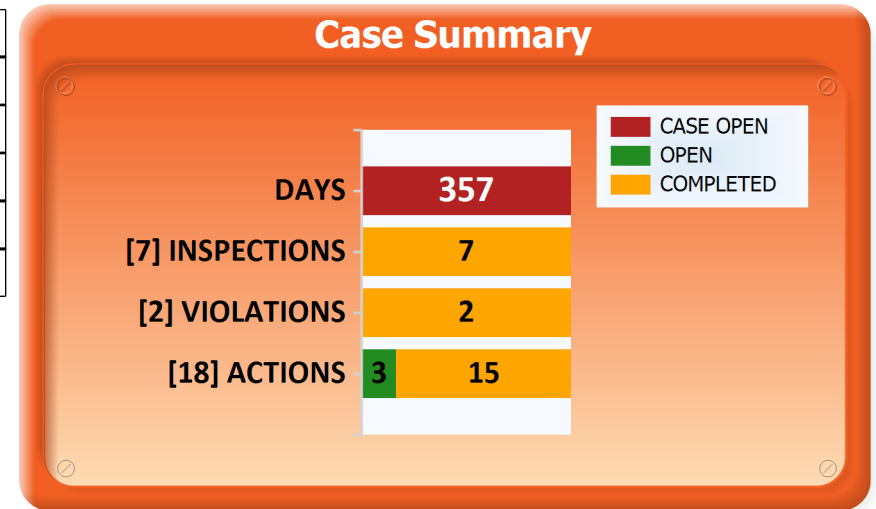


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0776

Description: Standard housing- roof and front porch			Status: NON COMP HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 7/25/2025	Closed:	Last Action: 8/13/2026	Flw Up: 7/1/2026
Site Address: 1005 SW 2ND ST OCALA, FL 34471			
Site APN: 2846-043-000		Officer: JENNIPHER L BULLER	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	TITLED CHIMNEY LLC	PO BOX 447 OCALA, FL 34478-0447			
RESPONDENT 1	TITLED CHIMNEY LLC	C/O JOY SCHIMBORSKI OCALA, FL 34478-0447	(352)361-3220		
RESPONDENT 2	TILTED CHIMNEY LLC	C/O CENTURY RESOURCE MANAGEMENT, LLC (REGISTERED AGENT) OCALA, FL 34479			

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	5	\$110.00	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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						
Total Paid for CASE FEES:			\$201.69	\$0.00						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$740.70	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$4,594.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$5,334.70	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	271	\$67,750.00	\$0.00						
\$50 FINE PER DAY	001-359-000-000-06-35960	271	\$13,550.00	\$0.00						
Total Paid for DAILY FINES:			\$81,300.00	\$0.00						
TOTALS:			\$86,936.39	\$0.00						

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	7/25/2025	7/1/2026			Roof, front porch, and foundation blocks in a serious state of dilapidation and at risk of collapse. Obtain required permits to make necessary repairs or demolish. Complete any final inspections for permits.

SECTION 34-98 MISCELLANEOUS NUISANCES	JENNIPHER L BULLER	7/25/2025	7/1/2026			Foul water discharging on the ground. Repair PVC pipe so that foul water is not allowed to discharge outside.
---	-----------------------	-----------	----------	--	--	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
						SEE ALSO 2020_5982 I conducted a case review of 2020_5982 since status was non-compliant hearing. I found the Final Administrative Order (demolition) had not been acted on and was placed on hold. Also, the NOTICE OF HEARING AND NOTICE TO APPEAR did not properly describe the violation and how to abate the violation. I called the property owner, Joy Schimbowski 352-361-3220. She was under the impression the certificate of title had been sold during a tax sale. After extensive search it was found the property had not been sold and still belonged to Ms. Schimborski. Due to the circumstances a Release of Lien was completed. Case status changed back to Active. Due to timeframe a release of lien was competed and original case closed. New case opened (CE25-0766) At the location I observed, roof rafters rotting at the ends, back half of metal roof still covered with a tarp, window(s) broken and/or boarded up, lower portions of the siding decayed, front porch in dilapidated condition, and the fence as well. Updated photos attached to the show current state. I called Ms. Schimbowski back to let her know the property ownership had not changed. She said she was willing to get it into compliance.
INITIAL	JLB	7/25/2025	7/25/2025	NON COMPLIANT		

					She said the roof was leaking and that's why there was a tarp on there roof. Also, black mold was an issue due to the leak. On 06/18/2025, I conducted a follow up inspection. I observed the property remained in the same condition (non-compliant). Photo attached. I made contact with the property owner via phone call, Joy Schimbowski 352-361-3220. She is working on getting the front porch repaired and the other items. On 07/21/2025, I conducted a follow up inspection. I observed the property remained in the same condition (non-compliant). Photos attached. Porch, foundation (blocks), and roof in serious disrepair. Open pipe coming from inside the residence discharging foul (gray) water onto the ground. On 07/25/2025, no permits on file for any repairs, property owner, Joy Schimbowski has not returned any recent phone calls. Photos attached. Project manager, Greg McClellan notified of condition of residence and a request for inspection was made. He advised the residence was dangerous due to the front porch collapsing and overall condition. Photos attached. Request for Notice of Violation and Public Hearing to be prepared.
FOLLOW UP	JLB	8/22/2025	8/22/2025	NON COMPLIANT	I conducted a follow up inspection. I observed all violations remained. No permits on file for any repairs. Photos attached. Hearing inspection scheduled.

HEARING INSPECTION	JLB	9/8/2025	9/8/2025	NON COMPLIANT		I conducted a re-inspection prior to the scheduled hearing. I observed the property remained in the same non-compliant condition. No permits on file for any repairs. Photos attached. Proceed to hearing to obtain an order.
COMPLIANCE	JLB	10/3/2025	10/3/2025	NON COMPLIANT		MASSEY INSPECTION I conducted a compliance inspection per Final Administrative Order. I observed the property remained in the same non-compliant condition. No active permits on file. Photo attached. Prosecution costs unpaid. Affidavit of non-compliance completed. Proceed to non-compliance hearing.
CASE WORK	JLB	12/19/2025	12/19/2025	NON COMPLIANT		On 12/18/2025, I met the asbestos contractor at the location. Additional photos attached. Structure in a dilapidated state.
CASE WORK	JGB	3/5/2026	3/5/2026	COMPLETED		UPDATED PHOTOS ADDED TO CASE PER REQUEST OF SHANEKA. SEE PHOTOS LABLED 3.5.26.
COMPLIANCE	JLB	7/1/2026	7/1/2026	COMPLETED		FOR DEMO PERMIT #DEMO26-0049 I conducted a compliance inspection after city contractor provided the invoice for demolition. Photo attached. Permit DEMO26-0049 finaled today, 07/01/2026. Fines and fees remain unpaid. Affidavit of non-compliance completed.

CHRONOLOGY					
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES	
ADMIN POSTING	SHANEKA GREENE	7/28/2025	7/28/2025	NOVPH	

CERTIFIED MAIL	SHANEKA GREENE	7/28/2025	7/28/2025	NOVPH MAILED (2) 91 7199 9991 7039 7683 9895 TITLED CHIMNEY LLC C/O JOY SCHIMBORSKI PO BOX 447 Ocala, FL. 34478-0447 91 7199 9991 7039 7683 9901 TITLED CHIMNEY LLC CENTURY RESOURCES MANAGEMENT LLC (REGISTERED AGENT) 3219 NE 16TH CT Ocala, FL. 34479
PREPARE NOTICE	SHANEKA GREENE	7/28/2025	7/28/2025	NOVPH Compliance date: 08/22/2025 Hearing date: 09/10/2025
OFFICER POSTING	JENNIPHER L BULLER	7/29/2025	7/29/2025	NOVPH READY FOR POSTING Notice of Violation and Public Hearing posted upon the property,
				Find the Respondent(s) guilty of violating city code section(s): 34-98 and 82-182 and order to: 1.) (a) Reconnect refuse water drain pipe to not allow gray water to flow onto the ground and/or out in yard by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. 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.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0776

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	8/29/2025	9/3/2025	2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 2nd, 2025,. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply. (c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated. 3.) Pay the cost of prosecution of \$201.69 by October 2nd, 2025.
HEARING CODE BOARD	YVETTE J GRILLO	9/10/2025	9/11/2025	NEW BUSINESS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0776

CERTIFIED MAIL	YVETTE J GRILLO	9/12/2025	9/15/2025	FOF 91 7199 9991 7039 7682 0664 TITLED CHIMNEY LLC C/O JOY SCHIMBORSKI PO BOX 447 OCALA, FL. 34478-0447
OFFICER POSTING	JENNIPHER L BULLER	9/15/2025	9/15/2025	FOF READY TO POST Final Administrative Order posted upon the property.
MASSEY	YVETTE J GRILLO	10/9/2025	10/13/2025	
CLEAN-UP	SHANEKA GREENE	12/12/2025	12/12/2025	SENT REQUESST FOR ASBESTOS TESTING PBO3
CLEAN-UP	SHANEKA GREENE	3/9/2026	3/9/2026	SENT OUT FOR BID
CLEAN-UP	SHANEKA GREENE	5/4/2026	5/4/2026	NTP SENT TO A A & A TRUCKING & EXCAVATING
ADMIN POSTING	SHANEKA GREENE	7/7/2026	7/7/2026	NON COMP HEARING FOR LIEN
CERTIFIED MAIL	SHANEKA GREENE	7/7/2026	7/7/2026	NON COMP HEARING FOR LIEN MAILED 9489 0090 0027 6697 0571 63 TITLED CHIMNEY LLC C/O JOY SCHIMBORSKI PO BOX 447 OCALA FL 34478-0447
FIELD POSTING	JENNIPHER L BULLER	7/8/2026	7/8/2026	NON COMP HEARING FOR LIEN READY FOR POSTING Posted.
STAFF RECOMMENDATION	JENNIPHER L BULLER	8/11/2026		MASSEY FOR LIEN

MASSEY	SHANEKA GREENE	8/13/2026		Property value: \$47,734 Daily fines of \$300 per day for 271 days of non-compliance = \$81,300 Hard costs: \$5,636.39 Total fines/fees: \$86,936.39 Daily fines reduced to \$25,000 + \$5,636.39 (hard costs) = \$30,636.39 Recommended lien amount Staff evaluated this case using the City's proportionality guideline based on property value, violation severity, compliance behavior, and total accrued fines. The property has an estimated market value of \$47,734, while the accrued fine totals \$81,300, exceeding the property's value and warranting review under the City's Standard Operating Procedure. Staff recognizes that the case involved a major violation requiring City abatement after an extended period of 271 days of non-compliance, which justifies a substantial financial penalty. At the same time, reducing the lien to \$25,000 maintains a significant deterrent, reflects the seriousness and duration of the violations, and results in a penalty that is more proportionate and reasonably collectible than the full accrued amount. Staff therefore recommends reducing the lien to \$25,000 + \$5,636.39 (hard costs) = \$30,636.39.
MASSEY	SHANEKA GREENE	8/13/2026		LIEN



City of Ocala
Code Enforcement Division
7/1/2026 10:41 AM



City of Ocala
Code Enforcement Division
6/18/2025 1:19 PM

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

**NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN**

Date: 7/8/2026

Case No: CE25-0776

**To: TITLED CHIMNEY LLC
C/O JOY SCHIMBORSKI
PO BOX 447
OCALA, FL.34478-0447**

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

**1005 SW 2ND ST OCALA, FL. 34471
PARCEL # 2846-043-000**

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 or 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.

PLEASE UNDERSTAND THAT THIS HEARING WILL TAKE PLACE AS SCHEDULED UNLESS YOU RECEIVE NOTIFICATION FROM THE CITY OF OCALA STATING THAT THE HEARING HAS BEEN CANCELLED.

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 7th day of July 2026

Shaneka Greene

Shaneka Greene
Code Specialist I

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

CASE NO: CE25-0776

AFFIDAVIT OF POSTING

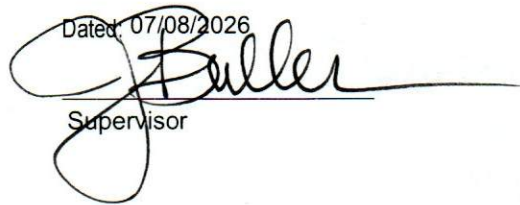
Section 2-446 (b) 2 (b)

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 07/08/2026 post the Notice of Non-Compliance Hearing to the property, located at 1005 SW 2ND ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

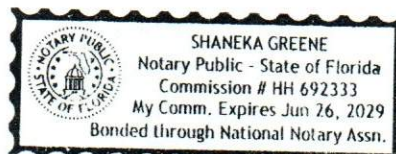
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 07/08/2026

Supervisor

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/08/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
7/8/2026 10:32 AM



MENT
-8309
OVE THIS
APPROVAL
CITY CODE
NT DIVISION

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

NOTICE OF HEARING TO CONSIDER REDUCTION
OF ACCRUED FINES AND IMPOSITION OF LIEN

Date: 7/8/2026

Case No: CE25-0776

To: TITLED CHIMNEY LLC
C/O JOY SCHIMBORSKI
PO BOX 447
OCALA, FL.34478-0447

Pursuant to the City of Ocala Code of Ordinances and prior Orders of the Municipal Code Enforcement Board or Special Magistrate, Stephen Knight, Code Inspector for the City of Ocala, under oath, makes claim that fines, costs, and/or expenses remain due and owing in connection with the property described as:

1005 SW 2ND ST OCALA, FL. 34471
PARCEL # 2846-043-000

A PRIOR FINAL ADMINISTRATIVE ORDER WAS ENTERED BY THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE REGARDING VIOLATIONS OF THE CITY OF OCALA CODE OF ORDINANCES.

THE VIOLATIONS HAVE BEEN BROUGHT INTO COMPLIANCE OR OTHERWISE RESOLVED; HOWEVER, FINES, COSTS, AND/OR EXPENSES ACCRUED PURSUANT TO THE PRIOR ORDER REMAIN DUE AND OWING.

You are hereby notified that on **August 13, 2026**, in the City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at **5:30 pm**, a hearing will be held before the Municipal Code Enforcement Board or Special Magistrate of the City of Ocala to consider:

1. The total amount of accrued fines, costs, and/or expenses;
2. Any recommendation for reduction of the accrued amount;
3. The final amount to be imposed; and
4. The recording of a lien pursuant to Chapter 162, Florida Statutes, and applicable provisions of the City of Ocala Code of Ordinances.

THE MUNICIPAL CODE ENFORCEMENT BOARD OR SPECIAL MAGISTRATE MAY AFFIRM, REDUCE, OR OTHERWISE DETERMINE THE FINAL AMOUNT OF FINES, COSTS, AND/OR EXPENSES TO BE IMPOSED AND MAY AUTHORIZE THE RECORDING OF A LIEN AGAINST THE REAL AND PERSONAL PROPERTY OF THE RESPONDENT.

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 or 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.

City of Ocala
Code Enforcement Division
7/8/2026 10:32 AM

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

CASE NO: CE25-0776

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 07/07/2026 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.

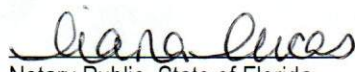
FURTHER, AFFIANT SAYETH NAUGHT.

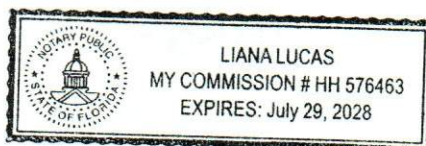
Dated: 07/07/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 07/07/2026 by Liana Lucas City of Ocala, who is personally known to me.


Notary Public, State of Florida





INVOICE

BILL TO

City of Ocala
201 SE 3rd Street
2nd Floor
Ocala, FL 34471 USA

INVOICE # 4549**DATE** 06/29/2026**DUE DATE** 06/29/2026**TERMS** Due on receipt**JOB #**

2026-014

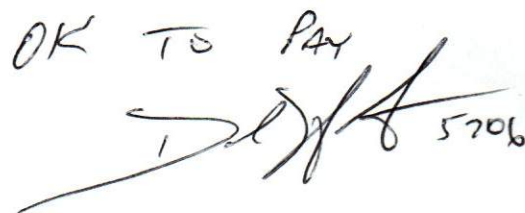
JOB SITE ADDRESS

1005 SW 2nd Street - CODE

DATE	PROJECT INFORMATION	AMOUNT
06/22/2026	Permitting:Permitting and Legal Notices Demolition Permit # DEMO26-0049 10 Day FDEP Neshap Notice of Demolition Notice to Proceed for CE#25-0776 Contract # GRM / 260556	4,594.00

Contact A & A Trucking & Excavating to pay.
A & A provides a service. Payment is due upon
completion of these services, unless terms are
discussed prior to commencement. F.O.B. Origin

BALANCE DUE**\$4,594.00**Case# CE25-0776Contract# 260556Vendor# 430Acc# 103-016-711-524-52-46020

OK TO PAY


WE APPRECIATE YOUR BUSINESS!

1005 SW 2nd St.

Friends Recycling, LLC

2150 NW 27 Ave

Ocala, FL 34475

352-622-5800

LOAD TICKET

Bill to

ASA TRUCKING AND
EXCAVATING
2000 N.W. 34TH STREET
OCALA, FL 34475

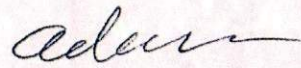
CNTR # CUSTOMER

Date TICKET #

6/18/2006 1216651

Item Description	Truck #	Yards
C&D WHITE MACE	15	25

This load does not contain Hazardous Waste
DRIVER SIGNATURE


X

1005 SW 2nd St.

Friends Recycling, LLC

2150 NW 27 Ave

Ocala, FL 34475

352-622-5800

LOAD TICKET

Bill to

ASA TRUCKING AND
EXCAVATING
2000 N.W. 34TH STREET
OCALA, FL 34475

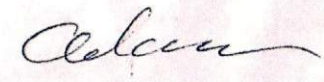
CNTR # CUSTOMER

Date TICKET #

6/18/2006 1216650

Item Description	Truck #	Yards
C&D WHITE MACE	15	26

This load does not contain Hazardous Waste
DRIVER SIGNATURE


X

Shaneka Greene

From: Lisa Marie Amodeo, A & A <artofdstruction@aol.com>
Sent: Wednesday, July 1, 2026 2:12 PM
To: Shaneka Greene; Shaneka Greene
Cc: Stephani Smith; Stephani Smith
Subject: Fw: DEMO26-0049 - SCHIMBOARSKI HOUSE DEMO INSPECTION RESULT

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Friends Ticket numbers 7276651 and 7276670, 52 yards of C & D debris. :)

THANK YOU!!!

----- Forwarded Message -----

From: "noreply@ocalafl.gov" <noreply@ocalafl.gov>
To: "artofdstruction@aol.com" <artofdstruction@aol.com>
Sent: Wednesday, July 1, 2026 at 02:07:18 PM EDT
Subject: DEMO26-0049 - SCHIMBOARSKI HOUSE DEMO INSPECTION RESULT

Dear Contractor:

You have a new inspection result:

Permit No:

Inspection Type: 690 FINAL DEMOLITION
Inspector: GREG MCCLELLAN
Inspection Result: APPROVED
Inspection Notes: 6/29/2026 6:43 PM A BIT OF DESTRUCTION LLC (CGC) LMA

Contact Name: A BIT OF DESTRUCTION LLC (CGC) LMA
Site Address: 1005 SW 2ND ST
Phone: 3523512042
e-Mail: ARTOFDSTRUCTION@AOL.COM

If you'd like to get in touch with your inspector, you may find their phone number by clicking here:

<https://www.ocalafl.gov/government/city-departments-a-h/inspector-inspection-info>

We'd love your feedback!

Let us know how our inspectors are doing by completing a short 5-question Building Inspection Customer Feedback Survey:

<https://form.jotform.com/251113964343958>

Growth Management
City of Ocala

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

THE CITY OF OCALA

Petitioner,

CASE NO: CE25-0776

vs.

**TITLED CHIMNEY LLC
C/O JOY SCHIMBORSKI
PO BOX 447
OCALA, FL 34478-0447**

Respondents _____/



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 09/18/2025 01:14:10 PM
FILE #: 2025125387 OR BK 8715 PGS 1594-1596
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; September 10th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board 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), **TITLED CHIMNEY LLC, C/O JOY SCHIMBORSKI, PO BOX 447, OCALA, FL 34478-0447**, owner(s) in charge of the property described as: **1005 SW 2ND ST | 2846-043-000, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between July 25th, 2025, and September 8th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-98 MISCELLANEOUS NUISANCES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **TITLED CHIMNEY LLC, C/O JOY SCHIMBORSKI**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-98 MISCELLANEOUS NUISANCES, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS**, 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): 34-98 and 82-182 and order to:

1.) (a) Reconnect refuse water drainpipe to not allow gray water to flow onto the ground and/or out in yard by 4:00pm on Thursday, October 2nd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cleaning the grease container removing animal or vegetable greases, oils or other offensive substances. 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.

2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code by 4:00pm on Thursday, October 2nd, 2025. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contactor within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the permits issued expire without a final inspection finding that the work complies with the city codes, subsection (c) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, October 2nd, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, October 3rd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.

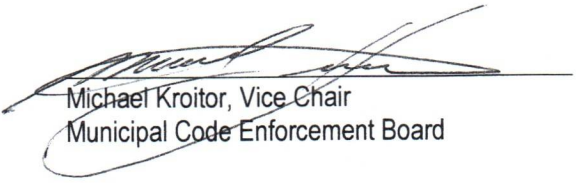
(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run in addition any other fines until this violation has been abated.

3.) Pay the cost of prosecution of \$201.69 by October 2nd, 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 10th day of September 2025.

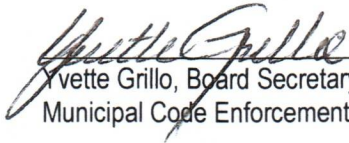
MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Kroitor, Vice Chair
Municipal Code Enforcement Board

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: **TITLED CHIMNEY LLC, C/O JOY SCHIMBORSKI, PO BOX 447, OCALA, FL 34478-0447**, this 10th day of September 2025.


Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

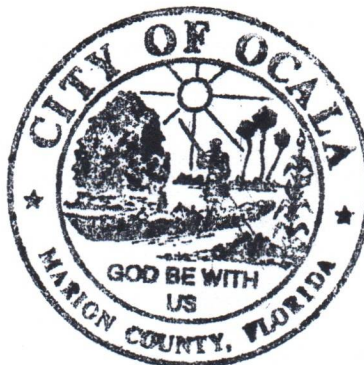
IMPORTANT NOTICE:

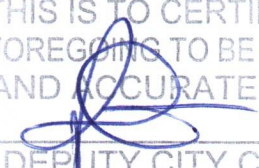
NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON OCTOBER 9TH, 2025, AT 5:30 PM, 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 BOARD 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 BOARD.

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 BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD 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.



THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY

DEPUTY CITY CLERK