CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET, 2ND FLOOR, OCALA, FL 34471
352-629-CITY (2489)

MUNICIPAL CODE ENFORCEMENT BOARD
Agenda
Thursday, November 10, 2011

MEETING INFORMATION

Location:

Ocala City Hall
Council Chamber, 2nd Floor
151 SE Osceola Avenue
Ocala, Florida 34471

Time:

5:30 p.m.

Board Members:

Bill Bockewitz, Chair
Latresia Wilson, Vice Chair
Albertine Brown, Member
Jay A. Musleh, Member
Donald Sparkman, Member
Danielle Ruse Laird, Member

Board Attorney:

Pat Gilligan
City Attorney

Staff:

John Zobler
Deputy City Manager

Marc Mondell
Director, Revitalization Strategies

James Haynes
Senior Management, Reinvestment

Charles Rich
Code Enforcement Manager

Carol C. McKeever
Administrative Specialist I

WELCOME,
On behalf of the Municipal Code Enforcement Board we would like to take this opportunity to welcome you to these proceedings, and provide you with some information concerning this Board.

This Board is established under the guidelines of the City of Ocala Code of Ordinances, Section 2-241 and Florida Statute 162.01 through 162.30. The Board consists of seven members (four are required to make a quorum) all are volunteers, who work without payment, or compensation, and are appointed by the City Council.

The qualifications to be a Board Member are that you must be a City of Ocala resident, and whenever possible; members shall include an Architect, a businessman, an Engineer, a General Contractor, a Sub-Contractor, and a Realtor, all from the community.

Each Board Member serves a three year term, commencing February 28th of each year. The Board meets on the second Thursday of each month at 5:30 P.M., as necessary, however is required to meet at least once every two months.

The Board is empowered to examine City of Ocala Code of Ordinance violations. The Board works in a fashion similar to a judicial process, cases are presented from the agenda, testimony and evidence is given, and the Board makes a ruling. The Board can levy fines, require payment of administrative costs, and place liens on personal property if violations are not corrected. We respectfully request that you respect this process as you yourself expect to be respected by the process.

APPEALS,
Decisions of this Board are appealed to the Circuit Court of Marion County; such an appeal shall not be a hearing de novo (not all over again, or in-person) but shall be limited to appellate review of the record created before the enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed. Any person who desires to appeal an administrative decision of the Board will need a record of the proceedings, and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

ADA COMPLIANCE,
If special accommodations are needed for you to attend or participate in this meeting, please call 352-629-8309, forty-eight (48) hours in advance, so arrangements can be made.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA CITY HALL, COUNCIL CHAMBER, 2ND FLOOR
151 SE OSCEOLA AVENUE
November 10, 2011
5:30 PM

AGENDA

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

SWEAR IN OFFICERS

NEW BUSINESS

CASE NO: COM11-2251, OFFICER L. KENNEDY

CITY OF OCALA
vs.
AKINSOLA AKINYODE and ADENIKE AKINYODE, 262 SW 91ST PL, OCALA, FL 34476-7589
CITIMORTGAGE INC, PO BOX 30509, TAX & REPORTING, TAMPA, FL 33631

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-142 / 145	Registration of property by mortgagees holding mortgages in default

LOCATION: **704 NE 26TH ST**

CASE NO: COM11-1833, OFFICER D. BAKER

CITY OF OCALA
vs.
A PLUS HOMES INC, 1415 SW 17TH ST, OCALA, FL 34474
FRED C ARMSTRONG and DANA N ARMSTRONG, 1109 SE 42ND RD, OCALA, FL 34480-2758

VIOLATION(S):

Section 82-512	Barrier required

LOCATION: **1109 SE 42ND RD**

CASE NO: COM11-2292, OFFICER D. BAKER

CITY OF OCALA
vs.
ASHLEY STANLEY, 429 NW 8TH AVE, OCALA, FL 34475-6187

VIOLATION(S):

Section 82-151	Standard Housing Code adopted
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits
Section(s) 302.1	Sanitary facilities
305.16 & 305.16.1	Interior Floors, Walls, and Ceilings - Every floor, interior wall and ceiling shall be substantially rodent proof, shall be kept in sound condition and good repair and shall be safe to use and capable of supporting the load which normal use may cause to be placed thereon.
302.6	Kitchen Facilities

LOCATION: **429 NW 8TH AVE**

CASE NO: COM11-2108, OFFICER D. THOMAS

CITY OF OCALA
vs.
CALPURNIA STEWARD, 1016 SW 4TH ST, OCALA, FL 34471-1555

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits

LOCATION: **1016 SW 4TH ST**

CASE NO: COM11-2241, OFFICER D. THOMAS

CITY OF OCALA
vs.
DANIEL T. and SAMANTHA ALAGNA, 9780 CREEKFRONT RD #901, JACKSONVILLE, FL 32256
US BANK NATIONAL ASSOCIATION, 425 WALNUT ST, CINCINNATI, OH 45202

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 34-143	Maintenance of property by mortgagees holding mortgages in default

LOCATION: **3400 SW 27TH ST**

CASE NO: COM11-2321, OFFICER D. THOMAS

CITY OF OCALA
vs.
EST OF HERBERT M MACK, 1336 NW 15TH AVE, OCALA, FL 34475-5028

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits

LOCATION: **815 SW 5TH ST**

CASE NO: COM11-2406, OFFICER D. THOMAS **REPEAT VIOLATOR HEARING**

CITY OF OCALA
vs.
ADRIANA SALMON, 4530 SE 27TH ST, OCALA, FL 34480-1612
DEUTSCHE BANK TRUST COMPANY AMERICAS, 60 WALL ST, NYC60-4006, NEW YORK, NY 10005

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 34-141	Definitions
Section 34-142 / 145	Registration of property by mortgagees holding mortgages in default
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits

LOCATION: **1949 SW 8TH PL**

CASE NO: COM11-2412, OFFICER D. THOMAS **REPEAT VIOLATOR HEARING**

CITY OF OCALA
vs.
ADRIANA SALMON, 4530 SE 27TH ST, OCALA, FL 34480-1612

VIOLATION(S):

Section 34-141	Definitions
Section 34-142 / 145	Registration of property by mortgagees holding mortgages in default
Section 82-181	Definition
Section 82-182	Dangerous buildings declared nuisance: abatement required: time limits

LOCATION: **1939 SW 8TH PL**

CASE NO: COM11-2173, OFFICER J. VOUGH **REPEAT VIOLATOR HEARING**

CITY OF OCALA
vs.
ELY CARTAGENA, 110 SE 18TH PL, OCALA, FL 34471-5134

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter

LOCATION: **110 SE 18TH PL**

CASE NO: COM11-2214, OFFICER J. VOUGH

CITY OF OCALA
vs.
VIRGINIA CARNEY, 1222 SE 42ND AVE, OCALA, FL 34471-4837
WELLS FARGO BANK NA, 420 MONTGOMERY ST, SAN FRANCISCO, CA 94163

VIOLATION(S):

Section 34-32	Water collections

LOCATION: **1222 SE 42ND AVE**

PETITION TO REQUEST REDUCTION OF PENALTY

CASE NO: COM11-1424, OFFICER J. VOUGH

CITY OF OCALA
vs.
CITIMORTGAGE INC, PO BOX 30509, TAX & REPORTING, TAMPA, FL 33631

VIOLATION(S):

Section 34-141	Definitions
Section 34-142 / 145	Registration of property by mortgagees holding mortgages in default

LOCATION: **717 SE 34TH AVE**

CASE NO: COM11-1551, OFFICER J. VOUGH

CITY OF OCALA
vs.
JONATHAN M REHRER, 2919 SE 13TH ST, OCALA, FL 34471-2751

VIOLATION(S):

Section 34-95	Weeds: accumulations of trash or other unsightly or unsanitary matter
Section 34-142 / 145	Registration of property by mortgagees holding mortgages in default

LOCATION: **2919 SE 13TH ST**

OLD BUSINESS

Non-Compliance (Massey) Hearing

COM10-1884	JOSRAH #1 LLC	1831 SW 5TH PL	
COM11-0136	RUBEN CHAPPELL	645 NW 9TH ST	
COM11-0338	OMAR & ALISA S ROUNTREE	412 SW 7TH AVE	
COM11-1679	EST OF HERBERT M MACK	712 NW 2ND ST	
COM11-1787	JANE MOLLOHAN	1901 NW BLITCHTON RD	
COM11-1790	MARY ROWE	719 SE 2ND ST	$162.44 only
COM11-1892	JANIE W KEARNS	1751 NE 11TH ST	
COM11-1918	LELAND MONCRIEFFE	710 NE 27TH ST	$157.63 only
COM11-1933	ROBERT M OLSON	719 SE TUSCAWILLA AVE	$179.69 only
COM11-1969	NELSON & JESSICA MASA	829 NE 12TH TER	
COM11-2060	JENNIFERY ELY ALBERTSON	1139 SE 33RD AVE	34-32 & $127.69
COM11-2069	MARY L JONES	2813 SW 16TH PL	
COM11-2071	SONIA CASBAR	1243 NE 2ND ST	34-95 & $147.13
COM11-2089	NALBERT HYMAN	1339 SW FORT KING ST	
COM11-2191	LANCE P OWNBEY	1507 NE 12TH AVE	$102.94 only

DISCUSSION

COMMENTS BY THOSE WHO WISH TO ADDRESS THE BOARD

COMMENTS BY INDIVIDUAL BOARD MEMBERS

ADJOURNMENT