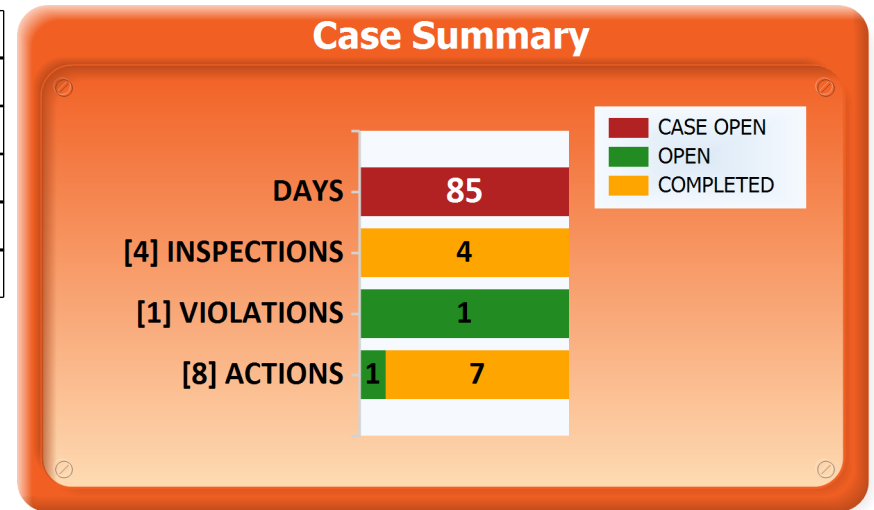


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0177

Description: DEAD TREE			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 4/13/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/6/2026
Site Address: 2010 SW COLLEGE RD OCALA, FL 34471			
Site APN: 2363-002-000		Officer: JEFFREY GUILBAULT	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	JEDCO OCALA LLC	200 GALLERIA PKWY SE STE 900 ATLANTA, GA 30339-5945			
REGISTERED AGENT	SHAPIRO BLASI WASSERMAN & HERMANN, P.A.	7777 GLADES ROAD BOCA RATON, FL 33434			
RESPONDENT 1	JEDCO OCALA LLC	C/O RACETRAC INC PROPERTY TAX DEPT ATLANTA, GA 30339-5945			
TENANT	RACETRAC INC	2010 SW COLLEGE RD OCALA, FL 34471			

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
ENV26-0177

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	3	\$2.22	\$0.00						
Total Paid for CASE FEES:			\$74.13	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$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	3	\$7.38	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$49.20	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$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	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$202.12	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	4/13/2026				Please obtain a tree removal permit and remove the dead palm tree from the property. Tree is located near US200 NEAR THE LIGHT.
---	----------------------	-----------	--	--	--	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	4/13/2026	4/13/2026	COMPLETED		Today at 1030 while patrolling the area i noticed one dead palm tree at the corner of the property that is closest to US200. Please obtain a tree removal permit and remove all dead trees from the property. CLTO created and see photos. RI scheduled for 30 days from today.
FOLLOW UP	JGB	5/13/2026	5/13/2026	COMPLETED		I verified this morning the tree permit to remove the dead tree has not been applied for. The tree is still on the property and no one has reached out to me in regards of this case. novph sent to admin.
CASE WORK	JGB	7/2/2026	7/2/2026	COMPLETED		Verified today that there is no permit on file to remove the dead trees on the property.
HEARING INSPECTION	JGB	7/6/2026	7/6/2026	COMPLETED		Today at 1330 I verified the dead trees are still on the property. Permits have not been submitted to the city to remove the dead trees from the property.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	4/14/2026	4/15/2026	CLTO
REGULAR MAIL	SHANEKA GREENE	4/15/2026	4/15/2026	CLTO MAILED (3)

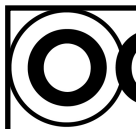


OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0177

PREPARE NOTICE	SHANEKA GREENE	5/15/2026	5/19/2026	NOVPH
ADMIN POSTING	SHANEKA GREENE	5/19/2026	5/19/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/19/2026	5/19/2026	NOVPH MAILED (3) 9489 0090 0027 6696 9958 48 JEDCO OCALA LLC C/O RACETRAC INC PROPERTY TAX DEPT 200 GALLERIA PKWY SE STE 900 ATLANTA GA 30339-5945 9489 0090 0027 6696 9958 55 JEDCO OCALA LLC 1951 NW 19TH STREET SUITE 200 BOCA RATON, FL 33431 9489 0090 0027 6696 9958 62 SHAPIRO BLASI WASSERMAN & HERMANN, P.A. (REGISTERED AGENT) 7777 GLADES ROAD SUITE 400 BOCA RATON, FL 33434
FIELD POSTING	ROBERT MOORE	5/20/2026	5/20/2026	NOVPH READY FOR POSTING FOR JEFF POSTED NOVPH TO PROPERTY (DOOR)



OCALA Case Details - No Attachments

City of Ocala

Case Number

ENV26-0177

STAFF RECOMMENDATION	JENNIPHER L BULLER	6/19/2026	6/29/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 and order to: 1.) (a) 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 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 \$202.12 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

2363-002-000

[GOOGLE Street View](#)

Prime Key: 2772930

[MAP IT+](#)

Current as of 4/13/2026

Property Information

JEDCO OCALA LLC
C/O RACETRAC INC PROPERTY TAX
DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339-5945

Taxes / Assessments:

Map ID: 162

Millage: 1001 - OCALAM.S.T.U.PC: 11

Acres: 1.68

Situs: 2010 SW COLLEGE RD OCALA

2025 Certified Value

Land Just Value	\$1,024,534
Buildings	\$679,048
Miscellaneous	\$73,143
Total Just Value	\$1,776,725
Total Assessed Value	\$1,776,725
Exemptions	\$0
Total Taxable	\$1,776,725

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$1,024,534	\$679,048	\$73,143	\$1,776,725	\$1,776,725	\$0	\$1,776,725
2024	\$1,024,534	\$660,794	\$78,288	\$1,763,616	\$1,763,616	\$0	\$1,763,616
2023	\$1,061,124	\$689,900	\$83,434	\$1,834,458	\$1,823,226	\$0	\$1,823,226

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<u>UNRE/INST</u>	08/2022	48 CORP CHNGE	0	U	I	\$100
<u>7072/1392</u>	11/2019	09 EASEMNT	0	U	I	\$100
<u>7072/1389</u>	10/2019	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$4,100,000
<u>6833/0488</u>	09/2018	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$1,725,000
<u>5040/0498</u>	05/2008	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$3,555,700
<u>2414/0104</u>	09/1997	26 TRUSTEE	0	U	I	\$100
<u>2086/0986</u>	11/1994	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,549,000
<u>2033/1159</u>	05/1994	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$950,000

Property Description

SEC 24 TWP 15 RGE 21
PLAT BOOK 002 PAGE 151
OCALA COMMERCIAL CENTER

LOT 2

Parent Parcel: 23654-000-00

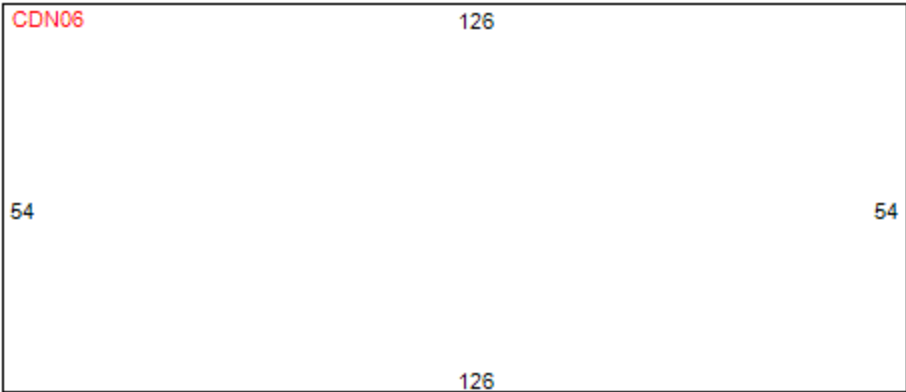
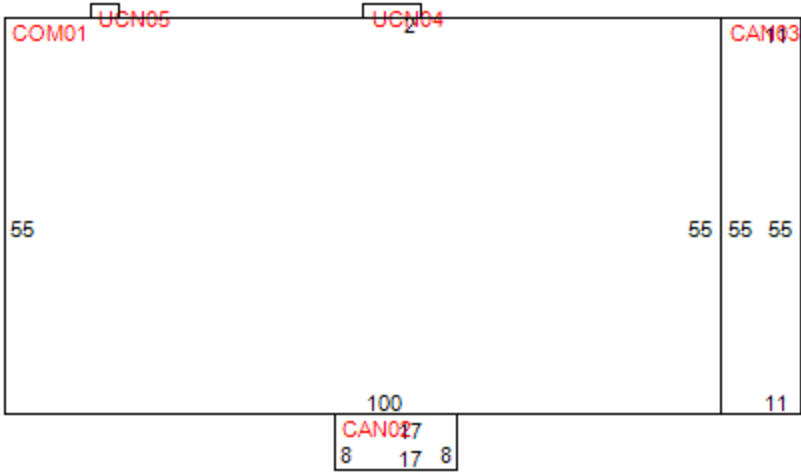
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCCR	1151	.0	.0	SC	73,181.00	SF							
Neighborhood 9931													
Mkt: 2 70													

[Traverse](#)

Building 1 of 1

COM01=L100U55R100D55.L37
CAN02=D8L17U8R17.R37
CAN03=R11U55L11D55.U55L42
UCN04=U2L8D2R8.L46
UCN05=U2R4D2L4.D100L25
CDN06=D54R126U54L126.



[Building Characteristics](#)

Structure 1 - WH STL FR
Effective Age 2 - 05-09 YRS
Condition 3
Quality Grade 700 - GOOD
Inspected on 4/15/2025 by 117

Year Built 2019
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 310

Exterior Wall 39 HARDEE BOARD62 FACE BRICK-WD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C		
1	15.0	1.00	2019	0	5,500	C11 CONVENIENCE STORE	100 %	N	Y
2	10.0	1.00	2019	0	136	CAN CANOPY-ATTACHD	100 %	N	N
3	9.0	1.00	2019	0	605	CAN CANOPY-ATTACHD	100 %	N	N
4	8.0	1.00	2019	0	16	UCN CANOPY UNFIN	100 %	N	N
5	8.0	1.00	2019	0	8	UCN CANOPY UNFIN	100 %	N	N
6	17.0	1.00	2019	0	6,804	CDN CANOPY-DETACHD	100 %	N	N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 1 **4 Fixture Baths:** 2 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 12

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
250 WALLS MASONRY	336.00	SF	50	2019	3	0.0	0.0
159 PAV CONCRETE	33,332.00	SF	20	2019	5	0.0	0.0
159 PAV CONCRETE	3,553.00	SF	20	2019	3	0.0	0.0

Appraiser Notes

RACETRAC PETROLEUM
 SW 17TH ST / SR 200

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
SGN18-0158	6/3/2019	10/25/2019	WALL-FREESTAND
BLD18-2213	5/24/2019	11/15/2019	RACETRAC/NEW COMM
BLD19-0053	5/24/2019	10/30/2019	RACETRAC/NEW /TANKS
BLD19-0054	5/24/2019	11/15/2019	RACETRAC/NEW/ CANOPY
SITE19-0021	5/24/2019	11/15/2019	SITE
DEMO19-0015	4/30/2019	11/15/2019	DEMO
OC00865	6/1/2002	-	FIRE SPRINKLER
OC00625	4/1/2002	-	REPAIR
OC02004	12/1/1999	-	REPAIR DUMPSTER PAD/WALL
OC00153	1/1/1997	-	CMRA
OC00868	5/1/1994	11/1/1994	BLDG01= ADD NEW COMM BLDG

PREPARED BY AND RETURN TO:
David Kahan, Esq.
David Kahan, P.A.
6420 Congress Avenue, Suite 1800
Boca Raton, Florida 33487

QUIT-CLAIM DEED

This Quit-Claim Deed, executed as of this 4th day of November, 2019 by **OCALA REALTY PARTNERS, LLC**, a Florida limited liability company, whose address is 13024 Ballantyne Corporate Place, Suite 500, Charlotte, NC 28277, first party, to **JEDCO OCALA LLC**, a Florida limited liability company, whose address is 1951 NW 19th Street, Suite 200, Boca Raton, Florida 33431, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth: That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim, and demand which the said first party has in and to that certain Operation and Easement Agreement recorded in Official Records Book 1911, Page 144, of the Public Records of Marion County, Florida.

To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

[Signatures on the following page]

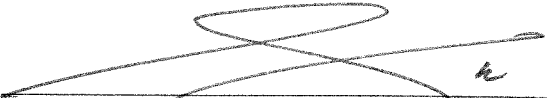
In Witness Whereof, the said first party has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:

OCALA REALTY PARTNERS, LLC

By: FLORIDA PROPERTY INVESTMENT
PARTNERS, INC., a Florida corporation, its
Manager

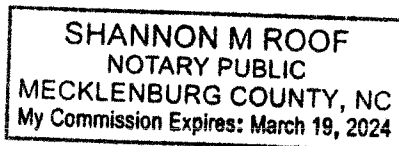

Signature
Brittany Johnston
Printed Name

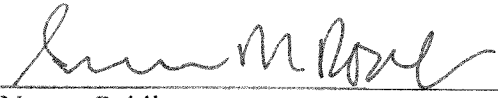
By: 
George A. Morgan, III, Executive Vice President


Signature
Amanda Surrency
Printed Name

STATE OF North Carolina
COUNTY OF Mecklenburg) SS:

The foregoing instrument was acknowledged before me this 29th day of October, 2019 by George A. Morgan, III, as Executive Vice President of Florida Property Investment Partners, Inc., a Florida corporation, as Manager of Ocala Realty Partners, LLC, a Florida limited liability company, on behalf of said entity. He is personally known to me or has produced _____ as identification.




Notary Public

Shannon M Roof
Typed, printed or stamped name of Notary
Public

My Commission Expires: 3-19-2024



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

Detail by Entity Name

Florida Limited Liability Company
JEDCO OCALA LLC

Filing Information

Document Number L19000250594
FEI/EIN Number 84-3396113
Date Filed 10/04/2019
State FL
Status ACTIVE

Principal Address

1951 NW 19TH STREET
SUITE 200
BOCA RATON, FL 33431

Mailing Address

1951 NW 19TH STREET
SUITE 200
BOCA RATON, FL 33431

Registered Agent Name & Address

SHAPIRO BLASI WASSERMAN & HERMANN, P.A.
7777 GLADES ROAD
SUITE 400
BOCA RATON, FL 33434

Authorized Person(s) Detail

Name & Address

Title MGR

JEDCO LLC
P.O. BOX 1912
SHELTER ISLAND, NY 11964

Annual Reports

Report Year	Filed Date
2024	01/30/2024
2025	01/18/2025
2026	02/10/2026

Document Images

02/10/2026 -- ANNUAL REPORT	View image in PDF format
01/18/2025 -- ANNUAL REPORT	View image in PDF format
01/30/2024 -- ANNUAL REPORT	View image in PDF format
01/27/2023 -- ANNUAL REPORT	View image in PDF format
01/28/2022 -- ANNUAL REPORT	View image in PDF format
01/26/2021 -- ANNUAL REPORT	View image in PDF format
01/20/2020 -- ANNUAL REPORT	View image in PDF format
10/04/2019 -- 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

4/15/2026

CASE NO: ENV26-0177

JEDCO OCALA LLC
C/O RACETRAC IN PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA, GA. 30339-5945

JEDCO OCALA LLC
1951 NW 19TH STREET SUITE 200
BOCA RATON, FL. 33431

SHAPIRO BLASH WASSERMAN & HERMANN P.A. (REGISTERED AGENT)
7777 GLADES ROAD SUITE 400
BOCA RATON, FL. 33434

RACETRAC (BUSINESS)
2010 SW COLLEGE RD
OCALA, FL. 34471

RE: 2363-002-000 | 2010 SW COLLEGE RD 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: 5/13/2026

Violations:

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

Please obtain a tree removal permit and remove the dead palm tree from the property. Tree is located near US200 NEAR THE LIGHT.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the inspector assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

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



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

CLTO ENV 26-0177

JACKSONVILLE RPDC 320

25 APR 2026 PM 54

FIRST-CLASS



US POSTAGE[®] PITNEY BOWES



ZIP 34471 \$ 000.74⁰
02 7W
0008039548 APR 16 2026

ATLANTA, GA 30330-5045

**RETURN TO SENDER
NOT AT THIS ADDRESS**

9327020186208347

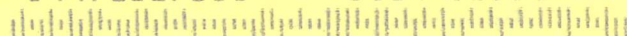
UTF

334313-46445072

NIXIE 326 DC 1 0005/07/26

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *3024-02256-17-33





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

JEDCO OCALA LLC
C/O RACETRAC INC PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339-5945

05/20/2026

JEDCO OCALA LLC
1951 NW 19TH STREET SUITE 200
BOCA RATON, FL 33431

SHAPIRO BLASI WASSERMAN & HERMANN, P.A.
(REGISTERED AGENT)
7777 GLADES ROAD SUITE 400
BOCA RATON, FL 33434

Respondent(s) _____/

Location of Violation: 2010 SW COLLEGE RD|2363-002-000

Case Number: ENV26-0177

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

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

Please obtain a tree removal permit and remove the dead palm tree from the property. Tree is located near US200 NEAR THE LIGHT.

Dear property owner, or agent,

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

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

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

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

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

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

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

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

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

CASE NO: ENV26-0177

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/20/2026 post the Notice of Violation & Public Hearing to the property, located at 2010 SW COLLEGE RD.
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.

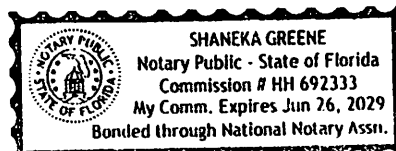
Dated: 05/20/2026

Robert Moore
Environmental Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/20/2026 by Shaneka Greene, City of Ocala, who is personally known to me.

[Signature]
Notary Public, State of Florida





2010

City of Ocala
Environmental Enforcement
May 20, 2026
03:09:24 PM



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

JEDCO OCALA LLC
C/O RACETRAC INC PROPERTY TAX DEPT
200 GALLERIA PKWY SE STE 900
ATLANTA GA 30339-5945

05/20/2026

JEDCO OCALA LLC
1951 NW 19TH STREET SUITE 200
BOCA RATON, FL 33431

SHAPIRO BLASI WASSERMAN & HERMANN, P.A.
(REGISTERED AGENT)
7777 GLADES ROAD SUITE 400
BOCA RATON, FL 33434

Respondent(s) _____

Location of Violation: 2010 SW COLLEGE RD/2363-002-000
Case Number: ENV26-0177

Inspector Assigned: Jeff Guilbault

Required Compliance Date: 07/06/2026

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
Please obtain a tree removal permit and remove the dead palm tree from the property. Tree is
located near US200 NEAR THE LIGHT.

Office Depote

City of Ocala
Environmental Enforcement
May 20, 2026
03:09:17 PM

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

CASE NO: ENV26-0177

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 05/19/2026 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: 05/19/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/19/2026 by Brittany Duval, City of Ocala, who is personally known to me.





City of Ocala
Environmental Enforcement
04/13/2026 10:29:50



City of Ocala
Environmental Enforcement
07/06/2026 13:34:08