

## 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, Gary Ernst, Dennis Strow, and alternate board member David Francis. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretary Xiomara Almenas were present.

**1. ADOPT MINUTES**

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the January 14, 2026 regular meeting. Second by Gary Ernst. 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, Dianna Durbin, Staci Dees, Lester Holly, Marianne Lopez, Sandra Leon, Catherine Martinez, and Erika Nash were sworn in to be under oath.

**3. NEW BUSINESS****3.1. 982635 - SL Jeffrey L Green**

Cleared and removed.

**3.2. 986869 - SD Ronnie L Adams Est**

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 Ronnie L Adams Est 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 March 05, 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.

**3.3. 993644 - ML Jason Jon McNelly**

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 Jason Jon McNelly violated Marion County Code, Chapter 16, Article III, Section 16-91, Litter, 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 4.2.6, Requirements for all residential zoning classifications, by operating a business in an improper zone; Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation; and be fined \$500 a day for each day the repeat violations have continued from August 29, 2025, and further be directed to clear the violations on or before March 05, 2026, or be fined an additional \$500 a day for each day the violations

continue past the date set for compliance. Second by Gary Ernst. Passed by unanimous decision.

**3.4. 993781 - TS Roy T Lester Jr & Trina Lester**

Code Enforcement Supervisor Thomas Sapp presented the case, submitted proof of service, evidence, and gave testimony. Respondents Roy T Lester Jr and Trina Lester, and complainant Jonathan Groot were present and gave testimony.

Dennis Strow made a motion that this Board find Roy T Lester Jr & Trina Lester violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by operating a business in an improper zone, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles; however, the violations have 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 Gary Ernst. Passed by unanimous decision.

**3.5. 988991 - TG Camp & Fore II LLC**

Removed.

**3.6. 983508 - EN Donna C Carter Est**

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 Donna C Carter Est 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 4.2.6 Residential Zoning Classifications, by occupying an RV in an improper zone and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization, and that they be directed to clear the violations on or before March 05, 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 Gary Ernst. Passed by unanimous decision.

**3.7. 994888 - EN Freddie W Beam Jr**

Code Enforcement Officer Erika Nash and neighbors Rozanne Beck, Elizabeth Loper and Amy Smith Gerrod were present and gave testimony. Respondent(s) was not present.

Dennis Strow made a motion that this Board find Freddie W Beam Jr violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, 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 on or before March 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 Gary Ernst. Passed by unanimous decision.

**3.8. 985761 - SA Colin J Mellett**

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 Colin J Mellett violated Marion County Code, Chapter 16, Article III, Section 16-91, Litter, 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 4.2.6, Requirements for all residential zoning classifications, by occupying an RV and having an accessory use without a principal structure; Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having accessory structure(s) without a principal structure and that he be directed to clear the violation(s) on or before March 05, 2026, or be fined \$200 a day for each day the violation continues past the date set for compliance up to a maximum of \$12,000. Second by David Francis. Passed by unanimous decision.

**3.9. 991054 - SA Marlene Dorta**

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 Marlene Dorta violated 16-92, Marion County Code Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code Chapter 2, Article V, Section 2-205(c) & 2-207(a), repeat violation, and that she be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before March 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 Gary Ernst. Passed by unanimous decision.

**3.10. 972807 - MB Eric M Steinhart**

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 Eric M Steinhart violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, General requirements for all agricultural 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 that he be directed to clear the violation(s) on or before March 05, 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 Gary Ernst. Passed by unanimous decision.

**3.11. 978272 - MB Renee E Myers**

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 Renee E Myers 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 ducks and pigs in an improper zone, and that she be directed to clear the violation(s) on or before March 05, 2026, or be fined \$100 a day for each day the violations continue past the date set for compliance up to a maximum of \$6000. Second by Gary Ernst. Passed by unanimous decision.

**3.12. 978305 - MB Jocalbro Inc Profit Sharing Plan Trust**

Cleared and removed.

**3.13. 994701 - CM Chaniene Jones & Cheryll Martin & Adrian Burgher & Chanette Jones-Davis**

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 Chaniene Jones & Cheryll Martin & Adrian Burgher & Chanette Jones-Davis 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 March 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 Gary Ernst. Passed by unanimous decision.

**3.14. 995366 - CM LOGAINVESTMENT LLC**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Guillermo Lopez was present and gave testimony.

Dennis Strow made a motion that this Board find LOGAINVESTMENT LLC 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 March 05, 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.

**3.15. 998164 - CM Vishnu Chand**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Vishnu Chand was present and gave testimony.

Dennis Strow made a motion that this Board find Vishnu Chand 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 classification, by having an accessory structure that doesn't meet side setbacks; Marion County Land Development Code, Article 4, Division 2, Section 4.2.3 General Agriculture (A-1) zoning classification, by having an accessory structure and accessory use without principal structure; and Marion County Land Development Code, Article 4, Division 3, Sections 4.3.21, Parking of commercial vehicles and that they be directed to clear the violation(s) on or before March 05, 2026, or be fined an additional \$200 a day for each day the violations continue past the date set for compliance up to a maximum of \$12,000. Second by Gary Ernst. Passed by unanimous decision.

**3.16. 998175 - CM Vishnu Chand**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Vishnu Chand was present and gave testimony.

Dennis Strow made a motion that this Board find Vishnu Chand violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.2 General requirements for all agricultural zoning classifications; and Marion County Land Development Code, Article 4, Division 3, Sections 4.3.21, Parking of commercial vehicles and that they be directed to clear the violation(s) on or before March 05, 2026, or be fined an additional \$100 a day for each day the violations continue past the date set for compliance up to a maximum

of \$6,000. Second by David Francis. Passed by unanimous decision.

#### 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. 922487 - SL Thomas B Brown

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

Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by Gary Ernst. Passed by unanimous decision.

##### 5.2. 943195 - ML Yatanell Dominique

Cleared per prior order.

##### 5.3. 959101 - ML Jose Antonio Soto

Cleared per prior order.

##### 5.4. 965306 - TS Ronald Hubert Est

Code Enforcement Supervisor Tom Sapp and respondent(s) Ronald Hubert Jr were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by David Francis. Passed by unanimous decision.

##### 5.5. 968750 - SA Next Dimension HQ LLC

Code Enforcement Officer Scott Anderson and respondent(s) Bret Villareal were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by Gary Ernst. Passed by unanimous decision.

##### 5.6. 971805 - SL Joyce Dicorte Est & Mervin Dicorte Est & Mervin R Garrett

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

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

##### 5.7. 972288 - TS William E McLemore Est & Randolph McLemore & Jessie T McLemore Jr Est & William Matthew McLemore & Alissa Mae Dees

Code Enforcement Supervisor Tom Sapp and respondent(s) Jessie T McLemore Jr's son Jessie McLemore and Jeffrey McLemore were present and gave testimony.

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

- 5.8. **972962 - ML Lawrence Meadows**  
Cleared per prior order.
- 5.9. **973192 - SL Sam Baker Jr**  
Cleared per prior order.
- 5.10. **974932 - SL Arvana Turner Est a/k/a Ervana Turner & A-Turner Jack of All Trades L.L.C.**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Dennis Strow made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.11. **979279 - MB Ronnie Cassara & Tiffany M Leighty**  
Code Enforcement Officer Maureen Bennett and respondent(s) Ronnie Cassra, Tiffany Leighty and Tim Leighty were present and gave testimony.  
Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.12. **979380 - SA Alan D Mccowan Est**  
Code Enforcement Officer Scott Anderson and respondent(s) Regina Mccowan were present and gave testimony.  
Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.13. **979756 - GC Jonathan J Arroyo**  
Cleared per prior order.
- 5.14. **981738 - SA Emile Bruhl Jr**  
Code Enforcement Officer Scott Anderson and respondent(s) Emile Bruhl Jr were present and gave testimony.  
Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.15. **982923 - SL Bellamy Family Revocable Trust & Diamond B Fabrication LLC**  
Cleared per prior order.
- 5.16. **984139 - SL Charles Anthony Holmes**  
Cleared per prior order.
- 5.17. **984288 - SL Vester Hemm & Levi Hemm**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Dennis Strow made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.18. **985931 - GC Alexander Hernandez Nieves**  
Cleared per prior order.
- 5.19. **986266 - SA William A Adams**  
Code Enforcement Officer Scott Anderson and respondent(s) William A Adams were present and gave testimony.

- Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.20. 986447 - MB Antonio Castillo & Jessica Castillo**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Dennis Strow made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.21. 987429 - SL Hubert F Jones**
- Code Enforcement Officer Sandra Leon and respondent(s) Hubert F Jones and Angela Moore were present and gave testimony.
- Dennis Strow made a motion that the Board extend the compliance date to April 30, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.22. 988219 - ML Virginia D Foster Est & Angela M Vaughn**
- Code Enforcement Officer Marianne Lopez and respondent(s) Angela Vaughn were present and gave testimony.
- Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by David Francis. Passed by unanimous decision.
- 5.23. 988233 - TS Amber R Harper**
- Code Enforcement Supervisor Tom Sapp and respondent(s) Cody Castleman were present and gave testimony.
- Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by a 3-1 vote with Tom Gaver opposing.
- 5.24. 988676 - SL Thomas L Stout**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Dennis Strow made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.25. 988853 - GC John C Greenwald**
- Code Enforcement Officer Gabino Cortes and respondent(s) John Greenwald were present and gave testimony.
- Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by Gary Ernst. Passed by unanimous decision.
- 5.26. 990434 - SD Trisha M Morrow & Michael C Gutierrez**
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Dennis Strow made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.27. 991706 - CM Alan Kleckner & Rosemary Kleckner**
- Code Enforcement Officer Catherine Martinez and respondent(s) Alan Kleckner and Rosemary Kleckner were present and gave testimony.
- Dennis Strow made a motion that the Board impose the fines as per the Prior Order.

Second by Gary Ernst. Passed by unanimous decision.

**5.28. 992438 - SA Patti L Calkins**

Code Enforcement Officer Scott Anderson and respondent(s) Patti Calkins were present and gave testimony.

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

**5.29. 993731 - ML Hoobett Castaneda**

Cleared per prior order.

**5.30. 993945 - ML Kevin A Humphrey**

Code Enforcement Officer Marianne Lopez and respondent(s) Kevin Humphrey were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by Gary Ernst. Passed by unanimous decision.

**5.31. 995479 - ML Thomas L Brooks**

Cleared per prior order.

**5.32. 995283 - ML William F Stiles**

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

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

**5.33. 996055 - SL FOUR16 LLC**

Cleared per prior order.

**5.34. 996611 - CM Joyce Krushinski**

Code Enforcement Officer Catherine Martinez and mortgage company representative attorney Erica Glasgow were present and gave testimony.

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

**5.35. 997065 - DD Robert Hazlett**

Code Enforcement Officer Dianna Durbin and respondent(s) Robert Hazlett and Rita Hazlett were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to April 02, 2026. Second by Gary Ernst. Passed by unanimous decision.

**5.36. 997349 - TG Carlos L Soler**

Code Enforcement Supervisor Tracy Gillyard in and respondent(s) Carlos Soler were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to March 05, 2026. Second by Gary Ernst. Passed by unanimous decision.

**6. REQUEST TO APPEAR**

6.1. None

7. **REQUEST FOR REHEARING**

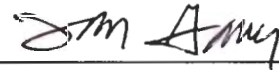
7.1. None

8. **PUBLIC COMMENT**

8.1. None

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

Passed by unanimous decision. The meeting was adjourned at 12:08 P.M.



Tom Gaver, Vice-Chairperson

  
Board Secretary

Adopted by the Board on this 11<sup>th</sup> day of March, 2026.