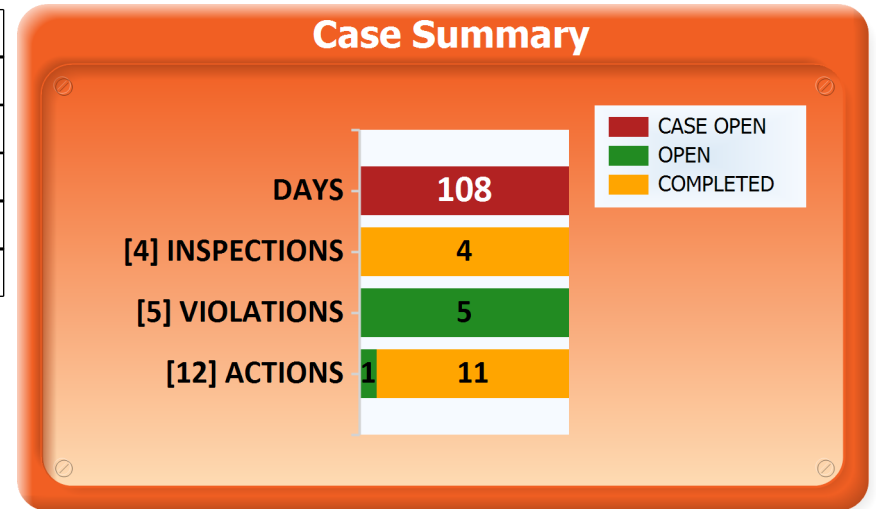


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0138

Description: Residence damaged by fire		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 2/2/2026	Closed:	Last Action: 6/11/2026	Flw Up: 5/15/2026
Site Address: 2605 NE 19TH AVE OCALA, FL 34470			
Site APN: 24563-003-00		Officer: JENNIPHER L BULLER	
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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0138

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$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:			\$25.83	\$0.00						
COMPLAINT RECEIVED	001-359-000-000-06-35960	1	\$6.62	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$11.03	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$39.71	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	3	\$66.18	\$0.00						
Total Paid for INSPECTION FEES:			\$66.18	\$0.00						
TOTALS:			\$168.19	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 82-181. - DEFINITION.	JENNIPHER L BULLER	2/3/2026				

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0138

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	JENNIPHER L BULLER	2/3/2026				Fire damaged structure (residence) upon the property. Obtain required permits to met the current Florida building code and National electric code for repairs OR demolition. Complete all required inspections for closure of permit(s).
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	JENNIPHER L BULLER	2/3/2026				Dilapidated fence upon property. All fence upon property must be in compliance with city ordinance and be in good, sound condition. Repair/replace dilapidated fence OR remove completely.
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	JENNIPHER L BULLER	2/3/2026				Derelict RV trailer upon property. Remove from property.
SECTION 122-51 BUILDING PERMIT REQUIRED	JENNIPHER L BULLER	2/12/2026				Fence greater than 6 feet in height (7 1/2 feet) upon the property without required permit. Obtain the required permit and complete all required inspections for closure of the permit OR correct the fence so it is not greater than 6 feet in height in any area.

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
CE26-0138

INITIAL	JLB	2/3/2026	2/3/2026	NON COMPLIANT	<p>See also CE26-0061 concerning unsightly matter (34 -95) and utility trailer parked stored in front/side yard 122-1193. I responded to the location after a report of a fire that occurred on 01/31/2026. See attached photos from Building Department inspection and Fire report. No contact made, no one present at the time. I observed the residence to be damaged by fire to where is not currently able to be occupied. Dilapidated fence upon the property and a large amount of items stored in the rear yard to include and partially dismantled RV trailer. Follow up scheduled.</p> <p>Contact # from Fire report- Timmy Cummings (occupant) 352-239-4601</p>
FOLLOW UP	JLB	2/24/2026	2/24/2026	NON COMPLIANT	<p>I conducted a follow up inspection concerning the status of any permits for repairs or demolition of the fire damaged structure. No permits on file. Request for notice of violation and public hearing to be prepared. Follow up scheduled.</p>
FOLLOW UP	JLB	3/25/2026	3/26/2026	COMPLETED	<p>I conducted a compliance inspection per the date given for compliance on the Notice of Violation and Public Hearing. I found no permits on file for repairs or demolition. At the location, I observed all other violations remained non-compliant. Photos attached. Proceed with hearing as scheduled.</p>
COMPLIANCE	JLB	5/15/2026	5/18/2026	COMPLETED	<p>MASSEY INSPECTION</p> <p>I conducted a compliance inspection by the date on the Final Administrative Order. I found no active/current permits on file for required repairs or demolition.</p>

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0138

COMPLIANCE	JLB	5/15/2026	5/18/2026	COMPLETED	<p>On 05/18/2026, I conducted a compliance inspection of the property. I observed that the metal panel fence consisted of varying heights and continued to exceed 6 feet in several areas, in violation of Section 122-51. The wooden privacy fence located at the rear of the property remained in a dilapidated condition, in violation of Section 82-3.</p> <p>I was unable to confirm whether the derelict, partially dismantled RV, in violation of Section 34-122 had been removed due to the privacy fencing surrounding the property. However, I observed an open section of the metal panel fence and noted that the front portion of the property contained multiple trailers along with a large accumulation of junk and debris.</p> <p>No contact was made with the property owner/occupants. Photos attached. Prosecution costs remain unpaid. Affidavit of non-compliance completed.</p>
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CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	JENNIPHER L BULLER	2/2/2026	2/2/2026	Email received from Building Department concerning damage to residence due to fire. See attached.
CONTACT	JENNIPHER L BULLER	2/12/2026	2/12/2026	Contact made with property owner at Code Board hearing.
PREPARE NOTICE	SHANEKA GREENE	2/25/2026	2/26/2026	NOVPH Compliance date: 03/25/2026
ADMIN POSTING	SHANEKA GREENE	2/26/2026	2/26/2026	NOVPH

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>2/26/2026</p>	<p>2/26/2026</p>	<p>NOVPH MAILED 9489 0090 0027 6696 9853 37 CUMMINGS GEORGE GERALD 2605 NE 19TH AVE OCALA, FL. 34470-3857</p>
<p>OFFICER POSTING</p>	<p>JENNIPHER L BULLER</p>	<p>2/27/2026</p>	<p>2/27/2026</p>	<p>NOVPH READY FOR POSTING Posted upon the property.</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-122, 82-3, 82-181, 82-182, and 122-51 and order to:</p> <p>1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, May 14, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, May 14th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 15th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.</p> <p>2,) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, May 14th, 2026, or remove the fence by 4:00 pm on Thursday, May 14th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 15th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/2/2026	<p>3,) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code for the fire damaged residence and any accessory structures by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all repairs to the structure(s) shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized for closure by the 91st day after permit issuance, subsection (c) shall apply; or</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, May 14th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00 am of the 61st day after the issuance of the permit, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure(s) and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>4.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted fence over 6 feet in height by 4:00pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 60 days after the</p>
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Case Details - No Attachments

City of Ocala

Case Number
CE26-0138

				<p>issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permit (s) issued are not inspected and finalized for closure by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.</p> <p>5.) Pay the cost of prosecution of \$168.19 by May 14th, 2026.</p> <p>Non-compliance (Massey) hearing: 06/11/2026</p>
HEARING CODE BOARD	YVETTE J GRILLO	4/9/2026	4/10/2026	NEW BUSINESS
ADMIN POSTING	SHANEKA GREENE	4/15/2026	4/15/2026	FAO
CERTIFIED MAIL	SHANEKA GREENE	4/15/2026	4/15/2026	<p>FAO MAILED 9489 0090 0027 6696 9864 71 CUMMINGS GEORGE GERALD 2605 NE 19TH AVE OCALA FL 34470-3857</p>
FIELD POSTING	JENNIPHER L BULLER	4/16/2026	4/16/2026	<p>FAO READY FOR POSTING Posted.</p>
MASSEY	YVETTE J GRILLO	6/11/2026		

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

THE CITY OF OCALA

Petitioner,

vs.

CUMMINGS, GEORGE GERALD

2605 NE 19TH AVE

OCALA, FL 34470-3857

Respondents _____/

CASE NO: CE26-0138



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 04/16/2026 03:19:03 PM

FILE #: 2026048059 OR BK 8882 PGS 211-213

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; April 9th, 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 February 3rd, 2026, and March 25th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMTS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

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 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMTS, SECTION 122-51 BUILDING PERMIT REQUIRED**, 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): 34-122, 82-3, 82-181, 82-182, and 122-51 and order to:
 - 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, May 14, 2026, or
 - (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, May 14th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 15th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.
 - 2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, May 14th, 2026, or remove the fence by 4:00 pm on Thursday, May 14th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 15th, 2026, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) (a) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code for the fire damaged residence and any accessory structures by 4:00 pm on Thursday, May 14th, 2026. Once the permits are obtained, all repairs to the structure(s) shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permits issued are not inspected and finalized for closure by the 91st day after permit issuance, subsection (c) shall apply; or

(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00 pm on Thursday, May 14th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal and clean-up of the debris by 7:00 am of the 61st day after the issuance of the permit, subsection (c) shall apply.

(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include demolition and removal of all improvements including the structure(s) and structure contents. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until this violation has been abated.

4.) Apply for and obtain any required permits needed to meet the Current Florida Building Code for the unpermitted fence over 6 feet in height by 4:00pm on Thursday, May 14th, 2026. Once the permits are obtained, all inspections for closure of the permit shall be completed within 60 days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00 am on Friday, May 15th, 2026, or if the permit(s) issued are not inspected and finalized for closure by the 61st day after permit issuance, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until the violations have been abated.

5.) Pay the cost of prosecution of \$168.19 by May 14th, 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 9 day of April 2026.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA



Mike 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 9 day of April 2026.



Yvette Grillo, Board Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON JUNE 11TH, 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.



THIS IS TO CERTIFY THE
CREATING TO BE A TRUE
AND ACCURATE COPY
DEPUTY CITY CLERK

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

CASE NO: CE26-0138

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

STATE OF FLORIDA
COUNTY OF MARION

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

1. I did on 04/16/2026 post the Final Administrative Order to the property, located at 2605 NE 19TH AVE.
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.

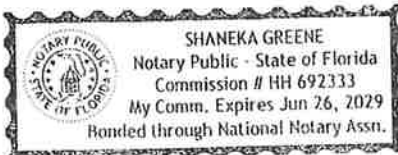
Dated: 04/16/2026


Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/16/2026 by Jennifer Buller, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CODE
ENFORCEMENT
352-629-6300

City of Ocala
Code Enforcement Division
4/16/2026 1:28 PM



OCALA

CODE ENFORCEMENT
29-8309
REMOVE THIS WITHOUT APPROVAL THE CITY CODE ENFORCEMENT DIVISION

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

CASE NO: CE26-0138

THE CITY OF OCALA
Petitioner,

vs.

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; April 9th, 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 February 3rd, 2026, and March 25th, 2026, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMTS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

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 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMTS, SECTION 122-51 BUILDING PERMIT REQUIRED**, 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): 34-122, 82-3, 82-181, 82-182, and 122-51 and order to:

- 1.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, May 14, 2026, or (b) Have all vehicles properly registered and operational by 4:00pm on Thursday, May 14th, 2026, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, May 15th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have been abated. Additionally, the city shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance, to include removal of all abandoned or derelict vehicles in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.
- 2.) The fence shall be maintained in a sound condition and in good repair as per City of Ocala ordinance section 82-3 by 4:00 pm on Thursday, May 14th, 2026, or remove the fence by 4:00 pm on Thursday, May 14th, 2026. If the Respondent fails to comply by 7:00 am on Friday, May 15th, 2026, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

City of Ocala
Code Enforcement Division
4/16/2026 1:27 PM

Office DEPOLO

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

CASE NO: CE26-0138

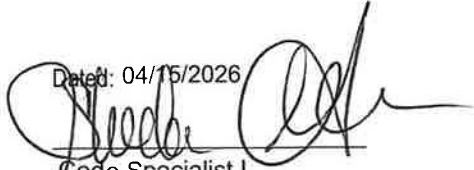
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 04/15/2026 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.

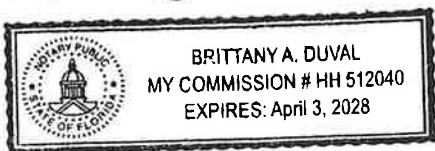
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/15/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/15/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida



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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE26-0138

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

Respondent /

AFFIDAVIT OF NON-COMPLIANCE

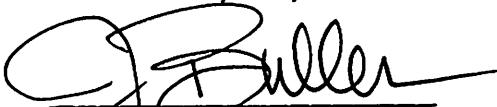
STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on April 9th, 2026 the Municipal Code Enforcement Code Board held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, May 14th, 2026.**
3. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Code Board have not been taken:
Abatement of violations as Ordered; **Section(s) 34-122, 82-3, 82-181, 82-182 and 122-51**
4. Prosecution costs of \$168.19 remain unpaid. These costs will result in a lien.

FURTHER AFFIANT SAYETH NOT.

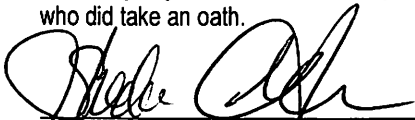
Dated this 18th day of May 2026

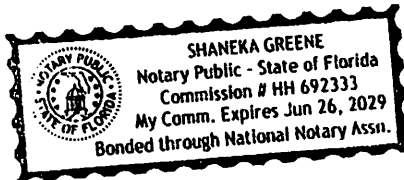


Jennifer Buller
Code Supervisor
City of Ocala

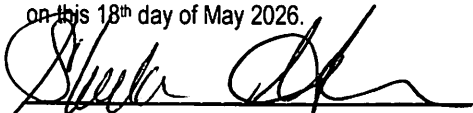
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 18th day of May 2026 by Jennifer Buller who is personally known to me, and who did take an oath.



Notary Public, State of Florida

I HEREBY CERTIFY, a true and correct copy of the above and foregoing Affidavit of Non-Compliance has been furnished by mail to the listed respondents, on this 18th day of May 2026.



Shaneka Greene, Secretary
Municipal Code Board
Ocala, Florida



City of Ocala
Code Enforcement Division
5/18/2026 12:23 PM



City of Ocala
Code Enforcement Division
5/18/2026 12:25 PM



City of Ocala
Code Enforcement Division
5/18/2026 12:25 PM



City of Ocala
Code Enforcement Division
5/18/2026 12:25 PM