



Case Details - No Attachments

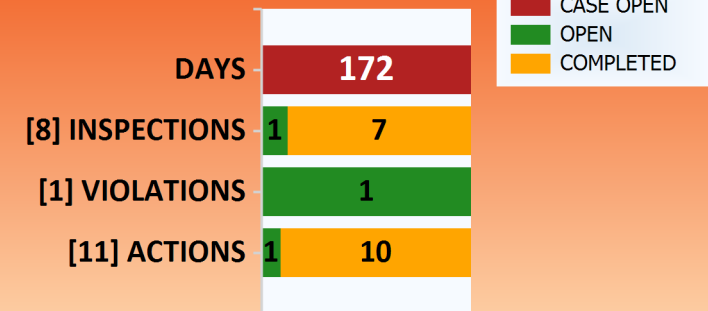
City of Ocala

Case Number

CE26-0062

Description: Dead palm trees			Status: HEARING
Type: COMMERCIAL		Subtype: MISC ORDINANCE VIOLATION	
Opened: 1/15/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/7/2026
Site Address: 2240 N PINE AVE OCALA, FL 34475			
Site APN: 25282-000-00		Officer: OSIAS FERREIRA	
Details:			

Case Summary



ADDITIONAL SITES

LINKED CASES

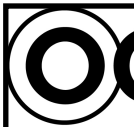
CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	S4 PROPERTIES LLC	11745 NE HWY 315 FORT MCCOY, FL 32134 -7708			
RESPONDENT 1	S4 PROPERTIES LLC	11745 NE HWY 315 FORT MCCOY, FL 32134 -7708			
RESPONDENT 2	SCHOELER, JEFFERY A	11745 N.E. HIGHWAY 315 FORT MCCOY, FL 32134			

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$55.67	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	4	\$9.84	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	2	\$12.30	\$0.00						
REGULAR MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$41.82	\$0.00						
CONTACT	001-359-000-000-06-35960	3	\$9.72	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$17.82	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	8	\$129.68	\$0.00						
Total Paid for INSPECTION FEES:			\$129.68	\$0.00						
TOTALS:			\$267.05	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		



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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	OSIAS FERREIRA	2/5/2026				Dead trees on the property. Cut and remove the dead trees from the property with a tree removal permit.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	OSF	1/15/2026	1/15/2026	NON COMPLIANT		On 1/15/2026 I observed two dead palm trees on the property. I approached the main office and spoke with Ricky and Jeff and explained that the trees were dead and they needed to be removed. We spoke briefly about the violations and some of their concerns. I will follow up to ensure compliance. I have left my information behind.
FOLLOW UP	OSF	2/5/2026	2/5/2026	NON COMPLIANT		On 2/5/2026 I did a follow up after my initial conversation with the company owner and they have not remove the dead palm trees as of today. I will send a CLTO to the owners of the property.
COMPLIANCE	OSF	3/5/2026	3/5/2026	COMPLETED		On 3/5/2026 I did a reinspection and observed that the two dead palm trees are still on the property after I made contact with the owner and explained the violation, and a CLTO was mailed out. I made contact again this time I spoke with Vanessa and she told me they are working towards getting the removed but they have not yet. I will wait another week for the owner to reach out and if they don't have anything doe the case will move into a hearing.

CASE WORK	OSF	3/12/2026	3/12/2026	COMPLETED		On 3/12/2026 I did a follow up but nothing has change. Last week I had a conversation with Ricky a property representative and he told me that they will be removing the dead palm trees. I will come back in another two weeks if there is no progress the case will be refer to the hearing.
CASE REVIEW	OSF	3/26/2026	3/26/2026	COMPLETED		On 3/26/2026 I did a case review and after various emails and communication with the property representative and our administration it was agreed that more time was going to be given for them to obtain the permit and remove the dead trees. I will continue to follow up.
FOLLOW UP	OSF	4/29/2026	4/29/2026	COMPLETED		On 4/29/2026 I did a follow up and observed that nothing has been done. I have send an email to the zoning department to inquired about a possible site plan inclusion that could potentially include these trees on the next parcel also owned by the same company. I'm still waiting on the replay from the zoning department, but no permits on this parcel and the trees are still there.
CASE REVIEW	OSF	5/13/2026	5/13/2026	COMPLETED		On 5/13/2026 I did a case review and observed that nothing has been done, even after multiple conversation with the owner and conversation with my superiors. It was stablsh that these dead trees were going to be cut down and it was going to be done weeks ago. The case will be referred to a hearing for non-compliance.
HEARING INSPECTION	OSF	7/7/2026				

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	2/6/2026	2/6/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	2/6/2026	2/6/2026	CLTO MAILED (2)



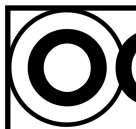
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CONTACT	OSIAS FERREIRA	3/5/2026	3/5/2026	Ricky called me from 352-427-3150 he wanted to know what he needs to get a permit, I explained that he could do so online and reaching out to our building department. He was hesitant to get a permit saying he has gotten different information on whether or not they should get a tree removal permit for these dead palm trees. I explained that he should get a tree removal permit for these before they get them down to be in compliance.
CONTACT	OSIAS FERREIRA	3/19/2026	3/19/2026	I received a call this morning from Barry Mansfield wanting to know more information about the case, I gave him a brief overview and then after the call was done I made a lengthy email detailing everything on the case.
CONTACT	OSIAS FERREIRA	3/23/2026	3/23/2026	I received an email from Jeff Shrum, saying that another conversation took place with the property representative and stating that they should be in compliance within 8 weeks. An extension of time has been granted for them to remove the dead palm trees and obtain a permit.
PREPARE NOTICE	SHANEKA GREENE	5/14/2026	5/15/2026	NOVPH
ADMIN POSTING	SHANEKA GREENE	5/15/2026	5/15/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/15/2026	5/15/2026	NOVPH MAILED (2) 9489 0090 0027 6696 9956 26 S4 PROPERTIES LLC SCHOELER JEFFERY A (REGISTERED AGENT) 11745 NE HWY 315 FORT MCCOY, FL. 32134 9489 0090 0027 6696 9956 33 S4 PROPERTIES LLC PO BOX 4500 OCALA, FL. 34478
FIELD POSTING	OSIAS FERREIRA	5/18/2026	5/18/2026	NOVPH READY FOR POSTING Posted at the property affidavit on file.



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STAFF RECOMMENDATION	JENNIPHER L BULLER	6/19/2026	6/24/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) Cut and clean the property grounds fully and properly removing any tree debris and dead trees (TREE REMOVAL PERMIT REQUIRED) by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any tree debris and dead trees. Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated. (b) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances. 2.) Pay the cost of prosecution of \$267.05 by August 13th, 2026. Non-compliance (Massey) hearing: 09/10/2026
HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		NEW BUSINESS

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

25282-000-00

[GOOGLE Street View](#)

Prime Key: 616206

[MAP IT+](#)

Current as of 1/15/2026

[Property Information](#)

S4 PROPERTIES LLC
11745 NE HWY 315
FORT MCCOY FL 32134-7708

[Taxes / Assessments:](#)

Map ID: 178

[Millage:](#) 1001 - OCALA

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

[PC:](#) 27

Acres: 2.77

[More Situs](#)

Situs: 2240 N PINE AVE ALL UNITS
OCALA

[2025 Certified Value](#)

Land Just Value	\$452,479		
Buildings	\$513,017		
Miscellaneous	\$28,794		
Total Just Value	\$994,290	Impact	
Total Assessed Value	\$919,289	Ex Codes:	(\$75,001)
Exemptions	\$0		
Total Taxable	\$919,289		
School Taxable	\$994,290		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$452,479	\$513,017	\$28,794	\$994,290	\$919,289	\$0	\$919,289
2024	\$316,735	\$490,131	\$28,851	\$835,717	\$835,717	\$0	\$835,717
2023	\$316,735	\$518,068	\$28,909	\$863,712	\$781,978	\$0	\$781,978

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7648/0038	12/2021	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	\$100
6030/0866	04/2014	07 WARRANTY	8 ALLOCATED	Q	I	\$775,000
5291/0467	12/2009	07 WARRANTY	8 ALLOCATED	Q	I	\$1,200,000
5098/0828	09/2008	07 WARRANTY	7 PORTIONUND INT	U	I	\$100
5098/0821	09/2008	70 OTHER	0	U	I	\$100
DETH/REGS	02/2007	71 DTH CER	0	U	I	\$100
5098/0817	03/2004	07 WARRANTY	0	U	I	\$100
UNRE/INST	03/1980	07 WARRANTY	0	Q	I	\$300,000
UNRE/INS1	03/1980	07 WARRANTY	0	Q	I	\$300,000
1013/1201	03/1980	07 WARRANTY	0	U	I	\$375,000
0497/0637	06/1972	02 DEED NC	0	U	V	\$20,000

[Property Description](#)

SEC 06 TWP 15 RGE 22
COM AT NW COR OF SW 1/4 OF SE 1/4 OF SEC 6 TH S 00-02-39 W
165.35 FT TO POB TH N 88-59-48 E 345.92 FT TH S 18-55-04 E 135 FT
TH S 85-09-03 W 39.39 FT TH S 15-45-09 E 200.62 FT TH S 89-42-28 W
405.10 FT TH N 00-02-39 E 320.13 FT TO POB.

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCSF	2702	.0	.0	B4	65,776.00	SF						
GCSF	1000	.0	.0	B4	54,885.00	SF						

Neighborhood 9941
Mkt: 2 70

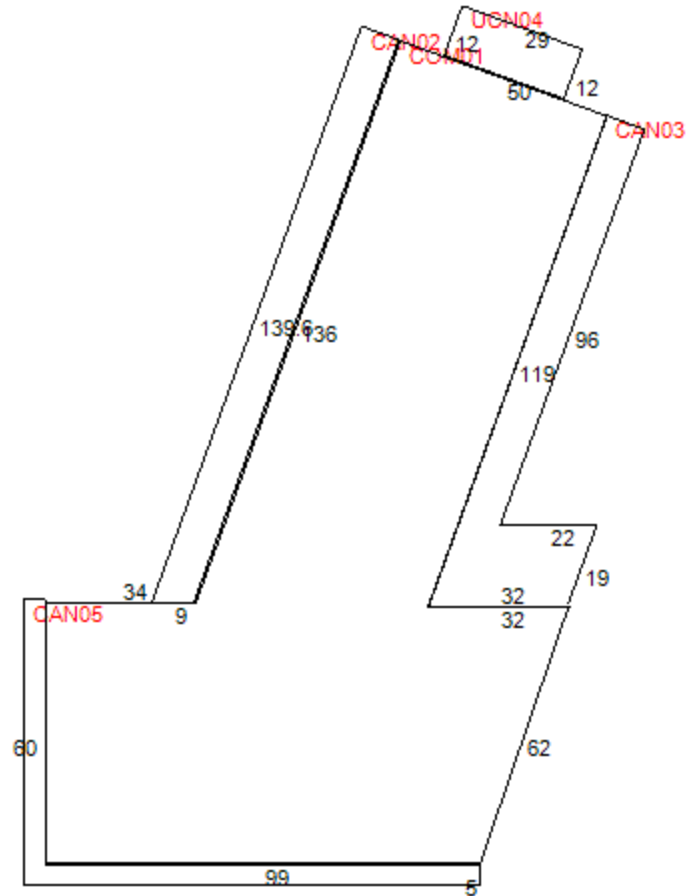
[Traverse](#)

Building 1 of 1

COM01=U60R34A20|136A110|50A200|119A90|32A199|62A270|99.U60R34
CAN02=A20|136A290|9A200|139,6A90|9.R86D1
CAN03=L32A20|119A110|9A200|96A90|22A200|19.L1U115
UCN04=A20|12A290|29A200|12A110|29.D174L19
CAN05=D5L104U65R5D60R99.U250
COM06=L24D24R24U24.L24
UCN07=L36D24R36U24.
MZO08=831.

MZS09=508.
831

UCN07	36	COM	24
24	24	24	24
	36		24



Building Characteristics

Structure 6 - PILASTERS
Effective Age 7 - 30-34 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 3/10/2021 by 117

Year Built 1974
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 688

Exterior Wall 24 CONC BLK-PAINT54 OCALA BLOCK18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	20.0	1.00	1974	0	12,828	M48 WAREHOUSE/DISTRIBUTE M17 OFFICE M48 WAREHOUSE/DISTRIBUTE	50 % N N 27 % N Y 23 % N Y
2	18.0	1.00	1994	0	1,240	CAN CANOPY-ATTACHD	100 % N N
3	18.0	1.00	1994	0	1,468	CAN CANOPY-ATTACHD	100 % N N
4	11.0	1.00	1994	0	348	UCN CANOPY UNFIN	100 % N N
5	8.0	1.00	1974	0	820	CAN CANOPY-ATTACHD	100 % N N
6	12.0	1.00	1974	0	576	M48 WAREHOUSE/DISTRIBUTE	100 % N N
7	12.0	1.00	1974	0	864	UCN CANOPY UNFIN	100 % N N
8	8.0	1.00	2013	0	831	MZO MEZZANINE OFF	100 % N Y

9	8.0	1.00	2013	0	508 MZS MEZZANINE STOR	100 %	N	Y
Section: 1								
Elevator Shafts: 0		Aprtments: 0		Kitchens: 1		4 Fixture Baths: 1		2 Fixture Baths: 3
Elevator Landings: 0		Escalators: 0		Fireplaces: 0		3 Fixture Baths: 0		Extra Fixtures: 5
Miscellaneous Improvements								
Type		Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT		10,682.00	SF	5	1974	3	0.0	0.0
105 FENCE CHAIN LK		540.00	LF	20	1974	4	0.0	0.0
159 PAV CONCRETE		2,580.00	SF	20	1974	3	0.0	0.0
159 PAV CONCRETE		435.00	SF	20	1974	3	0.0	0.0
250 WALLS MASONRY		234.00	SF	50	2012	3	0.0	0.0
159 PAV CONCRETE		169.00	SF	20	2010	5	13.0	13.0
105 FENCE CHAIN LK		416.00	LF	20	2008	4	0.0	0.0
144 PAVING ASPHALT		18,793.00	SF	5	2003	3	0.0	0.0
116 FENCE VINYL		152.00	LF	99	2016	4	0.0	0.0
Appraiser Notes								
ELITE CONSTRUCTION								
Planning and Building								
** Permit Search **								
Permit Number		Date Issued	Date Completed	Description				
BLD20-0457		3/5/2020	3/25/2020	ELITE CONSTRUCTION / ROOF OVER				
DEMO18-0009		2/28/2018	-	COMMERCIAL				
BLD13-1459		11/21/2014	-	INT REN				
BLD14-0794		7/10/2014	-	INTERIOR RENO				
SGN13-0062		2/22/2013	-	TEMP BANNER NOVIA GROUP				
SGN13-0063		2/22/2013	-	TEMP BANNER NOVIA				
SGN11-0090		6/8/2011	6/10/2011	NOVIA / BANNERS & PENNANT 6/20-7/4/11				
BLD11-0766		6/1/2011	-	INTERIOR REN				
OC00801		5/1/1999	-	CMRA				
OC00635		4/1/1999	-	CMRA				
OC00935		5/1/1994	-	CMRA				
OC00767		4/1/1994	-	CMRA				
OC00541		3/1/1994	-	CMRA				
OC00542		3/1/1994	-	CMRA				
OC00375		3/1/1994	8/1/1994	CMRA				
OC00119		1/1/1994	-	CMRA				

(MARION COUNTY)
Record: ~~\$27.00~~ 44.00
Documentary Stamps \$.070

Prepared By and Return To:
Tim Haines/cs
GRAY, ACKERMAN & HAINES, P.A.
125 NE 1st Avenue - Ste. 3
Ocala, Florida 34470

PROPERTY APPRAISER'S PID # 25273-000-00 and 25282-000-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

NOTE: THIS IS A CONVEYANCE OF UNENCUMBERED REAL PROPERTY FROM A CORPORATION TO THE WHOLLY-OWNED SUBSIDIARY OF THE CORPORATION'S SOLE OWNER. THERE IS NO CHANGE IN THE BENEFICIAL OWNERSHIP OF THE PROPERTY AS A RESULT OF, AND NO CONSIDERATION GIVEN FOR, THIS CONVEYANCE. PURSUANT TO DEPARTMENT OF REVENUE TAA #02B4-003 AND CRESCENT MIAMI CENTER, LLC. v. DOR, 903 So. 2nd 913 (Fla. 2005) THIS DEED IS SUBJECT TO MINIMUM DOCUMENTARY STAMP TAX. GRANTOR REPRESENTS AND WARRANTS THAT THERE ARE, AS OF THE DATE OF THIS CONVEYANCE, NO AMOUNTS OUTSTANDING WITH REGARD TO ANY EASEMENTS, RESTRICTIONS, LIENS, ENCUMBRANCES, OR LIMITATIONS ON PROPERTY CONVEYED HEREBY.

SPECIAL WARRANTY DEED

This Indenture, made this 14 day of December, 2021, between **ELITE CONSTRUCTION OF OCALA, INC.**, a Florida corporation, whose post office address is: PO Box 1418, Ocala, Florida 34478 (hereinafter "**Grantor**"), and **S4 PROPERTIES, LLC**, a Florida limited liability company, whose post office address is: 11745 NE Hwy 315, Fort McCoy, Florida 32134 (hereinafter "**Grantee**").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in **MARION** County, Florida, to-wit (the "**Property**"):

SEE ATTACHED EXHIBIT "A"

SUBJECT TO:

1. Ad valorem and real estate taxes for the calendar year 2022 and all subsequent years.
2. Easements, restrictions, and limitations of record reference to which shall not act to reimpose the same ("**Permitted Exceptions**").

RECITATION OF THE FOREGOING SHALL NOT ACT TO REIMPOSE ANY OF THE SAME.

GRANTOR covenants that Grantor will warrant and defend the Property (subject to the Permitted Exceptions) hereby conveyed against the lawful claims and demands of all persons claiming by, through or under Grantor, but against no others.

THE PROPERTY IS BEING TRANSFERRED AND CONVEYED "AS IS, WHERE IS," WITHOUT ANY REPRESENTATION OR WARRANTY OF ANY NATURE. EXCEPT AS SPECIFICALLY SET FORTH HEREIN, GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY REPRESENTATIONS, WARRANTIES (OTHER THAN THE SPECIAL WARRANTY OF TITLE AS SET OUT HEREIN), PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EITHER EXPRESS OR IMPLIED, ORAL OR WRITTEN, PAST, PRESENT OR FUTURE, OF, AS TO, CONCERNING OR WITH RESPECT TO (A) THE VALUE, NATURE, QUALITY OR CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, (B) THE INCOME TO BE DERIVED FROM THE PROPERTY, (C) THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE OR ANY TENANT MAY CONDUCT THEREON, (D) THE COMPLIANCE OF OR BY THE PROPERTY OR ITS OPERATION WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR BODY, (E) THE HABITABILITY, MERCHANTABILITY, MARKETABILITY, PROFITABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE PROPERTY, (F) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS, IF ANY, INCORPORATED INTO THE PROPERTY, (G) THE MANNER, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF THE PROPERTY, (H) COMPLIANCE WITH ANY ENVIRONMENTAL PROTECTION, POLLUTION OR LAND USE LAWS, RULES, REGULATIONS, ORDERS OR REQUIREMENTS, INCLUDING THE EXISTENCE IN OR ON THE PROPERTY OF HAZARDOUS MATERIALS, (I) WITH RESPECT TO GRANTEE'S NEED OR ABILITY TO OBTAIN ANY APPROVALS BY GOVERNMENTAL ENTITIES OR ANY ZONING OR LAND USE COMPLIANCE, OR (J) ANY OTHER MATTER WITH RESPECT TO THE PROPERTY. ADDITIONALLY, NO PERSON ACTING ON BEHALF OF GRANTOR IS AUTHORIZED TO MAKE, AND NO PERSON HAS MADE, ANY REPRESENTATION, AGREEMENT, STATEMENT, WARRANTY, GUARANTY OR PROMISE REGARDING THE PROPERTY OR THE TRANSACTION CONTEMPLATED HEREIN; AND NO SUCH REPRESENTATION, WARRANTY, AGREEMENT, GUARANTY, STATEMENT OR PROMISE, IF ANY, MADE BY ANY PERSON ACTING ON BEHALF OF GRANTOR SHALL BE VALID OR BINDING UPON GRANTOR UNLESS EXPRESSLY SET FORTH HEREIN. GRANTEE FURTHER

ACKNOWLEDGES AND AGREES THAT BY ACCEPTING THIS DEED, IT HAS BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY, AND GRANTEE IS RELYING SOLELY ON ITS OWN INVESTIGATION OF THE PROPERTY AND NOT ON ANY INFORMATION PROVIDED OR TO BE PROVIDED BY GRANTOR AND ACCEPTS THE PROPERTY AND WAIVES ALL OBJECTIONS OR CLAIMS AGAINST GRANTOR (INCLUDING, BUT NOT LIMITED TO, ANY RIGHT OR CLAIM OF CONTRIBUTION) ARISING FROM OR RELATED TO THE PROPERTY OR TO ANY HAZARDOUS MATERIALS ON THE PROPERTY. GRANTEE FURTHER ACKNOWLEDGES AND AGREES THAT ANY INFORMATION PROVIDED OR TO BE PROVIDED WITH RESPECT TO THE PROPERTY WAS OBTAINED FROM A VARIETY OF SOURCES AND THAT GRANTOR HAS NOT MADE ANY INDEPENDENT INVESTIGATION OR VERIFICATION OF SUCH INFORMATION AND MAKES NO REPRESENTATION AS TO THE ACCURACY, TRUTHFULNESS OR COMPLETENESS OF SUCH INFORMATION. GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY ORAL OR WRITTEN STATEMENT, REPRESENTATION OR INFORMATION PERTAINING TO THE PROPERTY, OR THE OPERATION THEREOF, FURNISHED BY ANY REAL ESTATE BROKER, CONTRACTOR, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON. THESE PROVISIONS WILL SURVIVE THE EXECUTION AND DELIVER OF THIS DEED.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and sealed in our presence as witnesses:

Witness #1:

M. Irons

Signature

Melinda Irons

Print Witness #1 Name

Witness #2:

Debra Willis

Signature

Debra Willis

Print Witness #2 Name

**ELITE CONSTRUCTION OF OCALA INC., A
FLORIDA CORPORATION**

By:

Jody J. Schoeler

JODY J. SCHOELER

Its:

PRESIDENT

STATE OF FLORIDA

COUNTY OF MARION

The foregoing SPECIAL WARRANTY DEED was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14th day of December, 2021, by **JODI J. SCHOELER, PRESIDENT OF ELITE CONSTRUCTION OF OCALA INC., A FLORIDA CORPORATION**, on behalf of the corporation.

☒ Personally known by me, OR
☐ Produced _____ as identification.



SHANNON L. WEIHL
Commission # GG 328902
Expires May 3, 2023
Bonded Thru Budget Notary Services

Shannon L. Weihl
Notary Signature
Print Name: Shannon L. Weihl
Notary Public, State of FLORIDA
Commission number: GG 328902
Commission expires: 5-3-23

EXHIBIT "A"

(PARCEL 1)

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S.00°02'39"W., ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION, A DISTANCE OF 165.35 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID WEST BOUNDARY, N.88°59'48"E., A DISTANCE OF 345.92 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (200 FEET WIDE); THENCE S.18°55'04"E., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 135.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S.85°09'03"W., A DISTANCE OF 39.39 FEET; THENCE S.15°45'09"E., A DISTANCE OF 200.62 FEET TO A POINT THAT IS 150.00 FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH RIGHT OF WAY LINE OF N.W. 22ND STREET (50 FEET WIDE); THENCE S.89°42'28"W., PARALLEL WITH AND 150.00 FEET DISTANT FROM SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 405.10 FEET TO A POINT ON THE AFOREMENTIONED WEST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION; THENCE N.00°02'39"E., ALONG SAID WEST BOUNDARY, A DISTANCE OF 320.13 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

And (PARCEL 3)

BEGIN AT THE N.W. CORNER OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH, RANGE 22 EAST; THENCE S.00°02'39"W., ALONG THE WEST BOUNDARY OF THE S.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION, A DISTANCE OF 635.48 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF N.W. 22ND STREET (50 FEET WIDE); THENCE S.89°05'05"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 166.10 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°00'00"E., A DISTANCE OF 635.54 FEET TO A POINT ON THE NORTH BOUNDARY OF THE N.E. 1/4 OF THE S.E. 1/4 OF THE S.W. 1/4 OF SAID SECTION; THENCE N.89°06'29"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 166.59 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

4879-8108-9286, v. 2



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

Detail by Entity Name

Florida Limited Liability Company
S4 PROPERTIES, LLC

Filing Information

Document Number L21000518728
FEI/EIN Number 87-3910339
Date Filed 12/10/2021
State FL
Status ACTIVE

Principal Address

11745 N.E. HIGHWAY 315
FORT MCCOY, FL 32134

Mailing Address

PO BOX 4500
OCALA, FL 34478

Registered Agent Name & Address

SCHOELER, JEFFERY A
11745 N.E. HIGHWAY 315
FORT MCCOY, FL 32134

Authorized Person(s) Detail

Name & Address

Title MGR

SCHOELER, JEFFERY S
PO BOX 4500
OCALA, FL 34478

Title MGR

SCHOELER, JODI J
PO BOX 4500
OCALA, FL 34478

Annual Reports

Report Year	Filed Date
2023	04/28/2023

2024	04/29/2024
2025	04/30/2025

Document Images

04/30/2025 -- ANNUAL REPORT	View image in PDF format
04/29/2024 -- ANNUAL REPORT	View image in PDF format
04/28/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
12/10/2021 -- Florida Limited Liability	View image in PDF format



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

2/6/2026

CASE NO: CE26-0062

S4 PROPERTIES LLC
SCHOELER JEFFERY A (REGISTERED AGENT)
11745 NE HWY 315
FORT MCCOY, FL. 32134-7708

S4 PROPERTIES LLC
PO BOX 4500
OCALA, FL. 34478

RE: 25282-000-00 | 2240 N PINE AVE OCALA, FL.

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: 3/5/2026

Violations:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER
Dead trees on the property. Cut and remove the dead trees from the property with a tree removal 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.

OSIAS FERREIRA,
Code Inspector
352-789-5305 oferreira@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

05/18/2026

S4 PROPERTIES LLC
SCHOELER JEFFERY A (REGISTERED AGENT)
11745 NE HWY 315
FORT MCCOY, FL. 32134

S4 PROPERTIES LLC
PO BOX 4500
OCALA, FL. 34478

Respondent(s) _____ /

Location of Violation: 2240 S PINE AVE|25282-000-00

Case Number: CE26-0062

Inspector Assigned: Osias Ferreira

Required Compliance Date: 07/07/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR
UNSANITARY MATTER

Dead trees on the property. Cut and remove the dead trees from the property with a tree
removal 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*

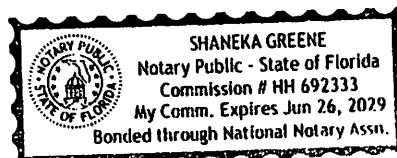
The Municipal Code Enforcement Board/Special Magistrate has the authority to levy fines up to \$250 per day for a first violation and up to \$500 per day for a repeat violation, and to levy a lien on the real and personal property of the violator(s). A cost of prosecution will be levied in this case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

Osias Ferreira Senior Code Inspector
oferreira@ocalafl.gov
352-789-5305





2240
BLDG. 300



City of Ocala
Code Enforcement Division
5/18/2026 9:41 AM



City of Ocala
Code Enforcement Division
5/18/2026 9:41 AM



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

05/18/2026

S4 PROPERTIES LLC
SCHOELER JEFFERY A (REGISTERED AGENT)
11745 NE HWY 315
FORT MCCOY, FL. 32134

S4 PROPERTIES LLC
PO BOX 4500
OCALA, FL. 34478

Respondent(s) _____ /

Location of Violation: 2240 S PINE AVE 25282-000-00
Case Number: CE26-0062
Inspector Assigned: Osias Ferreira
Required Compliance Date: 07/07/2026
Public Hearing Date & Time: 07/09/2026 17:30
Violation(s) and How to Abate: SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER Dead trees on the property. Cut and remove the dead trees from the property with a tree removal permit.

City of Ocala
Code Enforcement Division
5/18/2026 9:41 AM

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

CASE NO: CE26-0062

AFFIDAVIT OF POSTING

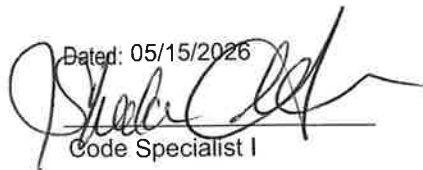
Section 2-446 (b) 2 (b)

**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:

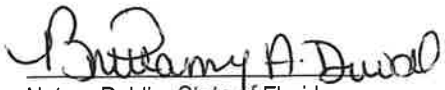
1. I did on 05/15/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 05/15/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/15/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida

BRITTANY A. DUVAL
MY COMMISSION # HH 512040
EXPIRES: April 3, 2028



CITY OF OCALA
CODE ENFORCEMENT DIVISION

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

Map# 26-0062

S4 PROPERTIES LLC
SCHOELER JEFFERY A (REGISTERED AGENT)
11745 NE HWY 315
FORT MCCOY, FL. 32134

34471>2172
32134-9999



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JACKSONVILLE RPDC 320

18 MAY 20 4 1

Label 890-PB, Oct. 2015
Pitney Bowes

FIRST-CLASS

US POSTAGE PAID PITNEY BOWES



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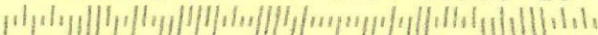


- ☐ Not Deliverable As / Addressed
- ☐ Unable To Forward
- ☐ Insufficient Address
- ☐ Moved, Left No Address

NIXIE 339 CE 1

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 34471217299 *3024-05906-19-40



RE: CE26-0062 // 25282-000-00

From Andrew Gray <agray@ocalafl.gov>
Date Wed 4/29/2026 4:01 PM
To Osias Ferreira <oferreira@ocalafl.gov>

Good afternoon,

I am not aware of any projects associated with this parcel, but the same property owner did get site plan approval (SPL24-45736) for redevelopment of the adjacent north property with an office building. Associated permits include DEMO25-0093 (finalized 1/27/26), BLD25-2186, and SITE26-0008 but that is all the information that I have. You may want to ask Zach if he told them that the tree removal could be completed as part of the site permit even though they are located on an adjacent parcel.

Please let me know if I can be of further assistance.

Thanks,

Andrew (Andy) Gray
Planner I, Growth Management Department
City of Ocala
201 SE 3rd Street, 2nd floor
Ocala, FL 34471
Office: 352-629-8305
agray@ocalafl.gov



**The City of Ocala provides fiscally responsible services consistent
with the community's current and future expectations.**

From: Osias Ferreira <oferreira@ocalafl.gov>
Sent: Wednesday, April 29, 2026 1:38 PM
To: Andrew Gray <agray@ocalafl.gov>
Subject: CE26-0062 // 25282-000-00

Good afternoon,

Hey Andy, can you help me with this property, they were supposed to submit something for the removal of two dead palm trees, but I did not find anything. A while ago I heard something that maybe they could include it on a project they are doing on this property for a new building, but I have not heard anything. If you can find something It would be appreciated.

Sincerely,

Oσίας Ferreira

Senior Code Inspector

City of Ocala

Code Enforcement Division

201 SE 3rd Street (2nd Floor)

Ocala, FL 34471

Phone: 352-629-8309 office

Fax: (352) 629-8308

Email: Oferreira@Ocalafl.gov



2240 N PINE AVE // CE26-0062 // 25282-000-00

From Osias Ferreira <oferreira@ocalafl.gov>

Date Thu 3/19/2026 11:01 AM

To Barry Mansfield <BMansfield@ocalafl.gov>

Cc Jennipher L. Buller <JBuller@ocalafl.gov>; Dale Hollingsworth <dhollingsworth@ocalafl.gov>

Good morning,

Thank you for calling me earlier today.

I would like to clarify the history and current status of this case, as prior communications with the property representatives outlined the required actions in detail.

This case was initiated on January 15, 2026, as a self-initiated case regarding two dead palm trees located at the front of the property operated by Elite Construction of Ocala. At that time, I made contact on-site and spoke with two representatives, Jeff and Ricky. During that conversation, I explained that both trees needed to be removed and that a permit would be required prior to removal. They acknowledged and agreed to proceed.

On February 5, 2026, I conducted a follow-up inspection and observed that no action had been taken. As a result, a courtesy CLTO letter was issued to the registered agent, listed as Jeffery Schoeler, with a compliance deadline of March 5, 2026.

Upon reinspection after the compliance date, the violation remained uncorrected. I revisited the property and spoke with Vanessa at the front desk. Later, Ricky contacted me by phone, and I reiterated the need to remove the dead trees. He again acknowledged the requirement and requested information regarding the permitting process, at which time I advised him to contact our Building Department for further assistance.

A final follow-up inspection was conducted on March 12, 2026, after the compliance deadline had passed. At that time, the violation remained unresolved.

Thank you for your time and attention to this matter.

Sincerely,

Osias Ferreira

Senior Code Inspector

City of Ocala

Code Enforcement Division

201 SE 3rd Street (2nd Floor)
Ocala, FL 34471

Phone: 352-629-8309 office
Fax: (352) 629-8308
Email: Offerreira@Ocalafl.gov

Elite Construction 2240 N. Pine Ave.

From Jeff Shrum <JShrum@ocalafl.gov>

Date Mon 3/23/2026 1:27 PM

To Dale Hollingsworth <dhollingsworth@ocalafl.gov>; Osias Ferreira <oferreira@ocalafl.gov>

Dale, Osias,

I have talked with Ricky at Elite Construction. He is working on the tree removal permits for the palm trees in the front parking lot. He thought he would have it done soon and I asked him to let you know when that happens. Through our discussion, we agreed that he must have it completed within 8 weeks. Please place this email in the case file to monitor progress and let me know if this is not corrected within that timeline. Thanks, and let me know if you have any questions.

Jeff Shrum, AICP

Growth Management Director

City of Ocala

201 SE 3rd St - 2nd Floor

Ocala, FL 34471

Phone # (352)-629-8494

Jshrum@ocalafl.gov





City of Ocala
Code Enforcement Division
5/13/2026 2:48 PM



City of Ocala
Code Enforcement Division
3/5/2026 1:50 PM



City of Ocala
Code Enforcement Division
2/5/2026 3:37 PM



City of Ocala
Code Enforcement Division
2/5/2026 3:37 PM



City of Ocala
Code Enforcement Division
1/15/2026 2:59 PM



City of Ocala
Code Enforcement Division
1/15/2026 2:59 PM



City of Ocala
Code Enforcement Division
1/15/2026 2:59 PM