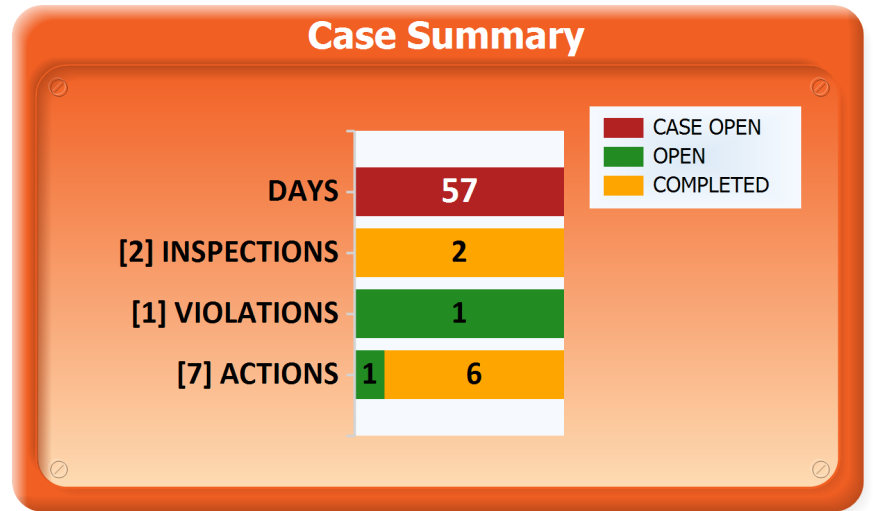


Description: DEAD TREE OVERGROWTH			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 5/11/2026	Closed:	Last Action: 7/9/2026	Flw Up: 7/6/2026
Site Address: 3508 SE 6TH ST OCALA, FL 34471			
Site APN: 2784-005-020		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	MCGROGAN ROBERT M	3508 SE 6TH ST OCALA, FL 34471-2971			
RESPONDENT 1	MCGROGAN ROBERT M	3508 SE 6TH ST OCALA, FL 34471-2971			
RESPONDENT 2	LYN BAKER	352 WARRIOR DR, APT# F122 MURFREESBORO, TN 37128			LYNBAKER125@GMAIL.COM

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						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$36.47	\$0.00						

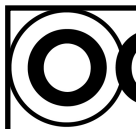
DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
ADMIN POSTING	001-359-000-000-06-35960	1	\$2.46	\$0.00						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						
HEARING	001-359-000-000-06-35960	1	\$12.30	\$0.00						
PREPARE NOTICE	001-359-000-000-06-35960	1	\$6.15	\$0.00						
Total Paid for CHRONOLOGY FEES - ADMINISTRATIVE:			\$25.83	\$0.00						
EMAIL	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	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
TOTALS:			\$128.12	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS			NOTES		

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	5/11/2026			**REPEAT VIOLATOR**	Please cut and clear all overgrowth consisting of tall grass and weeds. Remove the dead tree from off the property.
---	----------------	-----------	--	--	---------------------	---

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	SMS	5/11/2026	5/11/2026	COMPLETED		On 05/11/2026 while creating a case for a neighboring property (for a dead tree), it appears that another dead tree is on this property. The property has been previously found guilty of the violation of 34-95 (for overgrowth) along with derelict vehicles (which have been towed from off the property). I did verify that there is no active probate case for the property as of today. View attachments. NOVPH generation assigned to Admin, and inspections have been scheduled.
HEARING INSPECTION	SMS	7/6/2026	7/6/2026	COMPLETED		On 07/06/2026, I have responded out to the property in reference to a hearing inspection. The property still remains in a state of non-compliance as of this date (such as overgrowth consisting of tall grass and weeds in addition to the dead tree). View related attachments.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
EMAIL	STEPHANI SMITH	5/11/2026	5/11/2026	E-MAIL SENT TO POSS PROP REP AT LYNBAKER125@GMAIL.COM. VIEW RELATED PDF.

PREPARE NOTICE	SHANEKA GREENE	5/13/2026	5/14/2026	NOVPH X 2 MCGROGAN ROBERT M 3508 SE 6TH ST OCALA FL 34471-2971 LYN BAKER 352 WARRIOR DR, APT F122 MURFREESBORO, TN 37128
ADMIN POSTING	SHANEKA GREENE	5/14/2026	5/14/2026	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	5/14/2026	5/14/2026	NOVPH MAILED 9489 0090 0027 6696 9955 96 MCGROGAN ROBERT M 3508 SE 6TH ST OCALA, FL. 34471-2971
FIELD POSTING	STEPHANI SMITH	5/15/2026	5/15/2026	NOVPH READY FOR POSTING NOVPH POSTED TO FRONT DOOR. VIEW ATTACHMENTS. SIGNED AFFIDAVIT PROVIDED TO ADMIN.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0624

STAFF RECOMMENDATION	JENNIPHER L BULLER	6/19/2026	6/29/2026	Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to: 1.) (a) Pay a fine of \$50.00 per day beginning the day the repeat violation of 34-95 was discovered to exist, being May 11th, 2026, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order. (b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, dead trees, and unsightly or unsanitary items by 4:00 pm on Thursday, August 13th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, August 14th, 2026, there shall be an additional fine of \$50.00 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, dead trees, and unsightly or unsanitary items. (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. 3.) Pay the cost of prosecution of \$ \$128.12 by August 13th, 2026. Non-compliance (Massey) hearing: 09/10/2026
HEARING CODE BOARD	SHANEKA GREENE	7/9/2026		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

2784-005-020

[GOOGLE Street View](#)

Prime Key: 664332

[MAP IT+](#)

Current as of 5/11/2026

[Property Information](#)

MCGROGAN ROBERT M
3508 SE 6TH ST
OCALA FL 34471-2971

[Taxes / Assessments:](#)
Map ID: 196
[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .27

Situs: 3508 SE 6TH ST OCALA

[2025 Certified Value](#)

Land Just Value	\$60,480
Buildings	\$92,140
Miscellaneous	\$716
Total Just Value	\$153,336
Total Assessed Value	\$153,336
Exemptions	\$0
Total Taxable	\$153,336

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$60,480	\$92,140	\$716	\$153,336	\$153,336	\$0	\$153,336
2024	\$56,160	\$93,597	\$716	\$150,473	\$49,741	\$25,000	\$24,741
2023	\$51,840	\$86,010	\$716	\$138,566	\$48,292	\$25,000	\$23,292

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
DETH/REGS	08/2024	71 DTH CER	0	U	I	\$100
DETH/REGS	10/2018	71 DTH CER	0	U	I	\$100
1678/1163	08/1990	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$37,000
1678/1162	08/1990	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$38,500
1428/1865	08/1986	51 AGR-DED	9 UNVERIFIED	U	I	\$100
0971/0268	05/1979	07 WARRANTY	0	U	I	\$22,500
0713/0773	11/1975	02 DEED NC	0	U	I	\$17,500

[Property Description](#)

SEC 15 TWP 15 RGE 22
PLAT BOOK F PAGE 013
OCALA HIGHLANDS CITRUS DRIVE ADD UNIT 1

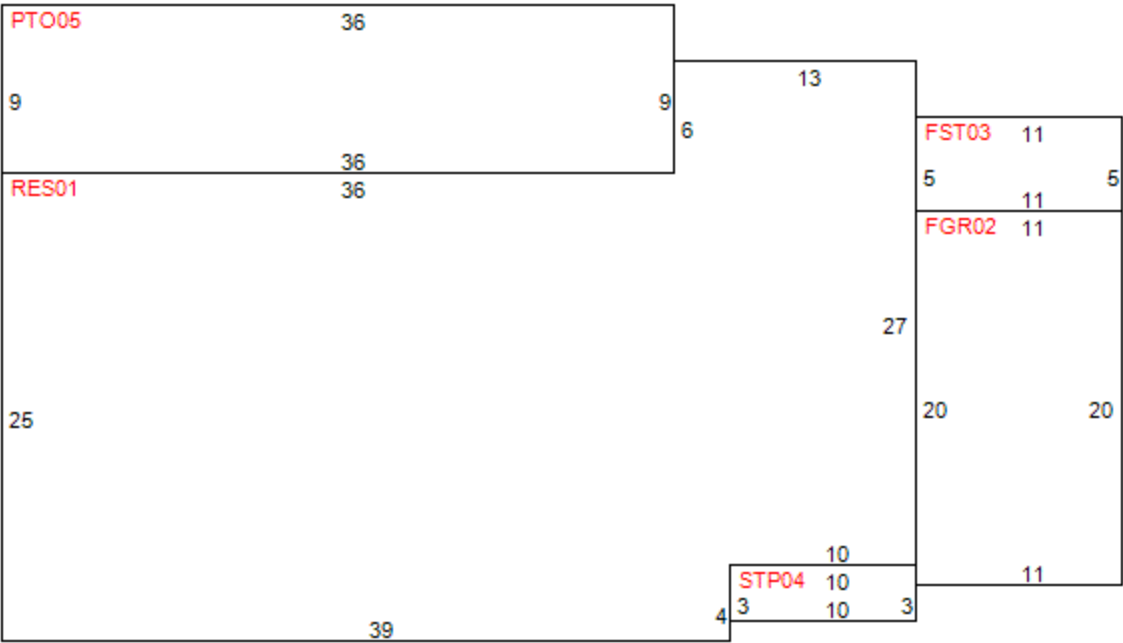
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		90.0	130.0	R1A	90.00	FF						
Neighborhood 5114												
Mkt: 8 70												

[Traverse](#)

Building 1 of 1

RES01=L10D4L39U25R36U6R13D27.D1
FGR02=R11U20L11D20.U20
FST03=U5R11D5L11.D19
STP04=L10D3R10U3.U28L13D7
PTO05=L36U9R36D9.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 8 - 35-39 YRS
Condition 2
Quality Grade 500 - FAIR
Inspected on 3/1/2022 by 218

Year Built 1958
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 160

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0124	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	1,263	1,263
FGR	0224	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	220	220
FST	0324	- CONC BLK-PAINT	1.00	1958	N	0 %	0 %	55	55
STP	0401	- NO EXTERIOR	1.00	1958	N	0 %	0 %	30	30
PTO	0501	- NO EXTERIOR	1.00	1958	N	0 %	0 %	324	324

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 20 HEAT PUMP
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 20 PLASTER
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 3
4 Fixture Baths: 0
3 Fixture Baths: 1
2 Fixture Baths: 0
Extra Fixtures: 2

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	120.00	LF	20	1983	1	0.0	0.0	
159 PAV CONCRETE	248.00	SF	20	1958	3	0.0	0.0	
114 FENCE BOARD	80.00	LF	10	1989	4	0.0	0.0	

[Appraiser Notes](#)

EST INT

[Planning and Building](#)
[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD21-1028	4/26/2021	4/30/2021	MCGROGAN / ROOF
OC00587	4/1/1995	-	RSRA
OC591	4/1/1992	-	BLDG01= RES R/A
OC00254	2/1/1987	-	ENCLOSE FCP

BK1678 PG1163

executive line

This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates.)

This Instrument Prepared by:
 Betty Howe, An Officer of
 Associated Land Title Group,
 Inc., P.O. Box 938, Ocala, FL
 For Purposes of Title Ins.
 File#410-31122 Parcel ID#
 2784-005-020

Made this 14th day of August 1990, Between

Lincoln Z. Duncan and his wife, Maizie L. Duncan

of the County of Marion, State of Florida, grantor, and
 Robert M. McGrogan and his wife, Kathleen A. McGrogan (SS#:

whose post-office address is 3508 SE 6th Street Ocala, Florida 32671
 of the County of Marion, State of Florida, grantee,

Witnesseth: That said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and
 other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
 acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever,
 the following described land, situate, lying and being in Marion County, Florida, to-wit:

Lot 20 and the North 5 feet of Lot 19, Block E, OCALA
 HIGHLANDS, Citrus Drive Addition, Unit No. 1, according to plat
 thereof, recorded in Plat Book F, Page 13, Public Records of
 Marion County, Florida.

Subject to easements and restrictions of record, if any, which are
 specifically not extended or reimposed hereby. Subject to 1990
 taxes and assessments.

BY Frank E. Higgins
6 Jack DC
 90-053240

RECORDED AND RECORD
 VERIFIED
 MARION COUNTY, FL
 90 AUG 20 PM 4:41

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of
 all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
 Signed, sealed and delivered in our presence:

Witness for Lincoln Z. Duncan _____

Betty Howe
 Witness for Lincoln Z. Duncan _____

Mark J. Miner
 Witness for Maizie L. Duncan _____

Witness for Maizie L. Duncan _____

Lincoln Z. Duncan (Seal)
 Lincoln Z. Duncan _____

Maizie L. Duncan _____ (Seal)

Maizie L. Duncan _____ (Seal)

Maizie L. Duncan (Seal)

STATE OF FLORIDA
 COUNTY OF Marion

Acknowledgment of Maizie L. Duncan
 attached hereto.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
 Lincoln Z. Duncan, husband of Maizie L. Duncan

one of

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me
 the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of August 1990

Betty Howe
 Notary Public

NOTARY PUBLIC, State of New York
 No. 30, 18725
 Qualified in Marion County, Florida
 Commission Expires August 21, 1992

Maizie L. Duncan
 Notary Public
 My commission expires: April 30, 1992

BETTY HOWE
 State of Florida
 My Comm. Exp. Nov. 14, 1992

NOTARY PUBLIC, State of New York
 No. 30, 18725
 Qualified in Marion County, Florida
 Commission Expires August 21, 1992

Notary Public
 My commission expires: April 30, 1992

STATE OF NEW YORK

COUNTY OF Nassau^S

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take
 acknowledgments, personally appeared Maizie L. Duncan, wife of Lincoln Z. Duncan

to me known to be one of the persons described in and who executed the foregoing
 instrument and acknowledged before me the execution of same.

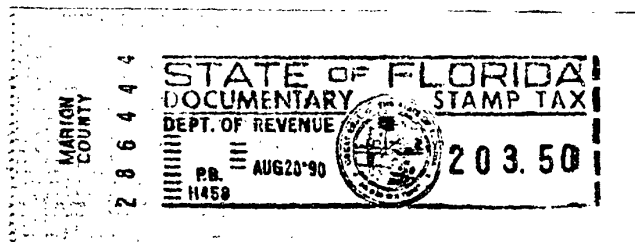
WITNESS my hand and official seal in the County and state last aforesaid this

16th day of August, 1990.

Myron Amer
 Notary Public

My Commission Expires: April 30, 1992

MYRON AMER
 NOTARY PUBLIC, State of New York
 No. 30-5087255
 Qualified in Nassau County
 Commission Expires March 30, 1992
 April



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

THE CITY OF OCALA

Petitioner,

VS.

**MCGROGAN, ROBERT M.
3508 SE 6TH ST
OCALA, FL 34471-2971**

CASE NO: CE25-0575



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 10/02/2025 03:13:55 PM

FILE #: 2025132241 OR BK 8727 PGS 1112-1114

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

Respondents _____/

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on September 24th, 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), **MCGROGAN, ROBERT M.**, owner(s) in charge of the property described as: **2784-005-020 / 3508 SE 6TH ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between June 26th, 2025, and September 22nd, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-122 ABANDONED OR DERELICT VEHICLES.**

II. CONCLUSION OF LAW:

- A. The Respondent(s), **MCGROGAN, ROBERT M.**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 34-122 ABANDONED OR DERELICT VEHICLES**, 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): 34-95 and 34-122 and order to:
 - 1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, and unsightly or unsanitary items by 4:00pm on Thursday, October 23rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, 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, and unsightly or unsanitary items. Additionally, there shall be a fine of \$50.00 per day that shall run in 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.

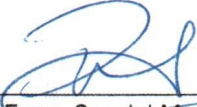
2.) (a) Remove all abandoned, untagged, and/or inoperable vehicles by 04:00pm on Thursday, October 23rd, 2025, or
(b) Have all vehicles properly registered and operational by 4:00pm on Thursday, October 23rd, 2025, and not keep, dump, store, place, or maintain any abandoned or derelict vehicle on the property in violation of the city's code. If the Respondent(s) fail to comply by 7:00am on Friday, October 24th, 2025, there shall be a fine of \$50 per day thereafter that shall run in addition to any other fines until all violations of sections 34-122 have 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 in violation of city code section 34-122 through the assistance of the Ocala Police Department and their vehicle tow policies.

3.) Pay the cost of prosecution of \$219.21 by October 23rd, 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 29 day of September 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:
MCGROGAN, ROBERT M., 3508 SE 6TH ST, OCALA, FL 34471-2971, this 29 day of September 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate



IS TO CERTIFY THE
REGDING TO BE A TRUE
D ACCURATE COPY

DEPUTY CITY CLERK

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 OCTOBER 29TH, 2025, 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 STATUTES, 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 INITIAL 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.

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

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0575

MCGROGAN, ROBERT M.
3508 SE 6TH ST
OCALA, FL 34471-971

Respondents /

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF MARION

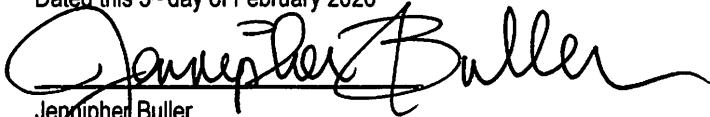
BEFORE ME, the undersigned authority, personally appeared, **Jennifer Buller**, Code Supervisor for the City of Ocala, who being duly sworn, deposes and says:

1. That on September 24th, 2025 the Municipal Code Enforcement Special 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, October 23rd, 2025.**
3. The City has brought the property located in the city limits into compliance on; February 3rd, 2026.
4. Those below listed corrective action(s) ordered by the Municipal Code Enforcement Special Magistrate have been taken:

Abatement of violations as Ordered; **Section(s) 34-95**
5. Daily fines for **102 days** of non-compliance with Section(s) 34-95 @ \$50/day + \$100 service fee total **\$5,200**
6. Prosecution costs \$219.21 unpaid. These costs will result in a lien.

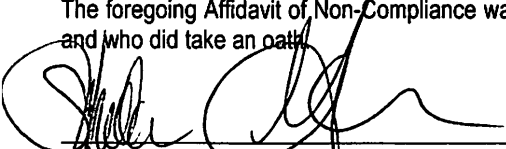
FURTHER AFFIANT SAYETH NOT.

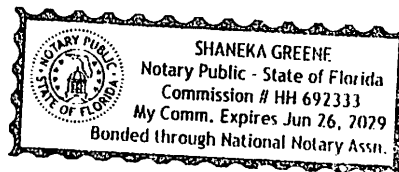
Dated this 3rd day of February 2026


Jennifer Buller
Code Supervisor
City of Ocala

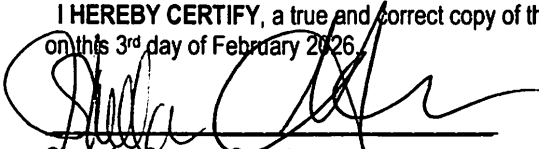
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-Compliance was acknowledged before me this 3rd day of February 2026 by Jennifer Buller who is personally known to me, and who did take an oath.


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 by mail to the listed respondents, on this 3rd day of February 2026.


Shanea Greene, Secretary
Municipal Code Enforcement Special Magistrate
Ocala, Florida



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

REPEAT VIOLATOR

05/15/2026

MCGROGAN ROBERT M
3508 SE 6TH ST
OCALA, FL. 34471-2971

Respondent(s) _____ /

Location of Violation: 3508 SE 6TH ST|2784-005-020

Case Number: CE26-0624

Inspector Assigned: Stephani Smith

Required Compliance Date: 07/06/2026

Public Hearing Date & Time: 07/09/2026 17:30

Violation(s) and How to Abate:

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

Please cut and clear all overgrowth consisting of tall grass and weeds. Remove the dead tree from off the 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:

Stephani Smith Senior Code Inspector
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE26-0624

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

**STATE OF FLORIDA
COUNTY OF MARION**

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

1. I did on 05/15/2026 post the Notice of Violation & Public Hearing to the property, located at 3508 SE 6TH ST.
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.

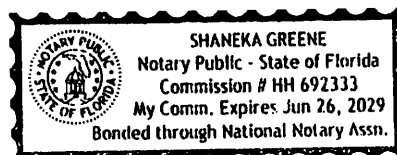
Dated: 05/15/2026

Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/15/2026 by Shaneka Greene, City of Ocala, who is personally known to me.


Notary Public, State of Florida





City of Ocala
Code Enforcement Division
5/15/26, 10:11 AM



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
REPEAT VIOLATOR

05/15/2026

MCGROGAN ROBERT M
3508 SE 6TH ST
OCALA, FL. 34471-2971

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City of Ocala
Code Enforcement Division
5/15/26, 10:11 AM

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

CASE NO: CE26-0624

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 05/14/2026 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: 05/14/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 05/14/2026 by Brittany Duval, City of Ocala, who is personally known to me.





City of Ocala
Code Enforcement Division
7/6/26, 8:17 AM



City of Ocala
Code Enforcement Division
7/6/26, 8:18 AM



City of Ocala
Code Enforcement Division
5/11/26, 2:34 PM



City of Ocala
Code Enforcement Division
5/11/26, 2:49 PM



City of Ocala
Code Enforcement Division
5/11/26, 2:52 PM



City of Ocala
Code Enforcement Division
5/11/26, 2:52 PM



City of Ocala
Code Enforcement Division
5/11/26, 2:57 PM



City of Ocala
Code Enforcement Division
7/6/26, 8:20 AM