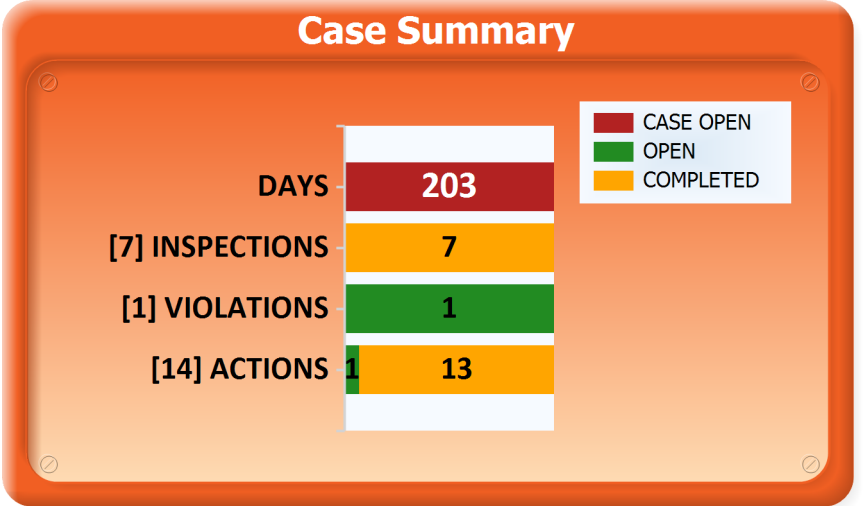


Description: Heritage Pine Tree Removed No Permit.			Status: NON COMP HEARING	
Type: TREES		Subtype: TREE PERMIT REQUIRED		
Opened: 4/7/2025	Closed:	Last Action: 10/29/2025		Flw Up: 10/24/2025
Site Address: 1406 SE 27TH ST OCALA, FL 34471				
Site APN: 29863-000-01		Officer: JEFFREY GUILBAULT		
Details:				



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	7/15/2025	7/15/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	7/15/2025	7/15/2025	<div>NOVPH MAILED (2) 91 7199 9991 7039 7683 9536 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION 1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL. 34470-6830 91 7199 9991 7039 7683 9543 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC VINE MANAGEMENT (REGISTERED AGENT) 3300 SW 34TH AVE SUITE 112 OCALA, FL. 34474</div>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0283

CERTIFIED MAIL	YVETTE J GRILLO	8/27/2025	8/27/2025	<p>FOF 91 7199 9991 7039 7682 0800 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION 1515 E SILVER SPRINGS BLVD STE 202 OCALA, FL. 34470-6830</p> <p>91 7199 9991 7039 7682 0817 SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION LLC VINE MANAGEMENT (REGISTERED AGENT) 3300 SW 34TH AVE SUITE 112 OCALA, FL. 34474</p>
CONTACT	JEFFREY GUILBAULT	4/7/2025	4/7/2025	I made contact with the complainant and he provided me with photos and videos of the work being done.
CONTACT	JEFFREY GUILBAULT	4/7/2025	4/7/2025	I made contact with office staff of Bobs Tree Removal, they were not aware they needed a tree removal permit for an ornamental tree, i informed them any ornamental tree over a dbh of 4 Inches requires a permit. I let them know they needed to get a after the fact tree removal permit due to the work being completed with out the site inspector approving the removal of the tree.
EMAIL	JEFFREY GUILBAULT	4/7/2025	4/7/2025	I emailed Mary Vazquez, One-Stop Permit Manager, to add a note for office staff to ensure an after the fact permit fee is applied to this permit once it is applied for.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	8/27/2025	8/27/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	10/29/2025		
OFFICER POSTING	JEFFREY GUILBAULT	8/28/2025	8/28/2025	AOP POP
OFFICER POSTING	JEFFREY GUILBAULT	7/16/2025	7/16/2025	NOVPH READY FOR POSTING NOVPH POSTED ON SIGN ON PROPERTY AT 1052
PREPARE NOTICE	SHANEKA GREENE	6/13/2025	6/13/2025	CLTO
PREPARE NOTICE	SHANEKA GREENE	7/15/2025	7/15/2025	NOVPH
REGULAR MAIL	SHANEKA GREENE	6/13/2025	6/13/2025	CLTO MAILED (2)



Case Details - No Attachments

City of Ocala

Case Number

CE25-0283

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/15/2025	8/19/2025	<p>Find the Respondent(s) guilty of violating city code section 118-71, and order to:</p> <p>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.</p> <p>(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.</p> <p>2.) Pay the cost of prosecution of \$262.67 by October 23rd, 2025.</p>
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CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
AGENT	VINE MANAGEMENT	3300 SW 34th Ave Ocala, FL 34474			
COMPLAINANT	George Ronald Sherrets	2410 se 27th st ocala, fl 34471	(689)325-0894		
CONTRACTOR	BOBS TREE SERVICE LLC	2301 NE 17TH PL #401 Ocala, FL 34470	(352)861-0906		
OWNER	SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION	1515 E SILVER SPRINGS BLVD STE 202 Ocala, FL 34470-6830			
RESPONDENT 1	SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION	1515 E SILVER SPRINGS BLVD STE 202 Ocala, FL 34470-6830			



Case Details - No Attachments

City of Ocala

Case Number

CE25-0283

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	6	\$132.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	6	\$75.00	\$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:			\$262.67	\$0.00						
TOTALS:			\$262.67	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
COMPLIANCE	JGB	10/24/2025	10/24/2025	NON COMPLIANT		MASSEY INSPECTION AFF NON COMP CREATED AND GIVEN TO OFFICE STAFF. PERMIT HAS NOT BEEN OBTAINED FOR THE TREE REMOVED FROM THE PROPERTY. PROSECUTION COST HAVE NOT BEEN PAID.
FOLLOW UP	JGB	5/8/2025	5/8/2025	NON COMPLIANT		I verified there are no permits applied for at this time. I will do a follow up and verify if there is compliance.
FOLLOW UP	JGB	6/12/2025	6/12/2025	NON COMPLIANT		Today I conducted a follow up inspection and verified there has not been a permit pulled for a tree removal at this property. CLTO sent to admin. RI in 30 days. see photos.

FOLLOW UP	JGB	7/15/2025	7/15/2025	NON COMPLIANT		Verified there is still no permit for the removal of a pine tree at this property. Please schedule for the next available hearing. NOVPH sent to admin.
FOLLOW UP	JGB	8/26/2025	8/26/2025	NON COMPLIANT		Verified today at 0913 that there is still no permit applied for for the removal of 1 heritage pine tree (ornamental) tree at this property. I have not had contact with anyone associated with this property.
HEARING INSPECTION	JGB	8/26/2025	8/26/2025	NON COMPLIANT		Verified today at 0913 that there is still no permit applied for for the removal of 1 heritage pine tree (ornamental) tree at this property. I have not had contact with anyone associated with this property.
INITIAL	JGB	4/7/2025	4/7/2025	NON COMPLIANT		Received a complaint from the office staff of a tree removal being conducted without a permit. I verified a very large Pine Tree was cut down by Bobs Tree service. I called the office of bobs tree service and they were not aware that they needed a permit to cut down a ornamental tree. I informed them per Senior Site Inspector Duane Schmidt any ornamental tree with a DbH over 4 inches requires a tree removal permit. There office staff was very apologetic and are currently in the process of pulling an after the fact tree removal permit at this parcel. I have informed the complainant, permitting manager, and my management of the findings. I will RI in 30 days to verify the permit has been Issued and finaied out. Please see pictures provided from the compliantiant of the tree removal.

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 118-71 TREE REMOVAL PERMIT REQUIRED	JEFFREY GUILBAULT	4/7/2025				Please Obtain a After the Fact Tree Removal Permit for removing 1 pine tree from the property.

**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

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



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

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.

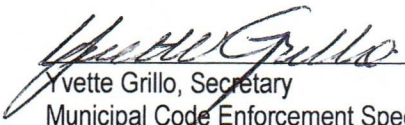
MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



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 THE
FOREGOING 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 INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

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

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

CASE NO: CE25-0283

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 08/27/2025 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: 08/27/2025

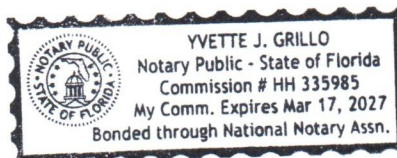

Environmental Enforcement Officer

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/27/2025 by Yvette Grillo
is personally known to me.

Code Enforcement Specialist, City of Ocala, who


Notary Public, State of Florida



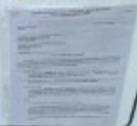


City of Ocala
Environmental Enforcement
08/28/2025 08:55:04



**CODE
ENFORCEMENT**
352-629-8309

DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION



City of Ocala
Environmental Enforcement
08/28/2025 08:55:01

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

CASE NO: CE25-0283

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 08/27/2025 post the Final Administrative Order to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

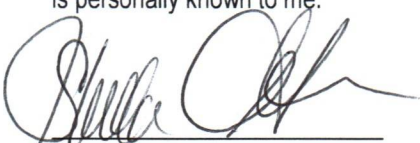
FURTHER, AFFIANT SAYETH NAUGHT.

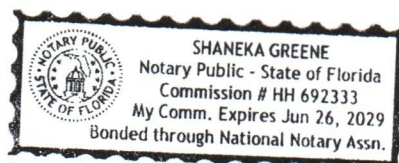
Dated: 08/27/2025


Code Enforcement Specialist

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/27/2025 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
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

CERTIFIED MAIL



91 7199 9991 7039 7682 0800

JACKSONVILLE RPDC 320

29 AUG 2025AM 2 L

FIRST-CLASS



US POSTAGE TM PITNEY BOWES



ZIP 34471 \$ 006.04⁰
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0008039548 AUG 28 2025

FOF-0283

VS.

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

34470-6830

34470-6830
34470-6830

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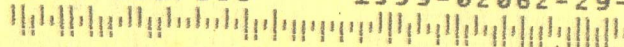
325 DE 1

0009/10/25

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299

*1539-02062-29-21



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0283

SPRINGWOOD VILLAGE CONDOMINIUM ASSOCIATION
1515 E SILVER SPRINGS BLVD, STE 202
OCALA, FL 34470-6803

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

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 08/27/2025 the Municipal Code Enforcement Board 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 10/23/2025.
3. That a re-inspection was performed on 10/24/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement have not been taken:

Abatement of violation(s) as ordered; Sections 118-71

5. The prosecution costs of \$262.67 have not been paid.

FURTHER, AFFIANT SAYETH NOT.

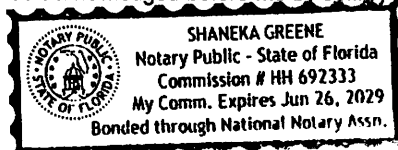
Dated this 24th day of October


Jeffrey Guilbault
Environmental Inspector
City of Ocala

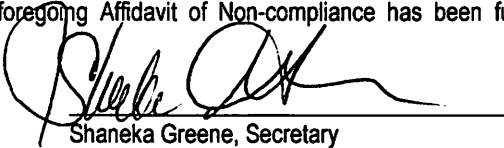
**STATE OF FLORIDA
COUNTY OF MARION**

The foregoing Affidavit of Non-compliance was acknowledged before me by Jeffrey Guilbault on this 24th day of October, 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 24th day of October.


Shaneka Greene, Secretary
Municipal Code Enforcement Board
Ocala, Florida