



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 May 17, 2016 @ 6:00 PM

CALL TO ORDER

PARKING VIOLATIONS

1. Case Number 2016TC027529 - Breni Antwon Harley;
Officer M Rudich
2. Case Number 2016TA035040 – Richard Molina;
Officer C MacDonald
3. Case Number 2016TC035044 –Erick Francklin;
Officer C MacDonald

BUILDING CODES

1. Case No. CE 001423-120715 – 674 Mason Avenue, Apopka, FL 32703;
Parcel ID 10-21-28-5540-04-081 – Bernard Jeanty
2. Case No. CE001351-100515 – 1816 Snapdragon Court, Apopka, FL 32703;
Parcel ID 23-21-28-7966-00-310 – Dave Whitty

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 001511-030316 – 566 Conure Street, Apopka, FL 32712;
Parcel ID 04-21-28-5529-00-650 – Bernard Jeanty
2. Case No. CE001415-120315 – 1181 Countrywind Drive, Apopka, FL 32703;
Parcel ID 13-21-28-6905-01-210 – Dave Whitty

REDUCTION OF FINE REQUEST

1. Case No. CE10-00115 – 818 Georgia Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-4982-01-070 – 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.

Backup material for agenda item:

1. Case No. CE 001423-120715 – 674 Mason Avenue, Apopka, FL 32703;
Parcel ID 10-21-28-5540-04-081 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 17, 2016
6:00 P.M.

<u>CASE NO:</u>	CE001423-120715	<u>RESPONDENT:</u>	Milton Motley
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	10-21-28-5540-04-081
<u>Address of Property:</u>	674 Mason Avenue		

NOTICES:

12/27/2015 Courtesy Notice mailed
04/27/2016 Notice of Hearing posted on property
04/27/2016 Notice of Hearing mailed certified (91 7199 9991 7033 5723 5476)
05/06/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch. 3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
AMC, Ch. 22, Article II, Section 22-37: Before any repairs or altering of the structure a building permit is required

12/29/2015 I spoke to property owner about violations
01/27/2016 I spoke to property owner about violations
03/02/2016 I spoke to property owner about violations
04/08/2016 I called property owner - no answer, left him a message on his voice mail.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (June 17, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on June 17, 2016. Such fine shall continue until the property is brought into compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

Backup material for agenda item:

2. Case No. CE001351-100515 – 1816 Snapdragon Court, Apopka, FL 32703;
Parcel ID 23-21-28-7966-00-310 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, May 17, 2016
6:00 PM

CASE NO: CE001351-100515
CODE OFFICER: Dave Whitty
Address of Property: 1816 Snapdragon Court

RESPONDENT: Stephen E. Rice
Parcel ID No: 23-21-28-7966-00-310

NOTICES:

10/05/2015 Courtesy Notice mailed
11/24/2015 Written Warning mailed
03/26/2016 Another Written Warning mailed
05/05/2016 Notice of Hearing mailed certified (91 7199 9991 7033 5723 5506)
05/05/2016 Notice of Hearing posted on property and at City Hall

SUMMARY:

This is a residence that has rotting materials on the house, eaves and gutters in disrepair, overgrown, unkempt property, inoperable, unlicensed vehicles, misc. items and debris. We have not been able to make contact with the resident, and the homeowner has not responded. Police were called to this location on October 5, 2015, to check on suspicious activities. None were found, but multiple violations were observed.

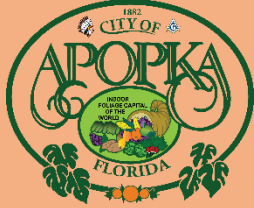
AMC, Ch. 22, Art. V, Sec. 22-84(a)(3)d: loose, falling away building materials on house
AMC, Ch. 22, Art. V, Sec. 22-84(a)(3)f: rotting, decaying materials on house
IPMC, Ch. 3, Sec. 302.4: overgrown yard
IPMC, Ch. 3, Sec. 304.7: gutters on the house in disrepair
IPMC, Ch. 3, Sec. 304.9: eaves on the house are in disrepair
IPMC, Ch. 3, Sec. 308.1: accumulation of junk, trash, and debris
IPMC, Ch. 3, Sec. 302.8: inoperable, unlicensed vehicles

RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above City ordinances, and grant 30 days (June 16, 2016) for this property to get in full compliance, or a fine of \$250 per day will begin on the 31st day (Friday, June 17, 2016) if not in compliance.

Backup material for agenda item:

1. Case No. CE 001511-030316 – 566 Conure Street, Apopka, FL 32712;
Parcel ID 04-21-28-5529-00-650 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MAY 17, 2016
6:00 P.M.

CASE NO: CE001511-030316
CODE OFFICER: Bernard Jeanty
Address of Property: 566 Conure Street

RESPONDENT: Dawn Solarzano
Jason Gutierrez
Roxanne Leblanc
Parcel ID No: 04-21-28-5529-00-650

NOTICES:

03/03/2016 Courtesy Notice mailed
04/27/2016 Notice of Hearing posted on property
04/27/2016 Notice of Hearing mailed certified (91 7199 9991 7033 5723 5476)
05/06/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
IPMC, Ch.3, Section 304.13.1: All glazing materials shall be maintained free from cracks and holes.
LDC, Article VI, Section 603.01(e): Parking on an unimproved surface.
AMC, Ch.70, Article 1, Section 70-64: Parking on the sidewalk is prohibited

04/14/16 I spoke to occupant about violations.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (June 17, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on June 17, 2016. Such fine shall continue until the property is brought into compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

Backup material for agenda item:

2. Case No. CE001415-120315 – 1181 Countrywind Drive, Apopka, FL 32703;
Parcel ID 13-21-28-6905-01-210 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, May 17, 2016
6:00 PM

<u>CASE NO:</u>	CE001415-120315	<u>RESPONDENT:</u>	Robert Watson
<u>CODE OFFICER:</u>	Dave Whitty		Robert Watson II
<u>Address of Property:</u>	1181 Countrywind Drive	<u>Parcel ID No:</u>	13-21-28-6905-01-210

NOTICES:

12/03/2015 Courtesy Notice mailed
02/24/2016 Another Courtesy Notice mailed
04/02/2016 Written Warning mailed
05/05/2016 Notice of Hearing mailed certified (91 7199 9991 7033 5723 5513)

SUMMARY:

This is a residence that has had an abandoned car in the driveway since, at least, December 2015. We have tried, on several occasions, to make contact with a resident, by knocking on the door and leaving business cards. The car has no tag and has not moved.

AMC, Chapter 42, Article II, Section 42-64: vehicle may be removed by the City
AMC, Chapter 42, Article II, Section 42-39(4): vehicle is an attractive nuisance

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinance. The property must come into compliance by repairing the vehicle, putting it inside the garage, or removing it from the property within 10 days (May 27, 2016), or a \$100 per day fine will begin on the 11th day (Saturday, May 28, 2016) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violation is cured.

Backup material for agenda item:

1. Case No. CE10-00115 – 818 Georgia Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-4982-01-070 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, May 17, 2016
6:00 PM

CASE NO: CE001415-120315
CODE OFFICER: Dave Whitty
Address of Property: 818 Georgia Avenue

RESPONDENT: Freddie Jordan
Parcel ID No: 15-21-28-4982-01-070

SUMMARY:

1. This is a residence that had an untagged, inoperable vehicle on the property. This case was heard on August 17, 2010, and found to be in violation of AMC, Ch. 42, Art. II: (having an untagged, inoperable vehicle). An Order of \$100 per day was issued if the property was not in compliance by September 1, 2010.
2. A reinspection found the property not be in compliance by September 1, 2010.
3. A fine of \$100 per day began on September 2, 2010, and ran through February 16, 2016, (1,995 days) for a total of \$199,500.
4. The house was foreclosed and the property transferred on July 29, 2015, to U.S. Bank National Association, Trustee.
5. Real Advantage, the title company representing this bank-owned property, is requesting a reduction of fine in order to sell the house.

RECOMMENDATION:

That the Hearing Officer Approve the request for reduction of fine from \$199,500 to \$675.00, to be paid within 30 days (June 17, 2016), or the fine will be reverted back to the original fine of \$199,500.