

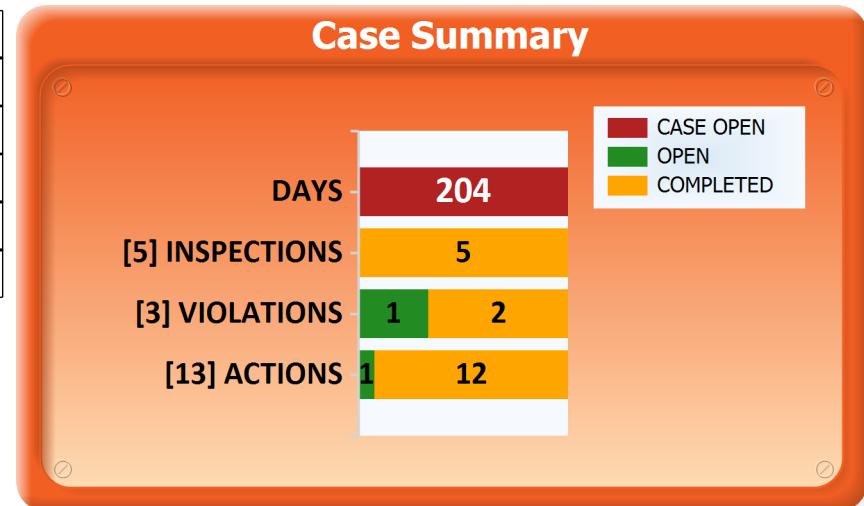


# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0633**

Description: STANDARD HOUSING, GW, DOWNED TREE		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/7/2025	Closed:	Last Action: 1/28/2026	Flw Up: 11/21/2025
Site Address: 3206 SE 6TH ST OCALA, FL 34471			
Site APN: 2784-009-001		Officer: STEPHEN KNIGHT	
Details:			



## ADDITIONAL SITES

## LINKED CASES

## CONTACTS

Name Type	Name	Address	Phone	Fax	Email
COMPLAINANT	LEEANN WARD	524 SE 32ND AVE OCALA, FL	(352)718-5146		
OWNER	DUNBAR JOHN L JR	3206 SE 6TH ST OCALA, FL 34471-2975			
RESPONDENT 1	DUNBAR JOHN L JR	3206 SE 6TH ST OCALA, FL 34471			
RESPONDENT 2	DUNBAR IRENE R	3206 SE 6TH ST OCALA, FL 34471			

## 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	10	\$220.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	4	\$50.00	\$0.00						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0633**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$326.70	\$0.00						
TOTALS:			\$326.70	\$0.00						
<b>VIOLATIONS</b>										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		
SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS	STEPHEN KNIGHT	8/11/2025						Property has an RV trailer and a trailer with tires parked in the front yard. The property also has a boat parked in the side yard. The trailers and the boat need to be moved to the rear yard or off the property.		
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	10/28/2025	10/28/2025					Please repair and replace all rotten fascia wood boards. Permit may be required. Please cut and clean the property. Removing all junk and debris from the property and cutting and cleaning all overgrowth on the property. Please repair or replace all fallen down window screens. Please see standard housing checklist.  The facia has been cleaned and repaired. Screens have been cleaned.		



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0633**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSHIFTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	10/28/2025	10/28/2025			<p>Please cut and clean the property. Removing all junk and debris and cutting any overgrowth on the property. This includes tall grass and weeds, downed tree in backyard, pieces of aluminum, barrels, pieces of lumber, and any other miscellaneous items.</p> <p>The property has been cut.</p>
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## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	JGB	7/7/2025	7/7/2025	NON COMPLIANT		While patrolling the area at 1445 i noticed tall grass and weeds at this residence as well as junk and debris in the side yard. I also noticed after walking around gathering photos of the property that there is a large tree in the backyard that has fallen down. Please cut and clean the property removing all junk and debris, cutting all overgrowth, and removing the downed tree in the backyard. I also noticed multiple spots on the fascia of the roof that are rotten or deteriorated. Please replace all rotten wooden fascia boards. A permit may be required. Please see photos. CLTO sent to admin. Please see standard housing checklist. RI in 30 days. I was unable to get a clear view of the back of the property to see if the fallen tree has caused any damage to the home. The home appears to be vacant.
FOLLOW UP	SKN	8/11/2025	8/11/2025	NON COMPLIANT		I followed up and found the property to be cut. The location still has trash and debris around the side and front of the property. The property also has a RV trailer as well as a trailer with tires parked in the front yard. The property also has a boat parked in the side yard. I am going to send a CLTO for the new violations. View attachments, follow up scheduled.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0633**

FOLLOW UP	SKN	9/8/2025	9/8/2025	NON COMPLIANT		I followed up and found the property still in the same condition as the initial inspection. The trailers are still parked in the front yard, and the yard is still littered with trash and debris. An NOVPH will be sent.
HEARING INSPECTION	SKN	10/28/2025	10/28/2025	NON COMPLIANT		I completed my hearing inspection and found violations still present. There is still a trailer parked in the side yard and a boat and trailer parked in the front yard. The yard is cut and cleaned.
COMPLIANCE	SKN	11/21/2025	11/21/2025	NON COMPLIANT		<b>MASSEY INSPECTION</b> I completed my Massey inspection and found violations still present. View attachments.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO PLEASE INCLUDE STANDARD HOUSING CHECKLIST
REGULAR MAIL	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
PREPARE NOTICE	SHANEKA GREENE	8/12/2025	8/12/2025	CLTO FOR NEW VIOLATIONS DUNBAR JOHN L JR 3206 SE 6TH ST OCALA, FL 34471-2975
REGULAR MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
ADMIN POSTING	SHANEKA GREENE	9/10/2025	9/10/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	9/10/2025	9/10/2025	NOVPH MAILED 9489 0090 0027 6697 0041 81 DUNBAR JOHN L JR DUNBAR IRENE R 3206 SE 6TH ST OCALA, FL. 34471-2975



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0633**

PREPARE NOTICE	SHANEKA GREENE	9/10/2025	9/10/2025	NOVPH for October Magistrate hearing  DUNBAR JOHN L JR 3206 SE 6TH ST OCALA, FL 34471-2975
OFFICER POSTING	STEPHEN KNIGHT	9/11/2025	9/11/2025	NOVPH READY FOR POSTING  NOVPH has been posted. Photos attached.
STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	Find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to:  1.) 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, November 20th, 2025. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, November 21st, 2025, 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 bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.  2.) Pay the cost of prosecution of \$326.70 by November 20th, 2025.
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025	10/30/2025	NEW BUSINESS



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0633**

CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	FOF 91 7199 9991 7039 7682 5942 DUNBAR JOHN L JR DUNBAR IRENE R 3206 SE 6TH ST OCALA, FL. 34471-2975
OFFICER POSTING	STEPHANI SMITH	11/5/2025	11/5/2025	FOF FINAL ADMINISTRATIVE ORDER POSTED ONTO THE DOOR.
MASSEY	YVETTE J GRILLO	1/28/2026		

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

THE CITY OF OCALA

Petitioner,

VS.

DUNBAR, JOHN L. JR  
DUNBAR, IRENE R.  
3206 SE 6<sup>TH</sup> ST  
OCALA, FL 34471-2975

Respondents

CASE NO: CE25-0633



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 11/06/2025 03:12:49 PM  
FILE #: 2025148482 OR BK 8755 PGS 982-984  
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 Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal 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), **DUNBAR, JOHN L. JR AND DUNBAR, IRENE R.**, owner(s) in charge of the property described as **2784-009-001 / 3206 SE 6<sup>TH</sup> ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between July 7th, 2025, and October 28th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**.

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **DUNBAR, JOHN L. JR AND DUNBAR, IRENE R.**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**, 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.

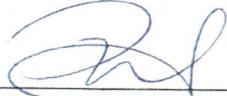
**III. ORDER:**

- A. Find the Respondent(s) guilty of violating city code section(s): 122-1193 and order to:
  - 1.) 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, November 20th, 2025. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, November 21st, 2025, 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 bring the violation(s) into compliance, including removal of all boats and/or trailers in violation of code section 122-1193 through the assistance of the Ocala Police Department and their vehicle tow policies.
  - 2.) Pay the cost of prosecution of \$326.70 by November 20th, 2025.
- 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 31<sup>ST</sup> day of October 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate  
Municipal 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: DUNBAR, JOHN L. JR AND DUNBAR, IRENE R., 3206 SE 6<sup>TH</sup> ST, OCALA, FL 34471-2975, this 31 day of October 2025.



Yvette Grillo, Secretary  
Municipal 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 MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 28TH, 2026, AT 10:30 AM, 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 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 REFERENCE TO ANY FINDINGS BY THE MUNICIPAL 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 MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL 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.



THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY  
\_\_\_\_\_  
DEPUTY CITY CLERK

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: CE25-0633

**AFFIDAVIT OF POSTING**

Section 2-446 (b) 2 (b)

STATE OF FLORIDA  
COUNTY OF MARION

*Stephen Knight*

*BB*

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

1. I did on 11/03/2025 post the Final Administrative Order to the property, located at 3206 SE 6TH ST, OCALA.
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: 11/03/2025

*Yvette Grillo*

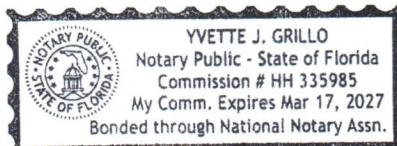
*Code Inspector*

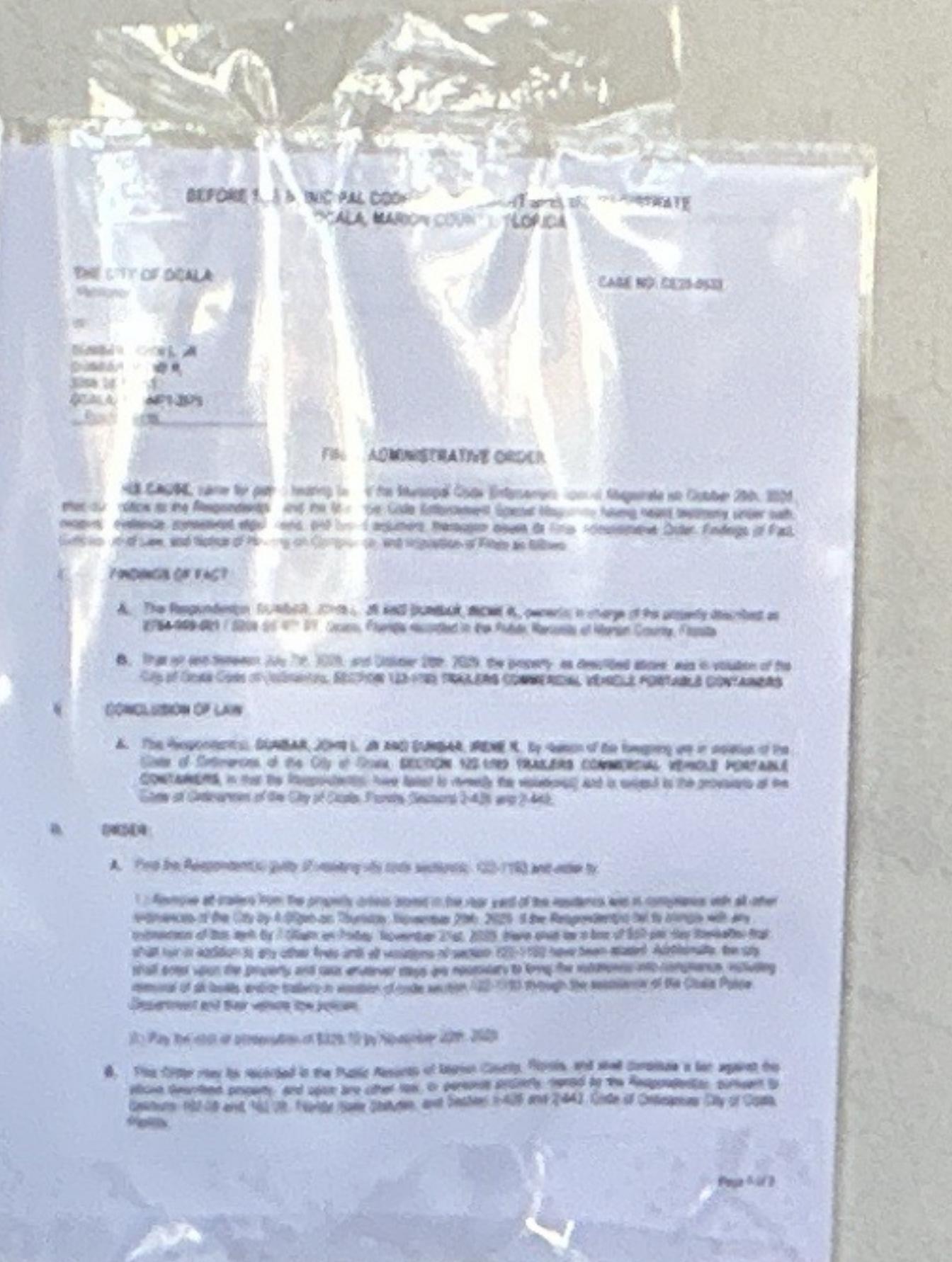
STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo  
is personally known to me.

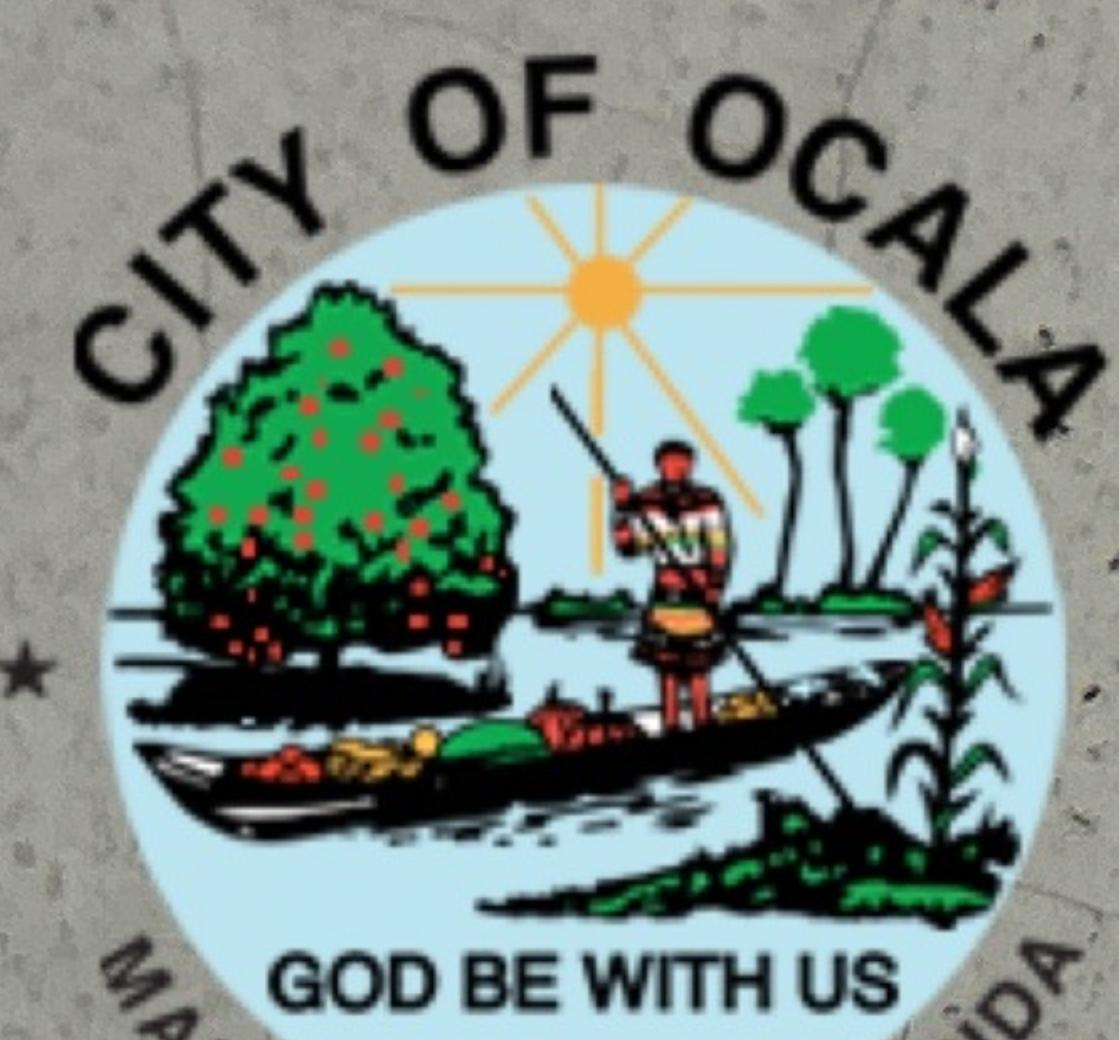
Code Specialist, City of Ocala, who

*Yvette Grillo*  
Notary Public, State of Florida





11/5/25, 9:24 AM  
City of Ocala  
Code Enforcement Division



MARION COUNTY, FLORIDA

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

THE CITY OF OCALA

Petitioner,

VS.

DUNBAR, JOHN L. JR  
DUNBAR, IRENE R.  
3206 SE 6<sup>TH</sup> ST  
OCALA, FL 34471-2975

Respondents

CASE NO: CE25-0633

FINAL ADMINISTRATIVE ORDER

HIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal 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:

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2.) Pay the cost of prosecution of \$326.70 by November 20th, 2025.

- 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.

11/5/25, 9:23 AM  
City of Ocala  
Code Enforcement Division

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: CE25-0633

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

STATE OF FLORIDA  
COUNTY OF MARION

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

1. I did on 10/31/2025 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.

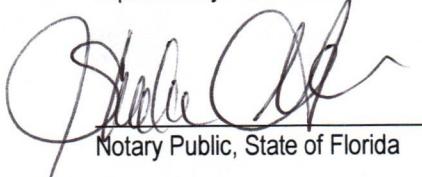
**FURTHER, AFFIANT SAYETH NAUGHT.**

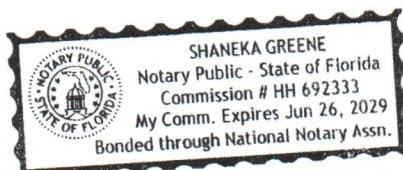
Dated: 10/31/2025

  
Yvette Grillo  
Code Specialist

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 10/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.

  
Shaneka Greene  
Notary Public, State of Florida





**CITY OF OCALA**  
**CODE ENFORCEMENT DIVISION**  
201 SE 3<sup>rd</sup> STREET, 2<sup>nd</sup> FLOOR  
OCALA, FLORIDA 34471

FOF-0633

DUNBAR, JOHN L. JR  
DUNBAR, IRENE R.  
3206 SE 6<sup>TH</sup> ST  
OCALA, FL 34471-2975  
Respondents

91 7199 9991 7039 7682 5942



FIRST-CLASS



US POSTAGE TM PITNEY BOWES  
  
ZIP 34471 \$ 008.86<sup>0</sup>  
02 7W  
0008039548 NOV 03 2025

NIXIE 326 7E 1 7211/24/25

RETURN TO SENDER  
NOT DELIVERABLE AS ADDRESSED  
UNABLE TO FORWARD

BC: 34471217499 \*0924-03675-04-43

34471217499  
344712174

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

CITY OF OCALA  
Petitioner,

Vs.  
DUNBAR JOHN L JR  
3206 SE 6TH ST  
OCALA, FL 34471-2975

CASE NO: CE25-0633

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, **Stephen Knight**, Code Inspector for the City of Ocala, who being duly sworn, deposes and says:

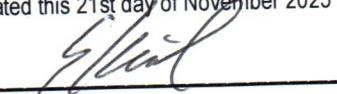
1. That on October 29th, 2025 the Municipal Code Magistrate held a public hearing and issued an Order in the above styled matter.
2. That pursuant to said Order, respondent was to have taken certain corrective action on or before; **04:00pm Thursday, November 20th, 2025**.
3. Those below listed corrective action(s) ordered by the Municipal Code Magistrate have not been taken:

**Abatement of violations as Ordered; Sections 122-1193.**

4. Prosecution costs \$326.70 remain unpaid. These costs will result in a lien.

**FURTHER AFFIANT SAYETH NOT.**

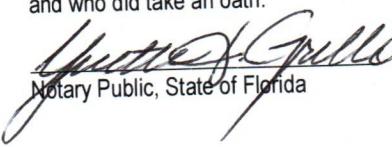
Dated this 21st day of November 2025



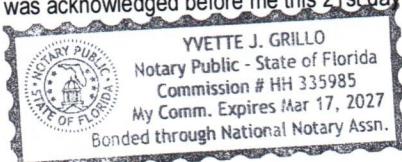
Stephen Knight  
Code Inspector  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

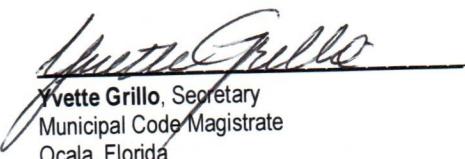
The foregoing Affidavit of Non-Compliance was acknowledged before me this 21st day of November 2025 by Stephen Knight who is personally known to me, and who did take an oath.



Yvette Grillo  
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.



Yvette Grillo, Secretary  
Municipal Code Magistrate  
Ocala, Florida



Thursday, January 8, 2026

## Complainant/Reporter Information

(this section may be subject to Florida's Public Records Law)

**Name of the person submitting the report** William Ward

**Complainant/Reporter Phone Number** (352) 266-3012

**Complainant/Reporter Email** bill.ward3@gmail.com

**Complainant/Reporter Address** 524 SE 32nd Ave  
Ocala, FL, 34471

## Violation Information

### Location of Violation

3206 SE 6th St, Ocala, FL 34471

### Nature of the Violation

Construction dumpster has been in front yard for months, it is placed in a way that is difficult for traffic coming up SE 6th St to see around without passing the STOP sign. Truck engines revving at all hours of the day and into the night. Possible junk vehicles in the front yard. Please let me know if these are violations or if they are allowed.