

## 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, Hunter Street, John Welch, Gary Ernst, Dennis Strow and Len Racioppi. Tom Gaver and alternate Verdell Garrick was excused. Board Attorney Tom Dobbins and Board Secretary Sandra Woodrow were present.

**1. ADOPT MINUTES**

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the September 11, 2024, regular meeting. Second by Hunter Street. Passed by unanimous decision.

**2. SWEARING IN OF OFFICERS**

Code Enforcement Manager Robin Hough, Code Enforcement Officers Dianna Durbin, Thomas Sapp, Summer Jameson, Sandra Leon, Lester Holly, Maureen Bennett, Marianne Lopez, Erika Nash, Gabino Cortes and Danny Garrels were sworn in to be under oath.

**3. NEW BUSINESS****3.1 949831 GC HOWELL MEDFORD**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Officer Gabino Cortes gave testimony. Respondent Howell Medford was not present.

Dennis Strow made a motion that this Board find Howell Medford 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 December 5, 2024, 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.

**3.2 957205 DG MARIA HERNANDEZ COSMES**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent Maria Hernandez Cosmes was not present.

Hunter Street made a motion that this Board find Maria Hernandez Cosmes 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 accessory use without a principal structure; and direct

her to clear the violations on or before December 5, 2024, or be fined \$100 a day for each day the violations continue(s) past the date set for compliance up to a maximum of \$6,000. Second by John Welch. Passed by unanimous decision.

**3.3 958993 DG LAND MAN HOLDINGS LLC**

Cleared and removed

**3.4 917822 LH JAMES BAKER a/k/a JAMES DEVON BAKER**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent James Baker a/k/a James Devon Baker was not present.

Dennis Strow made a motion that this Board find James Baker a/k/a James Devon Baker 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 4.2.12, R-4 Residential Zoning Classifications, by occupying an RV in an improper zoning classification; 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; and direct him to clear the violations on or before December 5, 2024, 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.

**3.5 947966 LH DEBORAH DARLAND**

Code Enforcement Officer Lester Holly presented the case, submitted proof of service, evidence and gave testimony. Respondent's husband Karl Darling was present and gave testimony.

Dennis Strow made a motion that this Board find Deborah Darland violated Marion County Code, Chapter 15, Article II, Section 15-39; Building numbers not properly displayed, and Marion County Code, Chapter 16, Article III, Section 16-92; Accumulation of junk; unserviceable vehicles, and direct her to clear the violations on or before December 5, 2024, 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.

**3.6 948693 LH MITCHEL CHAMBERS**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondents Mitchel Chambers was not present.

Dennis Strow made a motion that this Board find Mitchel Chambers 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 December 5, 2024, 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 932126 ML DAVID M SELLERS EST**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent David M Sellers Est was not present.

Gary Ernst made a motion that this Board find David M Sellers Est 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 December 5, 2024, 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.

**3.8 951794 ML PARAGON POOLS OF NCF, MICHAEL TEX PATRICK, JOSEPH THOMAS PATRICK AND NANCY LEE PATRICK**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondents Paragon Pools of NCF LLC, Michael Tex Patrick, Joseph Thomas Patrick, and Nancy Lee Patrick were not present.

Dennis Strow made a motion that this Board find Paragon Pools of NCF LLC, Michael Tex Patrick, Joseph Thomas Patrick, and Nancy Lee Patrick violated Marion County Land Development Code, Article 4, Division 4, Section 4.4.3; Prohibited signs; and Section 4.4.5; Off-site signs. 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.

**3.9 960083 ML ANGELA ALLEN HARRIS AND VENCENT HARRIS**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondents Angela Allen Harris and Vincent Harris were not present.

John Welch made a motion that this Board find Angela Allen Harris and Vincent Harris violated Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of Commercial Vehicles. 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 Len Racioppi. Passed by unanimous decision.

**3.10 957265 DD TIFFANY WOODS a/k/a TIFFANY N WOODS-BAWUAH AND FELIX KWADWO BAWUAH AND BLACKSTONE GH TRANSPORTATION LLC**

Code Enforcement Officer Dianna Durbin presented the case, submitted proof of service, evidence and gave testimony. Respondent Felix Kwadwo Bawuah was present and gave testimony.

Dennis Strow made a motion that this Board find Tiffany Woods a/k/a Tiffany N Woods-Bawuah and Felix Kwadwo Bawuah and Blackstone GH Transportation 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, Marion County Land Development Code, Article 4, Division 3, Section

4.3.21, Parking of commercial vehicles, and Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization. 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 John Welch. Passed by unanimous decision.

**3.11 958547 DD ERIC MICHAEL SPIVEY**

Code Enforcement Officer Dianna Durbin presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Manager Robin Hough gave testimony. Respondent Eric Michael Spivey was present and gave testimony.

Hunter Street made a motion that this Board find Eric Michael Spivey violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.9, R-1 Residential Zoning Classifications, by operating a business in an improper zone; and direct him to clear the violation on or before December 5, 2024, 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.

**3.12 959152 DD VERONICA GONZALES**

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

Gary Ernst made a motion that this Board find Veronica Gonzales 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 her to clear the violations on or before December 5, 2024, 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.

**3.13 919465 TS ARTIE ATKINS**

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

Hunter Street made a motion that this Board find Artie Adkins 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 December 5, 2024, 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 936459 TS FREDDY W BEAM JR**

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent Freddie W Beam Jr was not present.

Hunter Street 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 direct him to clear the violation on or before December 5, 2024, 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 938727 TS TODD PRINCIPIO**

Code Enforcement Officer Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Manager Robin Hough gave testimony. Respondent Todd Principio was present and gave testimony.

Hunter Street made a motion that this Board find Todd Principio 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 4.2.12, R-4 Residential Zoning Classifications, by having accessory use without a principal structure; and direct him to clear the violations on or before January 30, 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.

**3.16 950875 TS TODD PRINCIPIO**

Code Enforcement Officer Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Manager Robin Hough gave testimony. Respondent Todd Principio was present and gave testimony.

Hunter Street made a motion that this Board find Todd Principio 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 4.2.12, R-4 Residential Zoning Classifications, by having accessory use without a principal structure; and direct him to clear the violations on or before January 30, 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.

**3.17 960541 TS BRIAN KRIESCHER**

Code Enforcement Officer Thomas Sapp presented the case, submitted proof of service, evidence and gave testimony. Respondent Brian Kriescher was present and gave testimony.

Hunter Street made a motion that this Board find Brian Kriescher 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); and he be directed to clear the violations on or before December 5, 2024, and be fined \$500 for the repeat violation and 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 5-1 Dennis Strow opposed.

**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        907430   DG    ANGEL FLORES AND EVETTE FLORES**

Code Enforcement Officer Danny Garrels, Code Enforcement Manager Robin Hough and respondent Angel Flores were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to December 5, 2024. Second by John Welch. Passed by unanimous decision.

**4.2        920097   LH    OMAR RAMIREZ**

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

Dennis Strow made a motion that the Board extend the compliance date to January 30, 2025. Second by Hunter Street. Passed by unanimous decision.

**4.3        927302   EN    MAXIMO CAMPOS and GLORIA ARIAS**

Code Enforcement Officer Erika Nash and respondent Maximo Campos were present and gave testimony. Code Enforcement Officer Gabino Cortes translated for the respondent.

Hunter Street made a motion that the Board extend the compliance date to January 30, 2025. Second by Gary Ernst. Passed by unanimous decision.

**4.4        930863   DG    ALEC LARSON**

Code Enforcement Officer Danny Garrels and respondent Alec Larson were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to December 5, 2024. Second by John Welch. Passed by unanimous decision.

**4.5        933969   LH    SAMUEL EDWARD SLATER**

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 John Welch. Passed by unanimous decision.

**4.6        935175   SJ    HOWARD KENNETH ATCHLEY**

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 John Welch. Passed by unanimous decision.

**4.7      935294   SJ      KATRINA ANN JONES EST**

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 John Welch. Passed by unanimous decision.

**4.8      935745   MB      JESSIE M KING EST**

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

Hunter Street made a motion that the Board impose the Prior Order allowing the county to abate the property. Second by John Welch. Passed by unanimous decision.

**4.9      936613   TS      NICOLE RICHARDS**

Cleared per prior order

**4.10     941772   SJ      MILISSA C WOODS**

Cleared per prior order

**4.11     942388   SJ      KENITH JAY NAPIONTEK AND AUDRY DEE ANN NAPIONTEK**

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 John Welch. Passed by unanimous decision.

**4.12     944961   MB      DAVID UNDERWOOD**

Cleared per prior order

**4.13     946794   ML      ERIC LIGHTSEY**

Code Enforcement Officer Marianne Lopez and respondents' brother Rodney Lightsey were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to January 2, 2025. Second by John Welch. Passed by unanimous decision.

**4.14      947368   SL      LUIS A RIVERA**

Code Enforcement Officer Sandra Leon and respondent Luis A Rivera were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to January 30, 2025. Second by John Welch. Passed by unanimous decision.

**4.15      947415   SL      RICHARD JEAN**

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 John Welch. Passed by unanimous decision.

**4.16      947892   DG      WILLIAM E REITZ and DEBORA A REITZ**

Cleared per prior order

**4.17      950712   SL      GISLAINE JEAN MARY**

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 John Welch. Passed by unanimous decision.

**4.18      952439   DD      WILLIAM THOMAS MILLER**

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 John Welch. Passed by unanimous decision.

**4.19      952952   SL      ADILEA LUCILLE TURNER**

Cleared per prior order

**4.20      954499   DD      VERNA EARLY EST**



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

Hunter Street made a motion that the Board impose the Prior Order allowing the county to abate the property. Second by John Welch. Passed by unanimous decision.

**4.21      955926   SJ      DONALD R GATES III**

Code Enforcement Manager Robin Hough and respondent Donald R Gates III were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to October 30, 2024. Second by John Welch. Passed by unanimous decision.

**5.      OLD BUSINESS**

**5.1      929755   LH      DAVID CHAMBLEE and LISA CHAMBLEE**

Code Enforcement Manager Robin Hough and Code Enforcement Officer Lester Holly were present and gave testimony regarding the repeat fine imposed per the Prior Order.

Dennis Strow made a motion that the Board suspend the repeat fine. Second by Len Racioppi. Passed by unanimous decision.

**6.      REQUEST TO APPEAR**

**6.1      929581   DD      BV INVESTMENT GROUP LLC**

Code Enforcement Manager Robin Hough and respondent(s) Jean B Bonaney were present and gave testimony.

Len Racioppi made a motion that the Board waive the fine if the administrative costs of one hundred seventy-eight dollars and eighty cents (\$178.80) are paid by December 5, 2024. Second by John Welch. Passed by unanimous decision.

**7.      REQUEST FOR REHEARING**

**7.1      845937   RH      BV INVESTMENT GROUP LLC**

Code Enforcement Manager Robin Hough and respondent(s) Jean B Bonaney were present and gave testimony.

Len Racioppi made a motion that the Board recommend to the Board of County Commissioners to reduce or rescind the lien. Second by Hunter Street. Passed by unanimous decision.

**7.2            926443   SL    ALLAN G CHITOLIE and JOSEPHINE CHITOLIE**

Code Enforcement Manager Robin Hough and respondents’ representative Lenisha Chitolie was present and gave testimony.

Dennis Strow made a motion that the Board recommend to the Board of County Commissioners to reduce or rescind the lien. Second by John Welch. Passed by unanimous decision.

**7.3            934740   DG    OCALA FREEDOM INVESTMENTS LLC**

Code Enforcement Manager Robin Hough, Code Enforcement Officer Danny Garrels and respondents’ representative Luis Moises were present and gave testimony.

Hunter Street made a motion that the Board recommend to the Board of County Commissioners to reduce or rescind the lien. Second by Len Racioppi. Passed by unanimous decision.

**7.4            934742   DG    OCALA FREEDOM INVESTMENTS LLC**

Code Enforcement Manager Robin Hough, Code Enforcement Officer Danny Garrels and respondents’ representative Luis Moises were present and gave testimony.

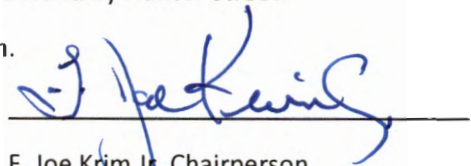
Hunter Street made a motion that the Board recommend to the Board of County Commissioners to reduce or rescind the lien. Second by Len Racioppi. Passed by unanimous decision.

**8.            PUBLIC COMMENT – Limited to 2 minutes**

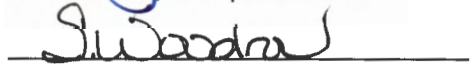
**8.1                            NONE**

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

Passed by unanimous decision. The meeting was adjourned at 11:49 a.m.



F. Joe Krim Jr, Chairperson



Board Secretary

Adopted by the Board on this 13 day of November, 2024.