

## 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 Chairperson F. Joe Krim, Tom Gaver, Gary Ernst, Dennis Strow, and Hunter Street. Clifford Wilson and John Welch were excused. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretaries Xiomara Almenas and Patricia Jemery were present.

**1. ADOPT MINUTES**

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the October 08, 2025 regular meeting. Second by Hunter Street. Passed by unanimous decision.

**2. SWEARING IN OF OFFICERS**

Code Enforcement Manager Robin Hough, Code Enforcement Supervisors Tracy Gillyard and Tom Sapp, Code Enforcement Officers Scott Anderson, Maureen Bennett, Gabino Cortes, Lester Holly, Marianne Lopez, Sandra Leon, Catherine Martinez, and Erika Nash were sworn in to be under oath.

**3. NEW BUSINESS****3.1. 991783 - TG House Painting Services and More LLC**

Code Enforcement Officer Tracy Gillyard presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Fidel A Pena Rojas was not present.

Hunter Street made a motion that this Board find House Painting Services and More LLC and Fidel A Pena Rojas violated Marion County Land Development Code, Article 4, Division 4, Section 4.4.3; Prohibited signs, Marion County Code, Chapter 16, Article III, Section 16-91; Litter, 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 violation(s) on or before January 1, 2026, or be fined \$500 a day for each day the violations continue past the date set for compliance up to a maximum of \$30,000. Second by Dennis Strow. Passed by unanimous decision.

**3.2. 979279 - MB Ronnie Cassara & Tiffany M Leighy**

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Tiffany Leighy was present and gave testimony.

Hunter Street made a motion that this Board find Ronnie Cassara and Tiffany M Leighy 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 4.2.2, General requirements for all agricultural zoning classifications, by occupying an RV in an improper zone and 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 that they be directed to clear the violation(s) on or before February 5, 2026, 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 Dennis Strow. Passed by unanimous decision.

**3.3. 980350 - LH Alamo Construction Company Inc**

Cleared and removed.

**3.4. 992117 - LH Aspen Marie Olmstead**

Cleared and removed.

**3.5. 979328 - GC Aldris Scott**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find Aldris Scott 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 4.2.9, R-1 residential zoning classifications, by having accessory use without a principal structure and that she be directed to clear the violation(s) on or before January 1, 2026, or be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed by unanimous decision.

**3.6. 979756 - GC Jonathan J Arroyo**

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Jonathan J Arroyo was present and gave testimony.

Dennis Strow made a motion that this Board find Jonathan J Arroyo 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 Code, Chapter 15, Article II, Section 15-39, Failure to properly display assigned building numbers and that he be directed to clear the violation(s) on or before February 5, 2026, or be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed by unanimous decision.

**3.7. 988853 - GC John C Greenwald**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find John C Greenwald 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, Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation and that he be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before February 5, 2026, 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.

**3.8. 979711 - ML Jennifer Lescht & Stephanie Lescht Est**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Tom Gaver made a motion that this Board find Jennifer Lescht and Stephanie Lescht Est violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles; however, the violation(s) has been cleared, the violator(s) is (are) reminded that should any of the aforementioned violation(s) recur it (they) may be treated as a repeat violation(s). Second by Hunter Street. Passed by unanimous decision.

**3.9. 982384 - ML Terry Bingham**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Hunter Street made a motion that this Board find Terry Bingham violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles and that they be directed to clear the violation(s) on or before January 1, 2026, 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 Gary Ernst. Passed by unanimous decision.

**3.10. 988219 - ML Virginia D Foster Est & Angela M Vaughn**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Angela Knight was present and gave testimony.

Tom Gaver made a motion that this Board find Virginia D Foster Est and Angela M Vaughn violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicle and that they be directed to clear the violation(s) on or before January 1, 2026, 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.

**3.11. 361462 - SL Jocalbro Inc Profit Sharing Plan Trust**

Cleared and removed.

**3.12. 974932 – SL Aravana Turner Est a/k/a Ervana Tuner & A-Turner Jack of All Trades LLC**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Alfred Turner was present and gave testimony.

Dennis Strow made a motion that this Board find Aravana Turner Est a/k/a Ervana Turner and A-Turner Jack of All Trades LLC 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 4.2.2, General requirements for all agricultural zoning classifications, by operating a business in an improper zone, and that they be directed to clear the violation(s) on or before February 5, 2026, or be fined \$150 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$9,000.

Second by Tom Gaver. Passed by unanimous decision.

**3.13. 984139 - SL Charles Anthony Holmes**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Complainant Rex Seats was present and gave testimony.

Tom Gaver made a motion that this Board find Charles Anthony Holmes violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and that he be directed to clear the violation(s) on or before February 5, 2026, 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.

**3.14. 986408 - SL Yahya Mohammad Kiwan**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Yahya Mohammad Kiwan was present and gave testimony.

Tom Gaver made a motion that this Board find Yahya Mohammad Kiwan violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 16, Article I, Division 1, Section 16-10, Construction and demolition debris, by allowing demolition debris to be placed or stored on the ground at the site of a demolition project, 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 that he be directed to clear the violation(s) on or before March 5, 2026, or be fined \$150 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$9,000. Second by Hunter Street. Passed by unanimous decision.

**3.15. 989070 - SL Brandi Stewart Murch**

Cleared and removed.

**3.16. 989074 - SL Brandi Stewart Murch & Marshall M Stewart Est**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Tom Gaver made a motion that this Board find Brandi Stewart Murch and Marshall M Stewart Est 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 repairing vehicles in an improper zone, and that they be directed to clear the violation(s) on or before January 1, 2026, 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.

**3.17. 990201 - SL LA Disaster Relief LLC**

Cleared and removed.

**3.18. 968750 - SA Next Dimension HQ LLC**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Bret Villareal was present and gave testimony. Code Enforcement Manager Robin Hough gave testimony.

Tom Gaver made a motion that this Board find Next Dimension HQ LLC violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.20, B-4 Commercial Zoning Classifications, by having accessory use without a principal structure and operating a business without a special use permit; Marion County Land Development Code, Article 2, Division 22, Section 2.22.2, Driveway connection, by accessing the property without an approved commercial driveway connection; and Marion County Land Development Code, Article 2, Division 21 Major Site Plan, by not having an approved site plan prior to commencing development, and that they be directed to clear the violation(s) on or before February 5, 2026, and be fined \$300 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$18,000. Second by Hunter Street. Passed by unanimous decision.

**3.19. 979380 - SA Alan D McCowan Est**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Regina McCowan was present and gave testimony.

Hunter Street made a motion that this Board find Alan D McCowan Est violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and that he be directed to clear the violation(s) on or before February 5, 2026, and that they 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.

**3.20. 981738 - SA Robert Emile Bruhl Jr**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Robert Emile Bruhl Jr was present and gave testimony.

Tom Gaver made a motion that this Board find Robert Emile Bruhl Jr violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and that he be directed to clear the violation(s) on or before February 5, 2026, and 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.

**3.21. 985121 - SA Michael W Eddy**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find Michael W Eddy violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization, and be that he directed to clear the violation(s) on or

before January 1, 2026, and be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Hunter Street. Passed by unanimous decision.

**3.22. 985773 - SA    Christine Kaufman**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find Christine Kaufman violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and that she be directed to clear the violation(s) on or before January 1, 2026, and 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.

**3.23. 986266 - SA    William A Adams**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Jessica Monk was present and gave testimony.

Dennis Strow made a motion that this Board find William A Adams 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 he be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before January 1, 2026, 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 4-1 vote with Gary Ernst against.

**3.24. 988421 - SA    Terry Lewis & Shannon Lewis**

Cleared and removed.

**3.25. 988533 - SA    Joseph R Martin Est**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) was not present.

Hunter Street made a motion that this Board find Joseph R Martin 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 that they be directed to clear the violation(s) on or before January 1, 2026, and be fined \$100 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$6,000. Second by Dennis Strow. Passed by unanimous decision.

**3.26. 990324 - SA    Brenda Kay Shaver, Brianna Shaver & Emily Shaver**

Cleared and removed.

**4. OLD BUSINESS**

**4.1. None****5. 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 WAS CLEARED PER PRIOR ORDER. IF AN AFFIDAVIT OF CONTINUING VIOLATION HAS BEEN SUBMITTED, FINES MAY BE IMPOSED ON SUCH CASES AT THIS TIME.

**5.1. 879428 - RH Barbara Butler and Adelbert Watson Butler Jr**

Cleared per prior order.

**5.2. 922487 - SL Thomas B Brown**

Code Enforcement Officer Sandra Leon and respondent(s) representative Ruthanna Smith were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to February 5, 2026. Second by Hunter Street. Passed by unanimous decision.

**5.3. 932463 - MB Audrey Snyder**

Cleared per prior order.

**5.4. 943195 - ML Yatanell Dominique**

Code Enforcement Officer Marianne Lopez and respondent(s) representative Brunick Dominique were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to February 5, 2026. Second by Tom gaver. Passed by unanimous decision.

**5.5. 959101 - ML Jose Antonio Soto**

Code Enforcement Officer Marianne Lopez and respondent(s) Jose Antonio Soto and translator Frankie Rivera were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to February 5, 2026. Second by Hunter Street. Passed by unanimous decision.

**5.6. 961480 - SL Angela y Workman & George B Workman**

Cleared per prior order.

**5.7 . 967297 - SL Rachel A Trace, David Adams, Logan Adams & Jackson Adams**

Code Enforcement Officer Sandra Leon and respondent(s) Rachel Sobczak and Joseph Sobczak were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to March 5, 2026. Second by Hunter Street. Passed by unanimous decision.

**5.8. 969260 - SA Gordon Rockafellow**

Cleared per prior order.

**5.9. 969417 - LH Denise M Johnson**

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

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

**5.10. 973192 - SL Sam Baker Jr**

Code Enforcement Officer Sandra Leon and respondent(s) Sam Baker Jr were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to February 5, 2026. Second by Dennis Strow. Passed by unanimous decision.

**5.11. 978263 -MB GMP Legacy LLC**

Removed.

**5.12. 982220 - SL Citra Land Trust**

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

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

**5.13. 983758 - SL Harold N Williams & Robert F Faison**

Cleared per prior order.

**5.14. 984069 - MB Thomas Fogell**

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

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

**5.15. 984288 - SL Vester Hemm & Levi Hemm**

Code Enforcement Officer Sandra Leon and respondent(s) representative Kailynn Hemm were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to February 5, 2026. Second by Hunter Street. Passed by unanimous decision.

**5.16. 984859 - CM Garry Alexis**

Cleared per prior order.

**5.17. 984942 - SA Marianna Vanessa Figueroa & MDSTrucking LLC**

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

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

**5.18. 984968 - GC      Donald John Cauchi Est & Amanda Marie Nadeam Est**

Cleared per prior order.

**5.19. 985026 - SA      Lois G Bennett & Susan Henderson**

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

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

**5.20. 986026 - CM      Ocala Freedom Investments LLC**

Cleared per prior order. The Board acknowledged the imposition of the repeat fine by the prior order.

**5.21. 986897 - CM      Robert T Smith & Paulette A Smith**

Cleared per prior order.

**5.22. 989891 - SL      Kyle Adams & Tara Adams**

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

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

**5.23. 991706 - CM      Alan Kleckner & Rosemary Kleckner**

Code Enforcement Officer Catherine Martinez and respondent(s) Rosemary and Alan Kleckner were present and gave testimony.

Tom Gaver acknowledged knowing Alan Kleckner and stated that would not affect his ability to make a fair and impartial decision in this case. Hunter Street made a motion that the Board extend the compliance date to February 5, 2026. Second by Dennis Strow. Passed by unanimous decision.

## **6. REQUEST TO APPEAR**

**6.1. 972881 - ML      Michelle Brown, Timothy Brown & Billy Bob Brown**

Code Enforcement Manager Robin Hough, Code Enforcement Officer Marianne Lopez and respondent(s) Michelle Brown were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to September 20, 2025. Second by Hunter Street. Passed by unanimous decision.

## **7. REQUEST FOR REHEARING**

**7.1.** None

**8. PUBLIC COMMENT**

**8.1.** None

There being no further business, Tom Gaver made a motion to adjourn. Second by Dennis Strow.

Passed by unanimous decision. The meeting was adjourned at 11:51 a.m.



F. Joe Krim, Chairperson



Board Secretary

Adopted by the Board on this 14<sup>th</sup> day of January, 2026.