

## 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, Dennis Strow, John Welch, Clifford Wilson and alternate board member, David Francis . Tom Gaver, Gary Ernst and Hunter Street were excused. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretaries Xiomara Almenas and Patricia Jemery were present.

**1. ADOPT MINUTES**

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the September 10, 2025, regular meeting. Second by Clifford Wilson. 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, Marianne Lopez, Sandra Leon, Catherine Martinez, and Erika Nash were sworn in to be under oath.

**3. NEW BUSINESS****3.1. 984859 - CM Garry Alexis**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Garry Alexis was present and gave testimony.

Dennis Strow made a motion that this Board find Garry Alexis 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 October 30, 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 John Welch. Passed by unanimous decision.

**3.2. 986026 - CM Ocala Freedom Investments LLC**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondent Luis Moises was present and gave testimony. Alfonso Picon, Paula Picon and Michelle Balmer gave testimony.

Dennis Strow made a motion that this Board find Ocala Freedom Investments LLC violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Residential Zoning Classifications, by operating a business in an improper zone, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a); ), Repeat violation; that they be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before October 30, 2025, 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 John Welch. Passed by unanimous decision.

**3.3. 986897 - CM Robert T Smith & Paulette A Smith**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondents Robert T Smith and Paulette A Smith were present and gave testimony.

Dennis Strow made a motion that this Board find Robert T Smith and Paulette A Smith 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 October 30, 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 John Welch. Passed by unanimous decision.

**3.4. 986913 - CM Hansraj Dwarka**

Cleared and removed.

**3.5. 991706 - CM Alan Kleckner & Rosemary Kleckner**

Code Enforcement Officer Catherine Martinez presented the case, submitted proof of service, evidence, and gave testimony. Respondents Alan Kleckner and Rosemary Kleckner were present and gave testimony.

Dennis Strow made a motion that this Board find Alan Kleckner and Rosemary Kleckner 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, Marion County Land Development Code, Article 4, Division 2, Sec. 4.2.6, Requirements for all residential zoning classifications, by occupying an RV in an improper zone, and accessory use without a principal structure, and Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation; and that they be fined \$500 for the repeat violation and further be directed to clear the violations on or before December 4, 2025, 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 John Welch. Passed by unanimous decision.

**3.6. 982220 - SL Citra Land Trust**

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

Dennis Strow made a motion that this Board find Citra Land Trust 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 them to clear the violation on or before October 30, 2025. Second by John Welch. Passed by unanimous decision.

**3.7. 984288 - SL Vester Hemm & Levi Hemm**

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

Dennis Strow made a motion that this Board find Vester Hemm and Levi Hemm 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 violation on or before October 30, 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 Clifford Wilson. Passed by unanimous decision.

**3.8. 987429 - SL Hubert F Jones**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Respondent Hubert F Jones was present and gave testimony.

Dennis Strow made a motion that this Board find Hubert F Jones 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), Repeat violation; and that he be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before February 5, 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.

**3.9. 989891 - SL Kyle Adams & Tara Adams**

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence, and gave testimony. Respondent Kyle Adams was present and gave testimony.

Dennis Strow made a motion that this Board find Kyle Adams and Tara Adams violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.3, Agricultural 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 Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a); Repeat violation; and that they be fined \$1,000 for the repeat violation and further be directed to clear the violation(s) on or before October 30, 2025, or be fined \$500 a day for each day the violation continues past the date set for compliance up to a maximum of \$30,000. Second by John Welch. Passed by unanimous decision.

**3.10. 969260 - SA Gordon Rockafellow**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent Gordon Rockafellow was present

and gave testimony.

John Welch made a motion that this Board find Gordon Rockafellow 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 be directed to clear the violation(s) on or before October 30, 2025, or be fined \$1,000 for the repeat violation and 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 David Francis. Passed by 4-1, Dennis Strow opposed.

**3.11. 985026 - SA Lois G Bennett & Susan Henderson**

Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent Jessica Henderson was present and gave testimony.

Dennis Strow made a motion that this Board find Lois G Bennett and Susan Henderson violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles and be directed to clear the violation(s) on or before December 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 John Welch. Passed by unanimous decision.

**3.12. 982803 - EN Lopez Freight LLC & Leobel Lopez**

Code Enforcement Officer Erika Nash presented the case, submitted proof of service, evidence, and gave testimony. Respondent Leobel Lopez was present and gave testimony.

Dennis Strow made a motion that this Board find Lopez Freight LLC and Leobel Lopez violated 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; 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 John Welch. Passed by unanimous decision.

**3.13. 983794 - ML Amanda Lee Rivera Rev Living Trust**

Cleared and removed.

**3.14. 984069 - MB Thomas Fogell**

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

Dennis Strow made a motion that this Board find Thomas Fogell 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 October

30, 2025, be fined \$50 a day for each day the violation(s) continue(s) past the date set for compliance up to a maximum of \$3,000. Second by John Welch. Passed by unanimous decision.

**3.15. 984968 - GC Donald John Cauchi Est. & Amanda Marie Nadeam Est.**

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

Dennis Strow made a motion that this Board find Donald John Cauchi Est and Amanda Marie Nadeam Est. violated Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization, and 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 October 30, 2025, or authorize Code Enforcement to abate the violation and charge the owner with the reasonable cost of the abatement. Second by John Welch. Passed by unanimous decision.

**3.16. 986405 - LH Francisco Ramirez Reyes**

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

Dennis Strow made a motion that this Board find Francisco Ramirez Reyes violated Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles, Marion County Code, Chapter 16, Article I, Division 3, Section 16-61, Managing residential waste, by failing to remove junk left on the property and right-of-way; 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 John Welch. 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 930863 - SA Alec Larson**

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 John Welch. Passed by unanimous decision.

- 5.2 934515 - SL Joseph Castro & Cecilia Tapia**
- Code Enforcement Officer Sandra Leon and respondent(s) Joseph Castro were present and gave testimony.
- Dennis Strow made a motion that the Board extend the compliance date to April 2, 2026. Second by John Welch. Passed by unanimous decision.
- 5.3 961474 - SL Karen Finch Hinkle**
- Cleared per prior order.
- 5.4 964035 - EN Robin L Thomas & Joanne K Pennuto**
- 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 John Welch. Passed by unanimous decision.
- 5.5 972962 - ML Lawrence Meadows**
- Code Enforcement Officer Marianne Lopez was present and gave testimony.
- The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.
- Dennis Strow made a motion that the Board extend the compliance date to January 1, 2026. Second by John Welch. Passed by unanimous decision.
- 5.6 973494 - SA Jose Morales A/K/A Jose Luis Morales Jr.**
- 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 John Welch. Passed by unanimous decision.
- 5.7 973603 - MB Tina M Luckey Est.**
- 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 John Welch. Passed by unanimous decision.
- 5.8 977619 - CM Andrew Hopson & Shea Jones**
- 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 John Welch. Passed by unanimous decision.

**5.9 978064 - SA Howard Owens Est.**

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 John Welch. Passed by unanimous decision.

**5.10 980366 - SL George C Pattison Est.**

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 John Welch. Passed by unanimous decision.

**5.11 981833 - SL Gerald Lee Nichols Est.**

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 John Welch. Passed by unanimous decision.

**5.12 978249 - ML David Alvarez**

Cleared per prior order.

**5.13 978263 - MB GMP Legacy LLC**

Code Enforcement Officer Maureen Bennett and respondent(s) Adrianna Salmon were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to December 4, 2025. Second by John Welch. Passed by unanimous decision.

**5.14 984512 - CM Tracie Whitley**

Cleared per prior order.

**5.15 985932 - SL Deborah Lee**

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 John Welch. Passed by unanimous decision.

5.16      988366 - MB      Robert Strage & Ariel Bibbins

Cleared per prior order.

5.17      985946 - GC      Glenn M Lambert

Cleared per prior order.

6.      REQUEST TO APPEAR

6.1.      968768 - SL      Angelo Garcia

Not present.

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 John Welch.

Passed by unanimous decision. The meeting was adjourned at 11:10 a.m.

  
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F. Joe Krim, Chairperson

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Board Secretary

Adopted by the Board on this 10<sup>th</sup> day of December, 2025.