



# Case Details - No Attachments

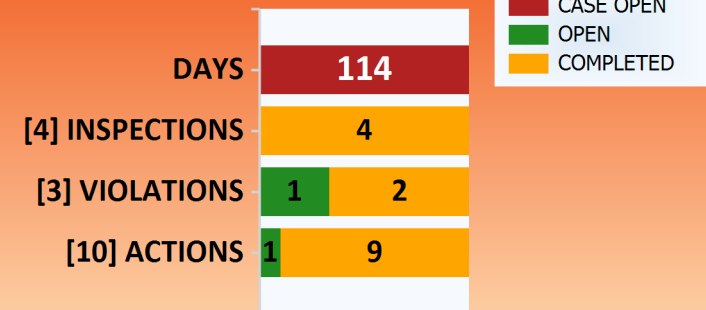
City of Ocala

Case Number

**CE25-0633**

Description: STANDARD HOUSING, GW, DOWNED TREE			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 7/7/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 3206 SE 6TH ST OCALA, FL 34471			
Site APN: 2784-009-001		Officer: STEPHEN KNIGHT	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHEN KNIGHT	9/11/2025	9/11/2025	NOVPH READY FOR POSTING NOVPH has been posted. Photos attached.
PREPARE NOTICE	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO PLEASE INCLUDE STANDARD HOUSING CHECKLIST



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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
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
REGULAR MAIL	SHANEKA GREENE	7/8/2025	7/8/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
REGULAR MAIL	SHANEKA GREENE	8/12/2025	8/12/2025	CLTO MAILED W/STANDARD HOUSING CHECKLIST
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-151, and 122-1193 and order to:</p> <p>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, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 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.</p> <p>(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.</p> <p>2.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151, specifically for fascia and soffit</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/17/2025	10/21/2025	<p>replacement, by 4:00pm on Thursday, December 25th, 2025. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, the Respondent(s) shall complete said work by 4:00pm on Thursday, December 25th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, December 26th, 2025, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.</p> <p>3.) 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, December 25th, 2025. If the Respondent(s) fail to comply with any subsection of this item by 7:00am on Friday, December 26th, 2025, there shall be a fine of \$50 per day thereafter that shall</p>
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**CE25-0633**

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.

4.) Pay the cost of prosecution of \$326.70 by December 25th, 2025.

## 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						
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



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**CE25-0633**

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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.
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.



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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.
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VIOLATIONS						
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 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	JEFFREY GUILBAULT	10/28/2025	10/28/2025			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.  The property has been cut.

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	JEFFREY GUILBAULT	10/28/2025	10/28/2025			<p>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.</p> <p>The facia has been cleaned and repaired. Screens have been cleaned.</p>
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Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

## 2025 Property Record Card

2784-009-001

[GOOGLE Street View](#)

Prime Key: 664634

[MAP IT+](#)

Current as of 7/7/2025

### [Property Information](#)

DUNBAR JOHN L JR  
 DUNBAR IRENE R  
 3206 SE 6TH ST  
 OCALA FL 34471-2975

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

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

PC: 01

Acres: .24

Situs: 3206 SE 6TH ST OCALA

### [2024 Certified Value](#)

Land Just Value	\$61,074		
Buildings	\$117,077		
Miscellaneous	\$993		
Total Just Value	\$179,144		
Total Assessed Value	\$122,029	Impact	
Exemptions	\$0	<a href="#">Ex Codes:</a>	(\$57,115)
Total Taxable	\$122,029		
School Taxable	\$179,144		

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$61,074	\$117,077	\$993	\$179,144	\$122,029	\$0	\$122,029
2023	\$56,376	\$112,764	\$993	\$170,133	\$110,935	\$0	\$110,935
2022	\$56,376	\$102,381	\$993	\$159,750	\$100,850	\$0	\$100,850

### [Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5060/1458</a>	06/2008	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$78,000
<a href="#">5060/1456</a>	02/2008	71 DTH CER	0	U	I	\$100
<a href="#">1988/0090</a>	12/1993	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	I	\$45,000
<a href="#">1927/0354</a>	05/1993	31 CERT TL	0	U	I	\$32,700
<a href="#">1775/1196</a>	10/1991	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$38,000
<a href="#">1625/1314</a>	12/1989	07 WARRANTY	9 UNVERIFIED	U	I	\$100
<a href="#">1101/0109</a>	03/1982	07 WARRANTY	0	Q	I	\$46,500

Property Description

SEC 15 TWP 15 RGE 22  
 PLAT BOOK F PAGE 013  
 OCALA HIGHLANDS CITRUS DRIVE ADD UNIT 1  
 BLK J LOT 1 & N 10 FT OF LOT 2

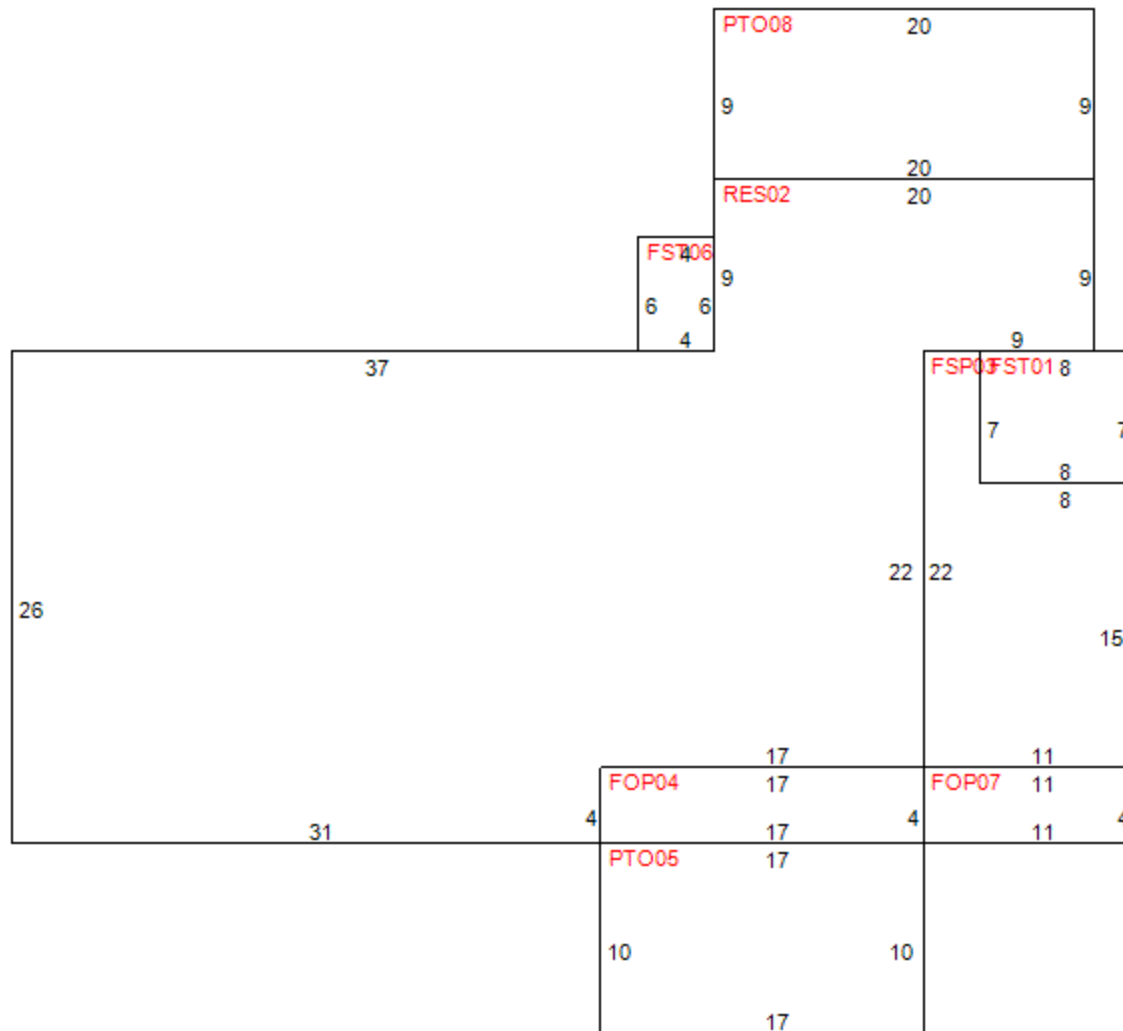
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		116.0	92.0	R1A	116.00	FF						
Neighborhood 5114 - OCALA HIGHLANDS CITRUS ETC Mkt: 8 70												

Traverse

**Building 1 of 1**

FST01=L8D7R8U7.L2  
 RES02=U9L20D9L37D26R31U4R17U22R9.L6  
 FSP03=L3D22R11U15L8U7.L3D22  
 FOP04=L17D4R17U4.D4  
 PTO05=L17D10R17U10.U26R9U9L20D9  
 FST06=L4U6R4D6.D26R11  
 FOP07=U4R11D4L11.U35R9  
 PTO08=U9L20D9R20.



### Building Characteristics

**Improvement** 1F - SFR- 01 FAMILY RESID  
**Effective Age** 7 - 30-34 YRS  
**Condition** 1

**Year Built** 1958  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%

**Quality Grade**  
**Inspected on**

500 - FAIR  
5/4/2020 by 025

**Architecture 0 - STANDARD SFR**  
**Base Perimeter 184**

Type	ID Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
FST	01 32 - CONC BLK-STUCO	1.00	1958	N	0 %	0 %	56	56
RES	02 32 - CONC BLK-STUCO	1.00	1958	N	0 %	0 %	1,360	1,360
FSP	03 01 - NO EXTERIOR	1.00	1958	N	0 %	0 %	186	186
FOP	04 01 - NO EXTERIOR	1.00	1958	N	0 %	0 %	68	68
PTO	05 01 - NO EXTERIOR	1.00	1958	N	0 %	0 %	170	170
FST	06 32 - CONC BLK-STUCO	1.00	1958	N	0 %	0 %	24	24
FOP	07 01 - NO EXTERIOR	1.00	2013	N	0 %	0 %	44	44
PTO	08 01 - NO EXTERIOR	1.00	2013	N	0 %	0 %	180	180

**Section: 2**

**Roof Style:** 10 GABLE

**Roof Cover:** 20 TAR GRAVEL

**Heat Meth 1:** 22 DUCTED FHA

**Heat Meth 2:** 00

**Foundation:** 7 BLK PERIMETER  
A/C: Y

**Floor Finish:** 30 SOFTWD ON CONC

**Wall Finish:** 20 PLASTER

**Heat Fuel 1:** 06 GAS

**Heat Fuel 2:** 00

**Fireplaces:** 0

**Bedrooms:** 3

**4 Fixture Baths:** 0

**3 Fixture Baths:** 2

**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	128.00	LF	20	1980	1	0.0	0.0
159 PAV CONCRETE	200.00	SF	20	1970	3	0.0	0.0
250 WALLS MASONRY	185.00	SF	50	1958	3	0.0	0.0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
ELE24-0864	8/7/2024	8/14/2024	DUNBAR EMERGENCY POWER
ELE24-0546	5/29/2024	5/29/2024	DUNBAR ELE UPGRADE
OC00428	3/1/1996	-	ROOF

③ R-1000  
Prepared by: DS-54600  
Rebecca R. Connolly  
Affiliated Title of Marion County, Ltd.  
2701 SE Maricamp Road, Suite 1  
Ocala, Florida 34471

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 07/01/2008 10:45:37 AM  
FILE #: 2008067320 OR BK 05060 PG 1458  
RECORDING FEES 10.00

File Number: 08-666

Record and Return to:  
Affiliated Title  
2701 SE Maricamp Rd #1  
Ocala, FL 34471

RECORD AND RETURN TO

DEED DOC TAX 546 00 CDP

General Warranty Deed

Made this June 27, 2008 A.D. By Sylvia E. Whittle, whose address is: 2700 Rosendo Garcia Road SW, Albuquerque, NM 87105, hereinafter called the grantor, to John L. Dunbar, Jr. and Irene R. Dunbar,\* whose address is: 3206 SE 6th Street, Ocala FL 34471, hereinafter called the grantee: \* as Joint Tenants with Full Rights of Survivorship

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

All of Lot 1 and the North 10.00 feet of Lot 2, Block J, OCALA HIGHLANDS CITRUS DRIVE ADDITION UNIT NO. 1, as per plat thereof recorded in Plat Book F, Page(s) 13, Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2007.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
Bernardino Palma  
Print:

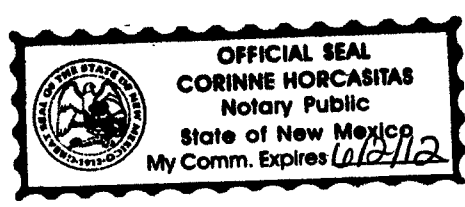
Sylvia E. Whittle  
Sylvia E. Whittle

Charmien Ramirez  
Sign: Charmien Ramirez  
Print:

State of New Mexico County of Bernalillo

The foregoing instrument was acknowledged before me this 27th day of June, 2008, by Sylvia E. Whittle, who is/are personally known to me or who has produced driver's license as identification.

NOTARY SEAL



Corinne Horcasitas  
Notary Public  
Print Name: Corinne Horcasitas  
My Commission Expires: 6/2/12

DEED Individual Warranty Deed With Non-Homestead-Legal on Face Closers' Choice

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

THE CITY OF OCALA

CASE NO: CE25-0633

Petitioner,

VS.

DUNBAR, JOHN L. JR  
DUNBAR, IRENE R.

Respondents \_\_\_\_\_ /

**AFFIDAVIT OF CASE PROSECUTION COSTS**  
**FSS. 162.07(2)**

STATE OF FLORIDA  
COUNTY OF MARION

**BEFORE ME**, the undersigned authority, personally appeared, STEPHEN KNIGHT, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

**1. Code Enforcement Special Magistrate Hearing:**

	Cost	# of hour(s)	Total:
Attorney Fees:			

**2. Inspector(s) Time:**

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	4	\$50.00

**3. Clerical & Casework Time:**

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	10	\$220.00

**4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)**

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	2			\$37.50

**5. Copies of Related Document(s):**

	Cost	# of page(s)	Total:
Clerical:			

**6. Postage Cost(s):**

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$17.72	2	\$17.72

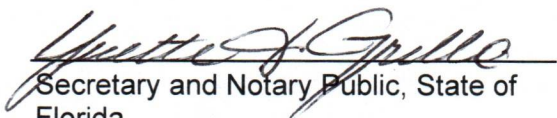
**Total Costs: \$326.70**

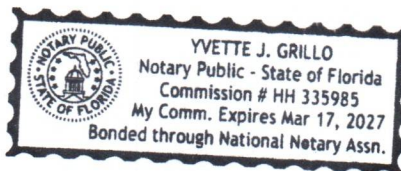
**FURTHER. AFFIANT SAYETH NOT.** Dated This:  
10/17/2025

**STATE OF FLORIDA  
COUNTY OF MARION**

  
\_\_\_\_\_  
**STEPHEN KNIGHT**  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct  
by STEPHEN KNIGHT who is personally known to me and who did take an oath.

  
\_\_\_\_\_  
Secretary and Notary Public, State of  
Florida





GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

8/12/2025

CASE NO: CE25-0633

DUNBAR JOHN L JR  
DUNBAR IRENE R  
3206 SE 6TH ST  
OCALA, FL, 34471-2975

**RE: 2784-009-001 | 3026 SE 6<sup>TH</sup> ST**

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

***Compliance Requested on or before: 9/08/2025***

***Violations:***

**SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

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.

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

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.

**SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**

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.

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHEN KNIGHT,  
Code Enforcement Officer  
352-456-8820 [sknight@ocalafl.gov](mailto:sknight@ocalafl.gov)



# City of Ocala

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION INSPECTION CHECKLIST

CASE NUMBER: \_\_\_\_\_

DATE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PARCEL ID: \_\_\_\_\_

\*A mark or check next to a code section indicates a violation of such.

<b>302.1 – Sanitary Facilities</b>	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
<b>302.2 – Location of Sanitary Facilities</b>	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
<b>302.3 – Hot and Cold Water Supply</b>	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
<b>302.4 – Water Heating Facilities</b>	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
<b>302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities</b>	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
<b>302.6 – Kitchen Facilities</b>	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
<b>302.7 – Garbage Disposal Facilities</b>	Adequate garbage disposal facilities or garbage storage containers.
<b>302.8 – Fire Protection</b>	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
<b>302.9 – Smoke Detector Systems</b>	Must contain an approved listed smoke detector.
<b>303.1 – Windows</b>	Every habitable room must have at least 1 window or skylight.
<b>303.2, .2.1, .2.2 – Ventilation</b>	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
<b>303.3 – Bathroom</b>	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
<b>303.4 – Electrical Lights and Outlets</b>	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
<b>303.5 – Light in Public Halls and Stairways</b>	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



# *City of Ocala*

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<b>304 – Minimum Electrical Requirements</b>	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
<b>305.1 – Foundation</b>	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
<b>305.2 – Exterior Walls</b>	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
<b>305.3, .3.1, .3.2 – Roofs</b>	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
<b>305.4 – Means of Egress</b>	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
<b>305.5 – Stairs, Porches, &amp; Appurtenances</b>	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
<b>305.6 – Protective Railings</b>	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
<b>305.7 – Windows</b>	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
<b>305.8 – Windows to be Glazed</b>	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
<b>305.9 – Window Sash</b>	Window sash shall be properly fitted and weathertight within the window frame.
<b>305.10 – Windows to be Openable</b>	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
<b>305.11.1 – Exterior Doors (Weathertight)</b>	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
<b>305.11.2 – Exterior Doors (Hardware)</b>	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
<b>305.12.1 – Exterior Door Frames (Weatherstripping)</b>	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



# *City of Ocala*

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<b>305.12.2 – Exterior Door Frames (Maintenance)</b>	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
<b>305.13.1, .13.2 – Screens</b>	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
<b>305.14 – Protective Treatment</b>	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
<b>305.15 – Accessory Structures</b>	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
<b>305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings</b>	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
<b>305.17 – Structural Supports</b>	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
<b>305.18 – Protective Railings for Interior Stairs</b>	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
<b>305.19, .19.1, .19.2 – Firestopping and Draftstopping</b>	Firestopping must be maintained to cut off all concealed draft openings.
<b>305.20 – Interior Doors</b>	Every interior door shall fit within its frame and shall be capable of being opened and closed.
<b>305.21 – Interior Door Hardware</b>	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
<b>305.22 – Bathroom Doors</b>	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
<b>305.23, .23.1, .23.2 – Skirting</b>	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
<b>306.1 – Required Space in Dwelling Unit</b>	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



# City of Ocala

## CODE ENFORCEMENT DIVISION

### STANDARD HOUSING CODE – 1994 EDITION

### INSPECTION CHECKLIST

<b>306.2 – Required Space in Sleeping Rooms</b>	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
<b>306.3, .3.1, .3.2 – Minimum Ceiling Height</b>	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
<b>306.4 – Occupancy of Dwelling Unit Below Grade</b>	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
<b>307.1 – Sanitation</b>	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
<b>307.2 – Cleanliness</b>	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
<b>307.3 – Garbage Disposal</b>	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
<b>307.4 – Care of Premises</b>	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
<b>307.5 – Extermination</b>	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
<b>307.6 – Use &amp; Operation of Supplied Plumbing Fixtures</b>	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

#### NOTES:

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**CODE ENFORCEMENT INSPECTOR:** \_\_\_\_\_



*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

## NOTICE OF VIOLATION AND PUBLIC HEARING

09/11/2025

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

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 3026 SE 6TH ST|2784-009-001

**Case Number:** CE25-0633

**Officer Assigned:** Stephen Knight

**Required Compliance Date:** 10/28/2025

**Public Hearing Date & Time:** 10/29/2025 10:30

**Violation(s) and How to Abate:**

**SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

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.

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

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.

**SECTION 122-1193 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**

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.

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 enforcement officer 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 – 2<sup>nd</sup> 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:

Stephen Knight      Code Enforcement Officer  
sknight@ocalafl.gov  
352-456-8820

**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, 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 09/11/2025 post the Notice of Violation & Public Hearing to the property, located at 3206 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.**

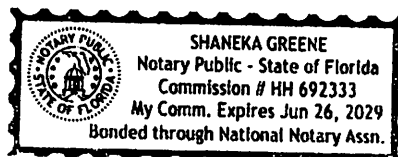
Dated: 09/11/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/11/2025 by Shaneka Greene Code Enforcement Specialist, City of Ocala, who is personally known to me.

  
Notary Public, State of Florida





# City of Ocala Code Enforcement Division





# City of Ocala Code Enforcement Division



**CODE  
ENFORCEMENT  
352-629-8309**

**DO NOT REMOVE THIS  
SIGN WITHOUT APPROVAL  
FROM THE CITY CODE  
ENFORCEMENT DIVISION**

Office Dep't

**City of Ocala**  
GROWTH MANAGEMENT DEPARTMENT  
CITY CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 9<sup>TH</sup> STREET, Ocala, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**

City of Ocala, Fla. Mayor: Dr. Roger Chandler Chambers  
1000 E. College Avenue, Ocala, FL 34471

08/11/2025

The Municipal Code Enforcement Department hereby notifies you that you are in violation of the City of Ocala Code, which is a part of the City of Ocala, Florida. The violation is as follows: [REDACTED]

**VIOLATION:** [REDACTED]

**SECTION 12-1183 TRAILERS COMMERCIAL VEHICLE PORTABLE CONTAINERS**  
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.

**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**

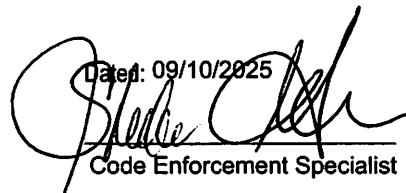
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**STATE OF FLORIDA  
COUNTY OF MARION**

**BEFORE ME**, the undersigned authority personally appeared, 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 09/10/2025 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.**

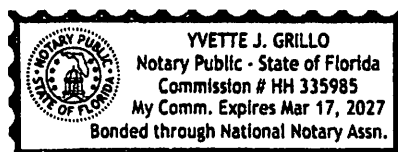
Dated: 09/10/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 09/10/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
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

*North-0633*

POSTAL SERVICE®

CERTIFIED MAIL



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Label 890 PB, Oct. 2015  
Pitney Bowes

FIRST-CLASS



US POSTAGE<sup>SM</sup> PITNEY BOWES



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

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Sep 8, 2025 at 10:08:26 AM  
City of Ocala  
Code Enforcement Division





Sep 8, 2025 at 10:08:45 AM  
City of Ocala  
Code Enforcement Division





Sep 8, 2025 at 10:08:23 AM  
City of Ocala  
Code Enforcement Division





City of Ocala  
Code Enforcement Division  
8/11/2025 9:10 AM



City of Ocala  
Code Enforcement Division  
8/11/2025 9:09 AM



City of Ocala  
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8/11/2025 9:10 AM



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