

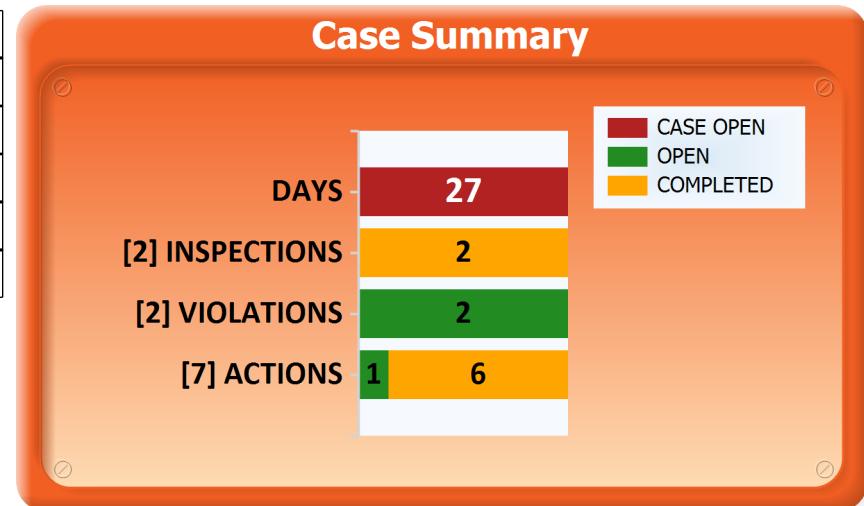


# Case Details - No Attachments

City of Ocala

Case Number  
**CE26-0061**

Description: EXCESSIVE JUNK & DEBRIS		Status: HEARING	
Type: GENERAL VIOLATION		Subtype: JUNK DEBRIS	
Opened: 1/15/2026	Closed:	Last Action: 2/12/2026	Flw Up: 2/9/2026
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						



# 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 UNSWIFTY OR UNSANITARY MATTER	ROBERT MOORE	1/15/2026			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				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



# 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 &amp; 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>

## 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
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



# Case Details - No Attachments

City of Ocala

Case Number

**CE26-0061**

OFFICER POSTING	ROBERT MOORE	1/21/2026	1/21/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY
				<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> <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</p>
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	1/30/2026	2/9/2026	



# Case Details - No Attachments

City of Ocala

Case Number

**CE26-0061**

				<p>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		NEW BUSINESS

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

THE CITY OF OCALA

CASE NO: CE26-0061

Petitioner,

VS.

CUMMINGS, GEORGE GERALD

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS  
FSS. 162.07(2)

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: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

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

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

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

Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	2
		\$25.00

**3. Clerical & Casework Time:**

Cost	# of hour(s)	Total:
Clerical:	\$22.00	5
		\$110.00

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

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

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

Cost	# of page(s)	Total:
Clerical:		

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

Cost	# of Regular	Cost	# of Certified	Total:
Postage:		\$17.72	2	\$17.72

**7. Administrative Fee(s):**

Cost	Total:
Fee(s):	

Total Costs: \$171.47

FURTHER. AFFIANT SAYETH NOT. Dated This:

2/4/2026

STATE OF FLORIDA  
COUNTY OF MARION

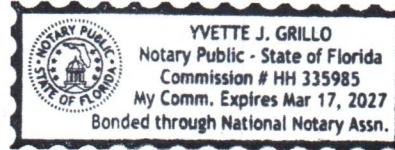
*Robert Moore*

ROBERT MOORE

Environmental Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 4 Feb by ROBERT MOORE who is personally known to me and who did take an oath.

*Yvette J. Grillo*  
Secretary and Notary Public, State of Florida



Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2026 Property Record Card

24563-003-00

[GOOGLE Street View](#)

Prime Key: 1720117

[MAP IT+](#)

Current as of 1/15/2026

### Property Information

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

Taxes / Assessments:

Map ID: 195

M.S.T.U.

PC: 01

Acres: .18

Millage: 1001 - OCALA

Situs: 2605 NE 19TH AVE OCALA

### 2025 Certified Value

Land Just Value	\$21,609					
Buildings	\$29,208					
Miscellaneous	\$444					
Total Just Value	\$51,261					
Total Assessed Value	\$16,397					
Exemptions	(\$16,397)					
Total Taxable	\$0					

Impact  
Ex Codes: 01 38

(\$34,864)

### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$21,609	\$29,208	\$444	\$51,261	\$16,397	\$16,397	\$0
2024	\$14,406	\$18,926	\$282	\$33,614	\$15,935	\$15,935	\$0
2023	\$14,406	\$22,366	\$377	\$37,149	\$15,471	\$15,471	\$0

### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5994/0620</a>	02/2014	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$13,400
<a href="#">4271/0635</a>	12/2005	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$20,000
<a href="#">3756/0865</a>	06/2004	71 DTH CER	0	U	I	\$100
<a href="#">3272/1746</a>	10/2002	05 QUIT CLAIM	7 PORTIONUND INT	U	I	\$100
<a href="#">1344/0698</a>	04/1986	07 WARRANTY	0	Q	I	\$23,000
<a href="#">1114/0999</a>	06/1982	07 WARRANTY	0	U	I	\$21,000

### Property Description

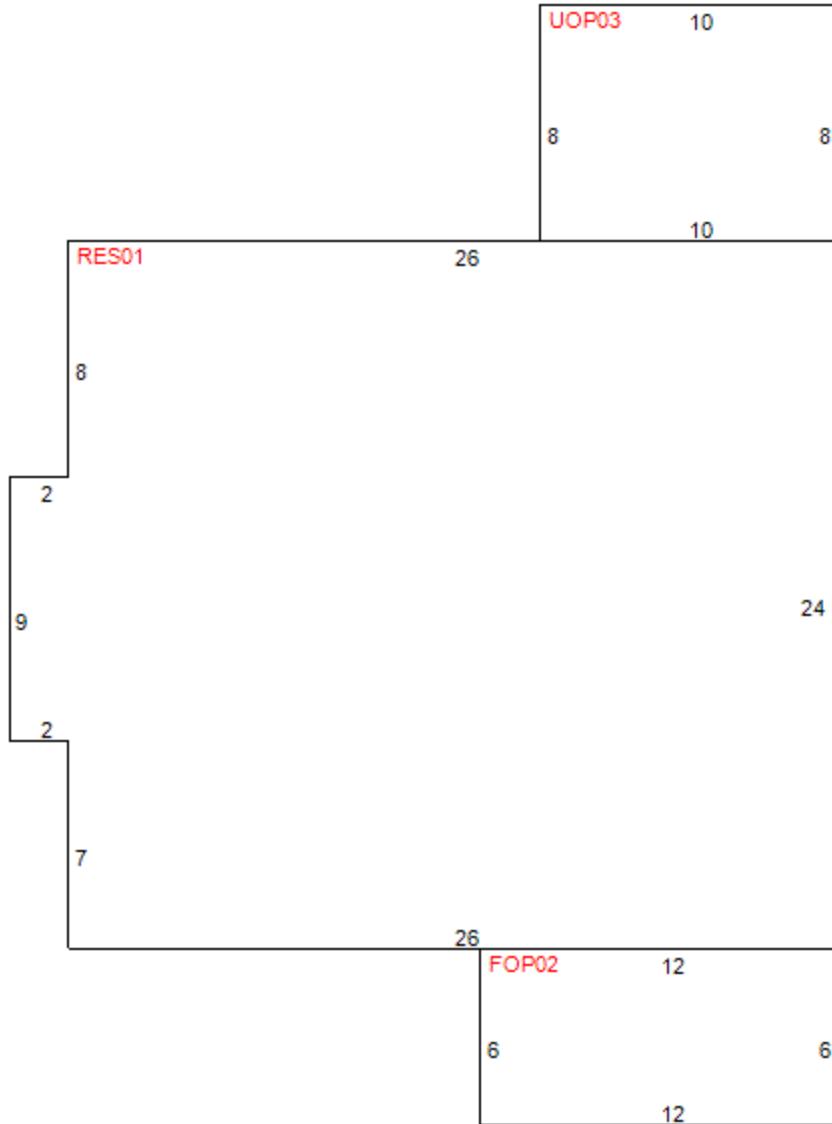
SEC 04 TWP 15 RGE 22  
PLAT BOOK A PAGE 051  
OCALA PLANTATION  
S 69 FT OF S ONE & 1/2 ACRES OF LOT 13 EXC E 175 FT & EX RDS

**Parent Parcel: 24563-000-00**Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		49.0	158.0	R1A	49.00	FF						
Neighborhood 4998												
Mkt: 8 70												

Traverse**Building 1 of 1**

RES01=R26U24L26D8L2D9R2D7.R14  
 FOP02=D6R12U6L12.R12U24  
 UOP03=U8L10D8R10.

Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 8 - 35-39 YRS  
**Condition** 2

**Year Built** 1962  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%

**Quality Grade** 300 - LOW  
**Inspected on** 6/9/2025 by 218

**Obsolescence: Locational** 0%  
**Architecture** 0 - STANDARD SFR  
**Base Perimeter** 104

Type ID	Exterior Walls	Stories	Year Built	Finished	Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126 - SIDING-NO SHTG	1.00	1962		N		0 %	0 %	642	642
FOP 0201 - NO EXTERIOR	1.00	1962		N		0 %	0 %	72	72
UOP 0301 - NO EXTERIOR	1.00	1962		N		0 %	0 %	80	80

**Section: 1****Roof Style:** 10 GABLE**Roof Cover:** 08 FBRLASS SHNGL**Heat Meth 1:** 02 NO HEAT METHOD**Heat Meth 2:** 00**Foundation:** 3 PIER

A/C: N

**Floor Finish:** 24 CARPET**Wall Finish:** 16 DRYWALL-PAINT**Heat Fuel 1:** 02 NO HEAT FUEL**Heat Fuel 2:** 00**Fireplaces:** 0**Bedrooms:** 2**4 Fixture Baths:** 0**3 Fixture Baths:** 1**2 Fixture Baths:** 0**Extra Fixtures:** 2**Blt-In Kitchen:** Y**Dishwasher:** N**Garbage Disposal:** N**Garbage Compactor:** N**Intercom:** N**Vacuum:** NMiscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	256.00	LF	20	1982	1	0.0	0.0

Appraiser Notes

EST INT

Planning and Building\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
BLD21-3107	12/7/2021	-	CUMMINGS / REROOF

Prepared by:  
Paula Chaffin  
All American Land Title Insurance Agency, LTD.  
2226 E. Silver Springs Blvd Suite B  
Ocala, Florida 34470

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
DATE: 02/07/2014 12:21:12 PM  
FILE #: 2014011330 OR BK 05994 PG 0620  
REC 10.00 DEED DS 93.80

File Number: AM1401028

✓  
1080  
03

RECORD AND  
RETAIN

## General Warranty Deed

Made this February 6, 2014 A.D. By Mary Webb and Eugene Goodnight, hereinafter called the grantor, to George Gerald Cummings, whose post office address is: 2605 NE 19 Ave, Ocala FL 34470, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

The South 69.00 feet of the South one and one-half acres of Lot 13, OCALA PLANTATION, as recorded in Plat Book A, Page(s) 51 and Plat Book A, Page(s) 62 of the Public Records of MARION County, Florida, EXCEPT the East 175.00 feet thereof and EXCEPT land previously conveyed for road right-of-way on the South side thereof, and EXCEPT all existing public roads.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 24563-003-00

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Signature Paula Chaffin  
Witness Printed Name Paula Chaffin

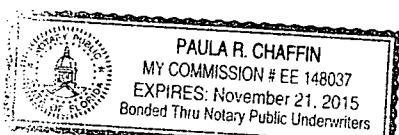
Signature S. Johnson  
Witness Printed Name G. Robinson

State of Florida  
County of Marion

Mary Webb (Seal)  
Mary Webb  
Address: see below

Eugene Goodnight (Seal)  
Eugene Goodnight  
Address: 12 SE 50 Ter, Ocala FL 34471

The foregoing instrument was acknowledged before me this 6 day of February, 2014, by Mary Webb and Eugene Goodnight, who is/are personally known to me or who has produced drivers license as identification.



Notary Public  
Print Name: Paula R Chaffin  
My Commission Expires: Nov 21, 2015

DEED Individual Warranty Deed With Non-Homestead-Legal on Face



# *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

REPEAT VIOLATOR

01/21/2026

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

Respondent(s) /

**Location of Violation:** 2605 NE 19TH AVE|24563-003-00

**Case Number:** CE26-0061

**Inspector Assigned:** Robert Moore

**Required Compliance Date:** 02/09/2026

**Public Hearing Date & Time:** 02/12/2026 17:30

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

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER

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  
UTILITY TRAILER(S) IN FRONT YARD NEED TO BE REMOVED. THESE ARE NOT  
PERMITTED TO BE IN FRONT OR SIDE YARD

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](mailto: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: 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 01/21/2026 post the Notice of Violation & Public Hearing 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.

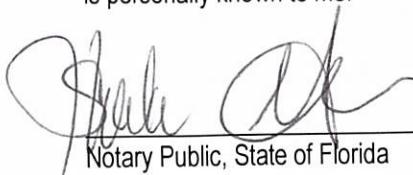
FURTHER, AFFIANT SAYETH NAUGHT.

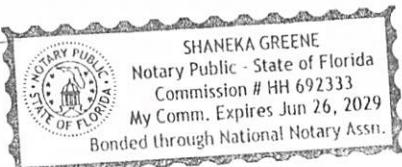
Dated 01/21/2026

  
\_\_\_\_\_  
Environmental Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 01/21/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

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





CITY OF OCALA  
GOD BE WITH US  
MARION COUNTY, FLA

MARION COUNTY, FLA

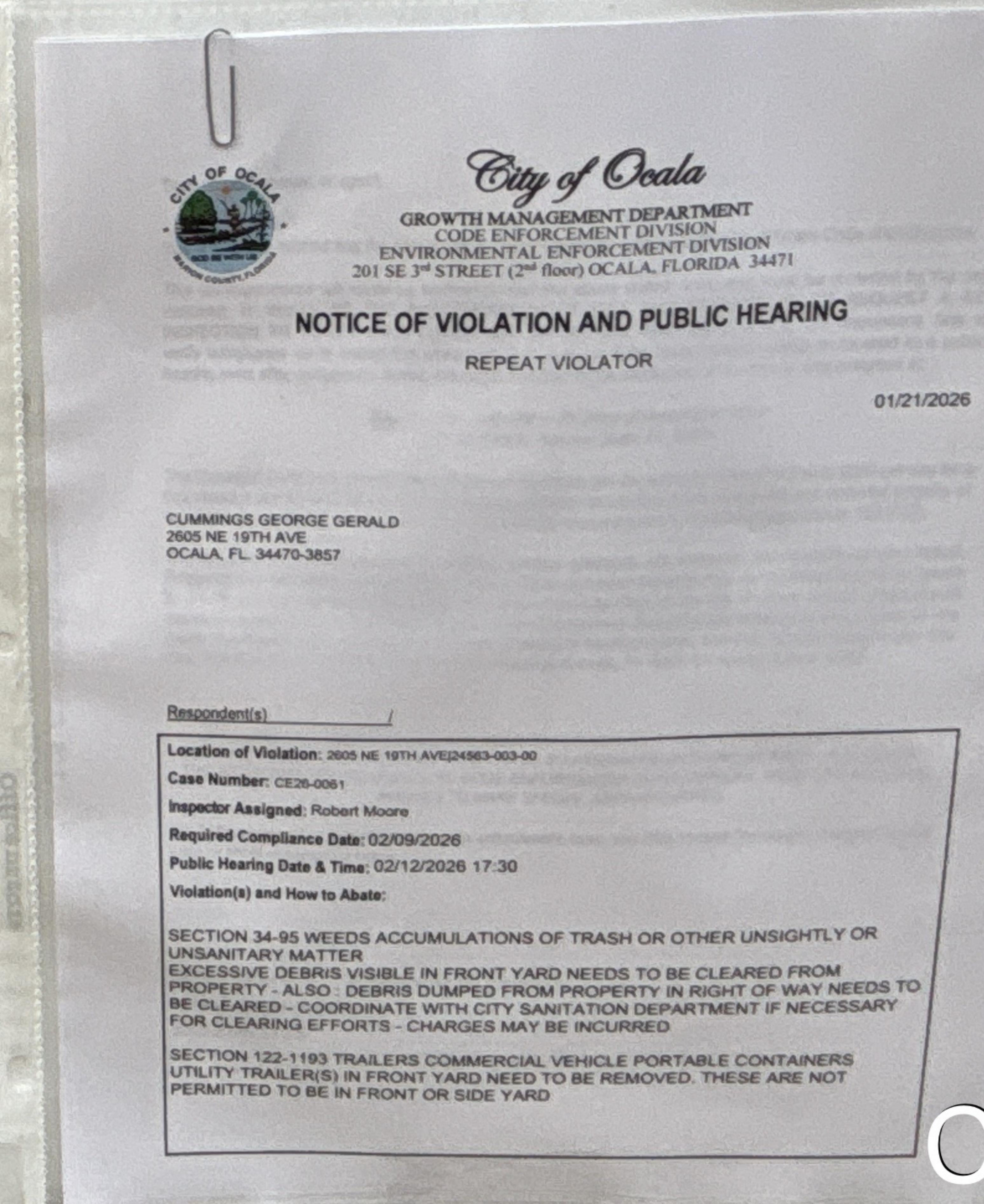


City of Ocala  
Environmental Enforcement  
1/21/2026 7:55 AM



# OCALA

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



**City of Ocala  
Environmental Enforcement  
1/21/2026 7:55 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: CE26-0061

**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:

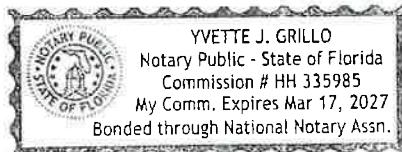
1. I did on 01/20/2026 post the Notice of Violation & Public Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

**FURTHER, AFFIANT SAYETH NAUGHT.**

  
Dated: 01/20/2026  
Code Specialist I

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 01/20/2026 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.



  
Notary Public, State of Florida

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

THE CITY OF OCALA

CASE NO: 2022\_7905

Petitioner,  
VS.

CUMMINGS GEORGE GERALD  
2605 NE 19TH AVE  
OCALA FL 34470

Respondents

AMENDED FINAL ADMINISTRATIVE ORDER

THIS CAUSE originally came for public hearing before the Code Enforcement Special Magistrate on August 31st, 2022 and after hearing, the Respondent was found guilty of violating City Code and Ordered to cure the violation by September 22nd, 2022, failing which a non-compliance hearing was to be held on September 28, 2022. Due to Hurricane Ian hearings scheduled for September 28, 2022 were canceled. This matter then came back before the Code Enforcement Special Magistrate and upon the request of the City, the prior Final Administrative Order is hereby Amended as set forth below to extend the date of compliance to November 21, 2022.

THIS CAUSE, initially came for public hearing before the Code Enforcement Special Magistrate on August 31st, 2022, after due notice to the Respondent(s), and the Code Enforcement Special Magistrate 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, owner(s) in charge of the property described as: 24563-003-00 | 2605 NE 19TH AVE, OCALA FLORIDA recorded in the Public Records of Marion County, Florida.**

**B. That on and between June 15, 2022 and August 31, 2022 the property, as described above, was in violation of the City of Ocala Code of Ordinances, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter.**

**II. CONCLUSION OF LAW:**

**A. The Respondent(s), CUMMINGS GEORGE GERALD, by reason of the foregoing is in violation of the Code of Ordinances of the City of Ocala, Section 34-121 - Definitions, Section 34-122 - Abandoned or derelict vehicles, Section 34-91 - Definitions, Section 34-95 - Weeds; accumulations of trash or other unsightly or unsanitary matter, in that the Respondent(s) has 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.**

**ORDER:**

**A. Find the Respondent(s) guilty of violating city code section(s): 34-121, 34-122, 34-91, 34-95 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to:**

**1.) (a) Remove all abandoned, untagged, or inoperable vehicles by 4:00pm on Monday, November 21st, 2022, or  
(b) Have the vehicles properly registered and operational by 4:00pm on Monday, November 21st, 2022;  
If the Respondent(s) fail to comply with this section by 7:00am on Tuesday, November 22nd, 2022, there shall be a fine of \$250.00 per day thereafter that shall run addition to any other fines until this violation has 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.**

2.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Monday, November 21st, 2022. If the Respondent(s) fail to comply by 7:00am on Tuesday, November 22nd, 2022, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$250.00 per day thereafter that shall run addition to any other fines until this violation has been abated.

(b) 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.

3.) Pay the cost of prosecution of \$156.40 by November 21st, 2022.

4.) There shall be an additional fine of \$500.00 assessed against the Respondent(s) as a Repeat Violator, if the Respondent(s) fails to comply with the abatement of the violations imposed in this order by November 24th, 2022.

All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

**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.

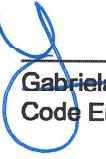
**DONE AND ORDERED:** this 4<sup>th</sup> day of November  
2022

CODE ENFORCEMENT SPECIAL MAGISTRATE OCALA,  
FLORIDA

  
Thomas J. Dobbins  
Code Enforcement Special Magistrate

**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, this 4 day of November 2022.

  
\_\_\_\_\_  
Gabriela Solano, Code Enforcement Specialist  
Code Enforcement Special Magistrate



**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 CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON NOVEMBER 30, 2022, AT 9:00AM, 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 CODE ENFORCEMENT SPECIAL MAGISTRATE WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCETO ANY FINDINGS BY THE CODE ENFORCEMENT SPECIAL MAGISTRATE.

**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 CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE CODE ENFORCEMENT SPECIAL MAGISTRATE 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  
Environmental Enforcement  
2/9/2026 8:45 AM



City of Ocala  
Environmental Enforcement  
2/9/2026 8:45 AM



City of Ocala  
Environmental Enforcement  
2/9/2026 8:45 AM



City of Ocala  
Environmental Enforcement  
1/15/2026 2:22 PM



City of Ocala  
Environmental Enforcement  
1/15/2026 2:23 PM



City of Ocala  
Environmental Enforcement  
1/15/2026 2:24 PM



City of Ocala  
Environmental Enforcement  
1/15/2026 2:25 PM