



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 May 20, 2014 @ 7:00 PM

CALL TO ORDER

APOPKA MUNICIPAL CODE / LAND DEVELOPMENT CODE VIOLATIONS

1. Case No. : CE 000016-011714; 706 E. Orange Street, Apopka, FL 32703; Parcel I.D. No. 10-21-28-6136-00-010.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

2. CEH Case No. : CE000181-031914; 51 E. Michael Gladden Blvd., Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-512

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive

nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

3. CEH - Case No. : CE 000182-031914; 233 W. 8th Street, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-70-234

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

4. Case No. : CE: 000183-031914; S. Central Avenue, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-612.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

5. Case No. : CE000184-031914; 27 W. 7th Street, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-51-000

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

6. Case No. : CE 000185-031914; 44 W. 8th Street, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-313.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

BUILDING CODE VIOLATIONS

1. CEH - CE 13-000129; 113 Goodrich Avenue, Apopka, FL 32703

Code Enforcement Summary: AMC, Chapter 42, Nuisance Abandonment and Chapter 22, Article V, Section 22-84)1)(3); structure is uninhabitable and/or a public nuisance in accordance with AMC.

This case was heard before the Magistrate on February 18, 2014 at which time the Magistrate granted 90 days to get property in compliance or demolish the property. If not brought into compliance by May 19th, the City would be granted the authority to demolish and assess the property. To date the property remains out of compliance. Staff recommends an additional 30 days be granted in order to serve proper notification.

REDUCTION OF FINE REQUEST

1. CEH - CE12-000745 - 402 N. Lake Avenue, Apopka, FL 32712.

CODE VIOLATION SUMMARY: AMC Chapter 42, Article II, as defined. The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

REQUESTED ACTION: REDUCTION OF FINE/STIPULATION AGREEMENT.

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. : CE 000016-011714; 706 E. Orange Street, Apopka, FL 32703; Parcel I.D. No. 10-21-28-6136-00-010.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE 000016-011714

CODE OFFICER: AARON GRAULAU

Respondent : LILLIAN MAXWELL ESTATE

Parcel ID No: 10-21-28-6136-00-010

**Address of Property: 706 E. ORANGE STREET
APOPKA, FL 32703**

Legal Description: OAKWOOD STATES W/18 LOT 1

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Notice of Public Hearing: 05/09/14

REQUESTED ACTION(S):

City Staff brings this matter before the hearing officer to affirm that the violations existed on the property have not been remediated as per your previous order. Notice has been provided to the owner(s) as outlined in Chapter 42, Article II and to date we have not been provided the required action plan. The City now request that the hearing officer uphold the prior declaration of nuisance, and issue and order of abatement. Staff Recommends that 15 days be afforded to remediate the violations.

Backup material for agenda item:

2. CEH Case No. : CE000181-031914; 51 E. Michael Gladden Blvd., Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-512

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE000181-031914

CODE OFFICER: Dave Whitty

Respondent : Mobley Mattie Life Estate
C/O Myrtle Burrell Brown

Parcel ID No: 09-21-28-0196-80-512

Address of Property: 51 E. Michael Gladden Blvd.
Apopka, FL 32703

Legal Description: TOWN OF APOPKA A/109 THE E 58 FT OF S 109 FT OF LOT 51 BLK H

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Courtesy Warning: March 19, 2014

Written Warning: April 9, 2014

Notice of Public Hearing: May 8, 2014

RECOMMENDED ACTION(S):

Staff recommends that the Hearing Officer issue a declaration that the property is a nuisance and grant the property owner(s) 15 days to achieve compliance. Should the property owner fail to remediate the violation(s) within the required time, this case may be heard at a future hearing. This may result in an order to abate said nuisance in accordance with Chapter 42 of the Apopka Municipal Code.

Backup material for agenda item:

3. CEH - Case No. : CE 000182-031914; 233 W. 8th Street, Apopka, FL 32703;
Parcel I.D. No. 09-21-28-0196-70-234

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE000182-031914

CODE OFFICER: Dave Whitty

Respondent : Mtg. Custodian
Pearson Management, LLC

Parcel ID No: 09-21-28-0196-70-234

Address of Property: 233 W. 8th Street
Apopka, FL 32703

Legal Description: TOWN OF APOPKA A/109 THE W 49 FT OF S 135 FT OF LOT 23 BLK G

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Courtesy Warning: March 19, 2014

Written Warning: April 9, 2014

Notice of Public Hearing: May 8, 2014

REQUESTED ACTION(S):

Staff recommends that the Hearing Officer issue a declaration that the property is a nuisance and grant the property owner(s) 15 days to achieve compliance. Should the property owner fail to remediate the violation(s) within the required time, this case may be heard at a future hearing. This may result in an order to abate said nuisance in accordance with Chapter 42 of the Apopka Municipal Code.

Backup material for agenda item:

4. Case No. : CE: 000183-031914; S. Central Avenue, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-612.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE000183-031914

CODE OFFICER: Dave Whitty

Respondent : Joseph Morgan Estate

Parcel ID No: 09-21-28-0196-80-612

**Address of Property: S. Central Avenue
Apopka, FL 32703**

Legal Description: TOWN OF APOPKA A/109 THE S ½ OF LOT 61 (LESS N 30 FT OF E 100 FT) & N 3 FT LOT 83 BLOCK H

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Courtesy Warning: March 19, 2014

Written Warning: April 14, 2014

Notice of Public Hearing: May 8, 2014

REQUESTED ACTION(S):

Staff recommends that the Hearing Officer issue a declaration that the property is a nuisance and grant the property owner(s) 15 days to achieve compliance. Should the property owner fail to remediate the violation(s) within the required time, this case may be heard at a future hearing. This may result in an order to abate said nuisance in accordance with Chapter 42 of the Apopka Municipal Code.

Backup material for agenda item:

5. Case No. : CE000184-031914; 27 W. 7th Street, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-51-000

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE000184-031914

CODE OFFICER: Dave Whitty

Respondent : Sally Glenn

Parcel ID No: 09-21-28-0196-51-000

Address of Property: 27 W. 7th Street
Apopka, FL 32703

Legal Description: TOWN OF APOPKA A/109 LOT 100 BLK E

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Courtesy Warning: March 19, 2014

Written Warning: April 9, 2014

Notice of Public Hearing: May 8, 2014

REQUESTED ACTION(S):

Staff recommends that the Hearing Officer issue a declaration that the property is a nuisance and grant the property owner(s) 15 days to achieve compliance. Should the property owner fail to remediate the violation(s) within the required time, this case may be heard at a future hearing. This may result in an order to abate said nuisance in accordance with Chapter 42 of the Apopka Municipal Code.

Backup material for agenda item:

6. Case No. : CE 000185-031914; 44 W. 8th Street, Apopka, FL 32703; Parcel I.D. No. 09-21-28-0196-80-313.

Code Enforcement Summary: Chapter 42, Article II, as defined: The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 20, 2014
7:00 PM

CASE NO: CE000185-031914

CODE OFFICER: Dave Whitty

Respondent : Hooper Lorenzo Estate

Parcel ID No: 09-21-28-0196-80-313

Address of Property: 44 W. 8th Street
Apopka, FL 32703

Legal Description: TOWN OF APOPKA A/109 THE W ½ LOT 31 BLK H

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE(S):

Courtesy Warning: March 19, 2014

Written Warning: April 9, 2014

Notice of Public Hearing: May 8, 2014

REQUESTED ACTION(S):

Staff recommends that the Hearing Officer issue a declaration that the property is a nuisance and grant the property owner(s) 15 days to achieve compliance. Should the property owner fail to remediate the violation(s) within the required time, this case may be heard at a future hearing. This may result in an order to abate said nuisance in accordance with Chapter 42 of the Apopka Municipal Code.

Backup material for agenda item:

1. CEH - CE 13-000129; 113 Goodrich Avenue, Apopka, FL 32703

Code Enforcement Summary: AMC, Chapter 42, Nuisance Abandonment and Chapter 22, Article V, Section 22-84)1)(3); structure is uninhabitable and/or a public nuisance in accordance with AMC.

This case was heard before the Magistrate on February 18, 2014 at which time the Magistrate granted 90 days to get property in compliance or demolish the property. If not brought into compliance by May 19th, the City would be granted the authority to demolish and assess the property. To date the property remains out of compliance. Staff recommends an additional 30 days be granted in order to serve proper notification.



**CITY OF APOPKA
CODE ENFORCEMENT HEARING**

**TUESDAY, MAY 20, 2014
7:00 PM**

CASE NO: CE13-00129

CODE OFFICER: D. Whitty

**Respondent : Vogel Lowell Keith
Vogel Virginia Sue**

Parcel ID No: 10-21-28-2200-00-480

**Address of Property: 113 Goodrich Avenue
Apopka, FL 32703**

Legal Description: DREAM LAKE ADDITION H/48 LOTS 48 & 49 & N1/2 OF 47

CODE VIOLATION(S) SUMMARY:

AMC, Chapter 42, Nuisance Abandonment and Chapter 22, Article V, Section 22-84(1)(3): structure is uninhabitable and/or a public nuisance in accordance with AMC.

PRIOR HEARING DATE:

February 18, 2014

REQUESTED ACTION(S):

This case was heard before the Magistrate on February 18, 2014 at which time the Magistrate granted 90 days to get property in compliance or demolish the property. If not brought into compliance by May 19th, the City would be granted the authority to demolish and assess the property. To date the property remains out of compliance. Staff recommends an additional 30 days be granted in order to serve proper notification.

Backup material for agenda item:

1. CEH - CE12-000745 - 402 N. Lake Avenue, Apopka, FL 32712.

CODE VIOLATION SUMMARY: AMC Chapter 42, Article II, as defined. The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

REQUESTED ACTION: REDUCTION OF FINE/STIPULATION AGREEMENT.

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**CITY OF APOPKA
CODE ENFORCEMENT HEARING**

**TUESDAY, MAY 20, 2014
7:00 PM**

CASE NO: CE12-00745

CODE OFFICER: A. Graulau

Respondent : Elizabeth Barajas

Parcel ID No: 04-21-28-2195-01-290

**Address of Property: 402 N. Lake Avenue
Apopka, FL 32712**

**Legal Description: LOT 129 DREAM LAKE ACCORDING TO THE PLAT THEREOF AS
RECORDED IN PLAT BOOK 13, PAGE 106, OF THE PUBLIC RECORDS OF ORANGE COUNTY,
FLORIDA**

CODE VIOLATION(S) SUMMARY:

Chapter 42, Article II, as defined:

The existence of excessive accumulation or untended growth of weeds, grass, undergrowth, brush, of other dead or living plant life upon an improved lot, tract or parcel of land, within one-hundred (100) feet of any improved property within the City of Apopka to the extend and in the manner that such improved lot, tract or parcel of land is or may become a breeding place for mosquitoes; may pose a fire hazard; threatened or endanger the public health and welfare; pose an attractive nuisance for children; may reasonably cause disease; or adversely affect and impair the economic welfare of any adjacent property.

CITATION DATE:

Order Imposing Penalty/Lien Granted: May 2, 2013

REQUESTED ACTION(S):

Assignment of Mortgage Occurred on April 17, 2014 in favor of US Equity Partners, LLC. Staff recommends Stipulation Agreement /Reduction of Fine to One Thousand Three Hundred Twenty Dollars (\$1,320.00).