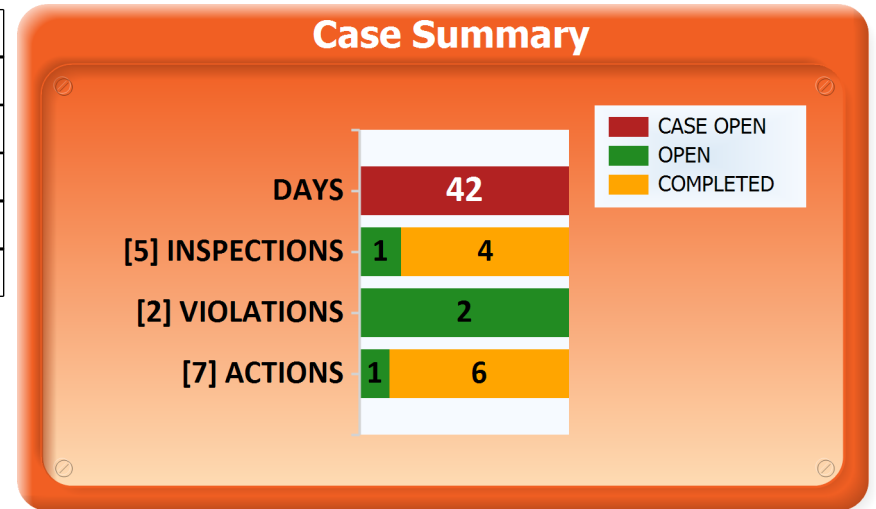


# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0090**

Description: PILE OF RAIL ROAD TIES		Status: HEARING	
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 2/25/2026	Closed:	Last Action: 4/9/2026	Flw Up: 4/9/2026
Site Address: 1140 NW 1ST AVE OCALA, FL 34475			
Site APN: 2572-015-001		Officer: JEFFREY GUILBAULT	
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			
REGISTERED AGENT	CT CORPORATION SYSTEM	1200 SOUTH PINE ISLAND ROAD PLANTATION, FL 33324			
RESPONDENT 1	CSX TRANSPORTATION INC C/O TAX DEPT J910	500 WATER ST STE 1208 JACKSONVILLE , FL 32202-4423			

#### 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  
**ENV26-0090**

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	1	\$3.24	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$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	5	\$81.05	\$0.00						
Total Paid for INSPECTION FEES:			\$81.05	\$0.00						
<b>TOTALS:</b>			<b>\$222.03</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>JEFFREY GUILBAULT</b></p>	<p>2/25/2026</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.</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>
<p><b>SECTION 38-122 UNAUTHORIZED DISCHARGE PROHIBITED</b></p>	<p><b>JEFFREY GUILBAULT</b></p>	<p>2/25/2026</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	JGB	2/25/2026	2/25/2026	NON COMPLIANT		<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>

# OCALA Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0090**

CASE WORK	RSM	3/18/2026	3/18/2026	COMPLETED		<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: Walker Brazell (CSX Property Manager) 500 Walker Street Jacksonville, FL 32202 (cell) 912-674-4485</p>
FOLLOW UP	JGB	3/30/2026	3/30/2026	COMPLETED		<p>There has been no changes to the piles. There has been no contact from CSX.</p>

# Case Details - No Attachments

City of Ocala

Case Number  
**ENV26-0090**

HEARING INSPECTION	JGB	4/6/2026	4/6/2026	COMPLETED	Photos were updated today at 1500. There has been no changes to the piles associated with this case. Additionally i took photos of rail road ties that are being stored on the property.
FOLLOW UP	JGB	4/9/2026			GET PHOTOS AND STATUS OF THE PILES IN PREPERATION FOR THE HEARING.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	2/26/2026	2/26/2026	NOVPH PER DALE SCHEDULE FOR NEXT AVAILABLE CODE BOARD HEARING
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 9854 67 CSX TRANSPORATION INC C/O TAX DEPT J910 500 WATER ST STE 1208 JACKSONVILLE, FL. 32202-4423</p> <p>9489 0090 0027 6696 9854 74 CSX TRANSPORATION INC 500 WATERS STREET C-160 JACKSONVILLE, FL. 32202</p> <p>9489 0090 0027 6696 9854 81 CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324</p>
OFFICER POSTING	ROBERT MOORE	2/27/2026	2/27/2026	NOVPH REDY 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 \$222.03 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**

**2572-015-001**

[GOOGLE Street View](#)

Prime Key: 1214319

[MAP IT+](#)

Current as of 2/25/2026

Property Information

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

Taxes / Assessments:  
 Map ID: 178  
Millage: 1001 - OCALA

M.S.T.U.  
PC: 98  
 Acres: 6.35

Situs: 1140 NW 1ST AVE OCALA

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	\$553,212	\$289,523	\$3,510	\$0	\$0	\$0	\$0
2024	\$456,400	\$293,299	\$3,803	\$0	\$0	\$0	\$0
2023	\$359,588	\$306,026	\$4,095	\$0	\$0	\$0	\$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">1415/1316</a>	07/1986	48 CORP CHNGE	0	U	V	\$100

Property Description

SEC 07 TWP 15 RGE 22  
 PLAT BOOK A PAGE 074  
 ALLREDS ADD OCALA  
 BLK O & PT BKS L.P.R.S USED FOR RR RWY &  
 LOTS 1.4 BLKS LYING S OF RR RWY  
 MAP # V8FLA/5-36-35  
 EXC PA 51375-006-00

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

Privacy - Terms

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GISF	9810	.0	.0	M1	276,606.00	SF							

Neighborhood 9917  
Mkt: 2 70

[Traverse](#)

**Building 1 of 1**

IND01=L175U55R175D55.



[Building Characteristics](#)

<b>Structure</b>	1 - WH STL FR	<b>Year Built</b> 2017
<b>Effective Age</b>	2 - 05-09 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	1	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	500 - FAIR	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	1/4/2018 by 117	<b>Base Perimeter</b> 460

**Exterior Wall** 18 PREFINISHED MTL

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	25.0	1.00	2017	0	9,625	F00 MINIMUM FINISH	100 %	N N

**Section: 1**

<b>Elevator Shafts: 0</b>	<b>Aprtments: 0</b>	<b>Kitchens: 0</b>	<b>4 Fixture Baths: 0</b>	<b>2 Fixture Baths: 1</b>
<b>Elevator Landings: 0</b>	<b>Escalators: 0</b>	<b>Fireplaces: 0</b>	<b>3 Fixture Baths: 0</b>	<b>Extra Fixtures: 0</b>

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	1,032.00	SF	20	2017	5	0.0	0.0
159 PAV CONCRETE	1,080.00	SF	20	2017	3	0.0	0.0

Appraiser Notes

PT OF RR IN SE 1/4 OF SEC 7

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD22-0184	2/10/2022	-	INFINITE MANUFACTURE TECH/TEMP STRUCTURE
BLD22-0363	2/8/2022	-	INFINITE MANUFACTURE TECH/EARLY START / CLOSED
BLD17-0522	9/13/2017	1/31/2018	DEF BULK STORAGE FACILITY
SITE17-0036	-	-	

Please Return To:  
Law Offices  
Thomas K. Boardman, P.A.  
1400-A 15th Street North  
Immokalee, FL 33934

1986 OCT -8 AM 10:30  
REGORDED

01036183  
COLLIER COUNTY

# 520 Commonwealth of Virginia



## State Corporation Commission

BK1415 PG1316

001222  
OR BOOK

I, George M. Bryant, Jr., Clerk of the State Corporation Commission, do hereby certify that

on July 1, 1986, by Certificate of Amendment, the name of Seaboard System Railroad, Inc. was changed to CSX Transportation, Inc.

Nothing more is hereby certified.

000754  
PAGE

*Francis E. Higgins*

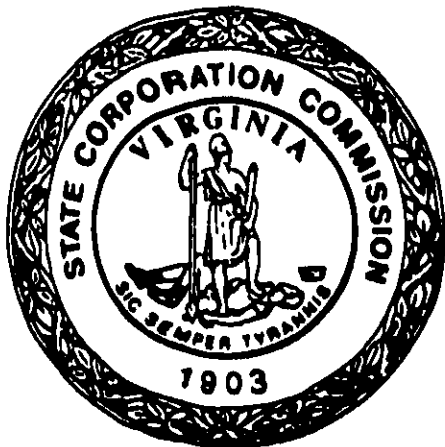
BY *S. Jack* DC

87-019679

RECORDED AND RECORD  
VERIFIED  
MARION COUNTY, FL

1987 MAR 26 PM 4:53

In Testimony Whereof I hereunto set my hand and  
affix the Official Seal of the State  
Corporation Commission, at  
Richmond, this 2nd day of  
September A. D. 1986



*George M. Bryant, Jr.*  
Clerk of the Commission

RECORDED AND RECORD  
VERIFIED  
MARION COUNTY, FL



[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
<a href="#">01/15/2007 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/25/2006 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">08/05/2005 -- Reg. Agent Change</a>	View image in PDF format
<a href="#">04/11/2005 -- ANNUAL REPORT</a>	View image in PDF format
<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
<a href="#">03/26/2001 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/2000 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/04/1999 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/18/1998 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">05/08/1997 -- ANNUAL REPORT</a>	View image in PDF format
<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

02/27/2026

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

CSX TRANSPORTATION INC  
500 WATERS 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:** 2572-015-001

**Case Number:** ENV26-0090

**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: ENV26-0090

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 02/27/2026 post the Notice of Violation & Public Hearing to the property, located at 2572-015-001.
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.

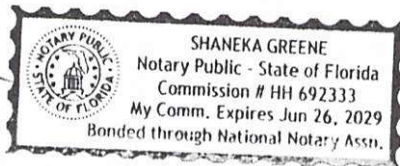
Dated: 02/27/2026

Robert Moore  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

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

Shaneka Greene  
Notary Public, State of Florida



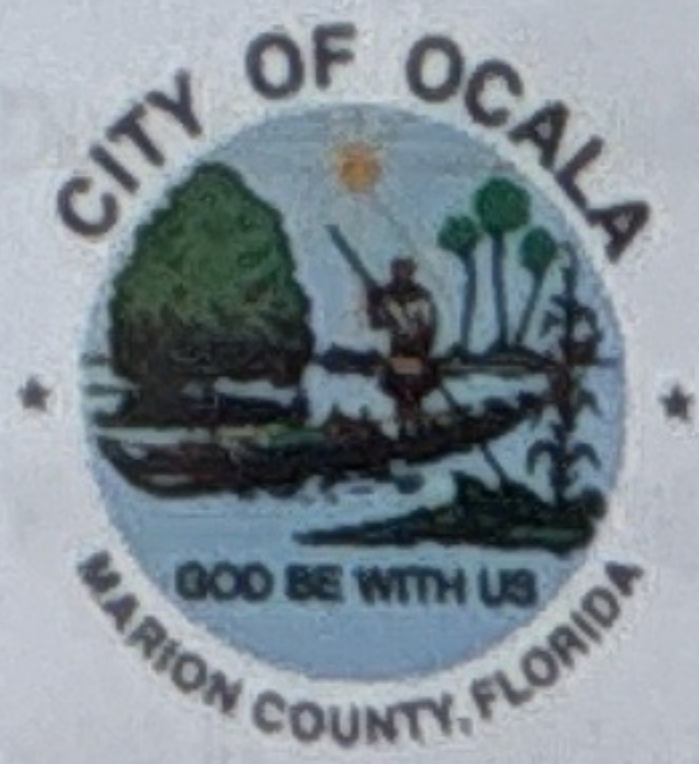


**OCALA**  
CODE  
ENFORCEMENT  
352-629-8309  
DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION

City of Ocala  
Environmental Enforcement  
2/27/2026 9:57 AM



MENT  
8309  
VE THIS  
PPROVAL  
Y CODE  
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**

02/27/2026

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

CSX TRANSPORATION INC  
500 WATERS 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:** 26103-000-01 2572 - 015 - 001 ASM  
**Case Number:** ENV26-0090  
**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 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.  
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 crossties 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 crossties, preventing imminent risk to life and property.

Office DEPOT®

City of Ocala  
Environmental Enforcement  
2/27/2026 9:57 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: ENV26-0090**


**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.

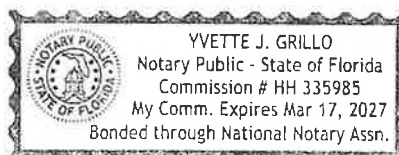
**FURTHER, AFFIANT SAYETH NAUGHT.**

Dated: 02/27/2026  
  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

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

  
Notary Public, State of Florida



NW 4TH AV

NW 11TH PL

**1100 NW 1ST AVE**



NW 1ST AVE

NW 10TH ST

NW 4TH AVE

NW 9TH ST



NW 13TH ST

**1140 NW 1ST  
AVE**



City of Ocala  
Environmental Enforcement  
04/06/2026 14:54:07



City of Ocala  
Environmental Enforcement  
04/06/2026 14:55:47



City of Ocala  
Environmental Enforcement  
04/06/2026 14:56:34



City of Ocala  
Environmental Enforcement  
04/06/2026 14:57:47



City of Ocala  
Environmental Enforcement  
04/06/2026 14:58:10



City of Ocala  
Environmental Enforcement  
02/06/2026 09:58:54



City of Ocala  
Environmental Enforcement  
2/6/2026 9:48 AM