

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

1. ADOPT MINUTES

Hunter Street made a motion to accept the Code Enforcement Board minutes from the April 9, 2025, regular meeting. Second by John Welch. 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, Sandra Leon, Lester Holly, Maureen Bennett, Gabino Cortes, Building Official Michael Savage, Licensing and Permit Supervisor Ryan Arbuckle were sworn in to be under oath.

3. NEW BUSINESS**3.1 866631 LR SPORTSMAN'S COVE RESORT LLC**

Removed

3.2 959605 MB NANCY YAMILETH MIRALDA AND ELSA TURCIOS

Code Enforcement Officer Maureen Bennett presented the case, submitted proof of service, evidence and gave testimony. Respondent Nancy Yamileth was present and gave testimony.

Hunter Street made a motion that this Board find Nancy Yamileth Miralda and Elsa Turcios 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 July 3, 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.

3.3 975817 DD ZEBASTIAN BOLDUC

Code Enforcement Officer Dianna Durbin presented the case, submitted proof of service, evidence and gave testimony. Marion County Building Official Michael Savage and Assistant County Attorney Dana Olesky gave testimony. Respondent Zebastian Bolduc and respondent's representative Adam Roza were present and gave

testimony.

Hunter Street made a motion that this Board uphold the Building Official's determination of the unsafe structure and direct Zebastian Bolduc to obtain the building permits necessary to demolish or repair and rehabilitate the structure on or before September 4, 2025, or authorize Marion County to abate the violation and charge the owner with the cost of the demolition. Second by Dennis Strow. Passed by unanimous decision.

3.4 961179 SL RUSTY JOE SINCLAIR AND KITTY SINCLAIR

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

Dennis Strow made a motion that this Board find Rusty Joe Sinclair and Kitty Sinclair 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 3, Section 4.3.21, Parking of commercial vehicles; and direct them to clear the violations on or before July 3, 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 Hunter Street. Passed by unanimous decision.

3.5 968768 SL ANGELO GARCIA

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

Hunter Street made a motion that this Board find Angelo Garcia violated 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 direct him to clear the violation on or before June 5, 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.

3.6 972033 SL SCHRADER LIVING TRUST

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

Dennis Strow made a motion that this Board find Schrader Living Trust 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, Residential Zoning Classifications, by repairing vehicles in an improper zone; and direct them to clear the violations on or before June 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 Hunter Street. Passed by unanimous decision.

3.7 973192 SL SAM BAKER JR

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Respondent Sam Baker Jr and respondent's friend Gerald Wright were present and gave testimony.

Hunter Street made a motion that this Board find Sam Baker Jr 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 occupying an RV in an improper zoning classification, Marion County Land Development Code, Article 4, Division 3, Section 4.3.6, Manufactured home, park trailer, and recreational vehicle regulations, by not having a temporary RV permit, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles; and direct him to clear the violations on or before July 31, 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 John Welch. Passed by unanimous decision.

3.8 940265 LH BRUCE ALLEN RANDALL AND WENDY WRIGHT

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent Bruce Allen Randall and Wendy Wright were not present.

Dennis Strow made a motion that this Board find Bruce Allen Randall and Wendy Wright 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 4.2.27, M-1 Commercial Zoning Classifications, by occupying an RV in an improper zoning classification; and direct them to clear the violations on or before June 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 Hunter Street. Passed by unanimous decision.

3.9 944279 LH TAMMY LEE HILL a/k/a TAMMI LEE HILL

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Respondent Tammy Lee Hill a/k/a Tammi Lee Hill was not present.

Dennis Strow made a motion that this Board find Tammy Lee Hill a/k/a Tammi Lee Hill 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 June 5, 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.

3.10 955496 LH BREASHAY MITCHELL

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

present.

Dennis Strow made a motion that this Board find Breashay Mitchell violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.3, A-1 agricultural zoning classifications, by occupying RVs in an improper zoning classification; and direct her to clear the violation on or before June 5, 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.

3.11 958614 LH JOHN J ZACCO AND PAMELA C ZACCO

Code Enforcement Lester Holly presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Manager Robin Hough gave testimony. Respondent John J Zacco was present and gave testimony.

Dennis Strow made a motion that this Board find John J Zacco and Pamela C Zacco violated 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 Hunter Street. Passed by unanimous decision.

3.12 964998 LH FELICIA MENNENGA

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

Dennis Strow made a motion that this Board find Felicia Mennenga violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, 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 violation on or before June 5, 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.

3.13 969417 LH DENISE M JOHNSON

Code Enforcement Officer Lester Holly presented the case, submitted proof of service, evidence and gave testimony. Respondent Denise M Johnson was present and gave testimony.

Dennis Strow made a motion that this Board find Denise M Johnson 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 July 31, 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.

3.14 966273 ML JONATHAN TAYLOR

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

service, evidence and gave testimony. Respondent Jonathan Taylor was not present.

Dennis Strow made a motion that this Board find Jonathan Taylor 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. Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; and direct him to clear the violations on or before June 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.

3.15 968852 ML JOAN M HENRY AND SABRINA T GRANT

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Officer Marianne Lopez gave testimony. Respondents Joan M Henry and Sabrina T Grant were not present.

Dennis Strow made a motion that this Board find Joan M Henry and Sabrina T Grant 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 they be fined \$500 for the repeat violation and further be directed to clear the violations on or before June 5, 2025, 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 John Welch. Passed by unanimous decision.

3.16 968994 ML JAMES MCCLANE

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

Hunter Street made a motion that this Board find James McClane violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 2, Article V, Sections 2-205(c) and 2-207(a), Repeat violation; 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 that he be fined \$500 for the repeat violation and further be directed to clear the violations on or before June 5, 2025, 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 Dennis Strow. Passed by unanimous decision.

3.17 969156 ML JAMES E RODGERS

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

Dennis Strow made a motion that this Board find James E Rodgers 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 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 \$1,000 for the repeat violation and further be directed to clear the violations on or before June 5, 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 John Welch. Passed by unanimous decision.

3.18 969917 SL IVAN MARRERO MENDEZ

Code Enforcement Officer Sandra Leon presented the case, submitted proof of service, evidence and gave testimony. Code Enforcement Officer Cortes translated for the respondent Ivan Marrero Mendez who was present and gave testimony.

Dennis Strow made a motion that this Board find Ivan Marrero Mendez 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 Hunter Street. Passed by unanimous decision.

3.19 971087 ML VINCENT W AVENI

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

John Welch made a motion that this Board find Vincent W Aveni 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, Requirements for all residential zoning classifications, by occupying an RV in an improper zoning classification; 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 violations on or before June 5, 2025, 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.

3.20 973029 ML KRISTEN MASON BOND, MICHELLE MASON, THOMAS N MASON JR AND DUSTIN MASON

Cleared and Removed

3.21 973031 ML CODY D SHOWALTER AND KRYSTIN L SHOWALTER

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence and gave testimony. Licensing and Permit Supervisor Ryan Arbuckle gave testimony. Respondent Cody D Showalter was present and gave testimony.

Hunter Street made a motion that this Board find Cody D Showalter and Krystin L Showalter violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Zoning Classifications, by having accessory use without a principal structure, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27, Accessory Structures, by having accessory structure without a principal structure located on the property; and direct them to clear the violations on or before September 4, 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.

3.22 973389 ML LAURA JANE CARACCIOLO

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

John Welch made a motion that this Board find Laura Jane Caracciolo 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 June 5, 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.

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 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 879428 RH BARBARA BUTLER AND ADELBERT WATSON BUTLER JR

Code Enforcement Manager Robin Hough, respondents Barbara and Adelbert Butler were present and gave testimony.

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

4.2 902184 LR GLENDINA MACKEY, CLARK BUIE JR, DONALD BUIE, KIM CASTOR, CHERYL JONES AND KEISHA BUIE

Cleared per prior order

4.3 902185 LR GLENDINA MACKEY, CLARK BUIE JR, DONALD BUIE, KIM CASTOR, CHERYL JONES AND KEISHA BUIE

Dennis Strow asked about the mix-up in the permits, Licensing and Permit Supervisor Ryan Arbuckle gave testimony. 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.

4.4 907430 SA ANGEL FLORES AND EVETTE FLORES

Cleared per prior order

4.5 922487 SL SOLID ROCK FOUNDATION OF MARION COUNTY INC

Code Enforcement Officer Sandra Leon, respondent Thomas Duncan and respondent's friend Ruthanna Smith were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 31, 2025, vacate the order for abatement, upon failure to timely comply and instead upon notification by the Code Inspector that this Order has not been complied with by the time set forth, the Board orders the violator(s) to pay a fine of \$50 per 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.

4.6 934717 SA HARRY KALKAI AND LYN RAYER KALKAI

Cleared per prior order

4.7 934954 EN WILLIAM P VON KORFF AND HEIDI VON KORFF

Cleared per prior order

4.8 949891 ML RICHARD DAVIDSON AND CHERYL DAVIDSON

Cleared per prior order

4.9 960904 MB MONICA SINK

Code Enforcement Officer Maureen Bennett, respondent Monica Sink were present and gave testimony.

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

4.10 960927 MB MONICA SINK

Code Enforcement Officer Maureen Bennett, respondent Monica Sink were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 31, 2025. Second by John Welch. Passed by unanimous decision.

4.11 963117 SL WILLIAM STANLEY A/K/A WILLIAM CHARLES STANLEY

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 965828 ML JAMES EIGENRAUCH AND KAREN EIGENRAUCH

Code Enforcement Officer Marianne Lopez, respondent James Eigenrauch and respondent's son James Eigenrauch Jr were present and gave testimony.

Hunter Street made a motion that the Board extend the compliance date to July 31, 2025. Second by John Welch. Passed by unanimous decision.

4.13 966656 SL WILLIAM D TRIVETTE 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.

4.14 969044 SL CLARISSA ROBINSON

Cleared per prior order

4.15 969476 GC D32 INVEST LLC

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 970448 GC LASHONA LEFTWICH

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.

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, respondent Munie Rupnarain were present and gave testimony.

Dennis Strow made a motion that the Board deny the request to extend the compliance date. Second by John Welch. Passed by unanimous decision.

7. REQUEST FOR REHEARING

7.1 584559 BP ESTATE OF JOYCE M LOCKRIDGE

Code Enforcement Manager Robin Hough, respondent Bedford Greene were present and gave testimony.

Hunter Street made a motion that the Board recommends to the Marion County Board of County Commissioners that the lien as levied under its Prior Order be rescinded, upon payment of applicable administrative costs. Second by Dennis Strow. Passed by unanimous decision.

7.2 932492 SL LYNDON AHMAD RASHAD KNOWLES AND FLOR DENIS FAMILIA

Code Enforcement Manager Robin Hough, respondent's attorney Bob Wilson representing MC Cattle Co. LLC were present and gave testimony.

Hunter Street made a motion that the Board recommends to the Marion County Board of County Commissioners that the lien as levied under its Prior Order be rescinded, upon payment of applicable administrative costs. Second by Dennis Strow. Passed by unanimous decision.

8. PUBLIC COMMENT – Limited to 2 minutes

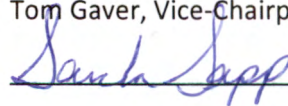
8.1 NONE

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

Passed by unanimous decision. The meeting was adjourned at 11:45 a.m.



Tom Gaver, Vice-Chairperson



Board Secretary

Adopted by the Board on this 11 day of June, 2025.