

## 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, Dennis Strow, and alternate board member Jeff Ball. Board Attorney Tom Dobbins, Chief Assistant County Attorney Dana Olesky, and Board Secretary Xiomara Almenas were present.

**1. ADOPT MINUTES**

Dennis Strow made a motion to accept the Code Enforcement Board minutes from the April 08, 2026 regular meeting. Second by Gary Ernst. 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, Staci Dees, Lester Holly, Marianne Lopez, Catherine Martinez, Andrew Moss, Erika Nash and Marcos Pluas were sworn in to be under oath.

**3. NEW BUSINESS****3.1. CE25-0395-ML Manuel Planas Santos & JB Express Transport Inc**

Code Enforcement Officer Marianne Lopez presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Manuel Planas Santos was present and gave testimony. Christina Franco translated for the respondent.

Dennis Strow made a motion that this Board find Manuel Planas Santos & JB Express Transport Inc violated Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles; however, the violation(s) has been cleared, and 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 Gary Ernst. Passed by unanimous decision.

**3.2. CE26-1066-TG Jose A Serrano Ojeda & Ludoan Irene Vazquez**

Removed.

**3.3. CE26-1108-TG Tahsin Sallaj**

Code Enforcement Supervisor Tracy Gillyard 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 Tahsin Sallaj violated Marion County Code, Chapter 19, Article VI, Sec 19-277, Commercial backflow prevention program requirements, and Sec 19-284, Backflow prevention assembly testing; and that they be fined \$500 for the repeat violation and further be directed to clear the violations on or before June 4, 2026, or be fined an additional \$1,000 a day for each day the violations continue past the date set for compliance up to a maximum of \$10,000; and then authorize the County to abate the violations if not in compliance and charge the violator the cost of the abatement. Second by Jeff Ball. Passed by unanimous decision.

- 3.4. 998494-LH Sadie Mae Truesdale Est**
- Code Enforcement Supervisor Tracy Gillyard 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 Sadie Mae Truesdale Est 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(s) on or before June 4, 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.
- 3.5. CE25-0310-LH James Hall**
- Code Enforcement Officer Lester Holly presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) James Hall was present and gave testimony.
- Gary Ernst made a motion that this Board find James Hall 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(s) on or before July 2, 2026 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 Jeff Ball. Passed by unanimous decision.
- 3.6. 996534-GC Humberto Jafet Ayoroa-Sosa**
- Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Humberto Jafet Ayoroa-Sosa was present and gave testimony.
- Dennis Strow made a motion that this Board find Humberto Jafet Ayoroa-Sosa 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 Land Development Code, Article 4, Division 2, Section 4.2.9, Residential Zoning Classifications, by operating a business in an improper zone, and Marion County Land Development Code, Article 4, Division 3, Section 4.3.21, Parking of commercial vehicles, by having more than one pick-up truck and equipment attached not exceeding 16,000 lbs utilized for commercial purposes within a residential zoning classification and not parked within a garage; and that he be directed to clear the violation(s) on or before June 4, 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 Clifford Wilson. Passed by unanimous decision.
- 3.7. 997039-GC Marjorie Ritterhoff**
- Code Enforcement Officer Gabino Cortes presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Marjorie Ritterhoff was present and gave testimony.
- Dennis Strow made a motion that this Board find Marjorie Ritterhoff violated Marion County Chapter 15, Article II, Section 15-39; Building numbers not properly displayed, and Marion County Code, 16, Article III, Sec 16-92; Accumulation of junk; unserviceable vehicles; however, the violations have been cleared, and 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 Gary Ernst. Passed by unanimous decision.

- 3.8. 999377-SA Albert E Hall Jr**  
Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Albert E Hall Jr was present and gave testimony.  
Dennis Strow made a motion that this Board find Albert E Hall Jr 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(s) on or before July 2, 2026 or 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 Gary Ernst. Passed by unanimous decision.
- 3.9. CE25-0373-SA Todd L Fandel & Melinda C Fandel**  
Code Enforcement Supervisor Tom Sapp 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 Todd L Fandel & Melinda C Fandel 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(s) on or before June 4, 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.
- 3.10. CE26-0640-SA Claudia L Sanborn & Richard F Tucker**  
Code Enforcement Supervisor Tom Sapp presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Richard F Tucker was present and gave testimony.  
Dennis Strow made a motion that this Board find Claudia L Sanborn & Richard F Tucker violated Marion County Code Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, 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 2, Sec. 4.2.6, Requirements for all residential classifications, by allowing primitive camping in residential zoning and that they be fined \$500 for the repeat violation; however, the violation(s) has been cleared, and 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 Gary Ernst. Passed by unanimous decision.
- 3.11. CE26-0711-SA Nelson Q Valentin**  
Code Enforcement Officer Scott Anderson presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) George Perez was present and gave testimony.  
Jeff Ball made a motion that this Board find Nelson Q Valentin violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.6.D, Requirements for keeping chickens in residential zoning classifications; and that they be directed to clear the violation(s) on or before June 4, 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 Dennis Strow. Passed by unanimous decision.
- 3.12. 998058-MB Lynn Benjamin Cole**  
Cleared and removed.
- 3.13. CE25-0091-MB Salvador Antonio Cruz Est**  
Cleared and removed.

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- 3.14. CE26-0483-MB Stacey N Link & Marc J Lantz**  
Cleared and removed.
- 3.15. CE26-0534-MB Mildred T Herrera Est**  
Removed.
- 3.16. 982539-SL Ryan Yolando Turner**  
Cleared and removed.
- 3.17. 986129-SL J & S Operating Properties LLC**  
Code Enforcement Supervisor Tom Sapp 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 J & S Operating Properties 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); 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., and Marion County Land Development Code, Article 4, Division 2, Section 4.2.12, Mixed residential (R-4) classifications, by having more than one residential dwelling on the property; and that they be directed to clear the violation(s) on or before June 4, 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 Jeff Ball. Passed by unanimous decision.
- 3.18. 987839-AM RBJ II Acquisitions LLC & Adam Shane Adkins**  
Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Adam Shane Adkins and Dolores Hennesy were present and gave testimony.  
Dennis Strow made a motion that this Board find RBJ II Acquisitions LLC violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and RBJ II ACQUISITIONS LLC and ADAM SHANE ADKINS violated 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 occupying an RV in improper zone; Marion County Land Development Code, Article 4, Division 3, Section 4.3.27, by having accessory structure(s) without a principal structure on the property; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.6.B, Manufactured home, park trailer, and recreational vehicle regulations, by storing RV(s) not owned or leased by the respondents; and that they be directed to clear the violation(s) on or before July 2, 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.
- 3.19. 993131-SL Lake Delancy LLC**  
Cleared and removed.
- 3.20. 994369-AM Filomena Correia**  
Code Enforcement Officer Andrew Moss presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Filomena Correia was present and gave testimony. Zoning Tech Cristina Franco and Humberto Ayoroa-Sosa also spoke on the matter.  
Dennis Strow made a motion that this Board find Filomena Correia violated Marion County Land Development Code, Article 4, Division 2, Section 4.2.2, Agricultural Zoning

Classifications, by having accessory use and occupying an RV in an improper zone; and Marion County Land Development Code, Article 4, Division 3, Section 4.3.27 Accessory Structures, by having accessory structure without a principal structure on the property; and that she be directed to clear the violation(s) on or before July 30, 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 David Francis. Passed by unanimous decision.

**3.21. CE25-0167-SL WFRS Realty Trust**

Code Enforcement Supervisor Tom Sapp presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Eric Sylvestre sent an email that was read into record by Code Enforcement Supervisor Tom Sapp.

Jeff Ball made a motion that this Board find WFRS Realty Trust violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles, and Marion County Code, Chapter 16, Article I, Division 3, Section 16-61, Managing residential waste; and that they be directed to clear the violation(s) on or before July 30, 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 Dennis Strow. Passed by unanimous decision.

**3.22. AO677351-SD Gloria Ellen Glass**

Code Enforcement Supervisor Tom Sapp 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 Gloria Ellen Glass 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(s) on or before June 4, 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 Gary Ernst. Passed by unanimous decision.

**3.23. 991412-SD TWS Bluewater Investments LLC**

Removed.

**3.24. 992668-SD Michelle S Gray**

Code Enforcement Supervisor Tom Sapp 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 Michelle S Gray 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 she be fined \$500 for the repeat violation and further be directed to clear the violation(s) on or before June 4, 2026, 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 David Francis. Passed by unanimous decision.

**3.25. 997551-SD MRP Summerfield LLC**

Code Enforcement Officer Stacie Dees presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Fred McClary was present and gave testimony.

Dennis Strow made a motion that this Board find MRP Summerfield LLC violated Marion County Code, Chapter 16, Article III, Section 16-92, Accumulation of junk; unserviceable vehicles; however, the violation(s) has been cleared, and 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 Gary Ernst. Passed by unanimous decision.

**3.26. 998301-SD William James Garfield Sr & Barbara L Garfield**

Cleared and removed.

**3.27. CE26-0778-SD Patrick Earl Wilson Jr**

Cleared and removed.

**3.28. CE26-0899-SD Raymond G Ketcham**

Code Enforcement Officer Stacie Dees presented the case, submitted proof of service, evidence, and gave testimony. Respondent(s) Jessica Ketcham and Raymond Ketcham were present and gave testimony.

Dennis Strow made a motion that this Board find Raymond G Ketcham 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.D, Requirements for keeping chickens in residential zoning classifications; and that he be directed to clear the violation(s) on or before June 4, 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 Gary Ernst. Passed by unanimous decision.

Jeff Ball made a motion that the clear by date be amended and Raymond G Ketcham be directed to clear the violation(s) on or before July 2, 2026. Second by Gary Ernst. Passed by unanimous decision.

**4. OLD BUSINESS**

**4.1. 959729-SL 203<sup>rd</sup> Street Place LLC**

Code Enforcement Manager Robin Hough was present and gave testimony updating the Board on the next expiration date for the respondent's building permit. Respondent(s) was not present.

Dennis Strow made a motion that the Board extend the compliance date to September 9, 2026. Second by Jeff Ball. Passed by unanimous decision.

**4.2. 969730-SL 203<sup>rd</sup> Street Place LLC**

Code Enforcement Manager Robin Hough was present and gave testimony updating the Board on the next expiration date for the respondent's building permit. Respondent(s) was not present.

Dennis Strow made a motion that the Board extend the compliance date to September 9, 2026. Second by Jeff Ball. Passed by unanimous decision.

**4.3. 967297 - SL Rachel A Trace, David Adams, Logan Adams & Jackson Adams**

Code Enforcement Supervisor Tom Sapp and complainant Geoffrey Rogers-Crocker were present and gave testimony. Respondent(s) was not present.

Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Dennis Strow. Passed by unanimous decision.

**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. 978272-MB Renee E Myers**  
Code Enforcement Officer Maureen Bennett and respondent Renee Myers were present and gave testimony.  
David Francis made a motion that the Board extend the compliance date to July 2, 2026. There was no second. Motion did not pass.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.2. 981396-TS Justin C Morris**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.3. 981738-SA Robert Emile Bruhl Jr**  
Code Enforcement Officer Scott Anderson and respondent(s) Robert Emile Bruhl Jr were present and gave testimony.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.4. 983617-LH Charles E McDavid Jr**  
Cleared per prior order.
- 5.5. 985415-LH Miguel Vicente Velasquez Sarmiento**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.6. 987314-SD GGAJI Investments LLC**  
Cleared per prior order.
- 5.7. 987429-SL Hubert F Jones**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.8. 988958-GC James Donald Lien-Canada**  
Code Enforcement Officer Gabino Cortes and respondent(s) James Donald Lien-Canada and Ladonna Johnson were present and gave testimony.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second

by Gary Ernst. Passed by unanimous decision.

- 5.9. 991631-TS Phillip J Schwingel**  
Cleared per prior order.
- 5.10. 991795-TG Alicia L Wilson**  
Code Enforcement Supervisor Tom Sapp and attorney for the mortgagee Ricahrd Mutarelli 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.
- 5.11. 994992-SD Mikel Gilmartin & Christina Dunlap**  
The Board Secretary advised the Board that an Affidavit of Continuing Violation was submitted.  
Jeff Ball made a motion that the Board impose the fines as per the Prior Order. Second by Gary Ernst. Passed by unanimous decision.
- 5.12. 995635-TS Ilberto Brutus**  
Cleared per prior order.
- 5.13. 997316-TS Randall J Charron & Nadine L Charron**  
Cleared per prior order.
- 5.14. CE25-0124-TS Linda D Williams**  
Cleared per prior order.
- 5.15. CE25-0256-MB Tammy Jean Esparza**  
Cleared per prior order.
- 5.16. CE25-0365-TG Alexia Flores & Erica Reese**  
Cleared per prior order.
- 5.17. CE26-0607-CM Ocala Freedom Investments LLC**  
Code Enforcement Officer Catherine Martinez and respondent(s) Luis Moises were present and gave testimony.  
Dennis Strow made a motion that the Board extend the compliance date to May 13, 2026. Second by Jeff Ball. Passed by unanimous decision.

## **6. REQUEST TO APPEAR**

- 6.1. 854448-CR David Chamblee & Lisa Chamblee**  
Code Enforcement Manager Robin Hough and respondent(s) David Chamblee were present and gave testimony.  
Dennis Strow made a motion that the Board recommend to the Marion County Board of County Commissioners that the lien as levied under its Prior Order should not be amended to reduce or rescind the lien. Second by Jeff Ball. Passed by a vote of 5-1; Tom Gaver opposed.

**7. REQUEST FOR REHEARING****7.1. 980978-CM Fidel Alejandro Pena Rojas & Yanet Consuegra Montero**

Code Enforcement Officer Catherine Martinez and respondent(s) Fidel Alejandro Pena Rojas were present and gave testimony. Cristina Franco translated for the respondent.

Jeff Ball made a motion that the Board extend the compliance date to July 30, 2026. Second by David Francis. Passed by a vote of 4-2. Dennis Strow and Clifford Wilson opposed.

**7.2. 974932-SL Arvana Turner Est AKA Ervana Tuner & A-Turner Jack of All Trades L.L.C.**

Code Enforcement Manager Robin Hough and respondent(s) Alfred Turner were present and gave testimony.

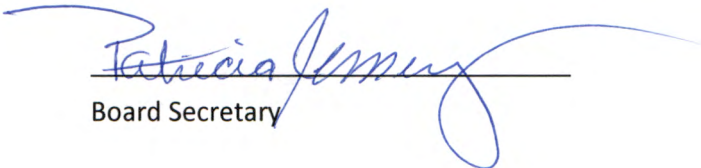
Dennis Strow made a motion that the Board extend the compliance date to May 13, 2026. Second by Jeff Ball. Passed by unanimous decision.

**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 12:21 P.M.

  
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Tom Gaver, Vice-Chairperson

  
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Board Secretary

Adopted by the Board on this 10<sup>th</sup> day of June 2026.