

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

**1. ADOPT MINUTES**

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

**2. SWEARING IN OF OFFICERS**

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

**3. NEW BUSINESS****3.1 934954 EN WILLIAM P VON KORFF AND HEIDI VON KORFF**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent William P Von Korff and Heidi Von Korff were not present.

Hunter Street made a motion that this Board find William P Von Korff and Heidi Von Korff violated Florida Building Code, Section 105.1 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35(b); Permit required, for accessory structures; Marion County Land Development Code, Article 4, Division 2, Section 4.2.9, R-1 Residential zoning classifications, by having accessory structures that do not meet setback requirements, and by having accessory use on adjacent parcels 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 May 1, 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 Dennis Strow. Passed by unanimous decision.

**3.2 949630 RH LUIS BETANCES**

Code Enforcement Manager Robin Hough presented the case, submitted proof of

service, evidence and gave testimony. Respondent Luis Betances was present and gave testimony.

Tom Gaver made a motion that this Board find Luis Betances violated conditions of the Special Use Permit and Resolution No. 24-R-546, Section 2 by failing to provide the temporary restroom facilities as specified in the Special use Permit. The Board recommends that the County Commissioners at their discretion do one of the following (1) modify the conditions of the Special Use Permit; (2) extend the time for compliance with the Special Use Permit; or (3) revoke the Special Use Permit. Second by Dennis Strow. Passed by unanimous decision.

**3.3      951785   SA      YOLANDA VELASQUEZ**

Removed

**3.4      963206   LR      MIGUEL ANGEL PEREZ & BARBARA CARDO PEREZ LIVING TRUST, MIGUEL A PEREZ TR AND BARBARA CARDO PEREZ TR**

Cleared and removed

**3.5      969476   GC      D32 INVEST LLC**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent D32 Invest LLC was not present.

Dennis Strow made a motion that this Board find D32 Invest LLC 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, and direct them to clear the violations on or before May 1, 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 Len Racioppi. Passed by unanimous decision.

**3.6      970448   GC      LASHONA LEFTWICH**

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence and gave testimony. Mortgage representative Attorney Kendra Taylor was present and gave testimony. Respondent Lashona Leftwich was not present.

Dennis Strow made a motion that this Board find Lashona Leftwich 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 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation; and that she be fined \$500 for the repeat violation and further be directed to clear the violations on or before May 1, 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 Len Racioppi. Passed by unanimous decision.

**3.7      963117   SL      WILLIAM STANLEY A/K/A WILLIAM CHARLES STANLEY**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Officer Sandra Leon gave testimony. Respondent William Stanley a/k/a William Charles Stanley was not present.

Dennis Strow made a motion that this Board find William Stanley a/k/a William Charles Stanley 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 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 Len Racioppi. Passed by unanimous decision.

**3.8      963125   SL      WILLIAM CHARLES STANLEY**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent William Charles Stanley was not present.

Dennis Strow made a motion that this Board find William Charles Stanley violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.12, R-4 residential zoning classifications; by repairing vehicles in an improper zone, and Marion County Code, Chapter 16, Article III, Section 16- 91; Litter; and the violations have 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.

**3.9      966656   SL      WILLIAM D TRIVETTE EST**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent William D Trivette Est was not present.

Dennis Strow made a motion that this Board find William D Trivette Est violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 15, Article II, Section 15-39, Failure to properly display assigned building numbers; and direct them to clear the violations on or before May 1, 2025, or be fined \$50 a day for each day the violations continue past the date set for compliance up to a maximum of \$3,000. Second by Hunter Street. Passed by unanimous decision.

**3.10    968082   SL      AGUSTIN R BERENGUER**

Removed

**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

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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        881666   LR     Debra P Ray**

Cleared per prior order

**4.2        891805   LR     RUBEN RODRIGUEZ ROMERO AND LAURA CRUZ**

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.

**4.3        909464   SA     SHAWN SIPE**

Code Enforcement Officer Scott Anderson and respondent Shawn Sipe were present and gave testimony.

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

**4.4        922487   SL     SOLID ROCK FOUNDATION OF MARION COUNTY INC**

Code Enforcement Officer Sandra Leon, respondent Thomas Brown were present and gave testimony. Code Enforcement Manager Robin Hough and Chief Assistant County Attorney Dana Olesky and CEB attorney Tom Dobbins spoke on the matter.

Tom Gaver made a motion that the Board extend the compliance date to May 1, 2025 and amend to vacate the fine and upon notification by the Code Inspector that this Order has not been complied with by the time set forth above, the Board authorizes Code Enforcement to abate the violation to obtain compliance. Second by Len Racioppi. Passed by unanimous decision.

**4.5        930863   SA     ALEC LARSON**

Code Enforcement Officer Scott Anderson and respondent Alec Larson were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to June 5, 2025. Second by Hunter Street. Passed 6-1 Dennis Strow opposed.

**4.6        932463   MB     AUDREY SNYDER**

Code Enforcement Officer Maureen Bennett and respondents Audrey and Gary Snyder were present and gave testimony.



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

**4.7      934424   SL      DAVID E MEDICK AND RUBY G BEARD A/K/A GINNY KRUMWIEDE**

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.

**4.8      934515   SL      JOSEPH CASTRO AND CECILIA TAPIA**

Code Enforcement Officer Sandra Leon, respondent's Attorney Kris Vanderlaan were present and gave testimony.

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

**4.9      934717   SA      HARRY KALKAI AND LYN RAYER KALKAI**

Code Enforcement Officer Scott Anderson, Code Enforcement Manager Robin Hough and respondent Harry Kalkai were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to May 1, 2025. Second by Tom Gaver. Passed 6-1 Dennis Strow opposed.

**4.10     942989   LH      JOE C BROWN**

Code Enforcement Officer Lester Holly and respondent Maria Johanna Ramirez were present and gave testimony.

Tom Gaver made a motion that the Board extend the compliance date to June 5, 2025 and except the property ownership has been transferred to Maria Johanna Ramirez and Carlos E Morales Diaz. Second by Hunter Street. Passed by unanimous decision.

**4.11     948464   SA      JOCALBRO INC PROFIT SHARING PLAN TRUST**

Cleared per prior order

**4.12     950846   MB      FREDDIE L MASON SR**

Cleared per prior order

**4.13     952589   MB      BERNARDO A MEJIAS**

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.

**4.14      956029   ML   OTHA C BROWNING JR AND BROWNING'S ALUMINUM & SCREEN REPAIR LLC**

Cleared per prior order

**4.15      959487   SL   SAMANTHA L HORTON**

Cleared per prior order

**4.16      959589   ML   JUSTIN C MORRIS**

Code Enforcement Officer Marianne Lopez, Code Enforcement Manager Robin Hough and respondent Jamie Milliron with were present and gave testimony.

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

**4.17      961320   TS   ROBERT E SMITH III**

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.

**4.18      961329   TS   JOCALBRO INC PROFIT SHARING PLAN TRUST**

Cleared per prior order

**4.19      961474   SL   KAREN FINCH HINKLE**

Code Enforcement Officer Sandra Leon and respondent Karen Finch Hinkle were present and gave testimony.

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

**4.20      961985   SL   JAMES FRENEY**

Cleared per prior order

**4.21      961986   SL   JOHN WINN AND ADAM DOGANIERI**

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.

**4.22      961987   SL   SHONY 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.

**4.23      962090   EN   JUDY WRIGHT EST**

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.

**4.24      965625   SL   ROANNE HEROUX**

Cleared per prior order

**4.25      965640   SL   ROANNE HEROUX**

Cleared per prior order

**4.26      968631   GC   ALAN KLECKNER AND ROSEMARY KLECKNER**

Cleared per prior order

**4.27      968894   SL   MICHAEL T MEHAFFEY**

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.      OLD BUSINESS**

**5.1                      NONE**

**6.      REQUEST TO APPEAR**

**6.1        961267    RH    RUPNARAIN PROPERTIES LLC AND MRB AUTO SALES INC**

Code Enforcement Manager Robin Hough and complainant David Schlachter were present and gave testimony. Respondent Munie Rupnarain was not present.

The Board took no action.


**7.        REQUEST FOR REHEARING****7.1        584559    BP    ESTATE OF JOYCE M LOCKRIDGE**

Requestor Florida Land Asset Management, Bedforde Greene was not present.

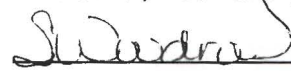
**8.        PUBLIC COMMENT – Limited to 2 minutes****8.1                        NONE**

There being no further business Tom Gaver made a motion to adjourn. Second by Hunter Street.

Passed by unanimous decision. The meeting was adjourned at 11:21 a.m.



Tom Gaver, Vice - Chairperson



Board Secretary

Adopted by the Board on this 14 day of May, 2025.