



APOPKA CODE ENFORCEMENT HEARING AGENDA

JUNE 16, 2020 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

PARKING VIOLATIONS

1. Case Number 2020TC018346 - Ladenia R. Reed
Officer Nathan Tuck

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 20-00074 – 1928 S Orange Blossom Trail, Apopka, FL 32703-
Presented by Dave Whitty
2. Case Number. Code Enforcement 20-00015 – 934 S Central Avenue, Apopka, FL 32703-
Presented by Dave Whitty
3. Case Number. Code Enforcement 20-00127 – 756 Wolf Creek Court, Apopka, FL 32703-
Presented by Dave Whitty
4. Case Number. Code Enforcement 20-00114 – 334 W Main Street, Apopka, FL 32703-
Presented by Dave Whitty
5. Case Number. Code Enforcement 20-00138 – 1642 Cimarron Hills Drive, Apopka, FL 32703-
Presented by Dave Whitty
6. Case Number. Code Enforcement 20-00045 – 704 E Magnolia Street, Apopka, FL 32703-
Presented by Dave Whitty
7. Case Number. Code Enforcement 20-00123 – 45 W 7th Street, Apopka, FL 32703-
Presented by Dave Whitty
8. Case Number. Code Enforcement 20-00129 – 202 M A Board Street, Apopka, FL 32703-
Presented by Dave Whitty
9. Case Number. Code Enforcement 20-00140 – 918 Haas Avenue, Apopka, FL 32703-
Presented by Bernard Jeanty
10. Case Number. Code Enforcement 20-00081 – 1373 Crawford Drive, Apopka, FL 32703-
Presented by Bernard Jeanty
11. Case Number. Code Enforcement 19-00576 – 1300 Piedmont Wekiwa Road, Apopka, FL 32703-
Presented by Bernard Jeanty
12. Case Number. Code Enforcement 20-00201 – 152 Summerset Drive, Apopka, FL 32712-
Presented by Bernard Jeanty
13. Case Number. Code Enforcement 20-00033 – 6430 Mt Plymouth Road, Apopka, FL 32712-
Presented by Bernard Jeanty
14. Case Number. Code Enforcement 20-00042 – 6436 Mt Plymouth Road, Apopka, FL 32712-
Presented by Bernard Jeanty
15. Case Number. Code Enforcement 20-00100 – 852 Hickory Knoll Court, Apopka, FL 32712-
Presented by Bernard Jeanty
16. Case Number. Code Enforcement 20-00108 – 294 S McGee Avenue, Apopka, FL 32703-
Presented by Bernard Jeanty

REDUCTION OF THE FINE REQUEST

1. Case Number. Code Enforcement 19-00209 – 1216 Ustler Road, Apopka, FL 32712-
Presented by Bernard Jeanty
2. Case Number. Code Enforcement 20-00009 – 107 S Central Avenue, Apopka, FL 32703-
Presented by Dave Whitty

NEXT MEETING DATE

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

CITY OF APOPKA

VS

Ladonia Reed
(Full Name)
501 Birch Ct
(Address)
Apopka, FL 32712

BEFORE THE CODE ENFORCEMENT
HEARING OFFICER

CITY OF APOPKA, FLORIDA

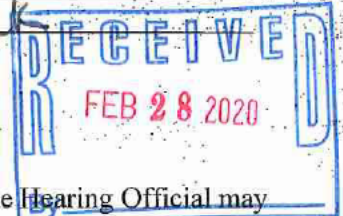
Case Number: 2020TC018346

Citation Number: APC 17404

Charge: \$50.00

Date of Offense: 2/19/2020

Officer Name: N. Tuck



I hereby deny this charge and request a hearing before a Hearing Official.

I understand that by requesting this hearing, I forfeit the right to pay the original penalty. The Hearing Official may impose a penalty of up to \$100.00, plus court costs, except in cases involving disabled parking which may be up to \$200.00, plus court costs.

I understand that I may cancel this hearing. It must be done at least ten (10) days in advance of the hearing. It must be done in writing, and I must pay the original penalty as listed on the citation and any applicable late fees. A \$15.00 cancellation fee is due at least 24 hours prior to the hearing if I pay in person; or seven (7) days prior if by mail.

I understand that my hearing may only be rescheduled for good cause when the request is received, in writing, ten (10) days prior to the hearing.

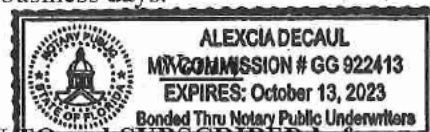
I understand that my right to have a speedy hearing is waived if for any reason a delay in this hearing is at my request. I understand that if I fail to attend the hearing date assigned, in addition to any civil penalty or costs, my ability to renew my registration may be suspended until such time as my case is satisfied. Late fees may also be assessed.

I understand that if there are any witnesses that I would like subpoenaed for my hearing, that I must pay all applicable fees.

I hereby acknowledge my hearing date of April 21, 2020 at 1:30pm or as practical thereafter, in the City Council Chamber, 120 E Main Street, Apopka, Florida 32703.

I hereby certify my address above is correct, and I will advise the Code Enforcement Section of the Apopka Police Department in writing of any change in my address within three (3) business days.

Signature: Ladonia Reed



SWORN TO and SUBSCRIBED before me and
☐ personally known ☒ produced identification
this 28 day of Feb, 2020.

Alexcia DeCaul
(Notary Signature)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City of Apopka Code Enforcement Office, 112 E 6th Street, Apopka, Florida, (407) 703-1738, at least seven (7) days before your scheduled hearing, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call (407) 703-1771



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00074
Code Officer: Dave Whitty
Address of Property: 1928 South Orange Blossom Trail
Respondent: Raymond and Richard Libby
Parcel ID Number: 24-21-28-0000-00-052

NOTICES:

- 1) 02/20/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified.
- 3) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.1: Property must be maintained in a clean, safe, and sanitary condition.
- 2) Chapter 3, Section 302.4: Overgrown areas of property exceeding 12 inches in height.
- 3) Chapter 3, Section 302.8: Inoperable vehicles.
- 4) Chapter 3, Section 308.1: Tires, vehicle parts, piles of old pallets, wood, and fencing.

Violation: Inoperable vehicles, vehicle parts, piles of old pallets, wood, and fencing, overgrown areas of the property.

Corrective action: Remove all inoperable vehicles, vehicle parts, piles of old pallets, wood, and fencing, cut/mow all overgrown areas of the property. Keep property maintained.

Notes: I spoke with the business owner on the phone.

- 1) 02/20/20 Initial inspection.
- 2) 05/16/20 Follow up inspection.
- 3) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (July 16, 2020), or a fine of \$250, per day, will begin on the 31st day (July 17, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00015
Code Officer: Dave Whitty
Address of Property: 934 South Central Avenue
Respondent: Dandre Brown
Parcel ID Number: 09-21-28-0196-80-833

NOTICES:

- 1) 01/11/20 Warning Notice mailed.
- 2) 02/17/20 2nd Warning Notice mailed.
- 3) 05/29/20 Notice of Hearing mailed certified.
- 4) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable, unlicensed vehicles.

Violations: Inoperable vehicles.

Corrective action: Make all vehicles operable and licensed, or remove them. Keep property maintained.

Notes: I have talked with the property owner about his tenant's vehicles.

- 1) 01/10/20 Initial inspection.
- 2) 02/12/20 Follow up inspection.
- 3) 03/18/20 Re-inspection.
- 4) 04/23/20 Re-inspection.
- 5) 05/14/20 Re-inspection.
- 6) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$250 per day will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00127
Code Officer: Dave Whitty
Address of Property: 756 Wolf Creek Court
Respondent: Anthony and Dawn Strada
Parcel ID Number: 22-21-28-1345-00-090

NOTICES:

- 1) 03/14/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified.
- 3) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable car with expired tag.

Violation: Inoperable, unlicensed car.

Corrective action: Make the car operable, or put it inside garage, or remove it.

Notes: I spoke with the homeowner on the phone.

- 1) 03/14/20 Initial inspection.
- 2) 05/07/20 Follow up inspection.
- 3) 05/22/20 Re-inspection.
- 4) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$250, per day, will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00114
Code Officer: Dave Whitty
Address of Property: 334 West Main Street
Respondent: Gordon G Oldham III Family Trust
Parcel ID Number: 09-21-28-7552-02-130

NOTICES:

- 1) 05/07/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified.
- 3) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris.

Violations: Junk, trash, and debris at the dumpster area and the donation box area. Repeat violation. Previous case 19-00104 was heard 03/19/19. There have been 4 previous cases prior to this one.

Corrective action: Remove all junk, trash, and debris from the property. Cease having junk and trash accumulate. Keep property maintained.

Notes: This is a repeat violation. There has been no response from the owner or the store manager.

- 1) 03/12/20 Initial inspection.
- 2) 03/27/20 Re-inspection.
- 3) 05/07/20 Re-inspection.
- 4) 05/14/20 Re-inspection.
- 5) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance, and that this is a repeat violation. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$500 per day will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00138
Code Officer: Dave Whitty
Address of Property: 1642 Cimarron Hills Drive
Respondent: Wayne Friday
Parcel ID Number: 22-21-28-1345-00-160

NOTICES:

- 1) 05/07/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified.
- 3) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable car with flat tires.

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2: Open and outside storage not permitted in Residential Zoning.
- 2) Article 5, Section 5.1.5(A-4): Commercial trailer is prohibited on any public or private property in any Residential Zoning.

Violation: Inoperable car with flat tires, a trailer full of vehicle parts, and a commercial trailer.

Corrective action: Keep air in all tires of the car, remove all vehicle parts, and remove the commercial trailer from property and subdivision.

Notes: I spoke with the tenant.

- 1) 03/14/20 Initial inspection.
- 2) 05/07/20 Follow up inspection.
- 3) 05/13/20 Re-inspection.
- 4) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$250, per day, will begin on the 11th day (June 26, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00045
Code Officer: Dave Whitty
Address of Property: 704 East Magnolia Street
Respondent: Martin Torres Miranda & Martin Torres Macias, Sr.
Parcel ID Number: 10-21-28-6136-00-230

NOTICES:

- 1) 02/03/20 Warning Notice mailed.
- 2) 04/23/20 2nd Notice mailed.
- 3) 05/29/20 Notice of Hearing mailed certified.
- 4) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Chapter 18, Article 3, Section 18-4: A building permit is required.

Violations: Work being done on accessory structure without a Building Permit.

Corrective action: Obtain a Building Permit. Keep property maintained.

Notes: I have been in contact with the homeowner and his daughter.

- 1) 02/03/20 Initial inspection.
- 2) 03/02/20 Follow up inspection.
- 3) 03/19/20 Re-inspection.
- 4) 04/21/20 Re-inspection.
- 5) 05/16/20 Re-inspection.
- 6) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$250 per day, will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00123
Code Officer: Dave Whitty
Address of Property: 45 West 7th Street
Respondent: Chad and Holly Steese
Parcel ID Number: 09-21-28-0196-50-960

NOTICES:

- 1) 03/14/20 Warning Notice mailed.
- 2) 05/01/20 2nd Warning Notice mailed.
- 3) 05/29/20 Notice of Hearing mailed certified.
- 4) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5 (A-4) (a-6): Trailers cannot be parked in front of the residences.

Violation: Trailers parked/stored in front of the residences.

Corrective action: Remove all trailers from in front of the residences.

Notes: There has been no response from the property owner.

- 1) 03/13/20 Initial inspection.
- 2) 05/01/20 Follow up inspection.
- 3) 05/16/20 Re-inspection.
- 4) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$250, per day, will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00129
Code Officer: Dave Whitty
Address of Property: 202 M A Board Street
Respondent: Malek Mouafak
Parcel ID Number: 09-21-28-0196-40-270

NOTICES:

- 1) 03/19/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified.
- 3) 06/01/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris.

Violation: Junk, trash, and debris on the ground, around 2 dumpsters.

Corrective action: Remove all junk, trash, and debris from around the dumpsters and from the property. Keep property maintained.

Notes: This is an on-going problem and has been for years. There have been 3 previous cases: (CE002187 in April 2017) (17-00390 in January 2018) and (19-00328 in July 2019). On March 20, 2018 case 17-00390 went to a Code Enforcement Hearing and found to have been in violation of the same ordinance, and if the property was to be found in violation again, of the same ordinance, it would be deemed a repeat violation.

- 1) 03/13/20 Initial inspection.
- 2) 03/17/20 Follow up inspection.
- 3) 05/20/20 Re-inspection.
- 4) 05/26/20 Re-inspection.
- 5) 06/01/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance and a repeat violation. The property must come into compliance within 10 days (June 26, 2020), or a fine of \$500, per day, will begin on the 11th day (June 27, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00140
Code Officer: Bernard Jeanty
Address of Property: 918 Haas Avenue
Respondent: Stephanie & Joseph Y Delice and Jackson Josaphat
Parcel ID Number: 10-21-28-8652-14-022

NOTICES:

- 1) 03/19/20 Warning Notice mailed.
- 2) 05/07/20 Second Warning Notice mailed
- 3) 05/29/20 Notice of Hearing mailed certified
- 4) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Dismantled inoperable Vehicles w/o Tags.

Land Development Code (LDC)

- 1) Article 2 Section 2.02.01(7): Open and outside storage not permitted in a residential zone.

Violations: Several inoperable vehicles without valid tags displayed. Using carport and a temporary tent structure as a storage unit.

Corrective action: All vehicles must be operational and have a valid tag displayed. Cease using carport and tent structure as a storage unit and remove all items.

- 1) 05/07/20: Spoke to the property owner and explained all violations.
- 2) 05/07/20: Re-inspection of the property.
- 3) 05/28/20: Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00081
Code Officer: Bernard Jeanty
Address of Property: 1373 Crawford Drive
Respondent: Calvin Thomas
Parcel ID Number: 23-21-28-9483-00-250

NOTICES:

- 1) 03/12/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 05/22/20 Notice of Hearing posted on property.
- 4) 06/05/20 Notice of Hearing posted at City Hall

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 3.02.8: Dismantled inoperable vehicle w/o tag

Violations: Inoperable vehicle with an expired tag.

Corrective action: Vehicle must be operational and have a valid tag displayed.

- 1) 05/12/20: Spoke to the property owner about violation.
- 2) 05/22/20: Follow up inspection of the property.
- 3) 06/05/20: Re- inspected property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 19-00576
Code Officer: Bernard Jeanty
Address of Property: 1300 Piedmont Wekiwa Road
Respondent: Guy J & Helen G Anderson
Parcel ID Number: 13-21-28-0000-00-024

NOTICES:

- 1) 11/21/19 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 1, Section 108.1.1: Unsafe structure.
- 2) Chapter 1, Section 108.1.2: Unsafe equipment.
- 3) Chapter 1, Section 108.1.3: Structure unfit for human occupancy.
- 4) Chapter 3, Section 302.1: Exterior Property Areas- Sanitation.
- 5) Chapter 3, Section 304.1.1: Exterior Structure-Unsafe Condition- Load.
- 6) Chapter 3, Section 304.6: Exterior Structures-Exterior Walls.
- 7) Chapter 3, Section 305.1.1: Interior Structure- Unsafe Conditions.
- 8) Chapter 3, Section 308.1: Junk, trash, debris
- 9) Chapter 5, Section 506.1: Plumbing fixtures shall be properly connected to a public sewer

Land Development Code (LDC)

- 1) Article 3, Section 3.3: Unpermitted use in a Residential Zoning District.

Violations: Having transients living on a vacant lot with structures. Junk and trash such as structures, pipes, tree branches, tents and other miscellaneous debris.

Corrective action: Return property to its original use. Remove transients and structures from the property. Remove junk and trash from the property. This is a Health and Safety Hazard to the public.

- 1) There has been no response from the property owner.
- 2) 05/07/20 Follow up inspection
- 3) 06/12/20: Re-inspection of the property

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00201
Code Officer: Bernard Jeanty
Address of Property: 152 Summerset Drive
Respondent: Jiaming Zhao
Parcel ID Number: 04-21-28-8406-00-790

NOTICES:

- 1) 04/22/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5 (A): Vehicles shall not be parked in the front yard, except within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick, gravel, or other similar materials clearly delineating such parking spaces.

Violations: High grass and weeds. Junk, trash and debris.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property.

- 1) 05/11/20: Spoke to the occupant about violation. she refused to hear what I had to say.
- 2) 05/22/20: Follow up inspection of the property.
- 3) 06/05/20: Re- inspected property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00033
Code Officer: Bernard Jeanty
Address of Property: 6430 Mt Plymouth Road
Respondent: Wallis G & Karen Owens
Parcel ID Number: 09-20-28-0000-00-025

NOTICES:

- 1) 01/29/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.

Violations: High grass and weeds. Junk, trash and debris.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property.

- 1) Property owner has cleaned up a little of the junk and trash.
- 2) 04/14/20: Follow up inspection of the property
- 3) 06/05/20: Re- inspected property

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00042
Code Officer: Bernard Jeanty
Address of Property: 6436 Mt Plymouth Road
Respondent: Wallis G & Karen Owens
Parcel ID Number: 09-20-28-0000-00-013

NOTICES:

- 1) 01/29/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.

Violations: High grass and weeds. Junk, trash and debris.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property.

- 1) Property owner has cleaned up a little of the junk and trash.
- 2) 04/14/20: Follow up inspection of the property.
- 3) 06/05/20 Re- inspected property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 1:30 PM

Case Number: 20-00100
Code Officer: Bernard Jeanty
Address of Property: 852 Hickory Knoll Court
Respondent: Innovative Investment Group of Central Fl Inc
Parcel ID Number: 34-20-28-9097-00-110

NOTICES:

- 1) 03/09/20 Warning Notice mailed.
- 2) 05/29/20 Notice of Hearing mailed certified
- 3) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.7: Exterior Structures- Roofs and Drainage.
- 2) Chapter 3, Section 304.9: Exterior Structures- Overhang Extensions.
- 3) Chapter 3, Section 304.8: Exterior Structures- Decorative Features.
- 4) Chapter 3, Section 308.1: Junk, trash, debris

Land Development Code (LDC)

- 1) Article 7 Section 7.01.08 (C): Fence in Disrepair

Violations: Roof in disrepair and has several blue tarps on it. Exterior walls have rotting wood. The soffits and overhang have rotting wood. The fence is in disrepair. Junk and trash such as tree debris and other miscellaneous debris.

Corrective action: Repair the roof and soffits. Repair exterior walls. Remove junk and trash from the property. Repair the fence.

- 1) Spoke to the Company's employees Kristina and Andy and explained all the violations
- 2) 05/12/20: Follow up inspection
- 3) 06/12/20: Re-inspection of the property

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation will begin on (July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00108
Code Officer: Bernard Jeanty
Address of Property: 294 South McGee Avenue
Respondent: Ag Properties LLC 50% Int & Wbre Investments Inc 50% int
Parcel ID Number: 10-21-28-0000-00-091

NOTICES:

- 1) 03/11/20 Warning Notice mailed.
- 2) 04/27/20 Second Warning Notice mailed
- 3) 05/13/20 Third Warning Notice mailed
- 4) 05/29/20 Certified Mailed Hearing Notice.
- 5) 06/05/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 304.13: Windows in disrepair.
- 3) Chapter 3, Section 308.1: Junk , trash, debris.
- 4) Chapter 3, Section 302.7: Exterior Property Areas-Fence in disrepair.

Land Development Code (LDC)

- 1) Article 5, Section 5.13.9(D): Posting of numbers on buildings.

Violations: Overgrown property. Boarded up windows. No address posted. Junk, trash and debris. Fence in disrepair

Corrective action: Cut/mow all overgrown areas of property. Remove wood from all windows and make sure they work properly. Post the correct address on the house. Keep property maintained. Remove junk and trash from the property. Repair the fence.

Notes

- 1) 03/07/20 Initial inspection.
- 2) 03/30/20 Follow up inspection.
- 3) 06/12/20 Re-inspection of the property

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 15 days (July 1, 2020), or a fine of \$250 per day, per violation, will begin on the 16th day(July 2, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 19-00209
Code Officer: Bernard Jeanty
Address of Property: 1216 Ustler Road
Respondent: Lost Lake Farms LLC
Parcel ID Number: 34-20-28-9550-00-180

NOTICES:

- 1) 05/02/19 Warning Notice mailed
- 2) 08/20/19 Case heard at Code Enforcement Hearing
- 3) 10/19/19 Property Compliance deadline

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.
- 2) Chapter 66, Article 5, Section 66-99: A Business Tax Receipt is required.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2 (c): Unpermitted use in A-1 (zip) or Transitional Zoning District.
- 2) Article 4, Section 4.3.2 (b): Outside storage not permitted in A-1 (zip) or Transitional Zoning District.
- 3) Article 6, Section 6.03.01 (F)(7): Commercial vehicle prohibited.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$167,000 fine to \$10,000. The reduction of fine to be paid within 30 days (June 15, 2020), or the fine will revert back to original amount of \$167,000.00.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY JUNE 16, 2020 at 1:30 PM

Case Number: 20-00009
Code Officer: Dave Whitty
Address of Property: 107 South Central Avenue
Respondent: Melvin and June Cheever
Parcel ID Number: 09-21-28-0196-20-040

NOTICES:

- 1) 01/09/20 Warning Notice mailed.
- 2) 02/04/20 Notice of Hearing mailed certified.
- 3) 02/04/20 Notice of Hearing posted at City Hall and on property.
- 4) 02/18/20 Code Enforcement Hearing

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 302.7: Fence in disrepair.
- 3) Chapter 3, Section 304.6: Exterior walls.
- 4) Chapter 3, Section 304.7: Roofs and drainage.
- 5) Chapter 3, Section 304.9: Overhang extensions.
- 6) Chapter 3, Section 304.10: Stairways, decks, porches, and balconies.
- 7) Chapter 3, Section 304.13: Windows in disrepair.
- 8) Chapter 3, Section 304.13.1: Windows/glazing.
- 9) Chapter 3, Section 304.14: Window screens.
- 10) Chapter 3, Section 305.3: Interior surfaces.
- 11) Chapter 3, Section 305.4: Stairs and walking surfaces.
- 12) Chapter 5, Section 504.1: Plumbing systems and fixtures.
- 13) Chapter 7, Section 704.2: Smoke alarms.

Violations: Overgrown property having junk, trash, and debris. The fencing is in disrepair. There is rotting wood on the eaves, awning, exterior walls, roof, fascia, and soffit. The skirting is in disrepair. Windows have cracks, they do not have screens, and do not work properly. The exterior walls, window frames, and porch railings have chipped paint. The ceilings sag and there are holes in the interior walls. The flooring, electrical outlets, and fixtures are in disrepair.

Corrective action: Cut/mow all overgrown areas of property. Remove all junk, trash, building materials, and debris. Properly repair the fencing and all rotting wood. The floors must be properly repaired and in good, safe condition. Windows cannot have cracks and must have screens. Walls and handrails cannot have chipped paint. All electrical outlets must have cover plates. All electrical fixtures must be installed and working properly. There must be 4 smoke detectors installed and, at least, 1 fire extinguisher available. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the current fine to \$2000.00, to be paid within 10 days of closing.