



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
May 15, 2018 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

NONE

BUILDING CODES

NONE

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 18-00073 – 2400 Schopke Road, Apopka, FL 32712;
Parcel ID No. 06-21-28-7172-19-030 – Bernard Jeanty
2. Case No. CE 18-000192 – 262 Sharp Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-8406-01-240 – Bernard Jeanty
3. Case No. CE 18-00097 – 2535 Sheila Drive, Apopka, FL 32712;
Parcel ID No. 28-20-28-7145-00-980 – Bernard Jeanty
4. Case No. CE 18-00061 – 131 Summerset Drive, Apopka, FL 32712;
Parcel ID No. 04-21-28-8406-01-370 – Bernard Jeanty
5. Case No. CE 18-00060 – 121 Summerset Drive, Apopka, FL 32712;
Parcel ID No. 04-21-28-8406-01-380 – Bernard Jeanty
6. Case No. CE 18-00152 – 4612 Chandler Road, Apopka, FL 32712;
Parcel ID No. 18-20-28-0000-00-075 – Bernard Jeanty
7. Case No. CE 18-00151 – 80 Lancer Oak Drive, Apopka, FL 32712;
Parcel ID No. 33-20-28-7103-01-010 – Bernard Jeanty

- [8.](#) Case No. CE 18-00123 – 2710 Spicebush Loop, Apopka, FL 32712;
Parcel ID No. 30-20-28-0230-00-490 – Bernard Jeanty
- [9.](#) Case No. CE 17-00001 – 157 E 2ND Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-31-930 – Dave Whitty
- [10.](#) Case No. CE 17-00403 – 120 S Lake Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-10-063 – Dave Whitty

REDUCTION OF FINE REQUEST

NONE

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 15, 2018
6:00 PM

CASE NO: 18-00073 **RESPONDENT:** Jet Land Development LLC.
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 06-21-28-7172-19-030
ADDRESS OF PROPERTY: 2400 Schopke Road.

NOTICES:

04/11/2018: I spoke to property owner about violations and mailed warning letter the same day.
04/30/2018: Hearing notice mailed
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

AMC, Ch.42, Art. II, Sec. 42-39(2): Trash/ rubbish

This is a vacant property full of junk and trash, tires, boat, garbage bags, piles of tree branches, TV, car parts, tarps, plastic, flower pots, appliances, carpets, boxes, buckets and other debris. Property needs to be free of all junk, trash and debris.

08/20/2016: This is a repeat violation property that was found guilty in a hearing case for junk and trash.
02/06/2018: Officer Whitty tried to call the company and left a voicemail to call him back.
02/08/2018: Lt. Brick called Jane Lucas from Jet Land Development, and she stated she would send someone this week to clean the property.
03/01/2018: I called Jet Land Development, spoke to Tammy and explained the violation.
04/11/2018: I spoke to Susan from Jet Land Development and explained that the property has not been cleaned up.
04/13/2018: I spoke to Cory Weiser, he made the complaint about the property. He is very upset about the junk and trash on the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 30, 2018), or a fine of \$500 per day will begin on the 16th day (May 31, 2018). 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 15, 2018
6:00 PM

CASE NO: 18-00192 **RESPONDENT:** Molina Georgina Valentin
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-2195-00-370
ADDRESS OF PROPERTY: 262 Sharp Street.

NOTICES:

4/24/2018: Mailed warning notice.
4/30/2018: Hearing notice mailed.
5/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

LDC, Art.VI, Sec. 6.03.01(f)(6): Inoperable/ unlicensed vehicles cannot be parked/ stored in a residential district.

This is the sixth time the property has been cited for the same violation. Vehicles without valid tags. I have spoken to the property owner for all the cases. Each time he says he will never have a vehicle without a valid tag.

5/03/2018: Spoke to property owner about the violation.

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 (May 30, 2018), or a fine of \$250 per day will begin on the 16th day (May 31, 2018). 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 15, 2018
6:00 PM

CASE NO: 18-00097 **RESPONDENT:** Arroyo Ralph
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 28-20-28-7145-00-980
ADDRESS OF PROPERTY: 2535 Sheila Drive.

NOTICES:

03/27/2018: Mailed warning notice.
04/30/2018: Hearing notice mailed.
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch.3, Sec.302.8: Inoperable, unlicensed vehicles not allowed on any property.

03/30/ 2017: This property has been cited before for same violation and the same SUV, that is silver, with no tag, and a flat tire.

I have spoken to both the property owner and tenant while this case was open.

02/13/2018: Officer Whitty spoke to the occupant about the same SUV with a flat tire and no tag.

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 (May 30, 2018), or a fine of \$250 per day will begin on the 16th day (May 31, 2018). 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 15, 2018
6:00 PM

<u>CASE NO:</u>	18-00061	<u>RESPONDENT:</u>	Sandoval Luis
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	04-21-28-8406-01-370
<u>ADDRESS OF PROPERTY:</u>	131 Summerset Drive.		

NOTICES:

01/16/2018: Knocked on the door no answer. I left a warning citation on the door for the violations.
03/02/2018: Written Notice mailed.
04/30/2018: Hearing notice mailed.
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

IPMC, Ch. 3, Sec.302.8: Dismantled inoperable vehicle w/o tag.
LDC, Art. VII, Sec.7.01.08(C): Fence in disrepair:
LDC, Art. II, Sec. 2.02.01(7): Open and outside storage not a permitted use in a residential zone.
IPMC, Ch. 3, Sec. 308.1: Junk and trash:

This property has been cited several times for the same violations. Black BMW in the driveway missing both front tires up on cement blocks, car bench, tires, containers, fence in disrepair. The backyard is full of junk and trash.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (June 14, 2018), or a fine of \$250 per day will begin on the 31st day (June 15, 2018). 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 15, 2018
6:00 PM

<u>CASE NO:</u>	18-00060	<u>RESPONDENT:</u>	Csma Ft, LLC
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	04-21-28-8406-01-380
<u>ADDRESS OF PROPERTY:</u>	121 Summerset Drive.		

NOTICES:

01/16/2018: I gave a warning citation to the tenant and she signed it. She gave me the company's number that is in charge of the property. First key homes was called at 1-800-517-0588, for Carmen with no answer. I left a message on the voicemail explaining the violation, and to call me.

03/02/2018: Written notice mailed.

03/30/2018: Hearing notice mailed.

05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

LDC, Art. VII, Sec.7.01.08(c): Fence in disrepair.

LDC, Art. VII, Sec.7.01.04(c): Swimming and wading pools, hot tubs, spas- unfenced.

This property's fence is in disrepair, missing the whole side panels of the fence, and the front gate has holes in it. The pool is not secure because of the fence.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (June 14, 2018), or a fine of \$250 per day will begin on the 31st day (June 15, 2018). 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 15, 2018
6:00 PM

<u>CASE NO:</u>	18-00152	<u>RESPONDENT:</u>	Chun Kwang Ho
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	18-20-28-0000-00-075
<u>ADDRESS OF PROPERTY:</u>	4612 Chandler Road.		

NOTICES:

03/27/2018: Written notice mailed.
04/30/2018: Notice of Hearing mailed.
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

IPMC, Ch. 3, Sec. 302.8: Dismantled inoperable vehicle w/o tag:
IPMC, Ch. 3, Sec. 308.1: Junk and trash.
LDC, Art. II, Sec. 2.02.01(7): Unpermitted open and outside storage.
LDC, Art. II, Sec. 2.02.05: Unpermitted use in residential area: (chickens and chicken coops).

03/27/2018: No answer at the door, left my card explaining violations.
04/20/2018: No answer at the door, left my card explaining violations.

This property has junk and trash in the front of the yard and the backyard. The front yard has a junk car, tires, appliances, pallets, containers, vehicle parts, trailer full of tree branches, lawn equipment, chickens, and chicken coops.

The backyard and the side of the house, has a lot of junk and trash, tree branches, a sofa, and buckets.

This property has been previously cited for the same violation. It was corrected prior to a hearing, and therefore never adjudicated.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (June 14, 2018), or a fine of \$250 per day will begin on the 31st day (June 15, 2018). 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 15, 2018
6:00 PM

<u>CASE NO:</u>	18-00151	<u>RESPONDENT:</u>	Holtzlaw William W
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	33-20-28-7103-01-010
<u>ADDRESS OF PROPERTY:</u>	80 Lancer Oak Drive.		

NOTICES:

03/26/2018: Written notice mailed.
04/30/2018: Notice of Hearing mailed.
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

IPMC, Ch.3, Sec. 302.8: Dismantled inoperable vehicle w/o tag.
LDC, Art. II, Sec. 7.02.04(A): In residential districts, boat, boat trailers, or recreational vehicles may be parked in the backyard. (Car carrier)
IPMC, Ch. 3, Sec. 304.7: Exterior structure-Roofs and drainage.

03/26/2018: I spoke to the property owner at this location and explained all the violations. The corrective action was explained as well.

This property has a vehicle with an expired tag Cadillac blocking the sidewalk, parking an Oldsmobile on the ROW, and a trailer parked on the grass in front of the house. The roof has blue tarps on it.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 30 days (June 14, 2018), or a fine of \$250 per day will begin on the 31st day (June 15, 2018). 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 15, 2018
6:00 PM

CASE NO: 18-00123 **RESPONDENT:** Sheyda Theodore Jr.
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 30-20-28-0230-00-490
ADDRESS OF PROPERTY: 2710 Spicebush Loop.

NOTICES:

03/04/2018: I spoke to property owner about violations and mailed warning letter the same day.
03/30/2018: Hearing notice mailed.
05/03/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

LDC, Art. VII, Sec. 7.01.08(c): Fence in disrepair.
LDC, Art. V, Sec. 6.03.01(f)(7): Commercial vehicle prohibited.

This property has a large commercial truck parked in the driveway, a white Dodge Ram. The fence gate has large holes in it.

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 (May 30, 2018), or a fine of \$250 per day will begin on the 16th day (May 31, 2018). 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 15, 2018
6:00 PM

CASE NO:	17-00001	RESPONDENT:	Debra J. Vaughn Estate
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	10-21-28-0198-31-930
ADDRESS OF PROPERTY:	157 E. 2ND Street.		

NOTICES:

12/06/17	Verbal warning given and Warning Notice mailed
01/19/18	2 nd Warning Notice mailed
04/24/18	Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0070)
05/02/18	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC
IPMC, Ch. 3, Sec. 308.1: Junk, trash, and debris. Unkempt property
IPMC, Ch. 3, Sec. 302.8: Inoperable vehicles and vehicle parts

The owner of record, Debra Vaughn, passed away, and her son, Cody, continues to live there. He has not complied with my verbal warning, and two notices that were sent. He has allowed this property to accumulate junk, trash, debris, inoperable vehicles, vehicle parts, and misc. items throughout the property. Initially, I told him that if he would clean up the front of the house, where the public could see some of the violations, I would work with him on getting all of the violations taken care of, and property in compliance. He did not indicate that he was willing to clean up the property and has not responded in any way.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by removing all inoperable vehicles, vehicle parts, old furniture, old fencing, junk, trash, misc, items and debris within 10 days (May 25, 2018), and keep property maintained, or a fine of \$250 per day will begin on the 11th day (May 26, 2018) 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 15, 2018
6:00 PM

<u>CASE NO:</u>	17-00403	<u>RESPONDENT:</u>	Joel and Deborah Clark
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	09-21-28-0196-10-063
<u>ADDRESS OF PROPERTY:</u>	120 S. Lake Avenue.		

NOTICES:

12/27/17	Verbal warning given
03/05/18	Warning Notice mailed
04/23/18	Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0063)
05/02/18	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 3, Sec. 304.7: Exterior structures – roofs and drainage.

This property has roof damage that was reported to us back in December 2017. I have been in contact with the owner and tenants. On April 23, the owner told me that he has some estimates and that he should have the roof repaired within a month, which he stated before. I told him that I was going to bring this case to this Hearing.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance by properly repairing the damaged roof within 10 days (May 25, 2018), or a fine of \$250 per day will begin on the 11th day (May 26, 2018) 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.