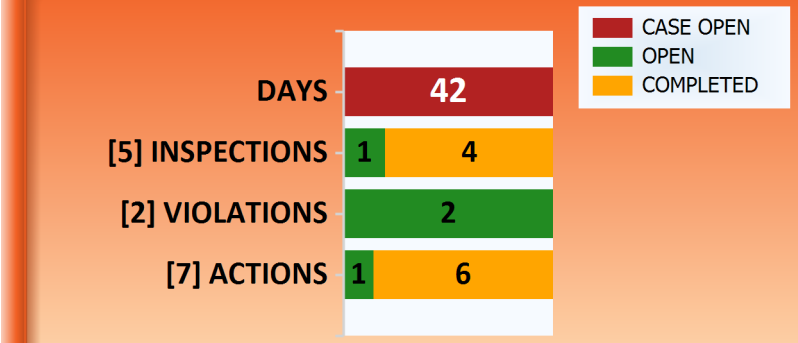
OCALA Case Details - No Attachments

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	Fllw Up: 4/9/2026
Site Address: 1140 NW 1ST AVE OCALA, FL 34475			
Site APN: 2572-015-001		Officer: JEFFREY GUILBAULT	
Details:			

Case Summary



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						
TOTALS:			$222.03	$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 38-81 FLORIDA FIRE PREVENTION CODE ADOPTED	JEFFREY GUILBAULT	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	JEFFREY GUILBAULT	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
ENV26-0090

INSPECTIONS						
INSPECTION TYPE	**INSPECTOR**	**SCHEDULED DATE**	**COMPLETED DATE**	**RESULT**	**REMARKS**	**NOTES**
INITIAL	JGB	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.

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
FOLLOW UP	JGB	3/30/2026	3/30/2026	COMPLETED		There has been no changes to the piles. There has been no contact from CSX.

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	NOVPH MAILED (3) 9489 0090 0027 6696 9854 67 CSX TRANSPORATION INC C/O TAX DEPT J910 500 WATER ST STE 1208 JACKSONVILLE, FL. 32202-4423 9489 0090 0027 6696 9854 74 CSX TRANSPORATION INC 500 WATERS STREET C-160 JACKSONVILLE, FL. 32202 9489 0090 0027 6696 9854 81 CT CORPORATION SYSTEM (REGISTERED AGENT) 1200 SOUTH PINE ISLAND ROAD PLANTATION, FL. 33324
OFFICER POSTING	ROBERT MOORE	2/27/2026	2/27/2026	NOVPH REDY FOR POSTING POSTED NOVPH TO PROPERTY

OCALA Case Details - No Attachments

City of Ocala

Case Number
ENV26-0090

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 $222.03 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

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
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	$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
1415/1316	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

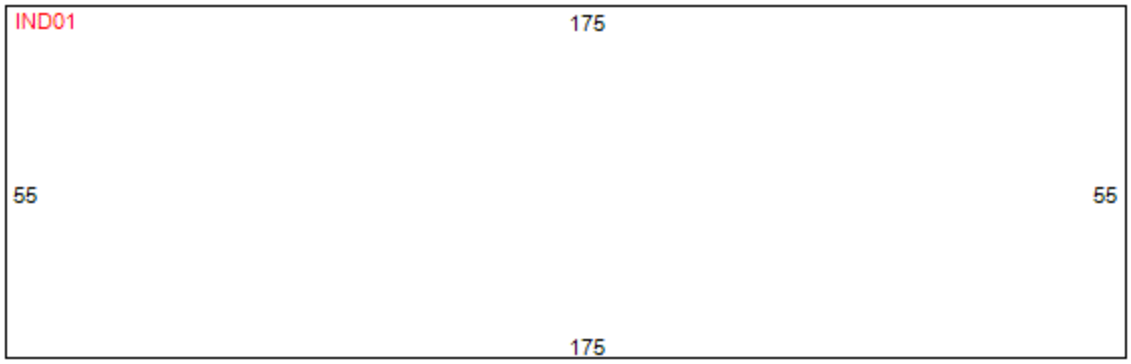
Privacy - Terms

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

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

Elevator Shafts: 0	**Aprtments:** 0	**Kitchens:** 0	**4 Fixture Baths:** 0	**2 Fixture Baths:** 1
Elevator Landings: 0	**Escalators:** 0	**Fireplaces:** 0	**3 Fixture Baths:** 0	**Extra Fixtures:** 0

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

RECORDED 1986 OCT -8 AM 8:30

01036183 COLLIER COUNTY

BK1415 PG1316

OR BOOK 00122

PAGE 000754

The Commonwealth of Virginia

State Corporation Commission

I, George W. 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 Transporation, Inc.

Nothing more is hereby certified.

Frances E. Higgins
BY D.C. 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 W. Bryant
Clerk of the Commission



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
04/06/2016 -- ANNUAL REPORT	View image in PDF format
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	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
10/09/2001 -- Reg. Agent Change	View image in PDF format
03/26/2001 -- ANNUAL REPORT	View image in PDF format
05/04/2000 -- ANNUAL REPORT	View image in PDF format
05/04/1999 -- ANNUAL REPORT	View image in PDF format
05/18/1998 -- ANNUAL REPORT	View image in PDF format
05/08/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format

Florida Department of State, Division of Corporations

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 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: 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 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: ENV26-0090

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.

Notary Public, State of Florida

SHANEKA GREENE
Notary Public - State of Florida
Commission # HH 692333
My Comm. Expires Jun 26, 2029
Bonded through National Notary Assn.

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

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PPROVAL

Y CODE

DIVISION

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 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 KM

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 3rd STREET (2nd 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

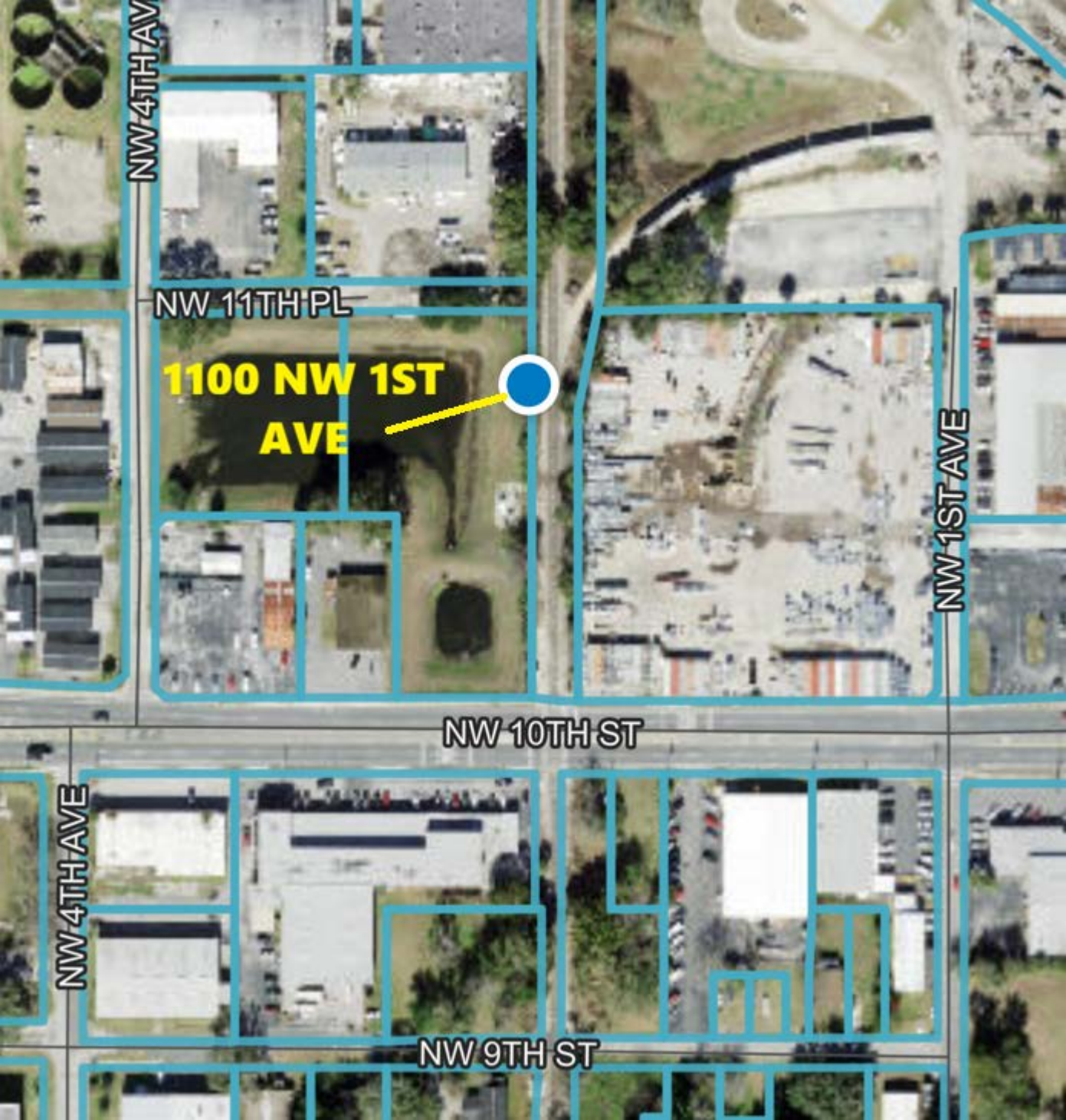
Code Specialist I

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

YVETTE J. GRILLO
Notary Public - State of Florida
Commission # HH 335985
My Comm. Expires Mar 17, 2027
Bonded through National Notary Assn.


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
GOD BE WITH US
MARION COUNTY, FLORIDA
A.STUCKI
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
GOD BE WITH US
MARION COUNTY, FLORIDA
City of Ocala
Environmental Enforcement
02/06/2026 09:58:54


SHPX 212517
City of Ocala
Environmental Enforcement
2/6/2026 9:48 AM