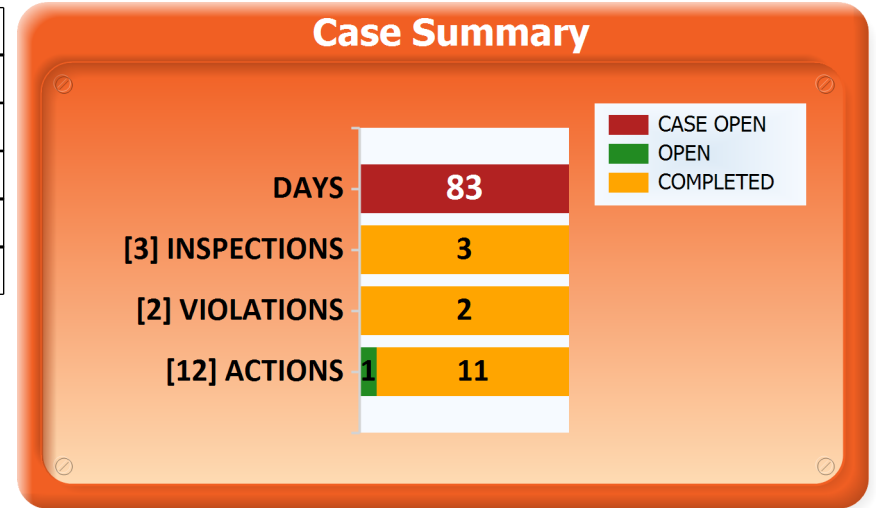


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0061

Description: EXCESSIVE JUNK & DEBRIS		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 1/15/2026	Closed:	Last Action: 4/9/2026	Flw Up: 3/20/2026
Site Address: 2605 NE 19TH AVE OCALA, FL 34470			
Site APN: 24563-003-00		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	CUMMINGS GEORGE GERALD	2605 NE 19TH AVE OCALA, FL 34470-3857			
RESPONDENT 1	CUMMINGS GEORGE GERALD	2605 NE 19TH AVE OCALA, FL 34470			

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	5	\$110.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0061

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: \$171.47 \$0.00

TOTALS: \$171.47 \$0.00

Violations

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	ROBERT MOORE	1/15/2026	3/20/2026		REPEAT VIOLATOR	EXCESSIVE DEBRIS VISIBLE IN FRONT YARD NEEDS TO BE CLEARED FROM PROPERTY - ALSO : DEBRIS DUMPED FROM PROPERTY IN RIGHT OF WAY NEEDS TO BE CLEARED - COORDINATE WITH CITY SANITATION DEPARTMENT IF NECESSARY FOR CLEARING EFFORTS - CHARGES MAY BE INCURRED
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	ROBERT MOORE	1/15/2026	3/20/2026			UTILITY TRAILER(S) IN FRONT YARD NEED TO BE REMOVED. THESE ARE NOT PERMITTED TO BE IN FRONT OR SIDE YARD

Inspections

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0061

INITIAL	RSM	1/15/2026	1/15/2026	NON COMPLIANT		<p>On 1-15-26, After receiving a complaint from the City Sanitation manager, I responded to the property for a report of excessive junk and debris. Upon arrival, I noted that the front yard was filled with debris to include tires, car parts and other items. Additionally, there was a utility trailer in the front yard. Investigation revealed this to be a Repeat Violator. I attached the previous order from case 2022_7095. I spoke with the son of the property owner who was present at the residence. I advised him of the violations and the requirements for abatement. I submitted a request to Admin. to generate a NOVPH (Notice of Violation & Public Hearing.) Photos were attached and follow-up was scheduled accordingly.</p>
HEARING INSPECTION	RSM	2/9/2026	2/9/2026	NON COMPLIANT	NOVPH COMP DATE / HEARING INSPECTION	<p>On 2-9-26, I checked the property for compliance relating to the date listed on the Notice of Hearing. On this day, I noted that the violation remained. There was apparent activity of a fence being erected. Photos were attached. Case to proceed to hearing.</p>
COMPLIANCE	RSM	3/20/2026	3/20/2026	COMPLETED		<p>MASSEY INSPECTION On 3-20-26, I inspected the property per the issued order. On this day, I observed the violations to have been abated with the trailer removed and area cleaned up. (Photos attached). The prosecution costs remain unpaid. I completed/submitted an Affidavit of Non-Compliance which was submitted to Admin.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
CONTACT	ROBERT MOORE	1/15/2026	1/15/2026	SPOKE ON SITE WITH (SON OF OWNER -TIM CUMMINGS -352-581-0145 - ADVISED OF VIOLATIONS AND REQUIREMENTS FOR ABATEMENT

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0061

PREPARE NOTICE	SHANEKA GREENE	1/16/2026	1/20/2026	NOVPH COMP DATE 02/09/2026 PLEASE & THANK YOU
ADMIN POSTING	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	1/20/2026	1/20/2026	NOVPH MAILED 9489 0090 0027 6697 0115 47 CUMMINGS GEORGE GERALD 2605 NE 19TH AVE OCALA, FL. 34470-3857
OFFICER POSTING	ROBERT MOORE	1/21/2026	1/21/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/9/2026	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 122-1193 and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being January 15th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 19th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, March 20th 2026, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items.</p> <p>(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0061

				<p>2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, March 19th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, March 20th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>3.) Pay the cost of prosecution of \$171.47 by March 19th, 2026.</p> <p>Non-compliance (Massey) hearing date: 04/09/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	2/12/2026	2/16/2026	NEW BUSINESS
ADMIN POSTING	YVETTE J GRILLO	2/17/2026	2/17/2026	FOF
CERTIFIED MAIL	YVETTE J GRILLO	2/17/2026	2/17/2026	<p>FOF 91 7199 9991 7039 7931 6065 CUMMINGS, GEORGE GERALD 2605 NE 19TH AVE OCALA, FL 34470-3857</p>
OFFICER POSTING	ROBERT MOORE	2/18/2026	2/18/2026	<p>FOF POSTED FINAL ORDER TO PROPERTY</p>
CONTACT	ROBERT MOORE	3/20/2026	3/20/2026	SPOKE ON SITE WITH (SON OF OWNER -TIM CUMMINGS -352-581-0145 advised of remaining prosecution costs requiring payment
MASSEY	YVETTE J GRILLO	4/9/2026		

Code Case Number	CE26-0061
Name	George Cummings
Phone Number	(352) 239-4601
Mailing Address	2601 NE 19th Ave Ocala, Florida
Relationship to Case	Property Owner

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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0061

vs.

CUMMINGS, GEORGE GERALD
2605 NE 19TH AVE
OCALA, FL 34470-3857
Respondents



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 02/19/2026 01:44:16 PM
FILE #: 2026021180 OR BK 8833 PGS 636-638
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; February 12th, 2026, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A. The Respondent(s), **CUMMINGS, GEORGE GERALD, 2605 NE 19TH AVE OCALA, FL 34470-3857**, owner(s) in charge of the property described as: **2605 NE 19TH AVE, OCALA, FL | 24563-003-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between January 15th, 2026, and February 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **CUMMINGS, GEORGE GERALD**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and 122-1193 and order to:

1.) (a) Hold in abeyance the imposition of a fine for the repeat violation of Section 34-95, which was discovered to exist on January 15, 2026, pending the Respondent(s)' compliance with subsection (b) of this Order.

In the event the Respondent(s) fail to comply with subsection (b) of this item, there shall be a fine imposed of \$250.00 per day retroactively beginning January 15, 2026, which shall continue to accrue each day thereafter until all violations of Section 34-95 have been fully abated.

(b) Cut and clean the property grounds, fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, March 19, 2026.

If the Respondent(s) fail to comply by 7:00am on Friday, March 20, 2026, an additional fine of \$250.00 per day shall be imposed which shall run concurrent to the fines provided in subsection (a) and continue to accrue until this violation has been abated. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include cutting and cleaning the property grounds and fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items and trash.

(c) Upon abatement of any violations of Section 34-95 by the City, apply a \$100.00 service fee pursuant to Section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Remove all trailers from the property unless stored in the rear yard of the residence and in compliance with all other ordinances of the City by 4:00pm on Thursday, March 19th, 2026. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, March 20th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of section 122-1193 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, including removal of all trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Pay the cost of prosecution of \$171.47 by March 19th, 2026.

B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

DONE AND ORDERED; this 17th day of February 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Michael Gartner, Chair
Municipal Code Enforcement Board

CERTIFICATE OF SERVICE

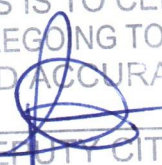
I **HEREBY CERTIFY** that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **CUMMINGS, GEORGE GERALD, 2605 NE 19TH AVE OCALA, FL 34470-3857**, this 17 day of February 2026.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board



THIS IS TO CERTIFY THAT THE FOREGOING TO BE A TRUE AND ACCURATE COPY OF THE ORIGINAL.
DEPUTY CITY CLERK



IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON APRIL 9TH, 2026, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.

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

CASE NO: CE26-0061

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 02/18/2026 post the Final Administrative Order to the property, located at 2605 NE 19TH AVE, OCALA.
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.

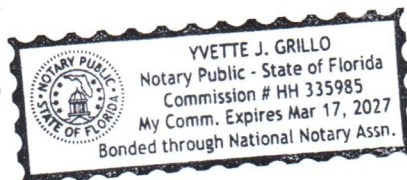
Dated: 02/18/2026

Robert Moore
Environmental Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/18/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

Yvette J. Grillo
Notary Public, State of Florida





City of Ocala
Environmental Enforcement
2/18/2026 9:44 AM



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

THE CITY OF OCALA
Petitioner,

CASE NO: CE26-0061

vs.

CUMMINGS, GEORGE GERALD
2605 NE 19TH AVE
OCALA, FL 34470-3857
Respondents

FINAL ADMINISTRATIVE ORDER

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- B. That on and between January 15th, 2026, and February 9th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS.**

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City of Ocala
Environmental Enforcement
2/18/2026 9:44 AM

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

CASE NO: CE26-0061

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 02/17/2026 post the Final Administrative Order 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.

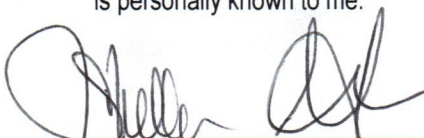
FURTHER, AFFIANT SAYETH NAUGHT.

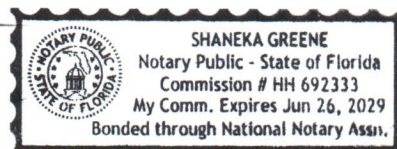
Dated: 02/17/2026


Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 02/17/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0061

CUMMINGS, GEORGE GERALD
2605 NE 19TH AVE
OCALA, FL 34470-3857

Respondent. _____ /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Robert Moore, Environmental Inspector for the City of Ocala, who being duly sworn, deposes and says:

1. That on 02/12/2026, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 03/19/2026.
3. That a re-inspection was performed on 03/20/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have been taken:

Abatement of violations as ordered; Section(s) 34-95, 122-1193

5. The prosecution costs of \$ 171.47 remain unpaid.

FURTHER, AFFIANT SAYETH NOT.

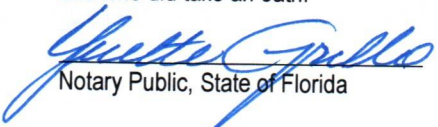
Dated this 20th day March 2026

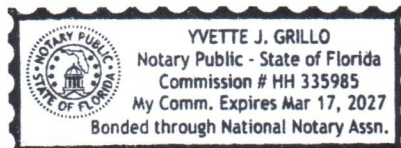


Robert Moore
Environmental Inspector
City of Ocala

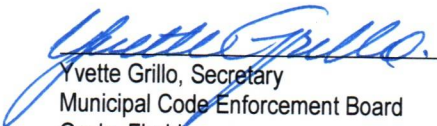
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Robert Moore 20th day March 2026, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent this 20th day of March 2026.



Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



City of Ocala
Environmental Enforcement
3/20/2026 8:31 AM



City of Ocala
Environmental Enforcement
3/20/2026 8:31 AM



City of Ocala
Environmental Enforcement
3/20/2026 8:32 AM