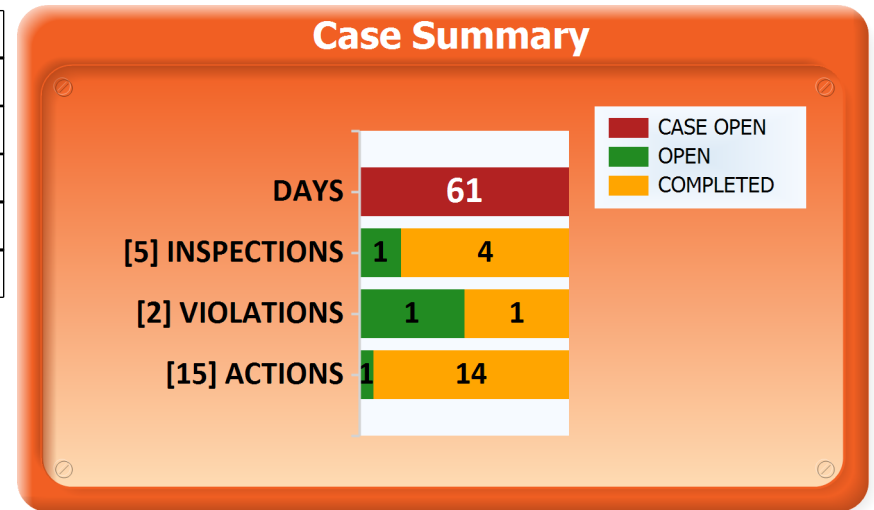


# Ocala Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0229**

|                                                     |         |                            |                    |
|-----------------------------------------------------|---------|----------------------------|--------------------|
| Description: ILLICIT DISCHARGE BEHIND REAR BUILDING |         |                            | Status: HEARING    |
| Type: ENVIRONMENTAL                                 |         | Subtype: ILLICIT DISCHARGE |                    |
| Opened: 9/10/2025                                   | Closed: | Last Action: 11/13/2025    | Flw Up: 11/12/2025 |
| Site Address: 3405 SW COLLEGE RD OCALA, FL 34474    |         |                            |                    |
| Site APN: 23790-001-00                              |         | Officer: JEFFREY GUILBAULT |                    |
| Details:                                            |         |                            |                    |



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

| CHRONOLOGY TYPE | STAFF NAME        | ACTION DATE | COMPLETION DATE | NOTES                                                                                                                                                                                                                                                                                            |
|-----------------|-------------------|-------------|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ADMIN POSTING   | SHANEKA GREENE    | 10/10/2025  | 10/10/2025      | NOVPH                                                                                                                                                                                                                                                                                            |
| CERTIFIED MAIL  | SHANEKA GREENE    | 10/10/2025  | 10/10/2025      | NOVPH MAILED<br>9489 0090 0027 6697 0020 88<br>CARRIAGE HILL INVESTMENTS LTD<br>SCHNORR J PHILLIP (REGISTERED AGENT)<br>442 SW 54TH CT<br>OCALA, FL. 34474-1893                                                                                                                                  |
| CONTACT         | JEFFREY GUILBAULT | 9/10/2025   | 9/10/2025       | I made contact with the manager of Tony's Sushi and informed her of the discharge coming from the sewer system. She informed me they do not own the building but the will forward the pictures I took of the sewer and inform the landlord of the issue. CLTO being sent to the property owners. |
| CONTACT         | JEFFREY GUILBAULT | 10/10/2025  | 10/10/2025      | health department was called and i left a voicemail with Evan informing him of my findings.                                                                                                                                                                                                      |



# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0229**

|         |                   |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------|-------------------|------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| CONTACT | JEFFREY GUILBAULT | 10/24/2025 | 10/24/2025 | <p>I spoke to the property owner, Phillip Schnorr, he informed me one of the tenants flushed to many feminine hygiene products down the toilet causing the illicit discharge to occur back in September. He hired a company to come snake the drain, and thought this was the only issue. I informed him in September i see the discharge occurring and verified in October that the discharge was still occurring and was able to follow the discharge from the starting point to a private storm system, to a city storm system, and ending at a city drainage retention area ( map of storm drain system is in case). He informed me today he thought the issue was fixed and that he will have a company come out and take a look at it again. I informed him as well since the discharge has indeed made it to the city storm systems that the violation is irreversible. He was understanding and apologetic for the incident occurring.</p> <p>561.248.1301</p> |
| CONTACT | JEFFREY GUILBAULT | 11/6/2025  | 11/6/2025  | <p>I made contact with the registered agent i informed him i verified the discharge has been stopped. I informed him since the discharge did make it into the city storm network that the case cannot be closed and the corrective action is irreversible. This information has been told to him before. So the case will still be presented in the code board next week. He informed me he cannot be present for the hearing. I informed him when i present the case i will provide all correspondence that has occurred since the start of the case. I also filled in stormwater on the case to ask someone to be present for the hearing.</p>                                                                                                                                                                                                                                                                                                                       |





# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0229**

|                               |                   |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------------------------------|-------------------|------------|------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EMAIL                         | JEFFREY GUILBAULT | 9/10/2025  | 9/10/2025  | <p>Subject: Tony's Sushi</p> <p>All,</p> <p>We received a call about an overflow behind Tony's Sushi off SR200. We found what appears to be a sewer illicit discharge. It's concerning because the back of the property flows East to an inlet the eventually makes it's way to A City DRA. Can Jeffery take a look please.</p> <p>Thank you,</p> <p>Brian Herrick<br/>Stormwater Systems Manager<br/>City of Ocala – Public Works<br/>1805 NE 30th Ave Bldg 300<br/>Ocala, FL 34470<br/>(352) 351-6733<br/>bherrick@ocalafl.gov</p> |
| EMAIL                         | JEFFREY GUILBAULT | 10/24/2025 | 10/24/2025 | ATTACHED EMAIL ON 10.24.25                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| EMAIL                         | JEFFREY GUILBAULT | 11/6/2025  | 11/6/2025  | Received email from the property owner in regards to BMPS being hired to clean and jet the lines that are overflowing. PER the attachment it states the lines have been cleared of all blockages. I will go by today to verify. Both the email and scope of work are attached to the case.                                                                                                                                                                                                                                           |
| HEARING SPECIAL<br>MAGISTRATE | YVETTE J GRILLO   | 11/13/2025 |            | NEW BUSINESS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OFFICER POSTING               | JEFFREY GUILBAULT | 10/13/2025 | 10/13/2025 | <p>NOVPH READY FOR POSTING</p> <p>NOVPH POP AT 1000 ON SIGN. SIGN WAS POSTED TO THE LEFT OF THE SEWER THAT IS STILL DISCHARGING A PUNGENT LIQUID INTO CITY STORM DRAINS EVENTUALLY LEADING TO A CITY OWNED DRA.</p>                                                                                                                                                                                                                                                                                                                  |

|                      |                    |            |            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|----------------------|--------------------|------------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PREPARE NOTICE       | SHANEKA GREENE     | 9/10/2025  | 9/10/2025  | CLTO                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PREPARE NOTICE       | SHANEKA GREENE     | 10/10/2025 | 10/10/2025 | NOVPH SOONEST HEARING PLEASE                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| REGULAR MAIL         | SHANEKA GREENE     | 9/10/2025  | 9/10/2025  | CLTO MAILED                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| STAFF RECOMMENDATION | DALE HOLLINGSWORTH | 10/31/2025 | 11/6/2025  | <p>Find the Respondent(s) guilty of violating city code section(s): 102-308 and order to:</p> <p>1.) Immediately prohibit the discharge of any liquids, solids, or waters containing any wastewater, pollutants, or hazardous materials other than stormwater.</p> <p>2.) Pay \$1,000 to the City of Ocala, assessed as a fine for the irreversible violation of section 102-308 by December 4th, 2025.</p> <p>3.) Pay the cost of prosecution of \$219.21 by December 4th, 2025.</p> |

| CONTACTS         |                               |                                     |               |     |       |
|------------------|-------------------------------|-------------------------------------|---------------|-----|-------|
| NAME TYPE        | NAME                          | ADDRESS                             | PHONE         | FAX | EMAIL |
| OWNER            | CARRIAGE HILL INVESTMENTS LTD | 442 SW 54TH CT OCALA, FL 34474-1893 |               |     |       |
| REGISTERED AGENT | SCHNORR, J. PHILLIP           | 442 SW 54th Court OCALA, FL 34474   | (561)248-1301 |     |       |
| RESPONDENT 1     | CARRIAGE HILL INVESTMENTS LTD | 442 SW 54TH CT OCALA, FL 34474-1893 |               |     |       |

| FINANCIAL INFORMATION      |                          |     |          |        |           |           |         |        |         |         |
|----------------------------|--------------------------|-----|----------|--------|-----------|-----------|---------|--------|---------|---------|
| DESCRIPTION                | ACCOUNT                  | QTY | AMOUNT   | PAID   | PAID DATE | RECEIPT # | CHECK # | METHOD | PAID BY | CLTD BY |
| CERTIFIED POSTAGE          | 001-359-000-000-06-35960 | 2   | \$17.72  | \$0.00 |           |           |         |        |         |         |
| CLERICAL AND CASEWORK TIME | 001-359-000-000-06-35960 | 6   | \$132.00 | \$0.00 |           |           |         |        |         |         |



# Case Details - No Attachments

City of Ocala

Case Number  
**ENV25-0229**

| DESCRIPTION               | ACCOUNT                  | QTY            | AMOUNT         | PAID          | PAID DATE | RECEIPT # | CHECK #                                                                                                                                                                                                                                                                                                                    | METHOD | PAID BY | CLTD BY |
|---------------------------|--------------------------|----------------|----------------|---------------|-----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|---------|---------|
| INSPECTION FEE            | 001-359-000-000-06-35960 | 4              | \$50.00        | \$0.00        |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| RECORDING COSTS           | 001-359-000-000-06-35960 | 1              | \$18.75        | \$0.00        |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| REGULAR POSTAGE           | 001-359-000-000-06-35960 | 1              | \$0.74         | \$0.00        |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| Total Paid for CASE FEES: |                          |                | \$219.21       | \$0.00        |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| TOTALS:                   |                          |                | \$219.21       | \$0.00        |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| INSPECTIONS               |                          |                |                |               |           |           |                                                                                                                                                                                                                                                                                                                            |        |         |         |
| INSPECTION TYPE           | INSPECTOR                | SCHEDULED DATE | COMPLETED DATE | RESULT        | REMARKS   |           | NOTES                                                                                                                                                                                                                                                                                                                      |        |         |         |
| CASE WORK                 | JGB                      | 10/13/2025     | 10/13/2025     | NON COMPLIANT |           |           | NOVPH POP AT 1000 ON SIGN. SIGN WAS POSTED TO THE LEFT OF THE SEWER THAT IS STILL DISCHARGING A PUNGENT LIQUID INTO CITY STORM DRAINS EVENTUALLY LEADING TO A CITY OWNED DRA.                                                                                                                                              |        |         |         |
| FOLLOW UP                 | JGB                      | 11/6/2025      | 11/6/2025      | NON COMPLIANT |           |           | I verified today that the discharge has been stopped and that violation has been brought into compliance. However the discharge did make it to the city storm system and the case will still be presented in code board. REGISTERED AGENT HAS BEEN INFORMED and he let me know he cannot be in attendance for the hearing. |        |         |         |

|                    |     |            |            |               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|-----|------------|------------|---------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| FOLLOW UP          | JGB | 10/10/2025 | 10/10/2025 | NON COMPLIANT |  | Today at 1105 I verified there is a fowl smell coming from the back of the shopping plaza. I also verified there is a cloudy substance flowing from the sewer into the city storm drains. I took a video to provide evidence of my findings. I will attach a copy of the storm drains system map, the video taken today and have office staff schedule this case for the soonest hearing. As of today i have not had contact with property owners of this property.                                                             |
| HEARING INSPECTION | JGB | 11/12/2025 |            |               |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| INITIAL            | JGB | 9/10/2025  | 9/10/2025  | NON COMPLIANT |  | I verified that the sewer system is overflowing. I noticed puddles around the sewer system and i also noticed what looks like pieces of toilet paper on the cover of the sewer system. I spoke with Brian Herrick, Stormwater Systems Manager, and he stated they were unable to determine if the discharge made it into the storm drains. I took some photos to show the area of the discharge and the storm drain that the discharge is closest too. CLTO sent to admin see photos. See chronology of emails from Stormwater. |

| VIOLATIONS                                                               |                      |               |                |          |         |                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------|----------------------|---------------|----------------|----------|---------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VIOLATION TYPE                                                           | USER NAME            | OBSERVED DATE | CORRECTED DATE | LOCATION | REMARKS | NOTES                                                                                                                                                                                                                                                                                                                         |
| SECTION 102-308<br>ILLCIT<br>DISCHARGE<br>PROHIBITIONS<br>AND EXCEPTIONS | JEFFREY<br>GUILBAULT | 10/10/2025    |                |          |         | Verified that on 10.10.25 at 1100 there is a white substance with a fowl smell following from the septic man cover into a private storm system that flows into a city storm system that eventually leads to a city owned and maintained DRA. I am able to track the same substance in the storm boxes all the way to the DRA. |

|                                                                                     |                   |           |           |  |  |                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|-------------------|-----------|-----------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants | JEFFREY GUILBAULT | 9/10/2025 | 11/6/2025 |  |  | <p>Sewer behind building is overflowing. Please maintenance the sewer system to prevent a illicit discharge into the city stormwater system. Please clean up any waste or items discharged from the sewer system.</p> <p>Verified the discharge has been stopped as of 11-6-25</p> |
|-------------------------------------------------------------------------------------|-------------------|-----------|-----------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

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

THE CITY OF OCALA

CASE NO: ENV25-0229

Petitioner,

VS.

CARRIAGE HILL INVESTMENTS LTD

Respondents /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, JEFFREY GUILBAULT, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

|                | Cost | # of hour(s) | Total: |
|----------------|------|--------------|--------|
| Attorney Fees: |      |              |        |

**2. Inspector(s) Time:**

|               | Cost    | # @ .5 hour(s) | Total:  |
|---------------|---------|----------------|---------|
| Inspection(s) | \$12.50 | 4              | \$50.00 |

**3. Clerical & Casework Time:**

|           | Cost    | # of hour(s) | Total:   |
|-----------|---------|--------------|----------|
| Clerical: | \$22.00 | 6            | \$132.00 |

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

|         | Cost    | # of page(s) | Addl. page(s) | # of addl. page(s) | Total:  |
|---------|---------|--------------|---------------|--------------------|---------|
| Fee(s): | \$18.75 | 1            |               |                    | \$18.75 |

**5. Copies of Related Document(s):**

|           | Cost | # of page(s) | Total: |
|-----------|------|--------------|--------|
| Clerical: |      |              |        |

**6. Postage Cost(s):**

|          | Cost   | # of Regular | Cost    | # of Certified |         |
|----------|--------|--------------|---------|----------------|---------|
| Postage: | \$0.74 | 1            | \$17.72 | 2              | \$17.72 |

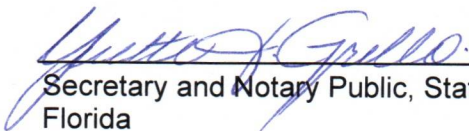
**Total Costs: \$219.21**

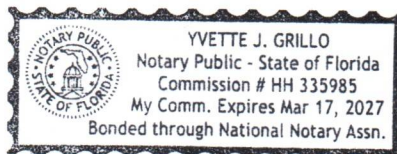
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
11/6/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
\_\_\_\_\_  
JEFFREY GUILBAULT  
Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 6<sup>th</sup> day November 2025 by JEFFREY GUILBAULT who is personally known to me and who did take an oath.

  
\_\_\_\_\_  
Secretary and Notary Public, State of  
Florida





Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser

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

## 2025 Property Record Card

23790-001-00

[GOOGLE Street View](#)

Prime Key: 1630185

[MAP IT+](#)

Current as of 9/10/2025

### [Property Information](#)

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

[PC:](#) 16

Acres: 2.97

CARRIAGE HILL INVESTMENTS LTD  
442 SW 54TH CT  
OCALA FL 34474-1893

### [Taxes / Assessments:](#)

Map ID: 163

[Millage:](#) 1001 - OCALA

[More Situs](#)

Situs: 3405 SW COLLEGE RD ALL  
UNITS OCALA

### [Current Property Value by Income](#)

|                      |             |
|----------------------|-------------|
| Land Just Value      | N/A         |
| Buildings            | N/A         |
| Miscellaneous        | N/A         |
| Total Just Value     | \$3,240,492 |
| Total Assessed Value | \$3,240,492 |
| Exemptions           | \$0         |
| Total Taxable        | \$3,240,492 |

[Ex Codes:](#)

### [History of Assessed Values](#)

| Year | Land Just   | Building    | Misc Value | Mkt/Just    | Assessed Val | Exemptions | Taxable Val |
|------|-------------|-------------|------------|-------------|--------------|------------|-------------|
| 2024 | \$1,875,908 | \$1,885,810 | \$35,668   | \$2,965,589 | \$2,965,589  | \$0        | \$2,965,589 |
| 2023 | \$1,875,908 | \$1,966,150 | \$35,716   | \$2,936,668 | \$2,936,668  | \$0        | \$2,936,668 |
| 2022 | \$1,875,908 | \$1,670,283 | \$35,764   | \$2,760,722 | \$2,760,722  | \$0        | \$2,760,722 |

### [Property Transfer History](#)

| Book/Page                 | Date    | Instrument          | Code                   | Q/U | V/I | Price       |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| <a href="#">2760/1263</a> | 02/2000 | 07 WARRANTY         | 0                      | U   | I   | \$100       |
| <a href="#">1860/1162</a> | 08/1992 | 06 SPECIAL WARRANTY | 9 UNVERIFIED           | U   | I   | \$885,000   |
| <a href="#">1860/1156</a> | 08/1992 | 05 QUIT CLAIM       | 0                      | U   | I   | \$100       |
| <a href="#">1558/0570</a> | 01/1989 | 07 WARRANTY         | 4 V-APPRAISERS OPINION | Q   | I   | \$2,054,400 |
| <a href="#">NA86/0752</a> | 02/1987 | EI E I              | 0                      | U   | V   | \$417,585   |

### [Property Description](#)

SEC 26 TWP 15 RGE 21  
COM AT NLY COR LOT 27 BLK M COLLEGE PARK 2ND ADD TH  
S 48-18-41 E 225 FT TH S 41-37-53 W 150 FT TH  
S 48-23-07 E 175 FT TH S 41-07-55 W 237.61 FT TH



N 48-26-41 W 401.50 FT TH N 41-32-48 E 388.31 FT TO POB

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

| Use               | CUse | Front | Depth | Zoning | Units      | Type | Rate    | Loc  | Shp  | Phy  | Class Value                    | Just Value |
|-------------------|------|-------|-------|--------|------------|------|---------|------|------|------|--------------------------------|------------|
| GCSF              | 1610 | .0    | .0    | B2     | 129,373.00 | SF   | 16.0000 | 1.00 | 1.00 | 1.00 | 2,069,968                      | 2,069,968  |
| Neighborhood 9932 |      |       |       |        |            |      |         |      |      |      | Total Land - Class \$2,069,968 |            |
| Mkt: 2 70         |      |       |       |        |            |      |         |      |      |      | Total Land - Just \$2,069,968  |            |

[Traverse](#)**Building 1 of 1**

COM01=L268D20L50D51R7D20L13D203R38U15R37U174A315|29L26U20A45|20R20A135|20R247U64.D64

CAN02=L69D8R72U66L3D58.L70

CAN03=D8L77U8R77.L78

CAN04=D8L77U8R77.L79

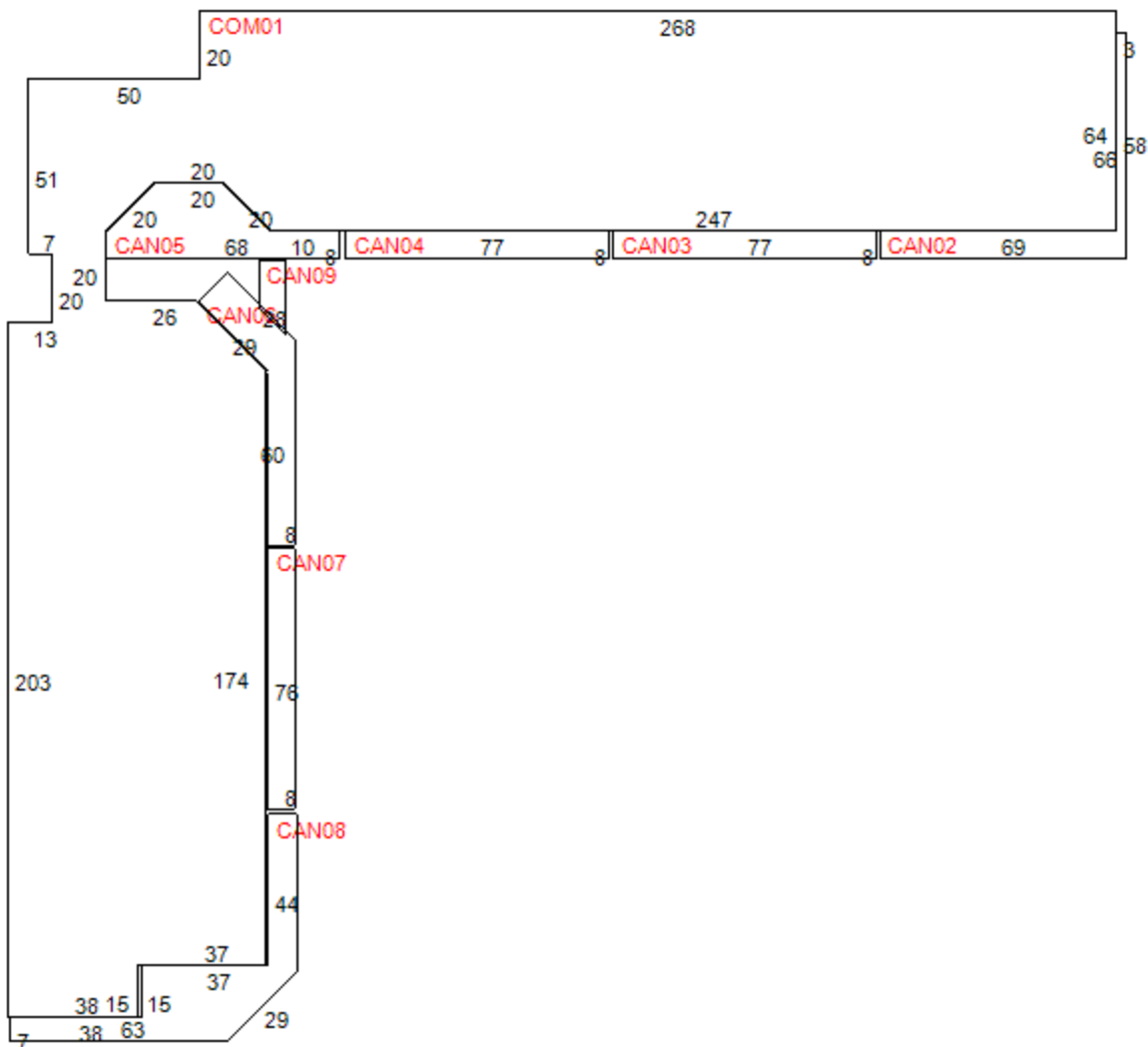
CAN05=D8L68U8A45|20R20A135|20R10.L69D28R38D13R20

CAN06=A315|29A45|12A135|28D60L8U50.D51

CAN07=D76R8U76L8.D78

CAN08=D44L37D15L38D7R63A45|29U46L8.U162L3

CAN09=R8D22A315|11U14.



Building Characteristics

**Structure** 4 - MASONRY NO PILAST  
**Effective Age** 5 - 20-24 YRS  
**Condition** 4  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 1/28/2022 by 117

**Year Built** 1987  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 1342

**Exterior Wall 32 CONC BLK-STUCO**

| Section | Wall Height | Stories | Year Built | Basement % | Ground Flr Area | Interior Finish          | Sprinkler A/C |   |   |
|---------|-------------|---------|------------|------------|-----------------|--------------------------|---------------|---|---|
| 1       | 14.0        | 1.00    | 1987       | 0          | 34,238          | M16 COMMUNITY SHOP CTR   | 97 %          | N | Y |
|         |             |         |            |            |                 | M48 WAREHOUSE/DISTRIBUTE | 3 %           | N | Y |
| 2       | 9.0         | 1.00    | 1987       | 0          | 750             | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 3       | 9.0         | 1.00    | 1987       | 0          | 616             | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 4       | 9.0         | 1.00    | 1987       | 0          | 616             | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 5       | 9.0         | 1.00    | 1987       | 0          | 1,027           | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 6       | 9.0         | 1.00    | 1987       | 0          | 779             | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 7       | 9.0         | 1.00    | 1987       | 0          | 608             | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 8       | 9.0         | 1.00    | 1987       | 0          | 1,433           | CAN CANOPY-ATTACHD       | 100 %         | N | N |
| 9       | 9.0         | 1.00    | 1987       | 0          | 142             | CAN CANOPY-ATTACHD       | 100 %         | N | N |

**Section: 1**

**Elevator Shafts: 0**      **Apmtments: 0**      **Kitchens: 2**      **4 Fixture Baths: 0**      **2 Fixture Baths: 25**  
**Elevator Landings: 0**      **Escalators: 0**      **Fireplaces: 0**      **3 Fixture Baths: 2**      **Extra Fixtures: 46**

Miscellaneous Improvements

| Type                   | Nbr Units | Type | Life | Year In | Grade | Length | Width |
|------------------------|-----------|------|------|---------|-------|--------|-------|
| 144 PAVING ASPHALT     | 42,533.00 | SF   | 5    | 1987    | 3     | 0.0    | 0.0   |
| 120 FENCE MASONRY      | 1,722.00  | SF   | 50   | 1987    | 3     | 0.0    | 0.0   |
| 159 PAV CONCRETE       | 2,670.00  | SF   | 20   | 1987    | 3     | 0.0    | 0.0   |
| 159 PAV CONCRETE       | 340.00    | SF   | 20   | 1987    | 5     | 0.0    | 0.0   |
| 159 PAV CONCRETE       | 344.00    | SF   | 20   | 2017    | 3     | 0.0    | 0.0   |
| Total Value - \$35,621 |           |      |      |         |       |        |       |

Appraiser Notes

COLOURS PLAZA AS OF 10/22/2020

101- BEYOND BRONZE SUN STDIO & SPA....3-2FX 5X  
 103- TONY'S SUSHI.....1-3FX 1-2FX X11 COL 96SF  
 105- LAKIS GREEK RESTAURANT.....2-2FX X=11  
 107- LAKIS GREEK RESTAURANT  
 109- METABOLIC WEIGHT LOSS.....2-2FX EST  
 111- VACANT.....1-2FX EST  
 113- I.STERN & CO.....1-2FX  
  
 201-LIFE TOUCH NATIONAL PHOTOGRAPHY.....1-2FX  
 203- PRESTIGE PORTRAITS.....1-2FX  
 205- VACANT.....1-2FX EST  
 207- TRI-COUNTY HEARING.....1-2FX  
 209- ALPHA TEAM.....3-2FX 2X  
 213- COCOS.....1-2FX 5X  
 215- MODEL NAILS 2.....1-2FX 3X  
 217- INCREDIBLE CUTZ.....1-2FX 2X  
 219- ANNIE SEXY BROWS.....1-2FX  
 221- NEXT LEVEL .....1-2FX

225- NEXT LEVEL PERSONAL TRAINING STUDIO...1-2FX 1-3FX 1X  
 227- INDIA GROCERY.....2-2FX 3X COL=84SF

[Planning and Building](#)

[\\*\\* Permit Search \\*\\*](#)

| Permit Number    | Date Issued | Date Completed | Description                                                  |
|------------------|-------------|----------------|--------------------------------------------------------------|
| SGN25-0064       | 8/15/2025   | 8/21/2025      | AUDIO NOVA SIGN                                              |
| HAR25-0658       | 7/1/2025    | 7/15/2025      | CARRIAGE HILL 2 HVAC CHG OUT                                 |
| HAR25-0417       | 5/6/2025    | -              | CARRIAGE HVAC CHANGE OUT                                     |
| HAR24-1361       | 10/29/2024  | 11/6/2024      | TONYS SUSHI HVAC CHANGE OUT                                  |
| BLD21-2099       | 9/8/2021    | -              | NEXT LEVEL STUDIO/ INT RENO                                  |
| BLD19-0694       | 5/1/2019    | 5/28/2019      | REPAIR/RENOVATION / 209&211                                  |
| BLD18-2390       | 11/7/2018   | -              | ADD SHOWER / UNIT 225                                        |
| BLD17-0605       | 5/4/2017    | 6/27/2017      | PARKING LOT REPAIRS                                          |
| BLD16-1793       | 12/20/2016  | 3/23/2017      | UNIT 101                                                     |
| BLD16-1101       | 8/1/2016    | -              | UNIT 101 DEMO                                                |
| BLD16-0773       | 5/31/2016   | 12/8/2016      | INDIA GROCERY                                                |
| BLD14-0946       | 8/4/2014    | -              | INT RENO #113                                                |
| BLD14-0149       | 2/19/2014   | -              | RENO #203                                                    |
| SGN13-0111       | 4/10/2013   | -              | BANNER FEMME ADDICTION                                       |
| SGN13-0057&58&59 | 2/19/2013   | -              | BANNERS ACCOUNTING OFFICE                                    |
| SGN12-0069       | 3/1/2012    | 3/1/2012       | COMPUTERIZED ACCOUNTING & TAX SPECIALIST INC 4/4/12 - 4/18/1 |
| SGN12-0067       | 3/1/2012    | 3/1/2012       | COMPUTERIZED ACCOUNTING & TAX SPECIALIST INC 3/5/12 - 3/19/1 |
| SGN12-0068       | 3/1/2012    | 3/1/2012       | COMPUTERIZED ACCOUNTING & TAX SPECIALIST INC 3/20/12 - 4/3/1 |
| SGN12-0051       | 2/17/2012   | 2/17/2012      | FEMME ADDICTION / BANNER / 2/18/12 - 3/3/12                  |
| SGN11-0118       | 7/13/2011   | 7/20/2011      | FEMME ADDICTION / BANNER 7/23-8/6/11                         |
| BLD11-0654       | 5/18/2011   | 6/10/2011      | CONSTRUCT 6 OFFICES/ STE #227                                |
| BLD11-0596       | 5/4/2011    | -              | REPAIR/RENOVATION STE#227                                    |
| SGN10-0254       | 12/2/2010   | 12/2/2010      | BANNER                                                       |
| SGN10-0143       | 7/30/2010   | 7/30/2010      | PAGES OF THE MIND / TEMP BANNER 8/2-8/16/10                  |
| SGN10-0103       | 6/2/2010    | 6/2/2010       | PAGES OF THE MIND / TEMP BANNER 6/17-6/30/10                 |
| OC01215          | 8/19/2009   | 9/22/2009      | INT. PARTITION                                               |
| OC02490          | 1/1/2007    | -              | GRID CEILING UNIT 219                                        |
| OC02873          | 12/1/2006   | -              | FIRE SUPPR 103                                               |
| OC02661          | 11/1/2006   | 12/1/2006      | 2 GRILLS AND HOOD 103                                        |
| OC00553          | 3/1/2005    | 4/1/2005       | INT 205                                                      |
| OC00702          | 4/1/2004    | -              | INT RENO 221                                                 |
| OC00587          | 12/1/2003   | -              | INT. BUILDOUT                                                |
| OC00338          | 11/1/2003   | -              | INTERIOR RENO.                                               |
| OC00188          | 10/1/2003   | -              | CMRA                                                         |
| OC00129          | 1/1/2002    | -              | LAKIS                                                        |
| OC01747          | 11/1/2001   | -              | LAKIS RESTAURANT                                             |
| OC01477          | 10/1/2000   | -              | AT & T                                                       |
| OC01553          | 10/1/1999   | -              | WEIGHT WATCHERS                                              |
| OC00056          | 1/1/1999    | -              | EQUITY ONE                                                   |
| OC02020          | 12/1/1998   | -              | JAPANESE STEAKHOUSE                                          |
| OC01243          | 7/1/1998    | -              | POLLUTION CONTROL DEV.201                                    |
| OC00924          | 5/1/1998    | -              | SIGN-A-RAMA 221                                              |
| OC01151          | 7/1/1997    | -              | #219 HARDWOOD FLOOR                                          |
| OC00150          | 1/1/1997    | -              | CMRA                                                         |
| OC00113          | 1/1/1997    | -              | MIKE`S PIZZERIA                                              |
| OC00260          | 2/1/1995    | -              | DELI-ITIOUS DELI                                             |
| OC00191          | 2/1/1995    | -              | CMRA                                                         |
| OC01369          | 8/1/1994    | -              | BLDG01=CMRA                                                  |
| OC01468          | 8/1/1994    | -              | BLDG01=CMRA                                                  |
| OC00122          | 1/1/1994    | -              | BLDG01=CMRA                                                  |
| OC01731          | 10/1/1993   | -              | BLDG01=CMRA                                                  |
| OC01732          | 10/1/1993   | -              | BLDG01=CMRA                                                  |
| OC01733          | 10/1/1993   | -              | BLDG01=CMRA                                                  |
| OC01734          | 10/1/1993   | -              | BLDG01=CMRA                                                  |

|         |           |   |                 |
|---------|-----------|---|-----------------|
| OC01735 | 10/1/1993 | - | BLDG01=CMRA     |
| OC01622 | 10/1/1993 | - | BLDG01=CMRA     |
| OC01280 | 8/1/1993  | - | BLDG01=CMRA     |
| OC01160 | 7/1/1993  | - | BLDG01=CMRA     |
| OC00156 | 2/1/1993  | - | BLDG01=CMRA     |
| OC01879 | 12/1/1992 | - | BLDG01=CMRA     |
| OC01817 | 11/1/1992 | - | BLDG01=CMRA     |
| OC01908 | 11/1/1991 | - | INTERIOR REMDL. |
| OC01932 | 11/1/1990 | - | ADD             |
| OC01713 | 10/1/1990 | - | ADD             |
| OC01744 | 9/1/1989  | - | REMODEL         |
| OC00101 | 1/1/1987  | - | ADD             |
| OC00087 | 1/1/1987  | - | ADD             |
| OC00086 | 1/1/1987  | - | ADD             |
| OC00088 | 1/1/1987  | - | RESTUARANT      |
| OC01791 | 11/1/1986 | - | ADD             |
| OC00912 | 6/1/1986  | - | ADD             |
| OC00665 | 4/1/1986  | - | SH0PPING CENTER |
| OC00529 | 4/1/1986  | - | SHOPPING CENTER |

Cost Summary

|                    |               |            |                 |             |                     |                    |
|--------------------|---------------|------------|-----------------|-------------|---------------------|--------------------|
| Buildings R.C.N.   | \$3,106,590   | 1/31/2022  |                 |             |                     |                    |
| Total Depreciation | (\$1,149,438) |            |                 |             |                     |                    |
| Bldg - Just Value  | \$1,957,152   |            | <b>Bldg Nbr</b> | <b>RCN</b>  | <b>Depreciation</b> | <b>Depreciated</b> |
| Misc - Just Value  | \$35,621      | 10/27/2017 | 1               | \$3,106,590 | (\$1,149,438)       | \$1,957,152        |
| Land - Just Value  | \$2,069,968   | 1/3/2019   |                 |             |                     |                    |
| Total Just Value   | \$4,062,741   | .          |                 |             |                     |                    |



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

## Detail by Entity Name

Florida Limited Partnership  
CARRIAGE HILL INVESTMENTS, LTD.

### Filing Information

|                        |              |
|------------------------|--------------|
| <b>Document Number</b> | A99000002093 |
| <b>FEI/EIN Number</b>  | 65-0969740   |
| <b>Date Filed</b>      | 12/15/1999   |
| <b>State</b>           | FL           |
| <b>Status</b>          | ACTIVE       |

### Principal Address

442 S.W. 54th Court  
Ocala, FL 34474

Changed: 03/17/2014

### Mailing Address

442 S.W. 54th Court  
Ocala, FL 34474

Changed: 03/17/2014

### Registered Agent Name & Address

SCHNORR, J. PHILLIP  
442 S.W. 54th Court  
Ocala, FL 34474

Address Changed: 03/17/2014

### General Partner Detail

#### **Name & Address**

Document Number P99000108124

CARRIAGE HILL INVESTMENTS, INC.  
442 S.W. 54th Court  
Ocala, FL 34474

### Annual Reports

| <b>Report Year</b> | <b>Filed Date</b> |
|--------------------|-------------------|
| 2023               | 04/27/2023        |

202404/19/2024

202504/24/2025

Document Images

|                                             |                          |
|---------------------------------------------|--------------------------|
| <a href="#">04/24/2025 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/19/2024 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/27/2023 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/06/2022 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/11/2021 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/25/2020 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/14/2019 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/19/2018 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/27/2017 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/21/2016 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/25/2015 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/17/2014 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/29/2013 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/30/2012 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/21/2011 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/30/2010 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/26/2009 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">01/16/2008 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/29/2007 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/27/2006 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/18/2005 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/15/2004 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/02/2003 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">03/18/2002 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">02/21/2001 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">04/13/2000 -- ANNUAL REPORT</a> | View image in PDF format |
| <a href="#">12/15/1999 -- Domestic LP</a>   | View image in PDF format |



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

9/10/2025

CASE NO: ENV25-0229

CARRIAGE HILL INVESTMENTS LTD  
SCHNORR J PHILLIP (REGISTERED AGENT)  
442 SW 54TH CT  
OCALA, FL. 34474-1893

**RE: 23790-001-00 | 3405 SW COLLEGE RD**

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 Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 10/03/2025***

***Violations:***

**Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants**

Sewer behind building is overflowing. Please maintenance the sewer system to prevent a illicit discharge into the city stormwater system. Please clean up any waste or items discharged from the sewer system.

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 officer 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 Enforcement Officer  
352-598-7571 [jguilbault@ocalafl.gov](mailto:jguilbault@ocalafl.gov)





## *City of Ocala*

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

### NOTICE OF VIOLATION AND PUBLIC HEARING

10/13/2025

CARRIAGE HILL INVESTMENTS LTD  
SCHNORR J PHILLIP (REGISTERED AGENT)  
442 SW 54TH CT  
OCALA, FL. 34474-1893

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 3405 SW COLLEGE RD|23790-001-00

**Case Number:** ENV25-0229

**Officer Assigned:** Jeff Guilbault

**Required Compliance Date:** 10/10/2025

**Public Hearing Date & Time:** 11/13/2025 17:30

**Violation(s) and How to Abate:**

Section 102-312. - Requirement to prevent, control and reduce stormwater pollutants  
Sewer behind building is overflowing. Please maintenance the sewer system to prevent a illicit discharge into the city stormwater system. Please clean up any waste or items discharged from the sewer system.

#### SECTION 102-308 ILLICIT DISCHARGE PROHIBITIONS AND EXCEPTIONS

Verified that on 10.10.25 at 1100 there is a white substance with a fowl smell following from the septic man cover into a private storm system that flows into a city storm system that eventually leads to a city owned and maintained DRA. I am able to track the same substance in the storm boxes all the way to the DRA.



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 enforcement officer 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 – 2<sup>nd</sup> 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 Enforcement Officer  
jguilbault@ocalafl.gov  
352-598-7571

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

**CASE NO: ENV25-0229**

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

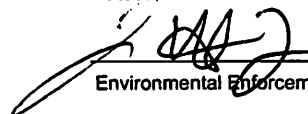
**STATE OF FLORIDA  
COUNTY OF MARION**

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

1. I did on 10/13/2025 post the Notice of Violation & Public Hearing to the property, located at 3405 SW COLLEGE RD.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

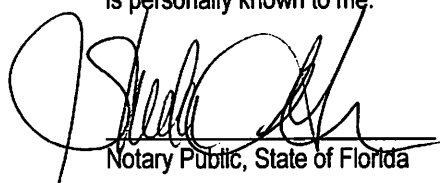
**FURTHER, AFFIANT SAYETH NAUGHT.**

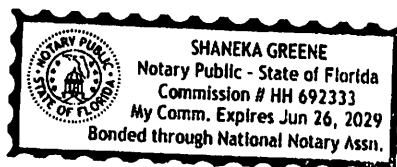
Dated: 10/13/2025

  
Environmental Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/13/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





November 10, 2025

Dear CityofOcala CodeEnforcement:

The following is in response to your request for proof of delivery on your item with the tracking number:  
**9489 0090 0027 6697 0020 88.**

#### Item Details

|                            |                                           |
|----------------------------|-------------------------------------------|
| <b>Status:</b>             | Delivered, Front Desk/Reception/Mail Room |
| <b>Status Date / Time:</b> | October 20, 2025, 1:22 pm                 |
| <b>Location:</b>           | OCALA, FL 34474                           |
| <b>Postal Product:</b>     | First-Class Mail®                         |
| <b>Extra Services:</b>     | Certified Mail™                           |
|                            | Return Receipt Electronic                 |

#### Shipment Details

|                |       |
|----------------|-------|
| <b>Weight:</b> | 0.7oz |
|----------------|-------|

#### Recipient Signature

Signature of Recipient:

*Yurika*

Address of Recipient:

*472 SW  
54 CT*

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,  
United States Postal Service®  
475 L'Enfant Plaza SW  
Washington, D.C. 20260-0004



Balanced Mechanical and Plumbing  
Services  
1865 NE Jacksonville Road  
Ocala, FL 34470  
352-351-5560

**BILL TO**  
RCV Properties  
1238 SE 19th St  
Ocala, FL 34471 USA

**INVOICE**  
20181

**INVOICE DATE**  
11/4/2025

**JOB ADDRESS**

Colours Plaza Carriage Hill Investments  
3405 SW College Rd.  
Ocala, FL 34474 USA

**Completed Date** 11/4/2025  
**Customer PO #**  
**Payment Term** Due Upon Receipt  
**Due Date** 11/4/2025

PAID 11/06/25  
CK # 2408

**DESCRIPTION OF WORK**

Emergency after hours call.

Balanced Mechanical and Plumbing Services (BMPS) was called out on 9-16-2025 regarding sewage overflowing from the manhole behind the plaza. Once on site, BMPS addressed the issue and began utilizing the k60 sewer machine from one manhole to the other. The line was cleared after multiple attempt but found the other manhole further down the line was filling up but draining slowly. BMPS will return during normal business hours to bring the Jetter and jet the main line.

9-2025 BMPS returned to jet and camera the line. Once on site, BMPS utilized the Jetter for approximately 100 feet down the line. After jetting the line, a camera was run through the line to check for any blockages or issues with the sewer line. However, no issues were found. BMPS left the site with no blockages.

**DESCRIPTION**

**QTY PRICE TOTAL**

|                                   |      |          |          |
|-----------------------------------|------|----------|----------|
| Overtime rate for Plumber 9/16 TV | 2.00 | \$165.00 | \$330.00 |
| K60 Sewer Machine                 | 1.00 | \$90.00  | \$90.00  |
| Overtime rate for Plumber 9/16 RG | 2.00 | \$165.00 | \$330.00 |
| Sewer Jetter Machine              | 1.00 | \$250.00 | \$250.00 |
| Sewer Camera Machine              | 1.00 | \$150.00 | \$150.00 |
| Labor Plumber 9/19 TV             | 2.00 | \$110.00 | \$220.00 |
| Labor Plumber 9/19 RG             | 2.00 | \$110.00 | \$220.00 |
| Labor Plumber Apprentice 9/19 GM  | 2.00 | \$70.00  | \$140.00 |

**SUB-TOTAL LABOR**  
**SUB-TOTAL**  
**MATERIALS**

\$1,240.00

|                        |                   |
|------------------------|-------------------|
| <b>SUB-TOTAL OTHER</b> | <b>\$490.00</b>   |
| <b>SUB-TOTAL</b>       | <b>\$1,730.00</b> |
| <b>TAX 0%</b>          | <b>\$0.00</b>     |
| <b>TOTAL DUE</b>       | <b>\$1,730.00</b> |
| <b>PAYMENT</b>         | <b>\$0.00</b>     |
| <b>BALANCE DUE</b>     | <b>\$1,730.00</b> |

It is always a pleasure to serve you. Please contact the office if you have any questions.

Payment is due upon work completion. Invoices unpaid after 30 days shall incur 1.5% monthly interest (18% APR) on overdue amounts. A 3.5% surcharge applies to credit card payments. For non-payment, the customer agrees to pay all collection costs, including court and attorney fees. Acceptance of this invoice constitutes agreement to these terms.

#### **CUSTOMER AUTHORIZATION**

Authorization of work.

Sign here \_\_\_\_\_ Date \_\_\_\_\_

#### **CUSTOMER ACKNOWLEDGEMENT**

Acknowledgement of work.

Sign here \_\_\_\_\_ Date \_\_\_\_\_



Balanced Mechanical and Plumbing  
Services  
1865 NE Jacksonville Road  
Ocala, FL 34470  
352-351-5560

**BILL TO**

RCV Properties  
1238 SE 19th St  
Ocala, FL 34471 USA

**INVOICE**  
20581

**INVOICE DATE**  
10/30/2025

**JOB ADDRESS**

Colours Plaza Carriage Hill Investments  
3405 SW College Rd.  
Ocala, FL 34474 USA

**Completed Date** 10/30/2025  
**Customer PO #**  
**Payment Term** Due Upon Receipt  
**Due Date** 10/30/2025

*Paid 11/05/25  
CK # 2407*

**DESCRIPTION OF WORK**

Balanced Mechanical and Plumbing Services (BMPS) was called out on 10-30-2025 regarding a stoppage. Once on site, BMPS checked all manholes and clean outs around the back of the building. The water was slowly flowing, but nothing looked fully stopped up. The k60 machine was utilized with approximately 135 feet up and down the line from the center manhole. Any debris that could be seen in the line had passed by; however, the sewage ran slow in the line as had previously done even when extensively jetting the line. The manhole covers were replaced, area cleaned, and BMPS left the site.

**DESCRIPTION**

|                          | QTY  | PRICE    | TOTAL    |
|--------------------------|------|----------|----------|
| Labor Plumber            | 2.00 | \$110.00 | \$220.00 |
| Labor Plumber Apprentice | 2.00 | \$70.00  | \$140.00 |
| K60 Sewer Machine        | 1.00 | \$90.00  | \$90.00  |

**SUB-TOTAL LABOR** \$360.00

**SUB-TOTAL  
MATERIALS**

**SUB-TOTAL OTHER** \$90.00

**SUB-TOTAL** \$450.00

**TAX 0%** \$0.00

**TOTAL DUE** \$450.00

**PAYMENT** \$0.00

**BALANCE DUE** \$450.00

It is always a pleasure to serve you. Please contact the office if you have any questions.

Payment is due upon work completion. Invoices unpaid after 30 days shall incur 1.5% monthly interest (18% APR) on overdue amounts. A 3.5% surcharge applies to credit card payments. For non-payment, the customer agrees to pay all collection costs, including court and attorney fees. Acceptance of this invoice constitutes agreement to these terms.

**CUSTOMER AUTHORIZATION**

**Authorization of work.**

Sign here 

Date 10/30/2025

---

**CUSTOMER ACKNOWLEDGEMENT**

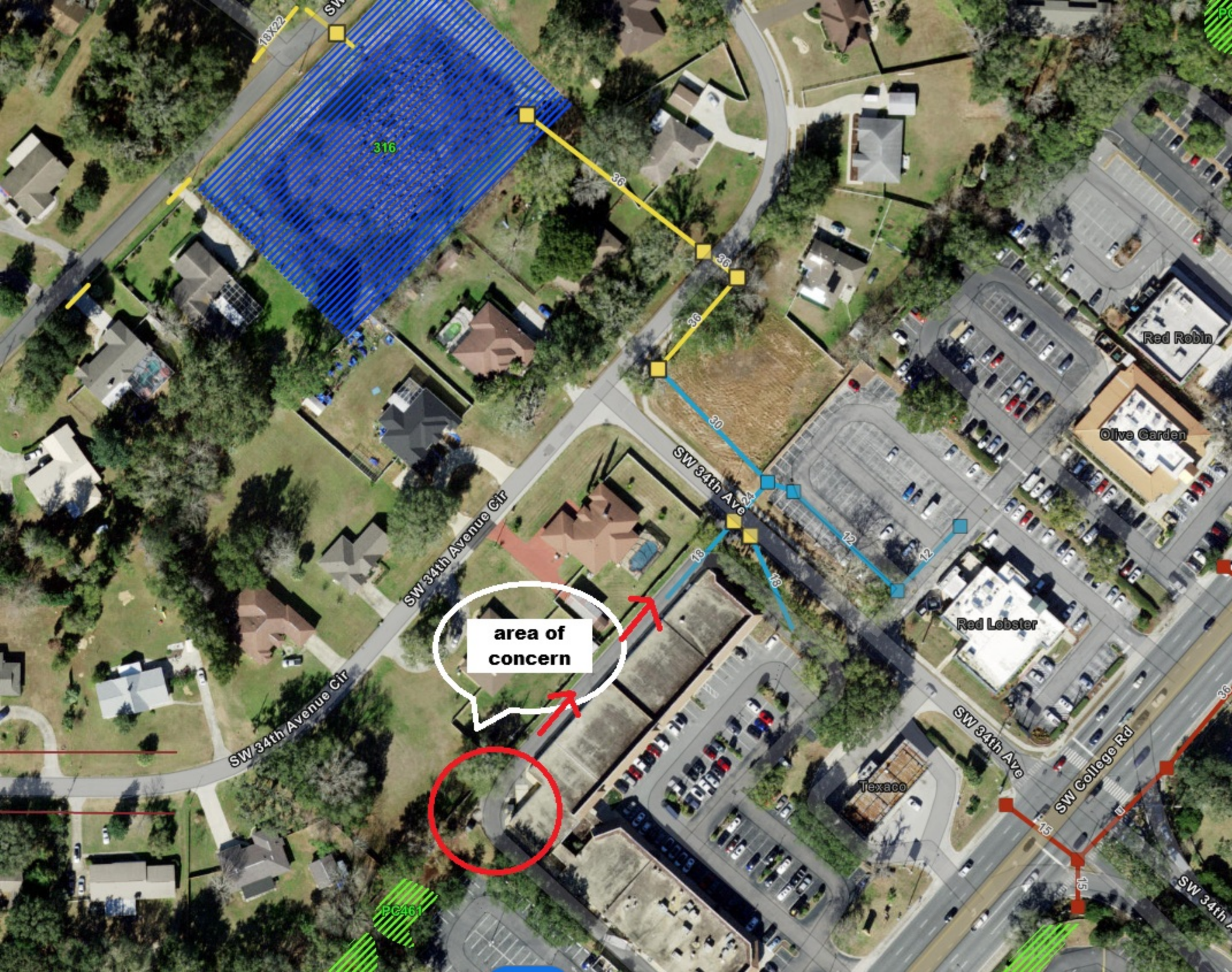
Acknowledgement of work.

Sign here 

Date 10/30/2025

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316

36

36

36

30

18

18

12

12

area of  
concern

SW 34th Avenue Cir

SW 34th Ave

SW 34th Ave

SW College Rd

SW 34th Ave

Red Robin

Olive Garden

Red Lobster

Texaco

PC461

10X22





City of Ocala  
Environmental Enforcement  
09/10/2025 10:52:20





City of Ocala  
Environmental Enforcement  
09/10/2025 10:52:20





City of Ocala  
Environmental Enforcement  
10/10/2025 11:25:01





City of Ocala  
Environmental Enforcement  
09/10/2025 10:52:29





City of Ocala  
Environmental Enforcement  
09/10/2025 10:52:55





City of Ocala  
Environmental Enforcement  
10/10/2025 11:25:05





City of Ocala  
Environmental Enforcement  
10/10/2025 11:03:07





City of Ocala  
Environmental Enforcement  
10/10/2025 11:20:42





City of Ocala  
Environmental Enforcement  
10/10/2025 11:20:35





City of Ocala  
Environmental Enforcement  
11/06/2025 10:48:59





City of Ocala  
Environmental Enforcement  
10/10/2025 11:20:45