

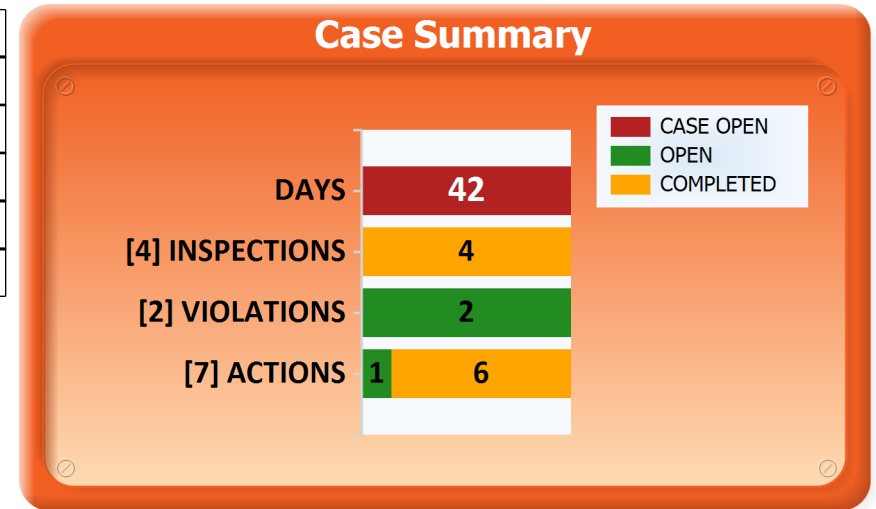


Case Details - No Attachments

City of Ocala

Case Number
ENV26-0088

Description: PILED RAILROAD TIES			Status: HEARING
Type: ENVIRONMENTAL		Subtype: OTHER ENVIRONMENTAL VIOLATION	
Opened: 2/25/2026	Closed:	Last Action: 4/9/2026	Flw Up: 4/7/2026
Site Address: 0 , FL 34475			
Site APN: 25769-000-01		Officer: ROBERT MOORE	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

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

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	6	\$53.16	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$71.91	\$0.00						

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	6	\$14.76	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$35.67	\$0.00						
CONTACT	001-359-000-000-06-35960	2	\$6.48	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$14.58	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	3	\$48.63	\$0.00						
Total Paid for INSPECTION FEES:			\$48.63	\$0.00						
TOTALS:			\$192.85	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

Ocala Case Details - No Attachments

City of Ocala

Case Number
ENV26-0088

SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED	ROBERT MOORE	2/25/2026				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	ROBERT MOORE	2/25/2026				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. Abatement and mitigation of these hazards may be achieved by removing any discarded/unused wooden railroad crossties, preventing imminent risk to life and property.



Case Details - No Attachments

City of Ocala

Case Number
ENV26-0088

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	RSM	2/25/2026	2/25/2026	NON COMPLIANT		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. 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 & 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.

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0088

CASE WORK	RSM	3/18/2026	3/18/2026	COMPLETED	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. 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 gaited/secured areas on CSX property. 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. 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. 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
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FOLLOW UP	RSM	3/26/2026	3/26/2026	COMPLETED	COMPLIANCE DATE ON NOVPH	On 3-26-26, I checked the property locations in regard to the previously mailed/posted Notice of Violation & Public Hearing. On this day, I noted that none of the piles remained with no apparent efforts made insofar as their removal. Case scheduled for hearing.
HEARING INSPECTION	RSM	4/7/2026	4/7/2026	COMPLETED		On 4-7-26, I checked the involved locations and observed that the piles of railroad ties remained. Photos added.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	2/26/2026	2/26/2026	N O V P H COMP DATE 3/26/2026 NEXT AVAILABLE CODE BAORD HEARING
ADMIN POSTING	SHANEKA GREENE	2/27/2026	2/27/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/27/2026	2/27/2026	NOVPH MAILED (3) 91 7199 9991 7038 6102 2241 CSX TRANSPORATION INC C/O TAX DEPT J910 500 WATER ST STE 1208 JACKSONVILLE, FL. 32202-4423 9489 0090 0027 6696 9854 12 CSX TRANSPORATION INC 500 WATERS STREET C-160 JACKSONVILLE, FL. 32202 9489 0090 0027 6696 9854 29 CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324
OFFICER POSTING	ROBERT MOORE	2/27/2026	2/27/2026	NOVPH READY FOR POSTING POSTED NOVPH TO PROPERTY

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0088

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/27/2026	4/2/2026	Find the Respondent(s) guilty of violating city code section(s): 38-81 and 38-122 and order to: 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. 2.) Pay the cost of prosecution of \$192.85 by May 14th, 2026. Non-compliance (Massey) hearing: 06/11/2026
CONTACT	JEFFREY GUILBAULT	3/31/2026	3/31/2026	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.
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

25769-000-01

Prime Key: 3813413

[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: 16.52

[2025 Certified Property Value by Special](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$0
Total Assessed Value	\$0
Exemptions	\$0
Total Taxable	\$0

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$111,014	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$111,014	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$111,014	\$0	\$0	\$0	\$0	\$0	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1415/1316	07/1986	48 CORP CHNGE	0	U	V	\$100

[Property Description](#)

SEC 06 TWP 15 RGE 22
SEC 07 TWP 15 RGE 22
THAT PT OF CSX RR LYING WITHIN THE ABOVE REF SECS

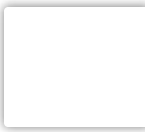
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9810		.0	.0	A1	16.52	AC						
Neighborhood 9998												
Mkt: 2 70												

[Miscellaneous Improvements](#)

[Privacy](#) - [Terms](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
Appraiser Notes							
Planning and Building ** Permit Search **							
Permit Number	Date Issued		Date Completed		Description		



Tax Roll Search Results

Click Add to Cart Icon to Continue

[Next](#) Previous

Tax Roll Search Results					Help
Search by Account Number R25769-000-01				Tax Year 2025	
Owner/Business Name	CSX TRANSPORTATION INC		Account Number	R25769-000-01	Request Future E-Bill
Physical Property Address			Status	No Tax Due	
Legal Description	SEC 06 TWP 15 RGE 22 SEC 07 TWP 15 RGE 22 THAT PT OF CSX RR LYING WITHIN THE ABOVE REF SECS				

[Next](#) Previous

Next for Next Page

Previous for Previous Page



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

Detail by Entity Name

Foreign Profit Corporation

CSX TRANSPORTATION, INC.

Filing Information

Document Number	806099
FEI/EIN Number	54-6000720
Date Filed	03/26/1946
State	VA
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/23/1992
Event Effective Date	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 Contruction

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

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

Document Images

04/15/2025 -- ANNUAL REPORT	View image in PDF format
04/10/2024 -- ANNUAL REPORT	View image in PDF format
05/01/2023 -- ANNUAL REPORT	View image in PDF format
05/01/2022 -- ANNUAL REPORT	View image in PDF format
04/08/2021 -- ANNUAL REPORT	View image in PDF format
03/19/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
06/21/2018 -- ANNUAL REPORT	View image in PDF format
05/23/2017 -- ANNUAL REPORT	View image in PDF format
09/19/2016 -- Reg. Agent Change	View image in PDF format
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03/19/2015 -- ANNUAL REPORT	View image in PDF format
03/11/2014 -- ANNUAL REPORT	View image in PDF format
04/03/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/05/2011 -- ANNUAL REPORT	View image in PDF format
07/09/2010 -- Reg. Agent Change	View image in PDF format
01/22/2010 -- ANNUAL REPORT	View image in PDF format
01/26/2009 -- ANNUAL REPORT	View image in PDF format
01/21/2008 -- ANNUAL REPORT	View image in PDF format
01/15/2007 -- ANNUAL REPORT	View image in PDF format
04/25/2006 -- ANNUAL REPORT	View image in PDF format
08/05/2005 -- Reg. Agent Change	View image in PDF format
04/11/2005 -- ANNUAL REPORT	View image in PDF format
04/30/2004 -- ANNUAL REPORT	View image in PDF format

[03/26/2003 -- ANNUAL REPORT](#)

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[04/01/2002 -- ANNUAL REPORT](#)

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[10/09/2001 -- Reg. Agent Change](#)

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City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd 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: 25769-000-01

Case Number: ENV26-0088

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.

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 – 2nd 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 3rd STREET (2nd floor), OCALA, FLORIDA 34471**

CASE NO: ENV26-0088

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 25769-000-01.
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.

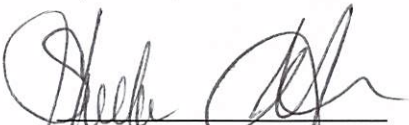
Dated: 02/27/2026



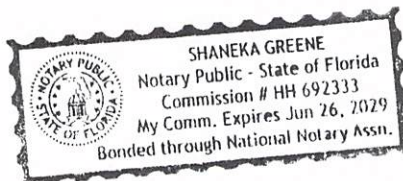
Environmental Inspector

**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.



Notary Public, State of Florida





N.W. 10th St.
627 F3A
AS 767.31

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

\$2.5 MILLION
DAN WON MY CASE!!
DAN NEWLIN
INJURY ATTORNEYS
RESULTS BASED ON THE UNIQUE FACTS OF EACH CASE. OFFICE - OCALA

City of Ocala
Environmental Enforcement
2/27/2026 9:36 AM



ENT
309
THIS
ROVAL
CODE
VISION



City of Ocala
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd 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: 25769-000-01

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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.

City of Ocala
Environmental Enforcement
2/27/2026 9:36 AM

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

CASE NO: ENV26-0088

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.

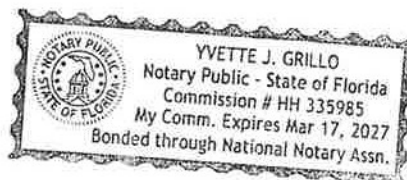
Dated: 02/27/2026

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

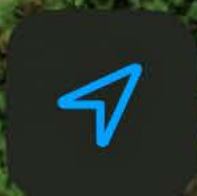
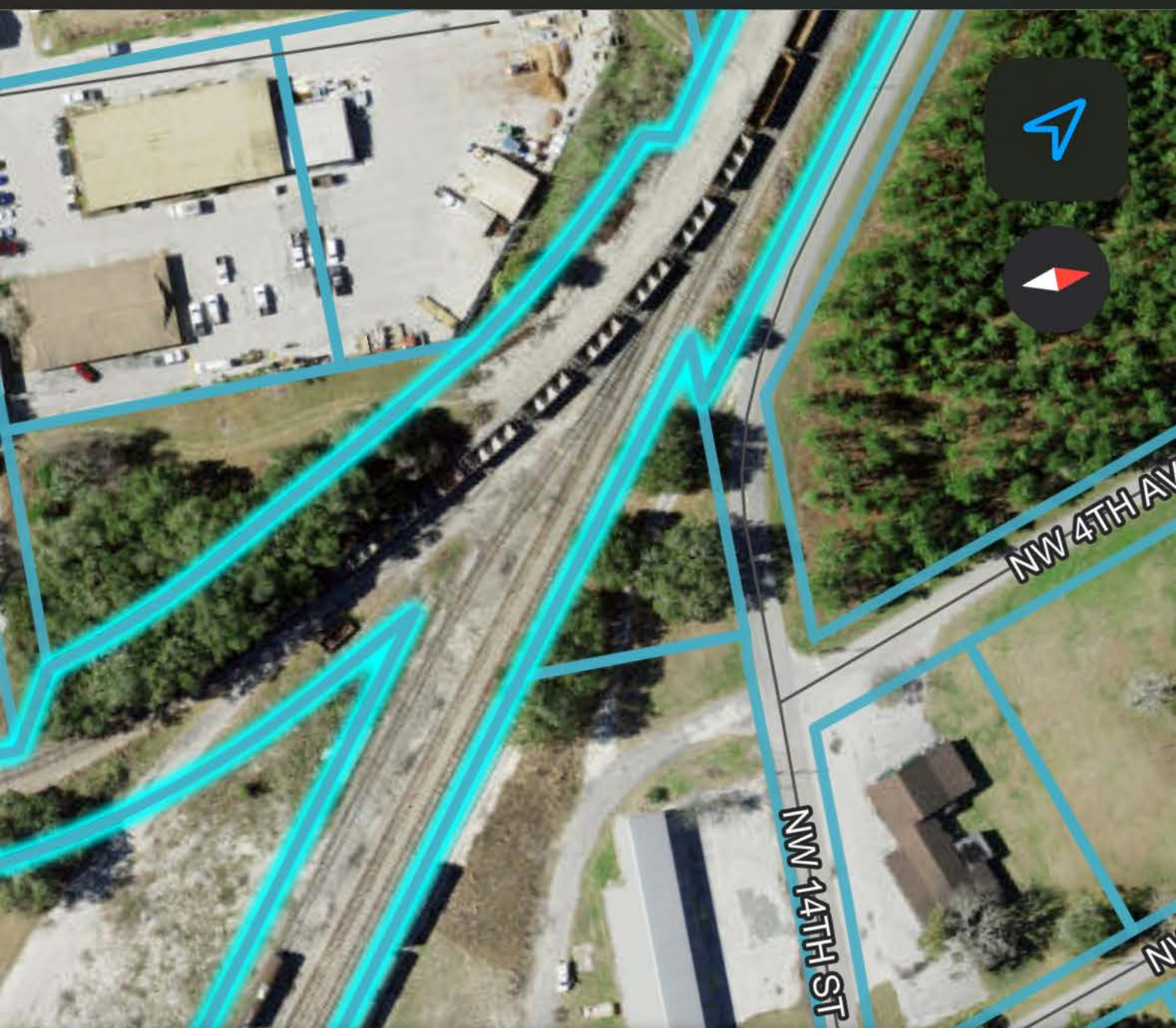


1:03

5G



GPS accuracy 17.2 ft



PID: 25769-000-01

Area 6.00 ac



2.5 mi



Directions



Compass



Favorite

Owner: CSX TRANSPORTATION INC

Property Address:

[Google Map](#)

[Google StreetView](#)

[Property Appraiser Record](#)

[County Record](#)



NW 14TH RD

NPINE AVE

NPINE AVE

NW 6TH AVE

**AREA OF 701 NW
14TH RD**

NW 4TH AVE

NW 11TH PL

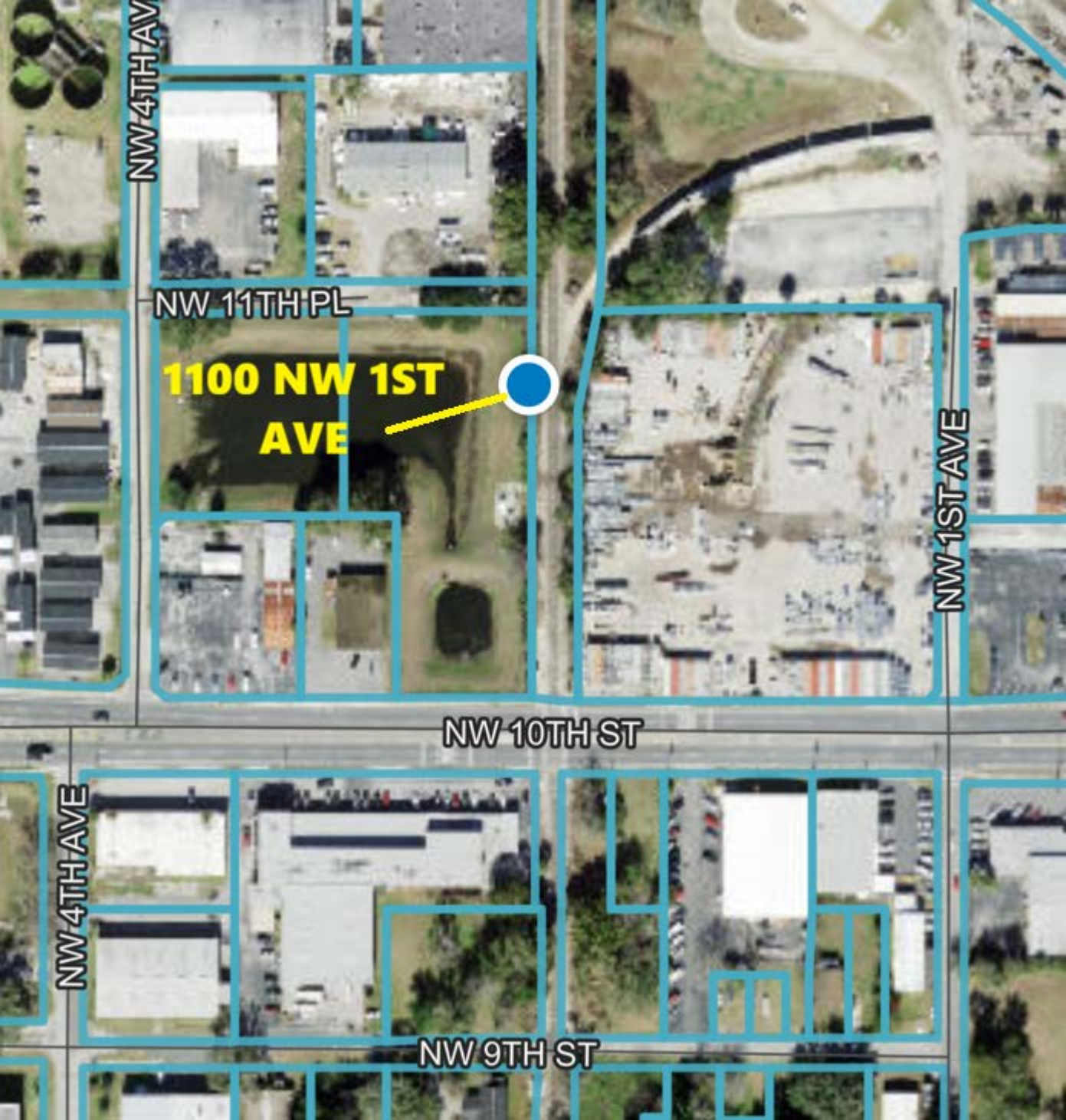
1100 NW 1ST AVE

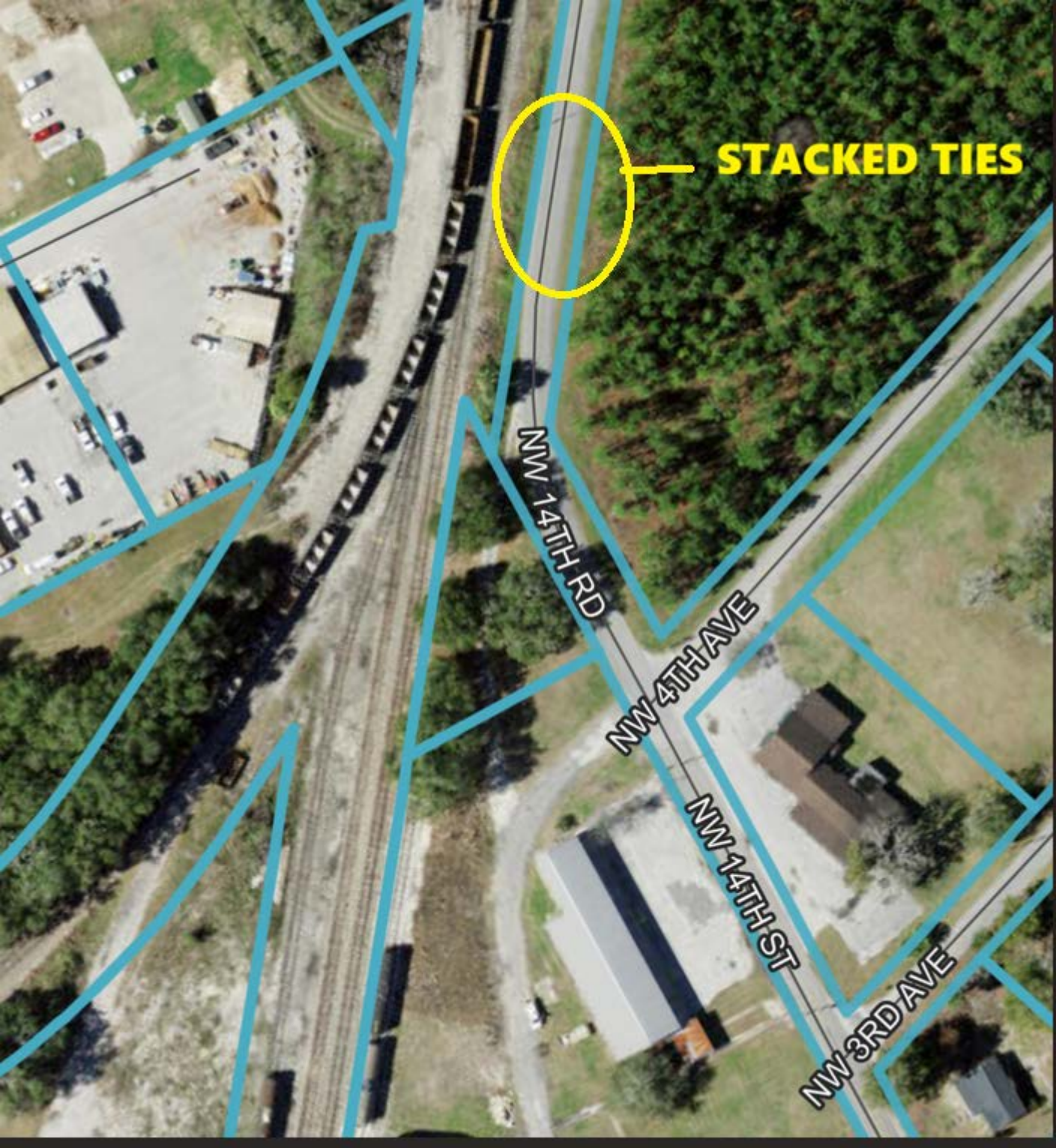
NW 1ST AVE

NW 10TH ST

NW 4TH AVE

NW 9TH ST





STACKED TIES

NW 14TH RD

NW 4TH AVE

NW 14TH ST

NW 3RD AVE



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



City of Ocala
Environmental Enforcement
4/7/2026 9:20 AM



City of Ocala
Environmental Enforcement
4/7/2026 9:11 AM



City of Ocala
Environmental Enforcement
4/7/2026 9:32 AM



City of Ocala
Environmental Enforcement
2/5/2026 11:28 AM



City of Ocala
Environmental Enforcement
02/05/2026 12:34:44



**NW 14TH RD
NEAR NW 4TH
AVE**



City of Ocala
Environmental Enforcement
02/05/2026 12:36:10



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