

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, Dennis Strow, and Clifford Wilson. Gary Ernst was excused. Hunter Street and John Welch were absent. Board Attorney Tom Dobbins, Chief Assistant County Attorney Linda Blackburn, and Board Secretaries Patricia Jemery and Xiomara Almenas were present.

1. ADOPT MINUTES

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the July 9, 2025, regular meeting. Second by Tom Gaver. 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, Chuck Hannah, Lester Holly, Marianne Lopez, Sandra Leon, Catherine Martinez, and Erika Nash were sworn in to be under oath.

3. NEW BUSINESS**3.1. 984324 - CM Dina Moreno**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Dina Moreno was not present.

Dennis Strow made a motion that this Board find Dina Moreno 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 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 Tom Gaver. Passed by unanimous decision.

3.2. 968359 - EN James Hansen and Keriann Grimald Hansen

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

Dennis Strow made a motion that this Board find James Hansen and Keriann Grimald Hansen, 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 Tom Gaver. Passed by unanimous decision.

3.3. 980777 - TS Daisy Ann Howard

Code Enforcement Supervisor Tom Sapp presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Daisy Ann Howard was not present.

Dennis Strow made a motion that this Board find Daisy Ann Howard violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.12, R-4 Residential Zoning Classifications, and Marion County Land Development Code, Article 5, Overlay Zones And Special Areas, Division 2, Sec. 5.2.4. (A), Environmentally Sensitive Overlay Zone [ESOV] Development Standards, by having an accessory structure that doesn't meet setback requirements, and direct her to clear the violation on or before September 4, 2025, 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 Tom Gaver. Passed by unanimous decision.

3.4. 975873 - GC Andro Martinez Sosa and Yoiss Rodriguez Lopez

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Andro Martinez Sosa and Yoiss Rodriguez Lopez were present and gave testimony.

Dennis Strow made a motion that this Board find Andro Martinez Sosa and Yoiss Rodriguez Lopez, violated Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of Commercial 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 Tom Gaver. Passed by unanimous decision.

3.5. 978550 - GC Mehulkumar Dani a/k/a Mehulkumar R Dani

Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Mehulkumar Dani a/k/a Mehulkumar R Dani was not present; Jay Patel was present and gave testimony.

Dennis Strow made a motion that this Board find Mehulkumar Dani a/k/a Mehulkumar R Dani, violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.9, R-1 Residential Zoning Classifications, by having accessory structure(s) that do(es) not meet setback requirements, and direct them 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 Tom Gaver. Passed by unanimous decision.

3.6. 969782 - MB Christian O Solis a/k/a Christian Omar Dones Solis

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Christian O Solis, a/k/a Christian Omar Dones Solis, was present and gave testimony.

Tom Gaver made a motion that this Board find Christian O Solis a/k/a Christian Omar Dones Solis 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 Dennis Strow. Passed by unanimous decision.

3.7. 983071 - MB Sergio Caballero a/k/a Sergio Caballero Gomez

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Sergio Caballero a/k/a Sergio Caballero Gomez was present and gave testimony.

Tom Gaver made a motion that this Board find Sergio Caballero a/k/a Sergio Caballero Gomez violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, Agricultural Zoning Classifications, by operating a business in an improper zone, Marion County Land Development Code, Article 4, Division 4, Section 4.4.3; Prohibited signs; 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 Dennis Strow. Passed by unanimous decision.

3.8. 985772 - MB Bakan Homes LLC

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

Tom Gaver made a motion that this Board find Bakan Homes LLC violated Marion County Code, Chapter 16, Article I, Division 1, Section 16-10, Construction and demolition debris and Marion County Code, Chapter 16, Article III, Section 16-92(e), Accumulation of junk; unserviceable vehicles, by allowing garbage, rubbish, construction and demolition debris, or other types of solid waste to be placed or stored on the ground at the site of their construction project, 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; 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 Dennis Strow. Passed by unanimous decision.

3.9. 987570 - RH Bakan Homes LLC

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

Dennis Strow made a motion that this Board find Bakan Homes LLC violated Marion County Code, Chapter 16, Article I, Division 1, Section 16-10, Construction and demolition debris and Marion County Code, Chapter 16, Article III, Section 16-92(e), Accumulation of junk; unserviceable vehicles, by allowing garbage, rubbish, construction and demolition debris, or other types of solid waste to be placed or stored on the ground at the site of their construction project, 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 violation on or before September 4, 2025, or be fined \$200 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$12,000. Second by Tom Gaver. Passed by unanimous decision.

3.10. 987571 - RH Bakan Homes LLC

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

Dennis Strow made a motion that this Board find Bakan Homes LLC violated Marion County Code, Chapter 16, Article I, Division 1, Section 16-10, Construction and demolition debris and Marion County Code, Chapter 16, Article III, Section 16-92(e), Accumulation of junk; unserviceable vehicles, by allowing garbage, rubbish, construction and demolition debris, or other types of solid waste to be placed or stored on the ground at the site of their construction project, 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 violation on or before September 4, 2025, or be fined \$200 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$12,000. Second by Tom Gaver. Passed by unanimous decision.

3.11. 973674 - SL Ray Keesler Est

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

Dennis Strow made a motion that this Board find Ray Keesler 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 4.2.2, General requirements for agricultural zoning classifications, by occupying an RV in an improper zoning classification; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.6. Manufactured home, park trailer, and recreational vehicle regulations; Temporary permit, and direct him to clear the violation on or before September 4, 2025, 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.

3.12. 977397 - SL Jennifer Helen Lee Pattison

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

Dennis Strow made a motion that this Board find Jennifer Helen Lee Pattison 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 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 Tom Gaver. Passed by unanimous decision.

3.13. 978532 - SL Right Way Property Management LLC

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

Dennis Strow made a motion that this Board find Right Way Property Management 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 Code, Chapter 16, Article I, Division 3, Section 16-61, Managing residential waste, and direct them to clear the violation on or before September 4, 2025, 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.

3.14. 971970 - ML

Krohn consortium, VII LLC, Mark E. Tharpe, and Mobile Golf Cart Garage # 1 LLC

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Mark E. Tharpe was present and gave testimony.

Dennis Strow made a motion that this Board find Krohn Consortium VII LLC violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and find Mark E. Tharpe, and Mobile Golf Cart Garage # 1 LLC 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 2, Division 22, Section 2.22.1, Right-of-way utilization, and direct them to clear the violation(s) on or before September 4, 2025, 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.

3.15. 972881 - ML

Michelle Brown, Timothy Brown, and Billy Bob Brown

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Michelle Brown, Timothy Brown, and Billy Bob Brown were not present.

Dennis Strow made a motion that this Board find Michelle Brown and Timothy Brown violated Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and find Billy Bob Brown 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, Requirements for all 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 direct them to clear the violation(s) on or before September 4, 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 Tom Gaver. Passed by unanimous decision.

3.16. 977585 - ML

Edwin D. Keairns

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

Dennis Strow made a motion that this Board find Edwin D. Keairns 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 occupying an RV in an improper zoning classification, and direct him to clear the violation on or before September 4, 2025, 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 Tom Gaver. Passed by unanimous decision.

3.17. 978793 - ML

Michael Schmotzer

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

Dennis Strow made a motion that this Board find Michael Schmotzer 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 having accessory use without a principal structure and storing a used mobile home in an improper zone; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.6.B(2), Use of manufactured homes and recreational vehicles, by storing any unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused recreational vehicle(s), park trailer(s), or manufactured home(s) on any property; 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 violations and further be directed to clear the violations on or before September 4, 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 Tom Gaver. Passed by unanimous decision.

3.18. 979960 - ML

Tabitha Verzaal

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Tabitha Verzaal was present and gave testimony.

Dennis Strow made a motion that this Board find Tabitha Verzaal, 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 violation(s) on or before September 4, 2025, or be fined \$100 a day for each day the violation(s) continue past the date set for compliance up to a maximum of \$6,000. Second by Tom Gaver. 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 879428 - RH Barbara Butler and Adelbert Watson Butler Jr**
Code Enforcement Manager Robin Hough and respondent(s) Barbara Butler and Adelbert Watson Butler Jr were present and gave testimony.
Tom Gaver made a motion that the Board extend the compliance date to September 4, 2025. Second by Dennis Strow. Passed by unanimous decision.
- 5.2 909464- SA Shawn Sipe**
Code Enforcement Officer Scott Anderson and respondent(s) Shawn Sipe were present and gave testimony. No action was taken.
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 Dennis Strow. Passed by unanimous decision.
- 5.3 922487-SL Solid Rock Foundation of Marion County Inc and Thomas B. Brown**
Code Enforcement Officer Sandra Leon and Thomas B. Brown were present and gave testimony; he is the new owner and is aware of the violations. Board Attorney Tom Dobbins and Assistant County Attorney Linda Blackburn provided information.
Dennis Strow made a motion that the Board extend the compliance date to December 4, 2025. Second by Tom Gaver. Passed by unanimous decision.
- 5.4 927302-EN Maximo Campos and Gloria Arias**
Cleared per prior order
- 5.5 930863-SA Alec Larson**
Code Enforcement Officer Scott Anderson and respondent(s) Alec Larson were present and gave testimony.
Tom Gaver made a motion that the Board extend the compliance date to September 4, 2025. Second by Clifford Wilson. Passed by 3-1, Dennis Strow opposed.
- 5.6 943195-ML Yatanell Dominique**
Code Enforcement Officer Marianne Lopez and respondent(s) Brunick Dominique were present and gave testimony.
Tom Gaver made a motion that the Board extend the compliance date to December 4, 2025. Second by Dennis Strow. Passed by unanimous decision.

- 5.7 947368-SL Luis A Rivera**
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 Dennis Strow. Passed by unanimous decision.
- 5.8 959101-ML Jose Antonio Soto**
Code Enforcement Officer Marianne Lopez and respondent Jose Antonio Soto were present and gave testimony. Xiomara Almenas, Code Enforcement Staff Assistant IV, translated for the respondent.
Tom Gaver made a motion that the Board extend the compliance date to October 30, 2025. Second by Dennis Strow. Passed by unanimous decision.
- 5.9 960904-MB Monica R Sink**
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 Dennis Strow. Passed by unanimous decision.
- 5.10 960927-MB Monica R Sink**
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 Dennis Strow. Passed by unanimous decision.
- 5.11 961474-SL Karen Finch Hinkle**
Code Enforcement Officer Sandra Leon and respondent Karen Finch Hinkle and Pastor Kenny Tompkins were present and gave testimony.
Dennis Strow made a motion that the Board extend the compliance date to October 2, 2025. Second by Tom Gaver. Passed by unanimous decision.
- 5.12 961759-SL American Country Land LLC, Toni A Mulder, and Bernard "Jack" O'Neill Jr**
Code Enforcement Officer Sandra Leon and respondent Bernard "Jack" O'Neil Jr. were present and gave testimony.
Tom Gaver made a motion that the Board extend the compliance date to September 4, 2025. Second by Dennis Strow. Passed by unanimous decision.
- 5.13 962528-MB Mildred T Herrera 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 Dennis Strow. Passed by unanimous decision.

- 5.14 963006-LH The Ark Healthcare Management Group LLC**
Cleared per prior order
- 5.15 963127-ML Mercedes Gonzalez**
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 Dennis Strow. Passed by unanimous decision
- 5.16 964596-SL Aleck Johnson and Patricia 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 Dennis Strow. Passed by unanimous decision
- 5.17 965828-ML James Eigenrauch and Karen Eigenrauch**
Code Enforcement Officer Marianne Lopez and respondents James Eigenrauch and Karen Eigenrauch were not present. Garrett Huffman was present and gave testimony; he is the new owner and is aware of the violations.
Tom Gaver made a motion that the Board extend the compliance date to September 4, 2025. Second by Dennis Strow. Passed by unanimous decision.
- 5.18 966376-SL Randy L Mullins and Cecil Edward Wise**
Cleared per prior order
- 5.19 967297 - SL Rachel A Trace, David Adams, Logan Adams, and Jackson Adams**
Code Enforcement Officer Sandra Leon and respondent(s) representative(s) Joseph Sobczak and neighbor Geffory Rodgers-Crocker were present and gave testimony.
Dennis Strow made a motion that the Board extend the compliance date to December 4, 2025. Second by Tom Gaver. Passed by unanimous decision.
- 5.20 969417-LH Denise M Johnson**
Code Enforcement Officer Lester Holly was present and gave testimony. Respondent Denise M Johnson was not present.
Tom Gaver made a motion that the Board extend the compliance date to December 4, 2025. Second by Dennis Strow. Passed by unanimous decision.
- 5.21 973192-SL Sam Baker Jr**
Code Enforcement Officer Sandra Leon and Sam Baker Jr were present and gave testimony.
Tom Gaver made a motion that the Board extend the compliance date to December 4, 2025. Second by Dennis Strow. Passed by unanimous decision.

5.22 974214-GC Janisann Lawrence

Code Enforcement Officer Gabino Cortes was present and gave testimony. Respondent Janisann Lawrence was not present.

Tom Gaver made a motion that the Board extend the compliance date to September 4, 2025. Second by Dennis Strow. Passed by unanimous decision.

6. REQUEST TO APPEAR

6.1. None

7. REQUEST FOR REHEARING

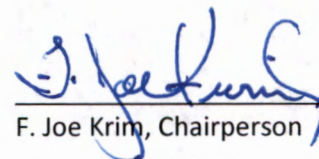
7.1. None

8. PUBLIC COMMENT

8.1. None

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

Passed by unanimous decision. The meeting was adjourned at 12:15 p.m.



F. Joe Krim, Chairperson

Board Secretary

Adopted by the Board on this 10th day of September, 2025.