

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 and Dennis Strow. Chairperson F. Joe Krim Jr and Gary Ernst were excused. Board Attorney Vanessa Thomas, Chief Assistant County Attorney Linda Blackburn, Board Secretary Sandra Sapp and Growth Services Director Chuck Varadin were present.

1. ADOPT MINUTES

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the May 14, 2025, regular meeting. Second by Hunter Street. Passed by unanimous decision.

2. SWEARING IN OF OFFICERS

Code Enforcement Supervisor Thomas Sapp, Code Enforcement Officers Marianne Lopez, Sandra Leon, Lester Holly, Maureen Bennett, Gabino Cortes, Chuck Hannah and Scott Anderson were sworn in to be under oath.

3. NEW BUSINESS**3.1 963006 LH THE ARK HEALTHCARE MANAGEMENT GROUP LLC**

Code Enforcement Officer Lester Holly presented the case, submitted proof of service, evidence and gave testimony. Respondent Registered Agent Kevin Gaines was present and gave testimony.

Hunter Street made a motion that this Board find The Ark Healthcare Management Group LLC 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 July 31, 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.

3.2 978933 TS BRYAN STRAWN AND ANNIE STRAWN

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Complainant Jo Bianchi and respondent Bryan Strawn were present and gave testimony.

Dennis Strow made a motion that this Board find Bryan Strawn and Annie Strawn violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having outdoor ground or building lights casting direct light on adjacent properties; the violation has been cleared; however, the case has been presented in the event any future recurrence

may be treated as a repeat violation. Second by Hunter Street. Passed by unanimous decision.

3.3 972934 GC CHRISTOPHER RIVERA

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence and gave testimony. Respondent Christopher Rivera and respondent's friend Amanda Young were present and gave testimony.

Hunter Street made a motion that this Board find Christopher Rivera, 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 September 4, 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.

3.4 974214 GC JANISANN LAWRENCE

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Supervisor Thomas Sapp gave testimony. Respondent Janisann Lawrence and citizen Shawn Sipe were present and gave testimony.

Dennis Strow made a motion that this Board find Janisann Lawrence violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles; and Marion County Code, Chapter 16, Article III, Section 16-91, Litter, and direct her to clear the violation on or before July 31, 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 John Welch. Passed by unanimous decision.

3.5 959640 MB VIMAL GOSEIN AND ANDRE JOVAN BAKER

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondents Vimal Gosein and Andre Jovan Baker were not present.

Hunter Street made a motion that this Board find Vimal Gosein violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Andre Jovan Baker violated Marion County Code, Chapter 16, Article III, Section 16-91, Litter, 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 structures without a principal structure located on the property; and direct them to clear the violations on or before July 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 Dennis Strow. Passed by unanimous decision.

3.6 969896 MB RUBEN RODRIGUEZ VELAZQUEZ AND MA YSABEL RODRIGUEZ

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of

service, evidence and gave testimony. Respondent Ma Ysabel Rodriguez and respondent's translator Joel Melchor were present and gave testimony.

Dennis Strow made a motion that this Board find Ruben Rodriguez Velazquez and Ma Ysabel Rodriguez, 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 July 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.

3.7 973729 MB NOE GONZALES JR AND VERONICA GONZALES

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence and gave testimony. Respondent Noe Gonzales Jr was present and gave testimony.

Hunter Street made a motion hat this Board find Noe Gonzales Jr and Veronica Gonzales 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 September 4, 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 Dennis Strow. Passed by unanimous decision.

3.8 969963 ML ROSA I FIGUEROA

Cleared and removed

3.9 971888 ML RONNIE LEE ZELLARS

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

Dennis Strow made a motion that this Board find Ronnie Lee Zellars 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 July 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.

3.10 972961 ML EVERETT MICHAEL LECORN EST

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent(s) for Everett Michael Lecorn Est was not present.

Dennis Strow made a motion that this Board find Everett Michael Lecorn Est 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, Marion County Code, Chapter 16, Article I, Division 3, Section 16-61, Managing residential waste, Marion County Code, Chapter 15, Article II, Section 15-39, Failure

to properly display assigned building numbers, 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 July 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.

3.11 975628 ML BERNADETTE CARTER EST

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent(s) for Bernadette Carter Est was not present.

Dennis Strow made a motion that this Board find Bernadette Carter Est violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 16, Article III, Section 16-91, Litter; and direct them to clear the violations on or before July 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.

3.12 966376 SL RANDY L MULLINS AND CECIL EDWARD WISE

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondents Randy L Mullins and Cecil Edward Wise were not present.

Dennis Strow made a motion that this Board find Randy L Mullins and Cecil Edward Wise violated Florida Building Code, Section 111.2 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-36(h), Certificate of Occupancy, by occupying a structure without a C.O., 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 by occupying an RV in an improper zone, 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 July 31, 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.

3.13 967297 SL RACHEL A TRACE, DAVID ADAMS, LOGAN ADAMS AND JACKSON ADAMS

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Supervisor Thomas Sapp gave testimony. Complainant Geoffrey Rogers-Crocker, respondent Rachel A Trace and her husband Joseph Sobczak were present and gave testimony.

Dennis Strow made a motion that this Board find Rachel A Trace, David Adams, Logan Adams and Jackson Adams violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 16, Article III, Section 16-91, Litter, Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, and Marion County

Land Development Code, Article 4, Division 2, Section 4.2.2, Agricultural Zoning Classifications, by having accessory structure/ use without a principal structure and by occupying an RV in an improper zoning classification; and direct them to clear the violations on or before July 31, 2025, or be fined \$200 a day for each day the violations continue past the date set for compliance up to a maximum of \$12,000. Second by John Welch. Passed by unanimous decision.

3.14 973090 SL PATRICIA C FOWLER

Removed

3.15 973708 SL NICOLE COOPER AND TAMMY BROOME

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondents Nicole Cooper and Tammy Broome were not present.

Dennis Strow made a motion that this Board find Nicole Cooper and Tammy Broome violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 15, Article II, Section 15-39, Failure to properly display assigned building numbers, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation; and that they be fined \$500 for the repeat violation and further be directed to clear the violations on or before July 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 Hunter Street. Passed by unanimous decision.

3.16 977466 SL SILVER SPRINGS ACRES INC

Cleared and removed

3.17 978693 SL JULIANA RODRIGUEZ

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Respondent Juliana Rodriguez was present and gave testimony.

Dennis Strow made a motion that this Board find Juliana Rodriguez 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 4, Division 2, Section 4.2.6, Residential Zoning Classifications, by having accessory use without a principal structure; and direct her to clear the violations on or before July 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.

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 909464 SA SHAWN SIPE

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

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

4.2 927302 EN MAXIMO CAMPOS AND GLORIA ARIAS

Code Enforcement Officer Erika Nash and respondent Maximo Campos and respondent's sister Teresa Santos were present and gave testimony.

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

4.3 930863 SA ALEC LARSON

Code Enforcement Officer Scott Anderson and respondent's father Paul Larson 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 3-1, Dennis Strow opposed.

4.4 933230 MB IDA A THOMPSON

Code Enforcement Officer Maureen Bennett and respondent Ida Thompson were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 3, 2025. Second by John Welch. Passed 3-1 Dennis Strow Opposed.

4.5 940265 LH BRUCE ALLEN RANDALL AND WENDY WRIGHT

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

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

4.6 942989 LH MARIA JOHANNA RAMIREZ AND CARLOS E MORALES DIAZ

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

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

4.7 943195 ML YATANELL DOMINIQUE

Code Enforcement Officer Marianne Lopez and respondent Brunick Dominique

were present and gave testimony.

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

4.8 944279 LH TAMMY LEE HILL A/K/A TAMMI LEE HILL

Code Enforcement Officer Lester Holly and respondent's husband Allen Lloyd were present and gave testimony.

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

4.9 947674 MB STACEY N LINK AND MARC J LANTZ

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

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

4.10 947674 MB RANDY CAMPBELL A/K/A RANDY ALAN CAMPBELL SR

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

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

4.11 954728 ML BRETZINGER PROPERTIES INC, PATRICIA J JAMROCK AND MARLIN X WALKER

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

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

4.12 955496 LH BREASHAY MITCHELL

Cleared per prior order

4.13 956031 ML DANE E HERB

Code Enforcement Officer Marianne Lopez, Code Enforcement Supervisor Thomas Sapp and respondent Dane Herb were present and gave testimony.

Dennis Strow made a motion that the current Board Order stands. Second by

Hunter Street. Passed 3-1, Tom Gaver opposed.

4.14 959589 ML JUSTIN C MORRIS

Code Enforcement Officer Marianne Lopez and respondent Jamie Milliron were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 3, 2025. Second by John Welch. Passed 3-1 Dennis Strow opposed.

4.15 959729 SL 203RD STREET PLACE LLC

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

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

4.16 970448 SL 203RD STREET PLACE LLC

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

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

4.17 961759 SL AMERICAN COUNTRY LAND LLC, TONI A MULDER AND JACK O'NEILL JR

Code Enforcement Officer Sandra Leon and respondent Bernard "Jack" O'Neil and Toni Mulder were present and gave testimony. It was noticed that American Country Land LLC no longer has an interest in the property.

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

4.18 954596 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 July 31, 2025. Second by Dennis Strow. Passed by unanimous decision.

4.19 964998 LH FELICIA MENNENGA

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

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

4.20 965856 ML OSWALD HENRY

Code Enforcement Officer Marianne Lopez and respondent Oswald Henry were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 3, 2025. Second by Dennis Strow. Passed by unanimous decision.

4.21 966273 ML JONATHAN TAYLOR

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

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

4.22 968768 SL ANGELO GARCIA

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

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

4.23 968852 ML JOAN M HENRY AND SABRINA T GRANT

Code Enforcement Officer Marianne Lopez was present to give testimony and read a letter into record for absent respondents Joan M Henry and Sabrina T Grant.

Dennis Strow made a motion that the Board extend the compliance date to July 3, 2025. Second by Hunter Street. Passed by unanimous decision.

4.24 968994 ML JAMES MCCLANE

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

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

4.25 969156 ML JAMES E RODGERS

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

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

4.26 971087 ML VINCENT W AVENI

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

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

4.27 972033 SL SCHRADER LIVING TRUST

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

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

4.28 973389 ML LAURA JANE CARACCIOLO

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

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

5. OLD BUSINESS

5.1 NONE

6. REQUEST TO APPEAR

6.1 927321 TS MIKEL GILMARTIN AND CHRISTINA DUNLAP

Code Enforcement Supervisor Thomas Sapp, respondents Mikel Gilmartin and Christina Dunlap were present and gave testimony.

No motion was made the Board Order dated February 14, 2025 stands.

6.2 934424 SL DAVID E MEDICK AND RUBY G BEARD A/K/A GINNY KRUMWIEDE

Code Enforcement Supervisor Thomas Sapp, respondents David Medick and Ginny Beard were present and gave testimony.

Dennis Strow made a motion to vacate the prior order and extend the compliance date to April 16, 2025. Second by Hunter Street. Passed by unanimous decision.

6.3 945821 TS JACQUELYN HOFMANN

Respondent was not present.

The Board took no action

6.4 961987 SL SHONY LLC

Code Enforcement Officer Sandra Leon, Code Enforcement Supervisor Thomas Sapp and respondent's property manager Gustavo Verloct were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to July 3, 2025 and reduce the fine to the amount of \$945 to be paid on or before July 03, 2025. Should SHONY LLC fail to pay the reduced fine amount by July 03, 2025, the fine will be increased to \$4,095. Second by John Welch. Passed by unanimous decision.

7. REQUEST FOR REHEARING

7.1 NONE

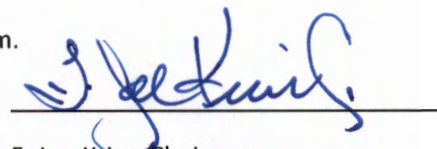
7.2 NONE

8. PUBLIC COMMENT – Limited to 2 minutes

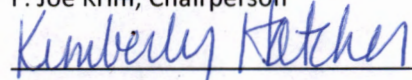
8.1 NONE

There being no further business Hunter Street made a motion to adjourn. Second by John Welch.

Passed by unanimous decision. The meeting was adjourned at 12:19 p.m.



F. Joe Krim, Chairperson



Board Secretary

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