

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, Gary Ernst, David Francis, Clifford Wilson, and Dennis Strow. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretary Patricia Jemery were present. Board members Hunter Street and Chairperson F. Joe Krim were excused.

1. ADOPT MINUTES

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the May 13, 2026 regular meeting. Second by Clifford Wilson. Passed by unanimous decision.

2. SWEARING IN OF OFFICERS

Code Enforcement Manager Robin Hough, Code Enforcement Supervisor Tracy Gillyard, Code Enforcement Officers Scott Anderson, Staci Dees, Marianne Lopez, Catherine Martinez, Andrew Moss, Erika Nash and Marcos Pluas were sworn in to be under oath.

3. NEW BUSINESS**3.1. CE26-1093 - TG WP RE VENTURES 1 LLC**

Code Enforcement Supervisor Tracy Gillyard presented the case, submitted proof of service, evidence, gave testimony and read an email from the respondent into the record. Respondent(s) were not present.

Dennis Strow made a motion that this Board find WP RE VENTURES 1 LLC violated Florida Building Code, Section 105.1 and Marion County Code Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35 (b), Building permit required, and Marion County Land Development Code, Article 4, Division 2, Sec. 4.2.6, Requirements for all residential classifications, by having an accessory structure and accessory use without a primary structure; and direct them to clear the violations on or before July 2, 2026, 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 Clifford Wilson. Passed by unanimous decision.

3.2. CE26-1370 - TS 3RD OCALA LAND TRUST

Cleared and removed.

3.3. CE26-0584 - RH FOREST ENTERPRISE LLC

Code Enforcement Manager Robin Hough presented the case, submitted proof of service, evidence, and gave testimony. Attorney Austin Dailey was present for the respondent and provided information. Complainant Joseph Walker provided testimony.

Dennis Strow made a motion that this Board find FOREST ENTERPRISE LLC violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.20, Regional Business (B-4) classification, by having accessory use, outdoor storage without a principal structure and proper buffers/screening; and direct them to clear the violation(s) on or before October 1, 2026, 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 Clifford Wilson. Passed by unanimous decision.

3.4. CE26-0726 - SA AMANDA LEE RIVERA REV LIVING TRUST

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

Dennis Strow made a motion that this Board find AMANDA LEE RIVERA REV LIVING TRUST violated Marion County Code Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles; and direct them to clear the violation(s) on or before July 2, 2026, 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 David Francis. Passed by unanimous decision.

3.5. 991064 - EN FL 2007 LLC

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

Dennis Strow made a motion that this Board find FL 2007 LLC 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 classifications, by having an accessory use without a principal structure, Marion County Land Development Code, Article 4, Division 3, Section 4.3.6, Manufactured home, park trailer, and recreational vehicle regulations, by occupying an RV in improper zone without a temporary RV use permit; and Marion County Code Chapter 2, Article V, Section 2-205(c) & 2-207(a), Repeat violations; and that they be fined \$500 for the repeat violation, and further be directed to clear the violations on or before July 2, 2026, or be fined \$250 a day for each day the violations continue past the date set for compliance up to a maximum of \$15,000. Second by Clifford Wilson. Passed by unanimous decision.

3.6. CE26-0515 - EN CHRISTAPHER BUSCHENA & ROXANNE LOPEZ

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

Dennis Strow made a motion that this Board find Christopher Buschena & Roxanne Lopez violated Marion County Code Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles; and that they be directed to clear the violation on or before July 2, 2026, 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.

3.7. CE26-0577 - MB RAFAEL ANGEL VEGA SEPULVEDA

Code Enforcement Supervisor Tracy Gillyard presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) were not present.

Dennis Strow made a motion that this Board find RAFAEL ANGEL VEGA SEPULVEDA violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having an accessory use without a principal structure; and direct him to clear the violation on or before July 2, 2026, 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 Clifford Wilson. Passed by

unanimous decision.

3.8. CE26-0819 - MB HEADLANDS ALTERNATIVE INVESTMENTS LP

Code Enforcement Supervisor Tracy Gillyard presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Omira Martinez was present and gave testimony.

Dennis Strow made a motion that this Board find Headlands Alternative Investments LP 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 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 July 2, 2026, 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 David Francis. Passed by unanimous decision.

3.9. CE25-0028 - ML CARLOS RAFAEL BARRIOS-BLANCO & DAIMA VARONA MARTINEZ & J V CARGO CORP

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Carlos Rafael Barrios was present and gave testimony. Zoning tech Cristina Franco translated for the respondent.

Dennis Strow made a motion that this Board find Carlos Rafael Barrios-Blanco & Daima Varona Martinez and J V Cargo Corp 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 David Francis. Passed by unanimous decision.

3.10. CE26-0918 - ML ZENEN JESUS ESTRADA & Z J S TRUCKING INC

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

Dennis Strow made a motion that this Board find Zenen Jesus Estrada and Z J S Trucking Inc violated 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 \$500 for the repeat violation. Additionally, 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 Clifford Wilson. Passed by unanimous decision.

3.11. 984292 - AM ASTURIAS MARTIN RONCAL

Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Asturias Martin Roncal was represented by Arnold DeLeon and he gave testimony.

Dennis Strow made a motion that this Board find Asturias Martin Roncal 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 all agricultural zoning classification, 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(s) without a principal structure located on the property; and direct him to clear the violation(s) on or before July 30, 2026, 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 David Francis. Passed by unanimous decision.

3.12. 988207 - AM**KIMBERLEY A O'GRADY**

Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Kimberley O'Grady was present and gave testimony.

Dennis Strow made a motion that this Board find Kimberley A O'Grady violated Florida Building Code, Section 105.1 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35(b); Permit required; Florida Building Code, Section 111.2 and Marion County Code, Chapter 5.5, Article II, Sections 5.5-36(h), Certificate of Occupancy, by occupying a structure without a C.O., Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, 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 located on the property; and direct her to clear the violation(s) on or before September 3, 2026, 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 David Francis. Passed by unanimous decision.

3.13. 997735 - AM**ARMSTRONG LAND LLC**

Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Russell Smith was present and gave testimony. Code Enforcement Manager Robin Hough also provided testimony.

Dennis Strow made a motion that this Board find Armstrong Land LLC violated Marion County Land Development Code, Article 6, Division 8, Section 6.8.6. Buffers, by installing buffer components within the dedicated right-of-way; and direct them to clear the violation(s) on or before July 2, 2026, 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 David Francis. Passed by unanimous decision.

3.14. 997739 - AM**ARMSTRONG LAND LLC**

Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Russell Smith was present and gave testimony. Code Enforcement Manager Robin Hough also provided testimony.

Dennis Strow made a motion that this Board find Armstrong Land LLC violated Marion County Land Development Code, Article 6, Division 8, Section 6.8.6. Buffers, by installing buffer components within the dedicated right-of-way; and direct them to clear the violation(s) on or before July 2, 2026, 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 David Francis. Passed by unanimous decision.

3.15. CE26-0484 - AM**BRYAN DUVALL, BRADLEY DUVALL & MARISSA BRAKE**

Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Bryan Duvall was present and gave testimony. Code Enforcement Manager Robin Hough also provided testimony.

Dennis Strow made a motion that this Board find Bryan Duvall, Bradley Duvall & Marissa Brake violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization; Marion County Code Chapter 2,

Article V, Section 2-205(c) & 2-207(a), Repeat violation; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.6, Manufactured home, park trailer, and recreational vehicle regulations, by occupying an RV without a temporary RV use permit; and that they be fined \$500 for the repeat violations and further direct them to clear the violation(s) on or before July 2, 2026, or be fined an additional \$250 a day for each day the violations continue past the date set for compliance up to a maximum of \$15,000. Second by David Francis. Passed by unanimous decision.

3.16. 991412 - SD**TWS BLUEWATER INVESTMENTS LLC**

Code Enforcement Officer Staci Dees presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) representative Davis Dinkins of Davis Dinkins Engineering P.A. was present and gave testimony.

Dennis Strow made a motion that this Board find TWS Bluewater Investments LLC violated Florida Building Code, Section 105.1 and Marion County Code Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35 (b), Building permit required; Marion County Land Development Code, Article 2, Minor Site Plan 2.20.2, by failing to have an approved site plan for stormwater and additional buildings; Marion County Land Development Code, Article 4, Division 2, Section 4.2.18, Community Business (B-2) zoning classification, by allowing body work and or painting in improper zone and structures that do not meet setback requirements; and Marion County Land Development Code, Article 2, Div. 22, Sec. 2.22.1, Private utilization of the right-of-way; and direct them to clear the violations on or before October 1, 2026, or be fined \$250 a day for each day the violations continue past the date set for compliance up to a maximum of \$15,000. Second by Clifford Wilson. Passed by unanimous decision.

3.17. 995228 - SD**DENNIS AND DAWN SOUCEY REVOCABLE TRUST**

Code Enforcement Officer Staci Dees presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Dennis Soucey was present and gave testimony. Code Enforcement Manager Robin Hough and Chief Assistant County Attorney Dana Olesky also provided testimony.

Dennis Strow made a motion that this Board find Dennis & Dawn Soucey Rev Trust violated Marion County Code, Chapter 16, Article III, Section 16-91, Litter, Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Code, Chapter 16, Article I, Division 1, Section 16-10, Construction and demolition debris, Marion County Land Development Code, Article 2, Division 22, Section 2.22.1, Right-of-way utilization, Marion County Land Development Code, Article 4, Division 2, Section 4.2.6, Requirements for all residential zoning classifications, by having an accessory use without a principal structure; and direct them to clear the violation(s) on or before July 2, 2026, or be fined \$250 a day for each day the violations continue past the date set for compliance up to a maximum of \$15,000. Second by David Francis. Passed by unanimous decision.

3.18. 995236 - SD**DENNIS AND DAWN SOUCEY REVOCABLE TRUST**

Code Enforcement Officer Staci Dees presented the case, submitted proof of service, evidence, and gave testimony. Code Enforcement Manager Robin Hough and respondent(s) Dennis Soucey were present and gave testimony. Chief Assistant County Attorney Dana Olesky provided additional information.

Dennis Strow that this Board find Dennis And Dawn Soucey Revocable Trust violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Florida Building Code, Section 105.1 and Marion County Code

Chapter 5.5, Article II, Sections 5.5-31(a) & (b) and 5.5-35 (b), Building permit required, Marion County Land Development Code, Article 4, Division 2, Sec. 4.2.6, Requirements for all residential classifications, by not meeting setbacks; and direct them to clear the violations on or before September 3, 2026, 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 David Francis. Passed by unanimous decision.

3.19. 999035 - SD JEANNIE CORRELL

Cleared and removed.

3.20. CE25-0404 - SD FRIEDERIKE G APFEL EST

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

Dennis Strow made a motion that this Board find Friederike G Apfel 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 July 2, 2026, 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 David Francis. Passed by unanimous decision.

3.21. CE26-0860 - SD FRANK R HYDER & CLARA ALEXANDER

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

Dennis Strow made a motion that this Board find Frank R Hyder & Clara Alexander violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, Marion County Land Development Code, Article 4, Division 3, Section 4.3.6, Manufactured home, park trailer, and recreational vehicle regulations, by occupying an RV in improper zone without a temporary RV use permit; and Marion County Code Chapter 2, Article V, Section 2-205(c) & 2-207(a) Repeat violations; and that they be fined \$2,000 for the repeat violations and further be directed to clear the violation(s) on or before July 2, 2026, or be fined \$400 a day for each day the violations continue past the date set for compliance up to a maximum of \$24,000. Second by David Francis. Passed by unanimous decision.

3.22. CE26-0880 - SD SS OUTPARCEL LLC

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

Dennis Strow made a motion that this Board find SS Outparcel LLC 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 2, 2026, 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 Clifford Wilson. Passed by unanimous decision.

3.23. CE26-1419 - SD HAROLD DEAN CALDWELL & JACOB D CALDWELL

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

Dennis Strow made a motion that this Board find Harold Dean Caldwell & Jacob D Caldwell violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code Chapter 2, Article V, Section 2-205(c) & 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

July 2, 2026, or be fined \$200 a day for each day the violation continues past the date set for compliance up to a maximum of \$12,000. Second by Clifford Wilson. 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. CE25-0373-SA TODD L FANDEL & MELINDA C FANDEL

Cleared per Prior Order.

5.2. AO677351-SD GLORIA ELLEN GLASS

Code Enforcement Manager Robin Hough and respondent's son Bradley Glass were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to July 30, 2026. Second by Clifford Wilson. Passed by unanimous decision.

5.3. 979279-MB RONNIE CASSARA & TIFFANY M LEIGHY

Code Enforcement Supervisor Tracy Gillyard and respondent(s) Tiffany Leighy were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to September 3, 2026. Second by Gary Ernst. Passed by unanimous decision.

5.4. 986129-SL J & S OPERATING PROPERTIES LLC

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

Dennis Strow made a motion that the Board impose the fine(s) as per the Prior Order. Second by David Francis. Passed by unanimous decision.

5.5. 986557 - SA CURTIS BATEMAN

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

Dennis Strow made a motion that the Board impose the fine(s) as per the Prior Order. Second by David Francis. Passed by unanimous decision.

5.6. 988219 - ML VIRGINIA D FOSTER EST & ANGELA M VAUGHN

Code Enforcement Officer Marianne Lopez and respondent(s) Angela Vaughn were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to July 30, 2026. Second by Clifford Wilson. Passed by unanimous decision.

5.7. 992668-SD MICHELLE S GRAY

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

submitted.

Dennis Strow made a motion that the Board impose the fine(s) as per the Prior Order. Second by David Francis. Passed by unanimous decision.

5.8. 993622 - SL JOE C BROWN & RBJ II ACQUISITIONS LLC and JUSTIN L COWART

Code Enforcement Manager Robin Hough gave testimony. Respondent(s) were not present.

Dennis Strow made a motion that the Board continue the case to the July 8, 2026 hearing. Second by Clifford Wilson. Passed by unanimous decision.

5.9. 996534-GC HUMBERTO JAFET AYOROA-SOSA

Code Enforcement Supervisor Tracy Gillyard gave testimony and respondent(s) Humberto Jafet Ayoroa-Sosa were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to July 2, 2026. Second by Clifford Wilson. Passed by unanimous decision.

5.10. 998494-LH SADIE MAE TRUESDALE EST

Removed.

5.11. CE26-0711-SA NELSON Q VALENTIN

Code Enforcement Officer Scott Anderson and respondent's representative Carmen Quintia (Canola) were present and gave testimony.

Dennis Strow made a motion that the Board extend the compliance date to July 2, 2026. Second by Clifford Wilson. Passed by unanimous decision.

5.12. CE26-1108-TG TASHIN SALLAJ

Cleared per Prior Order. The Board confirmed the \$500 repeat fine imposed on May 13, 2026.

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, David Francis made a motion to adjourn. Second by Dennis Strow.

Passed by unanimous decision. The meeting was adjourned at 11:58 A.M.


Tom Gaver, Vice-Chairperson


Board Secretary

Adopted by the Board on this 8th day of July 2026.