

## NOTICE TO ALL PARTIES

UNLESS OTHERWISE INDICATED HEREIN, FIFTEEN MINUTES PER SIDE HAS BEEN RESERVED FOR THE PRESENTATION OF EVIDENCE IN EACH CASE. WRITTEN REQUEST FOR ADDITIONAL TIME SHALL BE DELIVERED TO THE BOARD SECRETARY AT THE MARION COUNTY GROWTH SERVICES BUILDING, 2710 EAST SILVER SPRINGS BOULEVARD, OCALA, FLORIDA 34470, PRIOR TO TWO DAYS BEFORE THE SCHEDULED HEARING. ABSENT SUCH TIMELY, WRITTEN REQUEST FOR ADDITIONAL TIME, YOU MAY NOT BE ALLOWED ADDITIONAL TIME TO PRESENT YOUR CASE.

**INVOCATION****PLEDGE OF ALLEGIANCE****ROLL CALL**

Board members present were Vice-Chairperson Tom Gaver, Hunter Street, John Welch, Gary Ernst and Dennis Strow. Chairperson F. Joseph Krim and Len Racioppi were excused. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, Assistant County Attorney Linda Blackburn and Board Secretary Sandra Woodrow were present.

**1. ADOPT MINUTES**

Hunter Street made a motion to accept the Code Enforcement Board minutes from the February 12, 2025, regular meeting. Second by Dennis Strow. Passed by unanimous decision.

**2. SWEARING IN OF OFFICERS**

Code Enforcement Supervisor Thomas Sapp, Code Enforcement Officers Dianna Durbin, Marianne Lopez, Erika Nash, Sandra Leon, Scott Anderson, Lester Holly, Maureen Bennett, Gabino Cortes and Licensing and Permit Investigator Luis Roman were sworn in to be under oath.

**3. NEW BUSINESS****3.1 961320 TS ROBERT E SMITH III**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Robert E Smith III was not present.

Hunter Street made a motion that this Board find Robert E Smith III violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and direct him to clear the violation on or before April 3, 2025, or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by John Welch. Passed by unanimous decision.

**3.2 962090 EN JUDY WRIGHT EST**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Judy Wright EST was not present.

Dennis Strow made a motion that this Board find Judy Wright EST violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct them to clear the violation on or before April 3, 2025, or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by Hunter Street. Passed by unanimous decision.

**3.3      968631   GC      ALAN KLECKNER AND ROSEMARY KLECKNER**

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence and gave testimony. Respondent Alan Kleckner was present and gave testimony.

Dennis Strow made a motion that this Board find Alan Kleckner and Rosemary Kleckner violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicle(s), Marion County Code, Chapter 16, Article III, Section 16-91; Litter, Marion County Land Development Code, Article 2, Division 22, Section 2.22.1; Right-of-way utilization; and direct them to clear the violations on or before April 3, 2025, or be fined \$150 a day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by Hunter Street. Passed by unanimous decision.

**3.4      974269   RH      CAMILLE MADDRIX AND TIMOTHY SCOTT MADDRIX**

Chief Assistant County Attorney Dana Olesky presented the case, submitted proof of service, evidence and gave testimony. Respondent's Engineer David Tillman was present and gave testimony.

John Welch made a motion that this Board find Camille Maddrix and Timothy Scott Maddrix violated Marion County Land Development Code, Article 5, Division 3 Floodplain management, Sec.5.3.4; and Marion County Land Development Code, Article 6, Division 13 Stormwater Management, Section 6.13.5, Floodplain and protection; by failing to submit a completed Floodplain Development Permit Application with calculations performed by a licensed professional demonstrating one-for-one compensating storage; and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a); Repeat violation; however, the violation has been cleared, and **eliminate** the \$500 for repeat violation. Second by Dennis Strow. Passed by unanimous decision.

**3.5      932463   MB      AUDREY SNYDER**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Audrey Snyder was not present.

Dennis Strow made a motion that this Board find Audrey Snyder violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 4, Division 2, Section 4.2.7, Rural Residential Zoning Classifications, by having goats in an improper zone, and Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, for keeping turkeys and too many chickens in a residential zone; and direct her to clear the violations on or before April 3, 2025, or be fined \$150 a day for each day the violation continues past the date set for compliance up to a maximum of \$9,000. Second by Hunter Street. Passed by unanimous decision.

**3.6 952589 MB BERNARDO A MEJIAS**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Bernardo A Mejias was not present.

Dennis Strow made a motion that this Board find Bernardo A Mejias violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having accessory use without a principal structure; and direct him to clear the violations on or before April 3, 2025, or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

**3.7 960904 MB MONICA R SINK**

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence and gave testimony. Respondent Monica R Sink was present and gave testimony.

John Welch made a motion that this Board find Monica R Sink violated Marion County Code, Chapter 16, Article III, Section 16-91; Litter; and direct her to clear the violation on or before May 1, 2025, or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed 4-1 Dennis Strow opposed.

**3.8 960927 MB MONICA R SINK**

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence and gave testimony. Respondent Monica R Sink was present and gave testimony.

John Welch made a motion that this Board find Monica R Sink violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 16, Article III, Section 16-91; Litter, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; and direct her to clear the violations on or before May 1, 2025, or be fined \$150 a day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by Hunter Street. Passed 4-1 Dennis Strow opposed.

**3.9 966026 MB ROY YOUNG**

Cleared and Removed

**3.10 961759 SL AMERICAN COUNTRY LAND LLC, TONI A MULDER AND JACK ONEILL JR**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Respondent Bernard 'Jack' O'Neill and Toni

Mulder were present and gave testimony.

Dennis Strow made a motion that this Board find American Country Land LLC and Toni A Mulder and Jack O'Neill Jr violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Residential Zoning Classifications, by having accessory use without a principal structure and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having accessory structure(s) without a principal structure located on the property; and direct them to clear the violations on or before June 5, 2025, or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed by unanimous decision.

**3.11     961985     SL     JAMES FRENEY**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Officer Sandra Leon gave testimony. Respondent James Freney was not present.

Dennis Strow made a motion that this Board find James Freney violated Marion County Code, Chapter 16, Article I, Section 16-61, Managing residential waste, Marion County Code, Chapter 16, Article III, Section 16-91; Litter, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; and direct him to clear the violations on or before April 3, 2025, or be fined \$150 a day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by Hunter Street. Passed by unanimous decision.

**3.12     961986     SL     JOHN WINN AND ADAM DOGANIERI**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent John Winn and Adam Doganieri were not present.

Dennis Strow made a motion that this Board find John Winn and Adam Doganieri violated Marion County Code, Chapter 16, Article I, Section 16-61, Managing residential waste and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization and direct them to clear the violation on or before April 3, 2025, or be fined \$100 a day for each day the violation continues past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed by unanimous decision.

**3.13     961987     SL     SHONY LLC**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Shony LLC was not present.

Dennis Strow made a motion that this Board find Shony LLC violated Marion County Code, Chapter 16, Article I, Section 16-61, Managing residential waste, Marion County Code, Chapter 16, Article III, Section 16-91; Litter, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; and direct them to clear the violations on or before April 3, 2025, or be fined \$150 a

day for each day the violations continue past the date set for compliance up to a maximum of \$9,000. Second by John Welch. Passed by unanimous decision.

**3.14      968877      SL      CAROL YEAGLEY AND HENRY EMRICH**

Cleared and removed

**3.15      968894      SL      MICHAEL T MEHAFFEY**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Michael T Mehaffey was not present.

Dennis Strow made a motion that this Board find Michael T Mehaffey violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles; and direct him to clear the violations on or before April 3, 2025, or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

**3.16      969044      SL      CLARISSA ROBINSON**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Respondents Clarissa Robinson was present and gave testimony.

Hunter Street made a motion that this Board find Clarissa Robinson violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and direct her to clear the violation on or before May 1, 2025, or be fined \$50 a day for each day the violation continues past the date set for compliance up to a maximum of \$3,000. Second by Dennis Strow. Passed by unanimous decision.

**4.      PRIOR ORDERS IMPOSING FINES**

THE CODE ENFORCEMENT BOARD HAS PREVIOUSLY FOUND THE FOLLOWING CASES TO BE IN VIOLATION. AT THIS TIME THE BOARD SECRETARY WILL ADVISE THE BOARD AS TO WHETHER AN AFFIDAVIT OF CONTINUING VIOLATION WAS SUBMITTED OR IF THE VIOLATION CLEARED PER PRIOR ORDER. IF AN AFFIDAVIT OF CONTINUING VIOLATION HAS BEEN SUBMITTED, FINES MAY BE IMPOSED ON SUCH CASES AT THIS TIME.

**4.1              879428      TN      BARBARA BUTLER AND ADELBERT WATSON BUTLER JR**

Code Enforcement Supervisor Thomas Sapp and respondent Barbara Butler were present and gave testimony.

John Welch made a motion that the Board extend the compliance date to May 1, 2025. Second by Hunter Street. Passed 4-1 Dennis Strow opposed.

**4.2              879502      LR      PATRA K SPINO, LORIE A WOODFORD AND KEVIN L PROVANCHER**

Cleared per prior order

**4.3        902184   LR    GLENDINA MACKEY, CLARK BUIE JR, DONALD BUIE, KIM CASTOR, CHERYL JONES AND KEISHA BUIE**

Licensing and Permit Investigator Luis Roman, Code Enforcement Supervisor Thomas Sapp, respondent Kim Castor and Keisha Buie were present and gave testimony.

John Welch made a motion that the Board extend the compliance date 30 days. Second by Hunter Street. Passed by unanimous decision.

**4.4        902185   LR    GLENDINA MACKEY, CLARK BUIE JR, DONALD BUIE, KIM CASTOR, CHERYL JONES AND KEISHA BUIE**

Licensing and Permit Investigator Luis Roman, Code Enforcement Supervisor Thomas Sapp, respondent Kim Castor and Keisha Buie were present and gave testimony.

John Welch made a motion that the Board extend the compliance date 30 days. Second by Hunter Street. Passed by unanimous decision.

**4.5        907430   DG    ANGEL FLORES AND EVETTE FORES**

Code Enforcement Officer Scott Anderson and respondent Angel Flores were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to May 1, 2025. Second by Dennis Strow. Passed by unanimous decision.

**4.6        919983   DG    PATRICK ONEAL BEAN II**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.7        932207   RH    NORMA RIDER**

Cleared per prior order

**4.8        934717   DG    HARRY KALKAI AND LYN RAYER KALKAI**

Code Enforcement Officer Scott Anderson, Code Enforcement Supervisor Thomas Sapp and respondent Harry Kalkai were present and gave testimony.

John Welch made a motion that the Board extend the compliance date to April 3, 2025. Second by Hunter Street. Passed by unanimous decision.



**4.9        945742   GC    SHAW HOME TRUST**

Cleared per prior order

**4.10       945821   TS    JACQUELYN HOFMANN**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.11       947674   MB    STACY N LINK AND MARC J LANTZ**

Code Enforcement Officer Maureen Bennett and respondent Stacy N Link were present and gave testimony.

John Welch made a motion that the Board extend the compliance date to June 5, 2025. Second by hunter Street. Passed by unanimous decision.

**4.12       949891   ML    RICHARD DAVIDSON AND CHERYL DAVIDSON A/K/A CHERYL LAMBERT**

Code Enforcement Officer Marianne Lopez and respondent Cheryl Lambert were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to May 1, 2025. Second by John Welch. Passed by unanimous decision.

**4.13       950173   DG    LUIS C BOVEDA AND MARLENE DORTA**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.14       955620   TS    ELI THOMAS TOOLE AND KATELYN PIERCE TOOLE**

Cleared per prior order

**4.15       955916   SL    ROBERT HILL**

Cleared per prior order

**4.16       956015   ML    A & B PROPERTIES OF OCALA FIVE LLC**

Cleared per prior order

**4.17      957147   EN      HOUSE PAINTING SERVICES & MORE LLC AND FIDEL A PENA ROJAS**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.18      957355   SL      JOCALBRO INC PROFIT SHARING PLAN TRUST AND JACKIE TRAMMELL**

Cleared per prior order

**4.19      957444   SL      LAWRENCE W BARTHOLOW**

Cleared per prior order

**4.20      957780   ML      LIBERTO BRUTUS AND ANTHONY BOYD**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.21      957988   ML      AMANDA R CAMPBELL**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.22      958298   EN      MARY K MCGILL a/k/a MARY MCGILL DOWLING**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.23      959101   ML      JOSE ANTONIO SOTO**

Code Enforcement Officer Marianne Lopez and respondent Jose Antonio Soto with translator Angel Toro were present and gave testimony.

Gary Ernst made a motion that the Board extend the compliance date to July 31,



2025. Second by Hunter Street. Passed by unanimous decision.

**4.24      959760    EN    BETH ESKRIDGE**

Cleared per prior order

**4.25      960449    SL    WILLIE J ROBINSON**

Cleared per prior order

**4.26      961267    RH    RUPNARAIN PROPERTIES LLC AND MRB AUTO SALES INC**

The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.27      961961    SL    BEVERLY FLATT**

Cleared per prior order

**4.28      961979    SL    CHRIS D PONTHER JR**

Cleared per prior order

**4.29      962828    MB    SANTIAGO MONCADA AND PLAUTILA MONCADA**

Cleared per prior order

**4.30      963127    ML    MERCADES GONZALEZ**

Code Enforcement Officer Marianne Lopez and respondent's representative Gina Orejuela were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 31, 2025. Second by John Welch. Passed by unanimous decision.

**4.31      963152    ML    SHAZIRALI ALI**

Cleared per prior order

**4.32      963356    GC    TERRENCE F MARTIN**

The Board Secretary advised the Board that an Affidavit of Continuing Violation

was submitted.

John Welch made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**4.33      963794      SL      CODY TERRANCE MCCORMACK, TERRANCE J MCCORMACK AND MARIE MCCORMACK**

Cleared per prior order

**4.34      964596      SL      ALECK JOHNSON AND PATRICIA JOHNSON**

Code Enforcement Officer Sandra Leon and respondent Aleck Johnson were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to June 5, 2025. Second by John Welch. Passed by unanimous decision.

**4.35      965139      SL      Don WOOTON**

Cleared per prior order

**4.36      965182      ML      PRODIGY PAINTING SERVICES LLC AND MATT JARRETT**

Cleared per prior order

**4.37      965455      SL      RANDAL LEYMAN EST**

Cleared per prior order

**4.38      965828      ML      JAMES EIGENRAUCH AND KAREN EIGENRAUCH**

Code Enforcement Officer Marianne Lopez, respondent James Eigenrauch and respondent's son James R Eigenrauch were present and gave testimony.

John Welch made a motion that the Board extend the compliance date to May 1, 2025. Second by Dennis Strow. Passed by unanimous decision.

**4.39      967498      ML      OSNIEL HERNANDEZ**

Cleared per prior order

**4.40      968429      DG      WILLIAM A ADAMS**

Cleared per prior order

**5. OLD BUSINESS****5.1 NONE****6. REQUEST TO APPEAR****6.1 NONE****7. REQUEST FOR REHEARING****7.1 571485 MH HAROLD E ROGERS**

Code Enforcement Supervisor Thomas Sapp, respondent John Tyson and Lauren Brook, and citizen Joseph Walker were present and gave testimony.

John Welch made a motion that the Board recommends to the Marion County Board of County Commissioners that the lien as levied under its Prior Order be rescinded, upon payment of applicable administrative costs. Second by Dennis Strow. Passed by unanimous decision.

**7.2 591524 BP HAROLD E ROGERS**

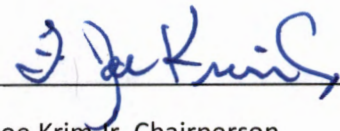
Code Enforcement Supervisor Thomas Sapp, respondent John Tyson and Lauren Brook, and citizen Joseph Walker were present and gave testimony.

John Welch made a motion that the Board recommends to the Marion County Board of County Commissioners that the lien as levied under its Prior Order be rescinded, upon payment of applicable administrative costs. Second by Dennis Strow. Passed by unanimous decision.

**8. PUBLIC COMMENT – Limited to 2 minutes****8.1 NONE**

There being no further business Dennis Strow made a motion to adjourn. Second by John Welch.

Passed by unanimous decision. The meeting was adjourned at 11:31 a.m.



F. Joe Krim Jr, Chairperson



Board Secretary

Adopted by the Board on this 9 day of April, 2025.