>						

## 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	5/1/2026			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. FENCE IS OWNED BY THE NEIHBORING PROPERTY A CASE WILL BE WRITTEN TO ADRESS THE VIOLATION ON THAT PROPERTY.

## 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,
CASE WORK	JGB	4/28/2026	4/28/2026	COMPLETED	I verified today at 0941 that there has been permits applied for the tree removal and there has been no changes with the damaged fence. fees have been paid.
COMPLIANCE	JGB	5/1/2026	5/1/2026	COMPLETED	MASSEY INSPECTION

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0331**

COMPLIANCE	JGB	5/1/2026	5/1/2026	COMPLETED	I verified that there has not been a after the fact tree removal permit applied for. AFF non comp created. Fees have not been paid.
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## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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
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.
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.
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

# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0331**

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.

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>3/13/2026</p>	<p>3/18/2026</p>	<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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# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0331**

HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	3/25/2026	3/26/2026	NEW BUSINESS
OFFICER POSTING	JEFFREY GUILBAULT	3/30/2026	3/30/2026	FOF FOF POP AT 0855
CERTIFIED MAIL	YVETTE J GRILLO	3/31/2026	3/31/2026	FOF  91 7199 9991 7039 7682 1623 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION 1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL. 34470
EMAIL	JEFFREY GUILBAULT	4/1/2026	4/1/2026	Good late afternoon Mr. Guilbault. I believe you are handling the above-identified case (The City of Ocala vs Springwood Village Condominium Association). My name is Don Ferrell and I am on the Board of Directors (BOD) for the defendant community. My wife, Yvonne Ferrell, is the President of the BOD. We are having a problem resolving the issues presented in this case and are seeking your advice. For the record, we visited the Permitting Office today which is why I am preparing this brief email. My wife also left you a voicemail but did not fully explain the major problems we are confronting.  popeyenole2@gmail.com
CONTACT	SHANEKA GREENE	4/8/2026	4/8/2026	YVONNE FROM SPRING WOOD VILLIAGE CAME TO BRING DOCUMENTS TO SHOW THE FENCE DOESN'T BELONG TO SPRING WOOD. DOCUMENTS ATTACHED
ADMIN POSTING	SHANEKA GREENE	4/27/2026	4/27/2026	NON COMP HEARING NOTICE

# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0331**

CERTIFIED MAIL	SHANEKA GREENE	4/27/2026	4/27/2026	<p>NON COMP HEARING NOTICE MAILED (2) 9489 0090 0027 6697 0312 86 SPRINGWOOD VILLAGE CONDO ASSOC 1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL 34470</p> <p>9489 0090 0027 6697 0312 93 VINE MANAGEMENT (RA) 3300 SW 34TH AVE SUITE 112 OCALA FL 34474</p>
CONTACT	JENNIPHER L BULLER	4/28/2026	4/28/2026	Phone call from vendor hired by property owner- Chris C. 352-266-2927 to pull permit for tree removal.
FIELD POSTING	JEFFREY GUILBAULT	4/28/2026	4/28/2026	NON COMP HEARING NOTICE READY FOR POSTING NON COMP HEARING NOTICE POP
MASSEY	YVETTE J GRILLO	5/14/2026		

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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: ENV25-0331

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

**VINE MANAGEMENT (REGISTERED AGENT)  
3300 SW 34<sup>TH</sup> AVE SUITE 112  
OCALA, FL 34474**

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 1406 SE 27TH ST, Ocala, Florida, 29863-000-01 Legal 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 is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

**SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS  
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED**

**A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.**

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

**THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.**

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Board even if the violation has been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

**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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.**

Signed this 27th day of April 2026

*Shaneka Greene*

Shaneka Greene

Secretary, Municipal Code Enforcement Board

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

CASE NO: ENV25-0331

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 04/28/2026 post the Notice of Non-Compliance Hearing to the property, located at 1406 SE 27TH ST.
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.

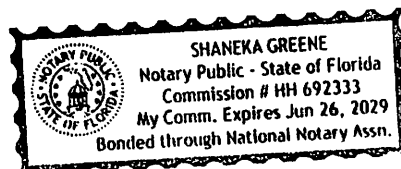
Dated: 04/28/2026

  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

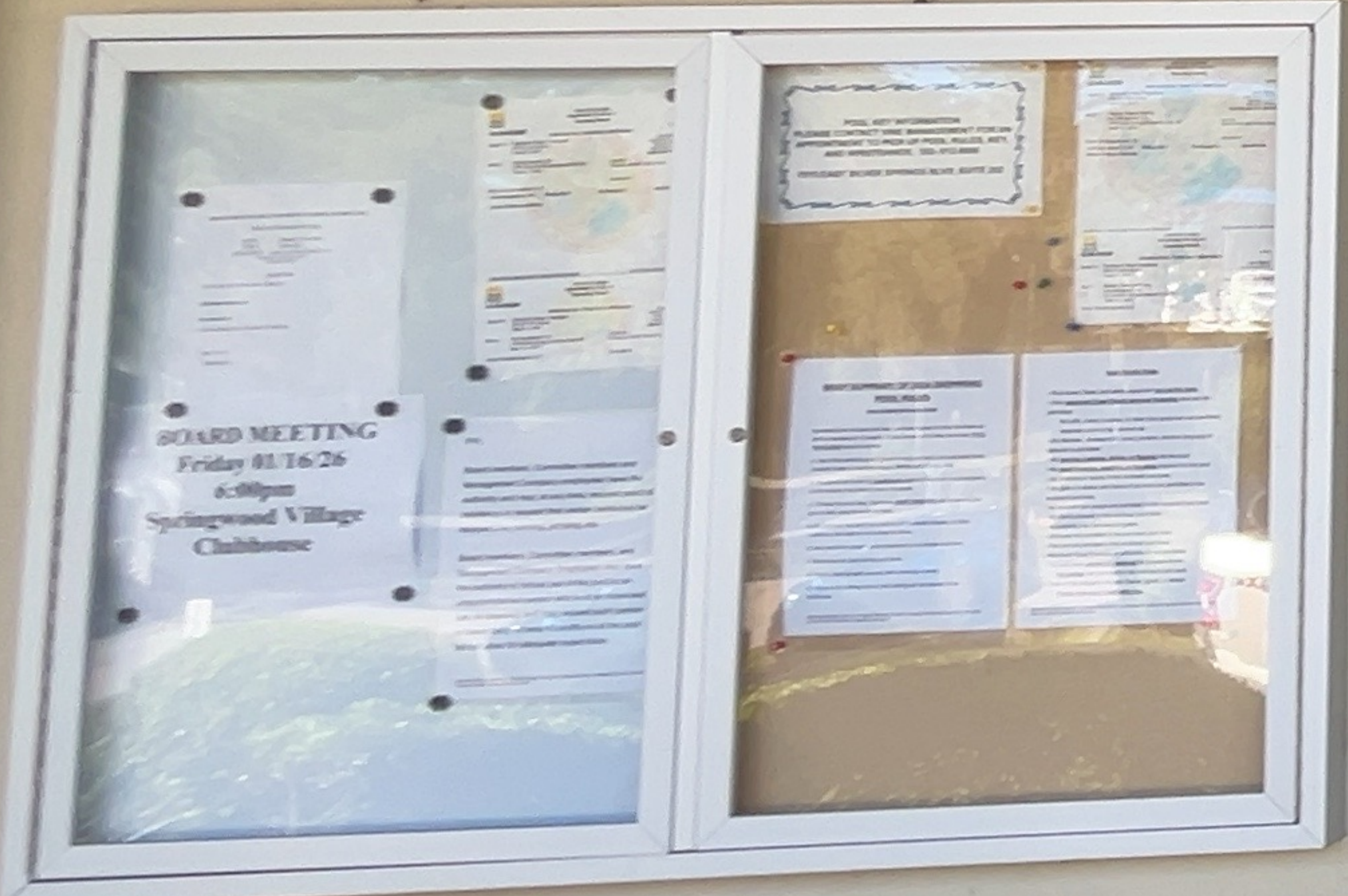
SWORN TO (or affirmed) before me: 04/28/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





# SPRINGWOOD VILLAGE CLUBHOUSE



**NO**  
• LOITERING  
• SKATEBOARDS  
• BICYCLES  
• SKATES  
PERMITTED ON CLUBHOUSE PORCH

City of Ocala  
Environmental Enforcement  
04/28/2026 09:39:21



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

**NOTICE OF NON-COMPLIANCE HEARING  
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/27/2026

Case No: ENV25-0331

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

**VINE MANAGEMENT (REGISTERED AGENT)**  
3300 SW 34<sup>TH</sup> AVE SUITE 112  
OCALA, FL 34474

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Jeff Guilbault, Environmental Inspector for the City of Ocala, under oath, makes claim that the property described as, 1406 SE 27TH ST, Ocala, Florida, 29863-000-01 Legal 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 is in violation of the Code of Ordinances, City of Ocala, Florida.

**VIOLATION(S):**

SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS  
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on 5/14/2026 in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 5:30pm, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Municipal Code Enforcement Board of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 through the office of the City Clerk of the City of Ocala, Florida.

If you should decide to appeal any decision made by this Municipal Code Enforcement Board 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

CITICE DEPOT

City of Ocala  
Environmental Enforcement  
04/28/2026 09:39:14

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

CASE NO: ENV25-0331

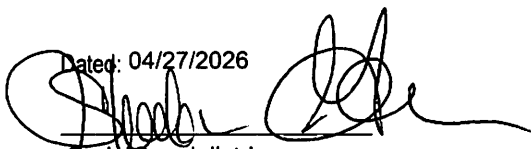
AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)

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:

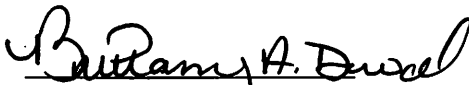
1. I did on 04/27/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

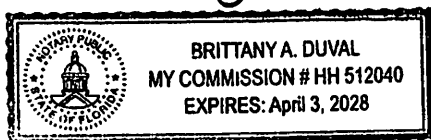
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/27/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 04/27/2026 by Brittany Duval, 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: ENV25-0331

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION  
1515 W SILVER SPRINGS BLVD, STE202  
OCALA, FL 34470

Respondent. \_\_\_\_\_ /

**AFFIDAVIT OF NON-COMPLIANCE**

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Jeffrey Guilbault, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

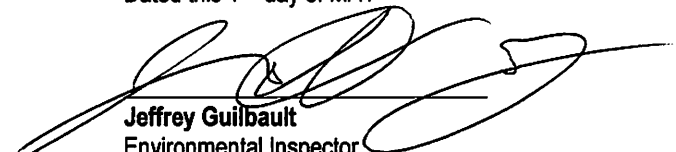
1. That on 3/25/2026 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 4/30/2026.
3. That a re-inspection was performed on 5/1/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have NOT been taken care of:

**Abatement of violation(s) as ordered; Sections 118-71 & 82-3**

5. The prosecution costs of \$264.89 have NOT been paid.

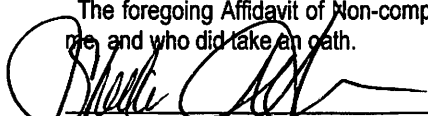
FURTHER, AFFIANT SAYETH NOT.

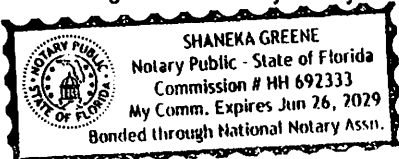
Dated this 1<sup>ST</sup> day of MAY

  
 Jeffrey Guilbault  
 Environmental Inspector  
 City of Ocala

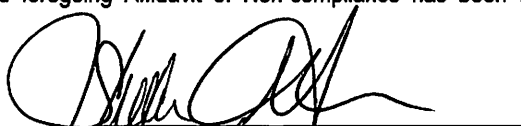
STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 1<sup>ST</sup> day of MAY, who is personally known to me, and who did take an oath.

  
 Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 1<sup>ST</sup> day of MAY.

  
 Shaneka Greene, Secretary  
 Municipal Code Enforcement Board  
 Ocala, Florida

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

**THE CITY OF OCALA**  
Petitioner,

vs.

**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION**  
1515 W SILVER SPRINGS BLVD, STE 202  
OCALA, FL 34470  
Respondents \_\_\_\_\_/

CASE NO: ENV25-0331



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 04/02/2026 02:59:41 PM  
FILE #: 2026041532 OR BK 8870 PGS 972-973  
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 Special Magistrate on March 25th, 2026, 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**, owner(s) in charge of the property described as **29863-000-01 / 1406 SE 27<sup>TH</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between December 18th, 2025, and March 23rd, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 118-71 TREE REMOVAL PERMIT REQUIRED, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS.**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION**, 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, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS**, 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): 82-3 and 118-71 as a Repeat Violator and order to:
  - 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.
  - 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.
  - (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.


3.) Pay the cost of prosecution of \$264.89 by April 30th. 2026.

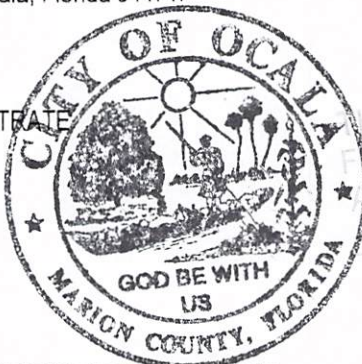
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 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 27 day of March 2026.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA

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



THIS IS TO CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE COPY  
  
DEPUTY 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: SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION, 1515 W SILVER SPRINGS BLVD, STE 202, OCALA, FL 34470 AND VINE MANAGEMENT (RA) 3300 SW 34<sup>TH</sup> AVE, SUITE 112, OCALA, FL 34474, this 27 day of March 2026.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Special Magistrate

### 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 MAY 27TH, 2026, 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.**

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

CASE NO: ENV25-0331

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 03/30/2026 post the Final Administrative Order to the property, located at 1406 SE 27TH ST, OCALA.
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.

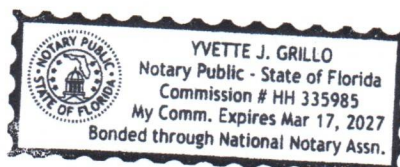
Dated: 03/30/2026

  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/30/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





# SPRINGWOOD VILLAGE CLUBHOUSE



BOARD MEETING  
Friday 01/16/26  
6:00pm  
Springwood Village  
Clubhouse

Thank You For Not Smoking

**NO**  
• LOITERING  
• SKATEBOARDS  
• BICYCLES  
• SKATES  
PERMITTED ON CLUBHOUSE PORCH



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

THE CITY OF OCALA  
Petitioner,

CASE NO: ENV25-0331

vs.

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION  
1515 W SILVER SPRINGS BLVD, STE 202  
OCALA, FL 34470  
Respondents

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on March 25th, 2026, 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**, owner(s) in charge of the property described as 29863-000-01 / 1406 SE 27<sup>TH</sup> ST, Ocala, Florida recorded in the Public Records of Marion County, Florida.
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City of Ocala  
Environmental Enforcement  
03/30/2026 08:55:21

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

CASE NO: ENV25-0331

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

STATE OF FLORIDA  
COUNTY OF MARION

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1. I did on 03/27/2026 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.

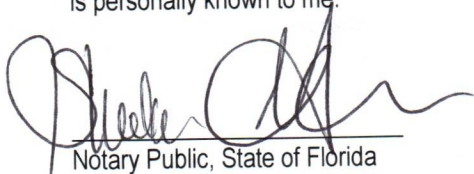
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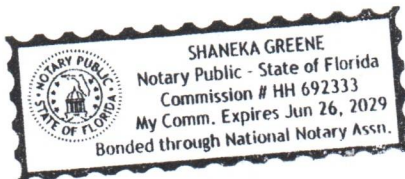
Dated: 03/27/2026

  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/27/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
 201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
 OCALA, FLORIDA 34471

*FOF 0331*

*E*

vs.

**SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION**  
**1515 W SILVER SPRINGS BLVD, STE 202**  
**OCALA, FL 34470**

Respondents

.. 9327010610306011

FINAL ADMINI

34475-5455:5  
 34471-2172

**CERTIFIED MAIL**

JACKSONVILLE RPDC 320



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FIRST-CLASS



**US POSTAGE** EMPTNEY BOWES



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*Paddock  
 Office*

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