



CITY OF DUNNELLON

Division of Code Enforcement

20750 River Drive Dunnellon, FL 34431

Telephone (352) 465-8500 x1015, Fax (352) 465-8505

November 19, 2025

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

CSX TRANSPORTATION INC.
C/O C T CORPORATION SYSTEM
1200 S PINE ISLAND RD.
PLANTATION, FL. 33324

RE: NOTICE OF HEARING

Case #: CE2025-089

Parcel #: 33638-000-00

Property Address: SEC 25 TWP 16 RGE 18, SEC 26 TWP 16 RGE 18

Dear CSX Transportation Inc.,

A site inspection was conducted from the public roadway. The subject property was found to remain in violation of the City of Dunnellon code(s). The violation was not corrected, and the property owner is now being issued a Notice of Hearing before the Special Magistrate as follows:

DATE: January 13th 2025

TIME: 9:30 am

LOCATION: 20750 River Drive Dunnellon Fl. 34431

Section 2-202 of the City of Dunnellon's Code of Ordinances details the procedure to follow in order to pay the civil penalty or to contest the notice of violation; the applicable civil penalty if the person elects to contest the violation; and the applicable civil penalty if the person elects not to contest the notice of violation.

Failure to pay the civil penalty within the time allowed, or failure to appear at a hearing scheduled in front of the special magistrate will result in waiving of the right to contest the notice of violation and

NOTICE OF HEARING

that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty (refer to Section 2-202 of the City of Dunnellon's Code of Ordinances on Code Violation Procedures).

The Special Magistrate has the power to issue orders having the effect of law; to order abatements and repairs; to establish and levy fines of up to \$500.00 per day. Fines and penalties imposed by the Special Magistrate may become liens filed with the Clerk of Court.

Section 2-195 of the Code of Ordinances indicates the case may be presented to the special magistrate even if the violation has been corrected prior to the special magistrate hearing.

Sincerely,

Chad A. Ward
Code Enforcement Officer