



AGENDA- Revision 1

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 May 21, 2019 @ 6:00 PM

CALL TO ORDER

PARKING VIOLATIONS

BUILDING CODES

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

- [1.](#) Case Number. Code Enforcement 19-00027 – 453 Summerset Drive, Apopka, FL 32712- Bernard Jeanty
- [2.](#) Case Number. Code Enforcement 19-00127 – 26 W Skylark Street, Apopka, FL 32712- Bernard Jeanty
- [3.](#) Case Number. Code Enforcement 19-00132 – 9 W Skylark Street, Apopka, FL 32712- Bernard Jeanty
- [4.](#) Case Number. Code Enforcement 19-00178 – 367 Autumn Drive, Apopka, FL 32712- Bernard Jeanty
- [5.](#) Case Number. Code Enforcement 19-00183– 2073 Home Again Road, Apopka, FL 32712- Bernard Jeanty
- [6.](#) Case Number. Code Enforcement 19-00112 – 118 W Nancy Lee Lane, Apopka, FL 32712- Bernard Jeanty
- [7.](#) Case Number. Code Enforcement 19-00223 – 1134 Rock Springs Road, Apopka, FL 32712- Bernard Jeanty
- [8.](#) Case Number. Code Enforcement 19-00176 – 1700 S Orange Blossom Trail, Apopka, FL 32703- Dave Whitty
- [9.](#) Case Number. Code Enforcement 19-00124 – 729 S Orange Blossom Trail, Apopka, FL 32703- Dave Whitty
- [10.](#) Case Number. Code Enforcement 19-00123 – 701 S Orange Blossom Trail, Apopka, FL 32703- Dave Whitty
- [11.](#) Case Number. Code Enforcement 19-00125 – 799 S Orange Blossom Trail, Apopka, FL 32703- Dave Whitty

- [12.](#) Case Number. Code Enforcement 19-00142 – 812 Marvin C Zanders Avenue, Apopka, FL 32703- Dave Whitty
- [13.](#) Case Number. Code Enforcement 19-00084 – 2570 Lake Jackson Circle, Apopka, FL 32703- Dave Whitty
- [14.](#) Case Number. AOPKA_20190308_1004 – 480 Wekiva Crest Drive, Apopka, FL 32712- CJ Johnson
- [15.](#) Case Number. AOPKA_20190308_1006 – 848 La Gran Via Lane, Apopka, FL 32703- CJ Johnson
- [16.](#) Case Number. AOPKA_20190308_1012 – 2331 Cerberus Drive, Apopka, FL 32712- CJ Johnson
- [17.](#) Case Number. AOPKA_20190308_1015 – 1984 Martina Street, Apopka, FL 32703- CJ Johnson
- [18.](#) Case Number. AOPKA_20190308_1018 – 1807 Wexham Boulevard, Apopka, FL 32703- CJ Johnson
- [19.](#) Case Number. AOPKA_20190308_1019 – 1266 Dunbridge Street, Apopka, FL 32703- CJ Johnson
- [20.](#) Case Number. AOPKA_20190308_1021 – 1247 Alston Bay Boulevard, Apopka, FL 32703- CJ Johnson
- [21.](#) Case Number. AOPKA_20190308_1025 – 1102 Olympic Court, Apopka, FL 32712- CJ Johnson
- [22.](#) Case Number. AOPKA_20190308_1027 – 1016 Pine Shadow Drive, Apopka, FL 32712- CJ Johnson
- [23.](#) Case Number. AOPKA_20190308_1028 – 606 Swallow Court, Apopka, FL 32712- CJ Johnson
- [24.](#) Case Number. AOPKA_20190308_1030 – 1839 Alambra Circle, Apopka, FL 32703- CJ Johnson

REDUCTION OF FINE REQUEST

- [1.](#) Case Number. Code Enforcement 18-00376 – 726 E 6th Street, Apopka, FL 32703- Dave Whitty

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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY May 21, 2019 6:00 PM

Case Number: 19-00027
Code Officer: Bernard Jeanty
Address of Property: 453 Summerset Drive
Respondent: Jon A & Naomi D Rowell
Parcel ID Number: 04-21-28-8402-00-710

NOTICES:

- 1) 05/06/19 Warning letter mailed
- 2) 05/06/19 Notice of Hearing mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC
- 2) Chapter 38, Article 2, Section 38-61: Order of Abatement
- 3) Chapter 38, Article 2, Section 38-63: The City is authorized to vacate, demolish, remove, or otherwise, abate the nuisance

International Property Maintenance Code (IPMC)

- 1) Chapter 1, Section 108.1.3: Structure unfit for human occupancy
- 2) Chapter 3, Section 304.13.1: Exterior Structures - Window, Skylight and Door Frames-Glazing
- 3) Chapter 3, Section 304.6: Exterior Structures - Exterior Walls
- 4) Chapter 3, Section 304.7: Exterior structure- Roofs and Drainage
- 5) Chapter 3, Section 304.9: Exterior Structures- Overhang Extensions
- 6) Chapter 3, Section 305.3: Interior Structure- Interior Surfaces

Land Development Code (LDC)

- 1) None

Notes:

- 1) 04/11/19: Re-inspection of property.

STAFF RECOMMENDATION:

Staff recommends that the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by submitting required engineering drawings and obtaining proper permits. The drawings and permits must be in accordance with the current building code and standards; thereby repairing the deficiencies noted in the building inspector's report and all other violations cited, or obtain a demolition permit and demolish the house, and remove all debris. This must be done within 30 days (June 20, 2019), or a fine of \$250.00 per day per violation will begin on the 31st day (June 21, 2019), if not in compliance. Such fine shall continue until the property is in compliance. If the owner or other parties with interest fail to demolish and remove or repair such condemned building or structure, and has not shown cause before the Hearing Officer which justifies and extension of time, the Hearing Officer shall order such building or structure to be demolished or removed by the city, and the actual cost, including administrative cost, of the demolition or removal assessed as a lien upon the land. The city may enforce its lien and maintain a personal action against the property owners at the same time to recover such

costs and any and all interest accrued thereon. In any suit by the city, either at law or in equity, for the collection of the amount of the lien, the city shall be entitled to recover its actual costs and attorney's fees for the suit, and the costs and attorney's fees shall also become a lien up on the land. Any lien for costs and fees incurred pursuant to this article (Apopka Municipal Code, Chapter 38, Article 2, Section 38-61 and 38-63) shall constitute a lien against the premises to the same extent and character as the lien for special assessments, and with the same penalties and rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens. Finally, 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 May 21, 2019 6:00 PM

Case Number: 19-00127
Code Officer: Bernard Jeanty
Address of Property: 26 W Skylark Street
Respondent: Curbello Ray M Life Estate
Parcel ID Number: 04-21-28-0225-07-030

NOTICES:

- 1) 03/04/19 Warning Notice mailed
- 2) 05/06/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.
- 2) Chapter 18, Article 3 Section 18-48: A Building permit is required

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

- 1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in residential districts.

Notes:

- 1) 03/15/19: Spoke to the occupant she stated" she closed the carport to be able to store items in the carport".
- 2) 05/17/19: 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 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (June 21, 2019). Such fine shall continue until the property is 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 May 21, 2019 6:00 PM

Case Number: 19-00132
Code Officer: Bernard Jeanty
Address of Property: 9 W Skylark Street
Respondent: Nancy & Kenneth D Graham
Parcel ID Number: 04-21-28-0225-06-260

NOTICES:

- 1) 03/15/19 Warning Notice mailed
- 2) 05/06/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.
- 2) Chapter 18, Article 3 Section 18-48: A Building permit is required

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk and trash.
- 2) Chapter 3, Section 304.9: Exterior structure- Overhang extension.

Land Development Code (LDC)

- 1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in residential districts.
- 2) Article 7, Section. 7.01.08 (C): Fence in disrepair.

Notes:

- 1) 03/15/19: Property owner has a hostile temperament, unable to discuss violations.
- 2) 05/17/19: 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 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (June 21, 2019). Such fine shall continue until the property is 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 May 21, 2019 6:00 PM

Case Number: 19-00178
Code Officer: Bernard Jeanty
Address of Property: 367 Autumn Drive
Respondent: Amie L Gregaitis
Parcel ID Number: 04-21-28-8402-00-331

NOTICES:

- 1) 04/11/19 Warning Notice mailed
- 2) 05/06/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

- 1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in residential districts.
- 2) Article 7, Section. 7.01.08 (C): Fence in disrepair.
- 3) Article 2, Section.2.02.01 (7): Open and outside storage not a permitted use in a residential zone.

Notes:

- 1) 04/11/19: Spoke to property owner on the phone about the violations.
- 2) 05/17/19: 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 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (June 21, 2019). Such fine shall continue until the property is 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 May 21, 2019 6:00 PM

Case Number: 19-00183
Code Officer: Bernard Jeanty
Address of Property: 2073 Home Again Road
Respondent: Euzera Musgrove
Parcel ID Number: 29-20-28-6029-00-950

NOTICES:

- 1) 04/01/19 Warning Notice mailed
- 2) 05/06/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) None

International Property Maintenance Code (IPMC)

- 1) None

Land Development Code (LDC)

- 1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in residential districts.
- 2) Article 2, Section.2.02.01 (7): Open and outside storage not a permitted use in a residential zone.

Notes:

- 1) 04/01/19: left my card at the door property appears to be abandoned
- 2) 05/17/19: 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 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (June 21, 2019). Such fine shall continue until the property is 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 May 21, 2019 6:00 PM

Case Number: 19-00112
Code Officer: Bernard Jeanty
Address of Property: 118 W Nancy Lee Lane
Respondent: Nelson Charles M Jr
Parcel ID Number: 33-20-28-0000-00-074

NOTICES:

- 1) 03/06/19 Warning Notice mailed
- 2) 05/06/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) None

International Property Maintenance Code (IPMC)

- 1) None

Land Development Code (LDC)

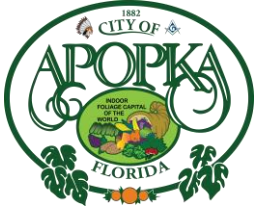
- 1) Article 7, Section. 7.01.01(b): Unpermitted accessory structure.
- 2) Article 7, Section. 7.01.08(F): Chicken wire, hog wire, barbed wire and similar fencing are not allowed.

Notes:

- 1) 03/07/19: I returned a phone call to the property owner no answer, I left a voice mail explaining the violations
- 2) 05/17/19: 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 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (June 21, 2019). Such fine shall continue until the property is 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 May 21, 2019 6:00 PM

Case Number: 19-00223
Code Officer: Bernard Jeanty
Address of Property: 1134 Rock Springs Road
Respondent: 298 Lafayette Street LLC
Parcel ID Number: 33-20-28-0000-00-058

NOTICES:

- 1) 05/02/19 Warning Notice mailed
- 2) 05/02/19 Hearing Notice mailed
- 3) 05/09/19 Notice of hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) None

International Property Maintenance Code (IPMC)

- 1) None

Land Development Code (LDC)

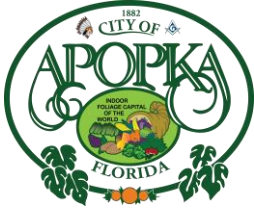
- 1) Article 8, Section 8.03.02(h): Signs- wind signs, banners are not permitted.

Notes:

- 1) 05/02/19: This is the fourth time this property has been cited for the same violation. I have spoken to the manager of Cricket several times. I have spoken to the property manager on past violations.
- 2) 05/17/19: 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 9 days (May 30, 2019), or a fine of \$250 per day, will begin on the 10th day (May 31, 2019). Such fine shall continue until the property is 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 MAY 21, 2019 6:00 PM

Case Number: 19-00176
Code Officer: Dave Whitty
Address of Property: 1700 Orange Blossom Trail
Respondent: Wal-Mart Stores East LP
Parcel ID Number: 24-21-28-8953-00-010

NOTICES:

- 1) 04/10/19 Warning Notice mailed.
- 2) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6336).
- 3) 05/09/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) None

International Property Maintenance Code (IPMC)

- 1) None

Land Development Code (LDC)

- 1) Article 8, Section 8.00.03: To have a sign, a permit is required.

Notes:

There are signs that are advertising off-site businesses posted on the stop signs, property inside of this plaza, and at the entrances to plaza. I have seen employees cleaning up the property, but they do not remove the signs.

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 (June 5, 2019) or a fine of \$250 per day, will begin on (June 6, 2019) 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 MAY 21, 2019 6:00 PM

Case Number: 19-00124
Code Officer: Dave Whitty
Address of Property: 729 S Orange Blossom Trail
Respondent: Apopka Associates 2006 LLC
Parcel ID Number: 11-21-28-0206-00-020

NOTICES:

- 1) 03/14/19 Warning Notice mailed.
- 2) 04/18/19 2nd Notice mailed.
- 3) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6282).
- 4) 05/09/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.2: Exterior structures – Protective Treatment.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 8, Section 8.03.02: Unpermitted pole signs and banner signs.

Notes:

This has been an on-going problem for a long time. There's old furniture, including but not limited to, tires, mattresses, household garbage, wood, metals, and TV's. I have been in contact with the property management company and let them know of the violations. They have hired cleaning crews and security, but this dumping continues and the building is in need of maintenance. There is also mildew, peeling paint, and discoloration on the building. There are also banner signs and pole signs that are not allowed.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances and are repeat violations. The property must come into compliance within 30 days (June 20, 2019), or a fine of \$250 per day, per violation will begin on (June 21, 2019) 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 MAY 21, 2019 6:00 PM

Case Number: 19-00123
Code Officer: Dave Whitty
Address of Property: 701 S Orange Blossom Trail
Respondent: Apopka Associates 2006 LLC
Parcel ID Number: 11-21-28-0206-00-010

NOTICES:

- 1) 03/14/19 Warning Notice mailed.
- 2) 04/18/19 2nd Notice mailed.
- 3) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6299).
- 4) 05/09/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.7: Fencing in disrepair.
- 2) Chapter 3, Section 304.2: Exterior structures – Protective Treatment
- 3) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) None

Notes:

This has been an on-going problem for a long time. There's old furniture, including but not limited to, tires, mattresses, household garbage, wood, metals, and TV's. I have been in contact with the property management company and let them know of the violations. They have hired cleaning crews and security, but this dumping continues, and the building is in need of maintenance. There is also mildew, peeling paint, and discoloration on the building.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (June 20, 2019), or a fine of \$250 per day, per violation, will begin on (June 21, 2019) 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 MAY 21, 2019 6:00 PM

Case Number: 19-00125
Code Officer: Dave Whitty
Address of Property: 799 S Orange Blossom Trail
Respondent: Apopka Associates 2006 LLC
Parcel ID Number: 11-21-28-0205-00-030

NOTICES:

- 1) 03/14/19 Warning Notice mailed.
- 2) 04/18/19 2nd Notice mailed.
- 3) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6305).
- 4) 05/09/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.7: Fencing in disrepair.

Land Development Code (LDC)

- 1) Article 8, Section 8.03.02(w): Unpermitted pole signs and banner signs.

Notes:

There are pole signs and banner signs at these businesses that are not allowed. There is a fence in disrepair, behind this building. I have been in contact with the property management company and let them know of the violations.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances and a repeat violation. The property must come into compliance within 30 days (June 20, 2019), or a fine of \$250 per day, per violation, will begin on (June 21, 2019) 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 MAY 21, 2019 6:00 PM

Case Number: 19-00142
Code Officer: Dave Whitty
Address of Property: 812 Marvin C. Zanders Avenue
Respondent: Clifford Moore Estate
Parcel ID Number: 09-21-28-0196-70-382

NOTICES:

- 1) 03/25/19 Warning Notice mailed.
- 2) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6312).
- 3) 05/09/19 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 108.1.3: Structure unfit for human occupancy.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) None

Notes:

This property has an old house that has no electricity or water connected to it, yet there are people that occupy and live there. The power meter was removed in June of 2016 and electricity has not been connected since. The water was also disconnected on October 25, 2016, and has not been connected since. There has been no response from the property owner.

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 (June 5, 2019) or a fine of \$250 per day, per violation will begin on (June 6, 2019) 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 MAY 21, 2019 6:00 PM

Case Number: 19-00084
Code Officer: Dave Whitty
Address of Property: 2570 Lake Jackson Circle
Respondent: Douglas De Jesus Osorio & Nancy E Rojas
Parcel ID Number: 13-21-28-6906-03-090

NOTICES:

- 1) 02/19/19 Warning Notice mailed.
- 2) 03/19/19 2nd Warning Notice sent
- 3) 05/08/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6329).
- 4) 05/09/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Chapter 22, Article 3, Section 22-49: A building permit is required.

International Property Maintenance Code (IPMC)

- 1) None

Land Development Code (LDC)

- 1) None

Notes:

A balcony has been built on the 2nd floor of this house without a permit. I have spoken to the homeowner, who stated that he was in the process of obtaining a permit, but an application has not been submitted to the City of Apopka's Building Department.

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 (June 5, 2019) or a fine of \$250 per day, will begin on (June 6, 2019) 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

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1004

RESPONDENT: The Bank of New York
Mellon Corporation, as Trustee

ADDRESS OF PROPERTY: 480 WEKIVA CREST
DR

PARCEL ID NO: 332028894500190

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

The Bank of New York Mellon Corporation, as Trustee has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 2 registration period (s), beginning on 8/4/2010 totaling \$400.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1006

RESPONDENT: Citibank, National
Association, as Trustee

ADDRESS OF PROPERTY: 848 LA GRAN VIA
LN

PARCEL ID NO: 222128549600320

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

Citibank, National Association, as Trustee has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 1 registration period (s), beginning on 2/1/2016 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1012

ADDRESS OF PROPERTY: 2331 CERBERUS DR

RESPONDENT: HSBC Mortgage Corporation

PARCEL ID NO: 292028827601630

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

HSBC Mortgage Corporation has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 2 registration period (s), beginning on 10/12/2010 totaling \$400.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019
1:30 PM

CASE NO: APOPKA-20190308-1015

RESPONDENT: Nationstar Mortgage, LLC,
D/B/A Mr. Cooper

ADDRESS OF PROPERTY: 1984 MARTINA ST

PARCEL ID NO: 232128177500440

NOTICES:

4/25/2019 Notice of Violation mailed.
5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

Nationstar Mortgage, LLC, D/B/A Mr. Cooper has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 1 registration period (s), beginning on 2/1/2018 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1018

RESPONDENT: New Penn Financial, LLC
d/b/a Shellpoint Mortgage Servicing, d/b/a New
Rez, LLC

ADDRESS OF PROPERTY: 1807 WEXHAM
BLVD

PARCEL ID NO: 242128690700770

NOTICES:

4/25/2019 Notice of Violation mailed.
5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, d/b/a New Rez, LLC has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 1 registration period (s), beginning on 10/14/2017 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1019

ADDRESS OF PROPERTY: 1266 DUNBRIDGE
ST

RESPONDENT: Ocwen Loan Servicing LLC

PARCEL ID NO: 232128225900170

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property", more specifically: 38-168 – Registration of abandoned real property.

Ocwen Loan Servicing LLC has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for 2 registration period (s), beginning on 5/22/2012 totaling \$400.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019
1:30 PM

CASE NO: APOPKA-20190308-1021

RESPONDENT: PennyMac Loan Services,
LLC

ADDRESS OF PROPERTY: 1247 ALSTON BAY
BLVD

PARCEL ID NO: 202128252204530

NOTICES:

4/25/2019 Notice of Violation mailed.
5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

PennyMac Loan Services, LLC has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 1 registration period (s), beginning on 5/25/2018 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1025

RESPONDENT: RoundPoint Mortgage
Servicing Corporation

ADDRESS OF PROPERTY: 1102 OLYMPIC CT

PARCEL ID NO: 292028826100520

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property", more specifically: 38-168 – Registration of abandoned real property.

RoundPoint Mortgage Servicing Corporation has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for 1 registration period (s), beginning on 6/11/2018 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY 5/21/2019
1:30 PM

CASE NO: APOPKA-20190308-1027

ADDRESS OF PROPERTY: 1016 PINE SHADOW
DR

RESPONDENT: Suntrust Bank

PARCEL ID NO: 342028909701330

NOTICES:

4/25/2019 Notice of Violation mailed.
5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property", more specifically: 38-168 – Registration of abandoned real property.

Suntrust Bank has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for 1 registration period (s), beginning on 8/29/2011 totaling \$200.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1028

ADDRESS OF PROPERTY: 606 SWALLOW CT

RESPONDENT: US Bank NA As Trustee

PARCEL ID NO: 042128552900510

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

US Bank NA As Trustee has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 3 registration period (s), beginning on 8/4/2010 totaling \$600.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY 5/21/2019

1:30 PM

CASE NO: APOPKA-20190308-1030

ADDRESS OF PROPERTY: 1839 ALAMBRA CIR

RESPONDENT: WCCP LLC

PARCEL ID NO: 222128549600220

NOTICES:

4/25/2019 Notice of Violation mailed.

5/9/2019 Notice of Hearing mailed.

SUMMARY:

Chapter 38, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 38-168 – Registration of abandoned real property.

WCCP LLC has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 3 registration period (s), beginning on 9/9/2011 totaling \$600.00 fees due.

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, (5/31/2019), or a fine of \$250 per day will begin on the 11th day, (6/1/2019). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY MAY 21, 2019 6:00 PM

Case Number: 18-00376
Code Officer: Dave Whitty
Address of Property: 726 E. 6th Street
Respondent: Jack R. Lane II
Parcel ID Number: 10-21-28-8652-07-031

NOTICES:

- 1) 08/01/18 Warning Notice mailed.
- 2) 09/12/18 2nd Warning Notice was mailed.
- 3) 11/13/18 Case was heard at the Code Enforcement Hearing
- 4) 01/31/19 Compliance deadline.
- 5) 04/17/19 Property in compliance.

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: Fencing in disrepair.
- 3) Chapter 3, Section 304.6: Exterior walls
- 4) Chapter 3, Section 304.11: Chimneys and towers.
- 5) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) None

Notes:

This case was heard at the November 13, 2018 Code Enforcement Hearing and found to be in violation of above ordinances. A fine of \$250 per day ran from February 1, 2019 through April 17, 2019 with a total fine of \$18,750 (75 days @ \$250 per day).

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$18,750 fine, down to \$1500, to be paid within 60 days (July 20, 2019) or the fine will revert back to \$18,750.