



Marion County

Code Enforcement Board

Meeting Agenda

Wednesday, August 13, 2025

9:00 AM

**Marion County
Main Training Room**

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

1. ADOPT MINUTES

2. SWEARING IN OF OFFICERS

3. NEW BUSINESS

- | | | |
|-------|-------------|--|
| 3.1. | 984324 - CM | Dina Moreno |
| 3.2. | 984324 - CM | James Hansen and Keriann Grimald Hansen |
| 3.3. | 984324 - CM | Daisy Ann Howard |
| 3.4. | 975873 - GC | Andro Martinez Sosa and Yoiss Rodriguez Lopez |
| 3.5. | 978550 - GC | Mehulkamar Dani a/k/a Mehulkumar R Dani |
| 3.6. | 969782 - MB | Christian O Solis a/k/a Christian Omar Dones Solis |
| 3.7. | 983071 - MB | Sergio Caballero a/k/a Sergio Caballero Gomez |
| 3.8. | 985772 - MB | Bakan Homes LLC |
| 3.9. | 985770 - RH | Bakan Homes LLC |
| 3.10. | 985771 - RH | Bakan Homes LLC |
| 3.11. | 973674 - SL | Ray Keesler Est |
| 3.12. | 977397 - SL | Jennifer Helen Lee Pattison |

- | | | |
|--------------|-------------|--|
| 3.13. | 978532 - SL | Right Way Property Management LLC |
| 3.14. | 971970 - ML | Krohn Consortium VII LLC, Mark E. Tharpe, and
Mobile Golf Cart Garage # 1 LLC |
| 3.15. | 972881 - ML | Michelle Brown, Timothy Brown, and Billy Bob Brown |
| 3.16. | 977585 - ML | Edwin D Keairns |
| 3.17. | 978793 - ML | Michael Schmotzer |
| 3.18. | 979960 - ML | Tabitha Verzaal |

4. OLD BUSINESS

- 4.1.** None

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 CLEARED PER PRIOR ORDER. IF AN AFFIDAVIT OF CONTINUING VIOLATION HAS BEEN SUBMITTED, FINES MAY BE IMPOSED ON SUCH CASES AT THIS TIME.

5. PRIOR ORDERS IMPOSING FINES

- | | | |
|--------------|-----------|--|
| 5.1. | 879428-RH | Barbara Butler and Adelbert Watson Butler Jr |
| 5.2. | 909464-SA | Shawn Sipe |
| 5.3. | 922487-SL | Solid Rock Foundation of Marion County Inc |
| 5.4. | 927302-EN | Maximo Campos and Gloria Arias |
| 5.5. | 930863-SA | Alec Larson |
| 5.6. | 943195-ML | Yatanell Dominique |
| 5.7. | 947368-SL | Luis A Rivera |
| 5.8. | 959101-ML | Jose Antonio Soto |
| 5.9. | 960904-MB | Monica R Sink |
| 5.10. | 960927-MB | Monica R Sink |
| 5.11. | 961474-SL | Karen Finch Hinkle |
| 5.12. | 961759-SL | American Country Land LLC, Toni A Mulder, and
Jack O'Neill Jr |
| 5.13. | 962528-MB | Mildred T Herrera Est |
| 5.14. | 963006-LH | The Ark Healthcare Management Group LLC |
| 5.15. | 963127-ML | Mercedes Gonzalez |

- 5.16. 964596-SL Aleck Johnson and Patricia Johnson
- 5.17. 965828-ML James Eigenrauch and Karen Eigenrauch
- 5.18. 966376-SL Randy L Mullins and Cecil Edward Wise
- 5.19. 967297 - SL Rachel A Trace, David Adams, Logan Adams, and Jackson Adams
- 5.20. 969417-LH Denise M Johnson
- 5.21. 973192-SL Sam Baker Jr
- 5.22. 974214-GC Janisann Lawrence

6. REQUEST TO APPEAR

- 6.1. None

7. REQUEST FOR REHEARING

- 7.1. None

8. PUBLIC COMMENT



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19971

Agenda Date: 8/13/2025

Agenda No.: 3.1.

SUBJECT:

984324 - CM

Dina Moreno

DESCRIPTION/BACKGROUND:



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19972

Agenda Date: 8/13/2025

Agenda No.: 3.2.

SUBJECT:

984324 - CM

James Hansen and Keriann Grimald Hansen

DESCRIPTION/BACKGROUND:

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Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19973

Agenda Date: 8/13/2025

Agenda No.: 3.3.

SUBJECT:

984324 - CM

Daisy Ann Howard

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19974

Agenda Date: 8/13/2025

Agenda No.: 3.4.

SUBJECT:

975873 - GC

Andro Martinez Sosa and Yoiss Rodriguez Lopez

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19975

Agenda Date: 8/13/2025

Agenda No.: 3.5.

SUBJECT:

978550 - GC

Mehulkamar Dani a/k/a Mehulkumar R Dani

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19976

Agenda Date: 8/13/2025

Agenda No.: 3.6.

SUBJECT:

969782 - MB

Christian O Solis a/k/a Christian Omar Dones Solis

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19977

Agenda Date: 8/13/2025

Agenda No.: 3.7.

SUBJECT:

983071 - MB

Sergio Caballero a/k/a Sergio Caballero Gomez

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19978

Agenda Date: 8/13/2025

Agenda No.: 3.8.

SUBJECT:

985772 - MB

Bakan Homes LLC

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19979

Agenda Date: 8/13/2025

Agenda No.: 3.9.

SUBJECT:

985770 - RH

Bakan Homes LLC

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19980

Agenda Date: 8/13/2025

Agenda No.: 3.10.

SUBJECT:

985771 - RH

Bakan Homes LLC

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19981

Agenda Date: 8/13/2025

Agenda No.: 3.11.

SUBJECT:

973674 - SL

Ray Keesler Est

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19982

Agenda Date: 8/13/2025

Agenda No.: 3.12.

SUBJECT:

977397 - SL

Jennifer Helen Lee Pattison

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19983

Agenda Date: 8/13/2025

Agenda No.: 3.13.

SUBJECT:

978532 - SL Right Way Property Management LLC

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19984

Agenda Date: 8/13/2025

Agenda No.: 3.14.

SUBJECT:

971970 - ML

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

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19985

Agenda Date: 8/13/2025

Agenda No.: 3.15.

SUBJECT:

972881 - ML

Michelle Brown, Timothy Brown, and Billy Bob Brown

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19986

Agenda Date: 8/13/2025

Agenda No.: 3.16.

SUBJECT:

977585 - ML Edwin D Keairns

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19987

Agenda Date: 8/13/2025

Agenda No.: 3.17.

SUBJECT:

978793 - ML

Michael Schmotzer

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19988

Agenda Date: 8/13/2025

Agenda No.: 3.18.

SUBJECT:

979960 - ML Tabitha Verzaal

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19989

Agenda Date: 8/13/2025

Agenda No.: 4.1.

SUBJECT:

None

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2022-7520

Agenda Date: 8/10/2022

Agenda No.: 5.1.

SUBJECT:

879428-RH

Barbara Butler and Adelbert Watson Butler Jr

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-15104

Agenda Date: 6/12/2024

Agenda No.: 5.2.

SUBJECT:

909464-SA

Shawn Sipe

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-15109

Agenda Date: 6/12/2024

Agenda No.: 5.3.

SUBJECT:

922487-SL

Solid Rock Foundation of Marion County Inc

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-13937

Agenda Date: 2/14/2024

Agenda No.: 5.4.

SUBJECT:

927302-EN

Maximo Campos and Gloria Arias

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-15897

Agenda Date: 8/14/2024

Agenda No.: 5.5.

SUBJECT:

930863-SA

Alec Larson

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-17742

Agenda Date: 2/12/2025

Agenda No.: 5.6.

SUBJECT:

943195-ML

Yatanell Dominique

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-15411

Agenda Date: 7/10/2024

Agenda No.: 5.7.

SUBJECT:

947368-SL

Luis A Rivera

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-17152

Agenda Date: 12/11/2024

Agenda No.: 5.8.

SUBJECT:

959101-ML

Jose Antonio Soto

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-18239

Agenda Date: 3/12/2025

Agenda No.: 5.9.

SUBJECT:

960904-MB

Monica R Sink

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-18240

Agenda Date: 3/12/2025

Agenda No.: 5.10.

SUBJECT:

960927-MB

Monica R Sink

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-17482

Agenda Date: 1/8/2025

Agenda No.: 5.11.

SUBJECT:

961474-SL

Karen Finch Hinkle

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-18242

Agenda Date: 3/12/2025

Agenda No.: 5.12.

SUBJECT:

961759-SL

**American Country Land LLC, Toni A Mulder, and
Jack O'Neill Jr**

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19516

Agenda Date: 7/9/2025

Agenda No.: 5.13.

SUBJECT:

962528-MB

Mildred T Herrera Est

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19194

Agenda Date: 6/11/2025

Agenda No.: 5.14.

SUBJECT:

963006-LH

The Ark Healthcare Management Group LLC

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-17166

Agenda Date: 12/11/2024

Agenda No.: 5.15.

SUBJECT:

963127-ML

Mercedes Gonzalez

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2024-17492

Agenda Date: 1/8/2025

Agenda No.: 5.16.

SUBJECT:

964596-SL

Aleck Johnson and Patricia Johnson

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-17754

Agenda Date: 2/12/2025

Agenda No.: 5.17.

SUBJECT:

965828-ML

James Eigenrauch and Karen Eigenrauch

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19195

Agenda Date: 6/11/2025

Agenda No.: 5.18.

SUBJECT:

966376-SL

Randy L Mullins and Cecil Edward Wise

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19197

Agenda Date: 6/11/2025

Agenda No.: 5.19.

SUBJECT:

967297 - SL

**Rachel A Trace, David Adams, Logan Adams, and
Jackson Adams**

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-18656

Agenda Date: 5/14/2025

Agenda No.: 5.20.

SUBJECT:

969417-LH

Denise M Johnson

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-18662

Agenda Date: 5/14/2025

Agenda No.: 5.21.

SUBJECT:

973192-SL

Sam Baker Jr

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.



Marion County Code Enforcement Board

Agenda Item

File No.: 2025-19206

Agenda Date: 6/11/2025

Agenda No.: 5.22.

SUBJECT:

974214-GC

Janisann Lawrence

DESCRIPTION/BACKGROUND:

Click or tap here to enter text.