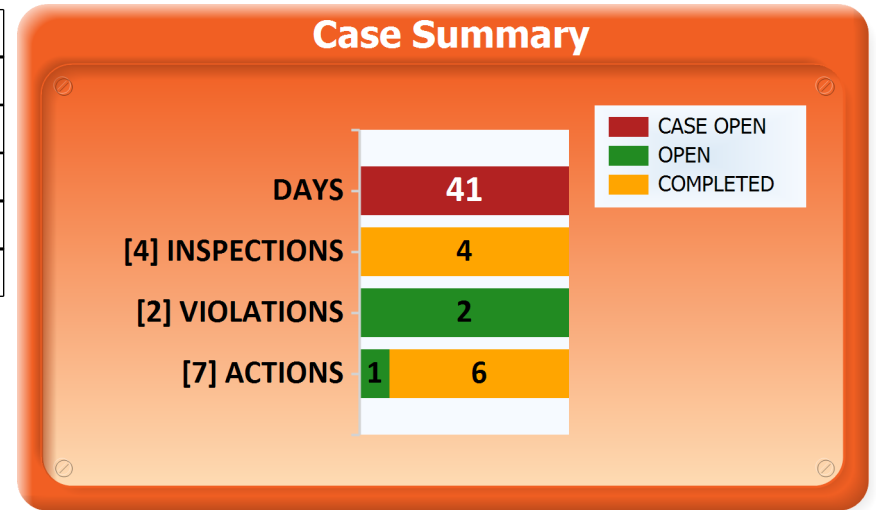


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0092**

Description: PILE OF RAIL ROAD TIES		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 2/26/2026	Closed:	Last Action: 4/9/2026	Flw Up: 4/7/2026
Site Address: 0 , FL 34471			
Site APN: 2851-139-001		Officer: ROBERT MOORE	
Details:			



#### ADDITIONAL SITES

#### LINKED CASES

#### CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CSX TRANSPORTATION INC	500 WATER ST STE 1208 JACKSONVILLE, FL 32202-4423			
RESPONDENT 1	CSX TRANSPORTATION INC C/O TAX DEPT J910	500 WATER ST STE 1208 JACKSONVILLE , FL 32202-4423			
RESPONDENT 2	CT CORPORATION SYSTEM	1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324			

#### FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0092**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$71.91	\$0.00						
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$35.67	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
<b>TOTALS:</b>			<b>\$192.85</b>	<b>\$0.00</b>						
<b>VIOLATIONS</b>										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES				

<p><b>SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED</b></p>	<p><b>ROBERT MOORE</b></p>	<p><i>2/26/2026</i></p>				<p>FFPC and NFPA Fire Code regulates fire hazards arising from the storage and handling of combustible materials on premises, including outdoor storage that creates hazardous conditions. A large pile of wooden railroad crossties — combustible wood treated with creosote — stored in bulk outdoors constitutes a significant hazard in violation of the FFPC and NFPA provisions addressing combustible storage, and in turn constitute a violation of municipal ordinance. Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad crossties, preventing imminent risk to life and property.</p>
<p><b>SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED</b></p>	<p><b>ROBERT MOORE</b></p>	<p><i>2/26/2026</i></p>				<p>Hazardous material includes any substance that is toxic, an irritant, or flammable, as well as substances listed by the United States Environmental Protection Agency as hazardous. Creosote-treated railroad crossties contain EPA-regulated hazardous constituents and possess flammable and toxic characteristics, thereby meeting the City’s definition of hazardous material. Further, under Section 38-122, no person shall cause or permit the discharge of hazardous material into the soil, air, groundwater, or stormwater system except in compliance with law. The outdoor bulk storage and deterioration of creosote-treated crossties presents a foreseeable risk of hazardous discharge through fire, runoff, leaching, or environmental exposure, constituting a condition in violation of this section.</p> <p>Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad crossties, preventing imminent risk to life and property.</p>

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	2/26/2026	2/26/2026			<p>On 2-25-26, I was assigned to generate a report regarding the storage of railroad ties at various points throughout the city on CSX properties. On 2/5/26, I was tasked with locating various locations of these piled railroad ties and photographing same along with aerial photographs of their location. On this day, I generated said report which included the location with attached photographs.</p> <p>The outdoor bulk storage and deterioration of creosote-treated crossties presented a foreseeable risk of hazardous discharge through fire, runoff, leaching, or environmental exposure, constituted the noted violation. I submitted a request to Admin. to generate a NOVPH (Notice of Violation &amp; Public Hearing) to advise the property owners of said conditions and requesting that corrective actions be taken. Photos were attached and follow-up was scheduled accordingly.</p>

<p>CASE WORK</p>	<p>RSM</p>	<p>3/18/2026</p>	<p>3/18/2026</p>	<p>COMPLETED</p>	<p>On 3-18-26, I spoke via phone with Walker Brazell- CSX Property Manager. He had called to confirm receipt of the Notices of Public Hearing that had been sent/posted regarding the concern over the stacked and piled railroad ties throughout the city.</p> <p>He advised that, in the shadow of the incident in Dunnellon, CSX was exploring various options insofar as removing some of the stacked ties. He elaborated in that it was his belief that the major concern was the unsightly and unattended piles that were in areas accessible to the public and not those housed on gated/secured areas on CSX property.</p> <p>I inquired as to whether CSX had intentions on attending the scheduled Code Board hearing scheduled on April 9, 2026. He said that they indeed did but would most likely be reaching out to have one or more meetings to discuss the issues at hand prior to the hearing.</p> <p>He did go on to state that he believed CSX was exempt from municipal code requirements, however their legal team was actively involved in these current circumstances and are aware of the potential risks involved in the piled ties.</p> <p>Additionally, he cited that this was a nationwide issue and mentioned major logistical issues regarding their clean up and disposal. I advised him that I would forward this information to the appropriate personnel. His contact information is:  <b>Walker Brazell (CSX Property Manager)</b>  <b>500 Walker Street</b>  <b>Jacksonville, FL 32202</b>  <b>(cell) 912-674-4485</b></p>
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# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0092**

FOLLOW UP	RSM	3/26/2026	3/26/2026	COMPLETED	COMPLIANCE DATE ON NOVPH	On 3-26-26, I checked the property locations in regard to the previously mailed/posted Notice of Violation & Public Hearing. On this day, I noted that none of the piles remained with no apparent efforts made insofar as their removal. Case scheduled for hearing.
HEARING INSPECTION	RSM	4/7/2026	4/7/2026	COMPLETED		On 4-7-26, I checked the involved locations and observed that the piles of railroad ties remained. Photos added.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/27/2026	2/27/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/27/2026	2/27/2026	<p>NOVPH MAILED (3)</p> <p>9489 0090 0027 6696 9840 26 CSX TRANSPORTATION INC C/O TAX DEPT J910 500 WATER ST STE 1208 JACKSONVILLE FL 32202-4423</p> <p>9489 0090 0027 6696 9840 33 CSX TRANSPORTATION INC 500 WATER STREET C-160 JACKSONVILLE, FL 32202</p> <p>9489 0090 0027 6696 9840 40 C T CORPORATION SYSTEM 9REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324</p>
PREPARE NOTICE	SHANEKA GREENE	2/27/2026	2/27/2026	N O V P H    C O M P    D A T E    03/26/2026    T H A N K    Y O U
OFFICER POSTING	ROBERT MOORE	3/2/2026	3/2/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/2/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 38-81 and 38-122 and order to:</p> <p>1.) Clean the property fully and properly removing all discarded/unused wooden railroad crossties by 4:00 pm on Thursday, May 14th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, the City may enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include removal of all discarded/unused wooden railroad crossties. Additionally, there shall be a fine of \$100.00 per day that shall run in addition to any other fines until this violation has been abated.</p> <p>2.) Pay the cost of prosecution of \$192.85 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
CONTACT	JEFFREY GUILBAULT	3/31/2026	3/31/2026	<p>Attorney LAUREN PURDY, GUNSPER LAW FIRM, 904.354.1980, 850.748.5038 called today to inform us she is representing CSX. They are working on a time line of when they are able to remove the ties from the edges of the rail roads. I gave her the contact information for the city attorneys office.</p>
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026		NEW BUSINESS



Jimmy H. Cowan, Jr., CFA  
**Marion County Property Appraiser**

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

**2026 Property Record Card**

**2851-139-001**

Prime Key: 3730828

[MAP IT+](#)

Current as of 2/26/2026

[Property Information](#)

CSX TRANSPORTATION INC  
 C/O TAX DEPT J910  
 500 WATER ST STE 1208  
 JACKSONVILLE FL 32202-4423

[Taxes / Assessments:](#)  
 Map ID: 179  
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)  
[PC:](#) 98  
 Acres: 6.26

Situs:

[2025 Certified Property Value by Special](#)

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$0	<a href="#">Ex Codes:</a>
Total Assessed Value	\$0	
Exemptions	\$0	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$66,356	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$66,356	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$65,402	\$0	\$0	\$0	\$0	\$0	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5396/0777</a>	07/2010	02 DEED NC	9 UNVERIFIED	U	V	\$15,000
<a href="#">5370/0179</a>	06/2010	02 DEED NC	2 V-SALES VERIFICATION	U	V	\$57,857

[Property Description](#)

SEC 18 TWP 15 RGE 22  
 THAT PT OF CSX RR LYING WITHIN THE ABOVE REF SEC ACCORDING TO RR MAP  
 V2 FLA/L-11/21 &  
 V2 FLA/L-11/S-21 &  
 BEG AT INTERSECTION OF S ROW OF SW 2ND ST & WESTERN ROW LINE OF CSX  
 TRANSPORTAION RAILROAD TH S 12-26-03 W 114.51 FT TH N 89-24-52 W 20.45  
 FT TH N 12-26-03 E 114.51 FT TH S 89-34-52 E 20.45 FT TO POB.  
**Parent Parcel:** 2851-139-000

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

Privacy - Terms

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9810		.0	.0	R1	6.26	AC						
Neighborhood 9998												
Mkt: 2 70												

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
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**Tax Roll Search Results**  
**Click Add to Cart Icon to Continue**

[Next](#) Previous

Tax Roll Search Results		<a href="#">Help</a>	
<b>Search by Account Number</b> R2851-139-001		<b>Tax Year</b> 2025	
<b>Owner/Business Name</b>	CSX TRANSPORTATION INC	<b>Account Number</b>	<a href="#">R2851-139-001</a> <a href="#">Request Future E-Bill</a>
<b>Physical Property Address</b>	0 CENTRALLY ASSESSED RR OCALA	<b>Status</b>	No Tax Due
<b>Legal Description</b>	SEC 18 TWP 15 RGE 22 THAT PT OF CSX RR LYING WITHIN THE ABOVE REF SEC ACCORDING TO RR MAP V2 FLA/L-11/21 & V2 FLA/L-11/S-21 & BEG AT INTERSECTION OF S ROW OF SW 2ND ST & WESTERN ROW LINE OF CS		

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**Next for Next Page**  
**Previous for Previous Page**



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

## Detail by Entity Name

Foreign Profit Corporation  
CSX TRANSPORTATION, INC.

### Filing Information

<b>Document Number</b>	806099
<b>FEI/EIN Number</b>	54-6000720
<b>Date Filed</b>	03/26/1946
<b>State</b>	VA
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/23/1992
<b>Event Effective Date</b>	NONE

### Principal Address

500 WATER STREET  
JACKSONVILLE, FL 32202

Changed: 01/22/2010

### Mailing Address

500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Changed: 01/22/2010

### Registered Agent Name & Address

C T CORPORATION SYSTEM  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

Name Changed: 09/19/2016

Address Changed: 09/19/2016

### Officer/Director Detail

#### **Name & Address**

Title Director, EVP and CFO

Pelkey, SEAN R.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Assistant Corporate Secretary

ARMBRUST, STEVE C.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Director, SVP & CLO

Burns, Michael S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title President, CEO

Hinrichs, Joseph R.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title EVP and Chief Administrative Officer

Sorfleet, Diana B.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title VP and Chief Accounting Officer

Williams, Angela C.  
500 WATER STREET  
C-160  
JACKSONVILLE, FL 32202

Title Director, EVP & Chief Commercial Officer

Boone, Kevin S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title SVP - Sales & Marketing

Adams, Arthur L.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title SVP - Network Operations

Albright, William C  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP, General Counsel, and Corporate Secretary

Burns, Michael S.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Intermodal & Automotive

Kenney, Maryclare T.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Total Rewards, Medical & People Systems

Mullen, Michelle A.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Human Resources and Chief Diversity Officer

Noel, Stephanie W.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP & Chief Safety Officer

Schwichtenberg, James  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Stakeholder Engagement & Sustainability

Tucker, Bryan A.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Labor Relations

Wall, Jeffrey D.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP of Technology and Chief Information Security Officer

Eppinger, Gary  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Finance and Treasury

Slater, William D.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Vice President - Business Development & Real Estate

Bottomley, Christina W.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP & Chief Regulatory Officer

Patelli, John P  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Technology Structure and Architecture

Rich, David  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Product Management for Rail Ops - Technology

Watkins, Steven P  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP Engineering, MOW, Capital, Bridges, Design and Construction

Anderson, Chad L.  
500 Water Street  
Jacksonville, FL 32202

Title EVP & COO

Cory, Michael A.  
500 Water Street  
Jacksonville, FL 32202

Title VP - Intermodal Operations

Crozier, Carrie Ann  
500 Water Street  
Jacksonville, FL 32202

Title VP - Mechanical

Mayo, Arthur L.  
500 Water Street  
Jacksonville, FL 32202

Title VP - Transportation

Ryhorchuk, Doug  
500 Water Street  
Jacksonville, FL 32202

Title VP - Engineering, Communications, Signals and PTC

Walker, Carl  
500 Water Street  
Jacksonville, FL 32202

Title VP - Engineering, MOW, Capital Bridges, Design & Construction

Anderson, Chad  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Energy

Forkum, Joseph R.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - Procurement

Glotzbach, J. Spencer  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title Asst. Secretary

Heekin-Luchin, Kacey D.  
500 WATER STREET  
JACKSONVILLE, FL 32202

Title VP - General Counsel & Corporate Secretary

Butler, Tammy D.  
500 Water Street  
Jacksonville, FL 32202

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2023	05/01/2023
2024	04/10/2024
2025	04/15/2025

**Document Images**

<a href="#">04/15/2025 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/10/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/08/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/29/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/21/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/23/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">09/19/2016 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/06/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/19/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/11/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/03/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/05/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">07/09/2010 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">01/22/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/26/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/21/2008 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/25/2006 -- ANNUAL REPORT</a>	View image in PDF format
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<a href="#">04/30/2004 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/26/2003 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/01/2002 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">10/09/2001 -- Reg. Agent Change</a>	View image in PDF format
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<a href="#">04/27/1996 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/01/1995 -- ANNUAL REPORT</a>	View image in PDF format



# 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

CSX TRANSPORTATION INC  
C/O TAX DEPT J910  
500 WATER ST STE 1208  
JACKSONVILLE FL 32202-4423

03/02/2026

CSX TRANSPORTATION INC  
500 WATER STREET C-160  
JACKSONVILLE, FL 32202

C T CORPORATION SYSTEM (REGISTERED AGENT)  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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

**Location of Violation:** 2851-139-001

**Case Number:** ENV26-0092

**Inspector Assigned:** Robert Moore

**Required Compliance Date:** 03/26/2026

**Public Hearing Date & Time:** 04/09/2026 17:30

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

**SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED**

FFPC and NFPA Fire Code regulates fire hazards arising from the storage and handling of combustible materials on premises, including outdoor storage that creates hazardous conditions. A large pile of wooden railroad cross ties — combustible wood treated with creosote — stored in bulk outdoors constitutes a significant hazard in violation of the FFPC and NFPA provisions addressing combustible storage, and in turn constitute a violation of municipal ordinance.

Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad cross ties, preventing imminent risk to life and property.

**SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED**

Hazardous material includes any substance that is toxic, an irritant, or flammable, as well as substances listed by the United States Environmental Protection Agency as hazardous. Creosote-treated railroad cross ties contain EPA-regulated hazardous constituents and possess flammable and toxic characteristics, thereby meeting the City's definition of hazardous material.

Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad cross ties, preventing imminent risk to life and property.

Dear property owner, or agent,

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

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

*City of Ocala - City Hall – 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:

Robert Moore            Environmental Inspector  
rsmoore@ocalafl.gov  
352-274-3725

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: ENV26-0092

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 03/02/2026 post the Notice of Violation & Public Hearing to the property, located at 2851-139-001.
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.**

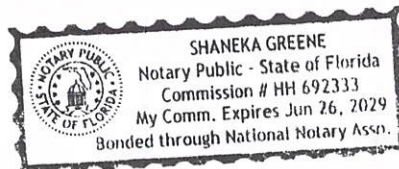
Dated: 03/02/2026

Robert Moore  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 03/02/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

Shaneka Greene  
Notary Public, State of Florida





**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

City of Ocala  
Environmental Enforcement  
3/2/2026 11:46 AM



Ocala

**CODE**

**ENFORCEMENT**

**352-629-8309**

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



*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**

CSX TRANSPORTATION INC  
C/O TAX DEPT J910  
500 WATER ST STE 1208  
JACKSONVILLE FL 32202-4423

03/02/2026

CSX TRANSPORTATION INC  
500 WATER STREET C-160  
JACKSONVILLE, FL 32202

C T CORPORATION SYSTEM (REGISTERED AGENT)  
1200 SOUTH PINE ISLAND ROAD  
PLANTATION, FL 33324

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

**Location of Violation:** 2851-139-001

**Case Number:** ENV26-0092

**Inspector Assigned:** Robert Moore

**Required Compliance Date:** 03/26/2026

**Public Hearing Date & Time:** 04/09/2026 17:30

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

**SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED**  
FFPC and NFPA Fire Code regulates fire hazards arising from the storage and handling of combustible materials on premises, including outdoor storage that creates hazardous conditions. A large pile of wooden railroad cross ties — combustible wood treated with creosote — stored in bulk outdoors constitutes a significant hazard in violation of the FFPC and NFPA provisions addressing combustible storage, and in turn constitute a violation of municipal ordinance.  
Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad cross ties, preventing imminent risk to life and property.

**SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED**  
Hazardous material includes any substance that is toxic, an irritant, or flammable, as well as substances listed by the United States Environmental Protection Agency as hazardous. Creosote-treated railroad cross ties contain EPA-regulated hazardous constituents and possess flammable and toxic characteristics, thereby meeting the City's definition of hazardous material.  
Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad cross ties, preventing imminent risk to life and property.

City of Ocala  
Environmental Enforcement  
3/2/2026 11:45 AM

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: ENV26-0092

**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:

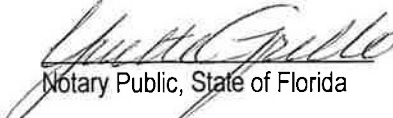
1. I did on 02/27/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

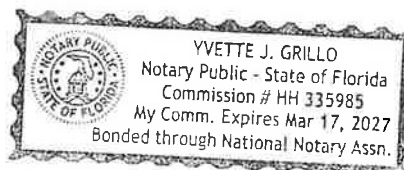
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 02/27/2026  
  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 02/27/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





NW 6th Terrace

NW 6th Ave

NW 6th S



Midwest Gas

**STACKED  
RAILROAD TIES**



NW 5th St

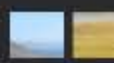
Old Pine St

Terrace

NW 4th Pl

Google Maps

Anne E. Raduns, P.A.





City of Ocala  
Environmental Enforcement  
4/7/2026 9:59 AM



City of Ocala  
Environmental Enforcement  
4/7/2026 9:59 AM



City of Ocala  
Environmental Enforcement  
2/5/2026 11:52 AM