



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
June 16, 2015 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

BUILDING CODES

1. Case No. CE001054-050715 - 942 Marvin C Zanders Avenue, Apopka, FL 32703; Parcel ID No. 09-21-28-0196-70-181
2. Case No. CE001056-050715 - 113 W 10th Street, Apopka, FL 32703; Parcel ID No. 09-21-28-0196-70-181
3. Case No. CE001032-042215 - 3351 W Orange Blossom Trail, Apopka, FL 32712; Parcel ID No. 01-21-27-0000-00-032
4. Case No. 00103-042215 - 718 Lou Ann Drive, Apopka, FL 32703; Parcel ID No. 09-21-28-0196-70-190

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. 001004-032315 - 927 Haas Avenue, Apopka, FL 32703; Parcel ID No. 15-21-28-7048-02-350
2. Case No. CE001045-050515 - Rock Springs Ridge Tract "A", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-001
3. Case No. CE001048-050515 - Rock Springs Ridge Tract "B", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-002

4. Case No. CE001049-050515 - Rock Springs Ridge Tract "C", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-003
5. Case No. CE001050-050515 - Rock Springs Ridge Tract "D", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-004
6. Case No. CE001051-050515 - Rock Springs Ridge Tract "E", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-005
7. Case No. CE001052-050515 - Rock Springs Ridge Tract "F", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-006
8. Case No. CE001053-050515 - Rock Springs Ridge Tract "G", Apopka, FL 32712; Parcel ID No. 17-20-28-7404-00-007

REDUCTION OF FINE REQUEST

NEXT MEETING DATE

ADJOURNMENT

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

Backup material for agenda item:

1. Case No. CE001054-050715 - 942 Marvin C Zanders Avenue, Apopka, FL 32703; Parcel ID 09-21-28-0196-70-181



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001054-050715	<u>CODE OFFICER:</u>	Bernard Jeanty
Respondent:	Roderick Collins	PARCEL ID NO:	09-21-28-0196-70-181
Address of Property:	942 Marvin C Zanders Avenue		

NOTICE:

5/08/2015	Courtesy Notice mailed
5/27/2015	Hearing Notice mailed via First Class mail – Delivered May 29, 2015
6/01/2015	Hearing Notice posted on property and posted at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

The property is in violation of LDC, ART VII. SEC 7.01.08(c)
The fence is falling down.

The property is in violation of IPMC CH. 3, SEC. 302.4
The grass is over 12” high

The property is in violation of IPMC CH. 3, SEC. 304.13.1
The windows are broken

The property is in violation of AMC, CH. 42, ART II, SEC. 42-39(2)
The trailer is full of junk and garbage. The property has a bed and trash bags

Corrective action was to be taken by 5/27/2015. An inspection on 6/01/2015 revealed the property was not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Wednesday, July 15, 2015, (30 days). Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained; remove all garbage from the property; and repair leaning fence. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the City shall be Page 4 d to place a lien on the property in accordance with state statute.

Backup material for agenda item:

2. Case No. CE001056-050715 - 113 W 10th Street, Apopka, FL 32703; Parcel ID No. 09-21-28-0196-70-181



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001056-050715	<u>CODE OFFICER:</u>	Bernard Jeanty
Respondent:	Roderick Collins	PARCEL ID NO:	09-21-28-0196-70-181
Address of Property:	113 W 10th Street		

NOTICE:

5/22/2015	Hearing Notice mailed via First Class Mail (Roderick Collins) – Delivered on 5/26/2015
6/01/2015	Hearing posted on property
6/02/2015	Hearing posted at City Hall, 120 E Main Street, Apopka, FL
6/04/2015	Affidavit of Hand Delivery was delivered at 11:30a to Evelyn Collins, 3966 Rose Petal Lane, Orlando, FL 32808

SUMMARY:

AMC, CH 42, ART V, SEC 22-84

The house is vacant and unsafe for anyone to live in. Per the Building Official, the materials used for repair were not of good quality; and a permit was not obtained for repairs. The property was posted for Condemnation.

Corrective action was to be taken by 6/15/2015. An inspection on 6/16/2015 revealed the property was not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance by 7/15/2015, (30 days). Compliance pursuant to municipal code shall be to bring structure up to all current Building Codes or demo structure.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until property is brought into compliance, and the City shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

3. Case No. CE001032-042215 - 3351 W Orange Blossom Trail, Apopka, FL 32712; Parcel ID 01-21-27-0000-00-032



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001032-042215	<u>CODE OFFICER:</u>	Bernard Jeanty
Respondent:	Copart Of Connecticut, Inc.	PARCEL ID NO:	01-21-27-0000-00-032
Address of Property:	3351 W Orange Blossom Trail		

NOTICE:

5/01/2015	Courtesy Notice Mailed
5/28/2015	Hearing Notice Posted on Property and sent via First Class mail – Delivered on 06/01/2015
6/01/2015	Building Violation and Building Hearing Notice Posted on Property and Mailed via First Class mail
6/02/2015	Hearing Notice Posted at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

The property is in violation of AMC, CH 22, ART V, SEC 22-84(a)
The building is unsafe because parts of the ceiling are falling down, and there are also exposed wires hanging from the ceiling.

The property is in violation of AMC, CH 22, ART V, SEC 22-84(a)(3)c
The structure's condition is a fire hazard because of exposed wires, furniture, and paper that could easily catch on fire. In one section of the building, there are signs of previous fire damage.

The property is in violation of IPMC, CH 3, SEC. 302.1
The property has junk and trash. All vacant structures and premises shall be maintained in a clean and safe, secure and sanitary condition.

The property is in violation of IPMC, CH 3, SEC 304.15
The outside doors need to be on and able to open, close, and lock. All exterior doors shall be maintained in good condition.

The property is in violation of IPMC, CH 3, SEC 304.13
All windows are broken; all the glass is missing.

Corrective action was to be taken on 5/29/2015. On 6/01/2015 the property was not in compliance. I spoke to Mike Griffin on 5/29/2015, he stated that a demo permit would be obtained by the following week and the grass would be cut. I contacted the Zoning Department on 6/10/2015, and found that no demo permit has been obtained.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Wednesday, July 15, 2015, (30 days). Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100 feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such. Bring building up to code or demo the structure.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the City shall be authorized to place a lien on the property in accordance with State statute.

Backup material for agenda item:

4. Case No. 00103-042215 - 718 Lou Ann Drive, Apopka, FL 32703; Parcel ID 09-21-28-0196-70-190



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

CASE NO: 001033-042215 **CODE OFFICER:** DAVE WHITTY

Respondent: Lou Ann Drive Land Trust **PARCEL ID NO:** 09-21-28-0196-70-190

Address of Property: 718 Lou Ann Drive

NOTICE:

05/06/2015 Courtesy Notice Delivered via First Class Mail
05/11/2015 Notice of Condemnation Hearing sent via Certified Mail – (Delivered 05/15/2015)
05/29/2015 Notice of Violation and Hearing sent via Certified Mail (Delivered 06/01/2015)
05/29/2015 Notice of Hearing posted on property

SUMMARY:

The property is in violation of AMC, CH 22, ART V, SEC 22-84:
The property has an unsafe, fire-damaged house, posing a threat, and causing a nuisance in the community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/29/2015 revealed the property was not in compliance. I had contact with Tammy Boyd, property owner; and Tom, who does work for her. They have talked about obtaining a demolition permit, and take the house down. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

A demolition permit must be obtained and the vacant, unsafe, fire-damaged house must be demolished and property in compliance by July 16, 2015 (30 days).

Failure to comply by the above date shall subject the parcel to a \$250 per day, beginning on the 31st day, July 17, 2015, until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

1. Case No. 001004-032315 - 927 Haas Avenue, Apopka, FL 32703; Parcel ID No. 15-21-28-7048-02-350



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	001004-032315	<u>CODE OFFICER:</u>	Dave Whitty
Respondent:	Kirby & Evelyn Kirby	PARCEL ID NO:	15-21-28-7048-02-350
Address of Property:	927 Haas Avenue		

NOTICE:

03/23/2015	Courtesy Notice Delivered sent via First Class Mail
05/19/2015	Written Warning Notice sent via Certified Mail
05/29/2015	Notice of Violation and Hearing posted on property
05/29/2015	Notice of Hearing sent via Certified Mail (Delivered 06/03/2015)

SUMMARY:

The property is in violation of AMC, CH 42, ART II, SEC 42-39(2(3)(4)):

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community. Miscellaneous items, materials, are debris causing a public nuisance. Appliances and untagged, inoperable vehicles are creating an attractive nuisance.

The property is in violation of LDC, ART VII, SEC 7.01.08(a):

The fence was erected without a permit.

Corrective action was to be taken by 05/01/2015. An inspection on 05/29/2015 revealed the property was not in compliance. I had contact with Kirby Perry, property owner, prior to this Hearing. He seems to want to comply; however, as of the date of this summary (06/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Thursday, July 17, 2015 (30 days).

Failure to comply by the above date shall subject the parcel to a \$250 per day fine, to begin on the 31st day, Friday, July 17, 2015, until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with

Backup material for agenda item:

2. Case No. CE001045-050515 - Rock Springs Ridge Tract "A", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-001



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001045-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-001
Address of Property:	Rock Springs Ridge Tract "A"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

3. Case No. CE001048-050515 - Rock Springs Ridge Tract "B", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-002



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001048-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-002
Address of Property:	Rock Springs Ridge Tract "B"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

Given the owner is in the process of bringing the property into compliance, the city requests the work be completed by Saturday, August 15, 2015 (60 days) and that the owner maintain the property in accordance with code. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such standard or demolished.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

4. Case No. CE001049-050515 - Rock Springs Ridge Tract "C", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-003



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001049-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-003
Address of Property:	Rock Springs Ridge Tract "C"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

5. Case No. CE001050-050515 - Rock Springs Ridge Tract "D", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-004



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001050-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-004
Address of Property:	Rock Springs Ridge Tract "D"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.
The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.
The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

6. Case No. CE001051-050515 - Rock Springs Ridge Tract "E", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-005



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001051-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-005
Address of Property:	Rock Springs Ridge Tract "E"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

7. Case No. CE001052-050515 - Rock Springs Ridge Tract "F", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-006



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001052-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-006
Address of Property:	Rock Springs Ridge Tract "F"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.

Backup material for agenda item:

8. Case No. CE001053-050515 - Rock Springs Ridge Tract "G", Apopka, FL 32712;
Parcel ID No. 17-20-28-7404-00-007



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, JUNE 16, 2015
6:00 PM

<u>CASE NO:</u>	CE001053-050515	<u>CODE OFFICER:</u>	R. Fernandez
Respondent:	RSR Golf Club, Inc.	<u>PARCEL NO:</u>	17-20-28-7404-00-007
Address of Property:	Rock Springs Ridge Tract "G"		

NOTICE:

5/5/2015	Courtesy Notice Delivered via First Class Mail (RSR Golf Club Inc. & Robert Dello Russo)
5/29/2015	Notice of Violation and Hearing sent via Certified mail (delivered 6/4/15)
5/29/2015	Notice of Violation and Hearing hand delivered (delivered 6/5/15)

SUMMARY:

The property is in violation of IPMC, Ch. 3, Sec. 301.3; 302.4; 304.15.

The property is a closed golf course. There are vacant structures on the property that are not secured and not maintained in accordance with Apopka Municipal Code.

The property is in violation of AMC Ch. 42, Art. II, Sec. 42-39.

The property has excessive accumulation of untended growth of weeds, grass, brush and other dead and living plant life in violation of Apopka Municipal Code. Such untended growth may reasonably pose a fire hazard, provide a breeding area for mosquitoes and vermin, and adversely affect and impair the economic welfare of the adjacent community.

Corrective action was to be taken by 5/20/2015. An inspection on 5/28/2015 revealed the property was not in compliance. I had contact with a representative of the owner (Mr. Dello Russo) and the owner prior to this hearing and the property is in the progress of being mowed and the violations are being addressed. However, as of the date of this summary (6/10/2015), the property is not in compliance.

RECOMMENDATION:

The property must be in compliance with code, and maintain compliance, by Monday, September 14, 2015. Compliance pursuant to municipal code shall be, at a minimum, that all untended growth of weeds, grass, brush and other dead or living plant life upon this tract be mowed and maintained within 100' feet of any improved lot or parcel abutting this tract. Additionally, any structure or outbuilding that is not secured in accordance with the adopted International Property Maintenance Code, shall be secured in accordance with such.

Failure to comply by the above date shall subject the parcel to a \$250 per day fine until the property is brought into compliance, and the city shall be authorized to place a lien on the property in accordance with state statute.