



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 March 21, 2017 @ 6:00 PM

CALL TO ORDER

PARKING VIOLATIONS

None

BUILDING CODES

None

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 001871-080916 – 2417 Piedmont Lakes Blvd., Apopka, FL 32703;
Parcel ID No. 13-21-28-6906-01-960 – Dave Whitty
2. Case No. CE 002060-122716 – 1963 Borga Court, Apopka, FL 32703;
Parcel ID No. 23-21-28-1779-01-060 – Dave Whitty
3. Case No. CE 002100-012517 – 290 Lalla Lane, Apopka, FL 31712;
Parcel ID No. 04-21-28-2195-00-680 – Bernard Jeanty
4. Case No. CE 002093-011717 – 278 Lalla Lane, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-00-690 – Bernard Jeanty
5. Case No. CE 002089-011417 – 596 Ustler Road, Apopka, FL 32712;
Parcel ID No. 03-21-28-4682-02-070 – Bernard Jeanty

REDUCTION OF FINE REQUEST

1. Case No. CE 001720-060916 – 2400 Schopke Road, Apopka, FL 32712
Parcel ID No. 06-21-28-7172-19-030 – Dave Whitty

NEXT MEETING DATE

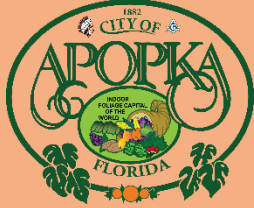
ADJOURNMENT

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 001871-080916 – 2417 Piedmont Lakes Blvd., Apopka, FL 32703;
Parcel ID No. 13-21-28-6906-01-960 – Dave Whitty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, JANUARY 17, 2017
6:00 P.M.

CASE NO: CE001871-080916
CODE OFFICER: Dave Whitty
Address of Property 2417 Piedmont Lakes Blvd.

RESPONDENT: Paul F. Jones
Parcel ID No: 13-21-28-6906-01-960

NOTICES:

08/09/2016 Courtesy Notice mailed
09/02/2016 Written Warning mailed
12/20/2016 Notice of Hearing mailed certified
12/22/2016 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

This property has a deck, at the rear of the house that is being used for outside storage and has multiple items being stored on it.

AMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Chapter 3, Section 302.1: Property is to be maintained in a safe and clean condition.

I have been in contact with Mr. Jones. He stated that his property is in order, but has refused to allow me to inspect his deck. Initial photos were taken from next door neighbor with consent.

RECOMMENDATION:

That the Hearing Officer finds this property to be in violation of the above ordinances. The property must come into compliance within 15 days (February 1, 2017). If the property is not in compliance, a fine of \$250 per day will begin on February 2, 2017, until the property is brought into compliance. The respondent or representative, must contact Apopka Code Enforcement for an inspection of the property.

Backup material for agenda item:

2. Case No. CE 002060-122716 – 1963 Borga Court, Apopka, FL 32703;
Parcel ID No. 23-21-28-1779-01-060 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MARCH 21, 2017
6:00 P.M.

CASE NO: CE002060-122716
CODE OFFICER: Dave Whitty
Address of Property 1963 Borga Court

RESPONDENT: Lois K Luse Tr
Parcel ID No: 23-21-28-1779-01-060

NOTICES:

01/09/2017 Courtesy Notice mailed
01/23/2017 Written Warning mailed
03/07/2017 Notice of Hearing mailed certified
03/07/2017 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

This property is a rental house, having an overgrown yard, inoperable, untagged vehicles, fencing and garage door in disrepair, junk, trash, tires, materials, miscellaneous items, and debris. The tenant was given instructions on what to do in order to get property in compliance.

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC

IPMC, Ch. 3, Sec. 302.1: All exterior property and premises shall be maintained in a clean, safe, and sanitary condition.

LDC, Art. VII, Sec. 7.01.08(c): Walls and fences shall be maintained in good repair and sound, structural condition.

AMC, Ch. 42, Art II, Sec. 42-39(2): Accumulation of junk, trash, debris, tires, and materials.

AMC, Ch. 42, Art. II, Sec. 42-39(3): Overgrown property.

AMC, Ch. 42, Art. II, Sec. 42-39(4): Property has become an attractive nuisance.

LDC, Art. VI, Sec. 6.03.01(F)(6): Unlicensed, inoperable vehicles.

LDC, Art. VI, Sec. 6.03.01(E): Parking in the yard / grass.

There has been no response from the owner or tenant.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 10 days (March 31, 2017), or a fine of \$250 per day will begin on the 11th day (April 1, 2017). Such fine shall continue until the property is brought into compliance. The respondent or representative, must contact Apopka Code Enforcement for an inspection of the property at such time the property violations are cured.

Backup material for agenda item:

3. Case No. CE 002100-012517 – 290 Lalla Lane, Apopka, FL 31712;
Parcel ID No. 04-21-28-2195-00-680 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, MARCH 21, 2017
6:00 P.M.

CASE NO: CE002100-012517
CODE OFFICER: Bernard Jeanty
Address of Property 290 Lalla Lane

RESPONDENT: Quevedo Flores Beronics Salome
Parcel ID No: 04-21-28-2195-00-680

NOTICES:

01/25/2017 Courtesy Notice mailed
02/20/2017 Written Warning mailed
03/09/2017 Notice of Hearing mailed certified
03/09/2017 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

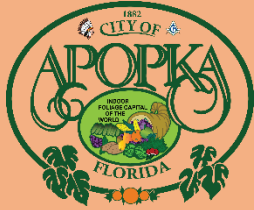
AMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC.
LDC, Art. VII, Sec. 7.01.08(c): Walls and fences shall be maintained in good repair.
LDC, Art. II, Sec. 2.02.05: (Farm animals, chickens and roosters) not permitted in a residential zone.

RECOMMENDATION:

That the Hearing Officer finds this property to be in violation of the above ordinances. The property must come into compliance within 30 days (April 20, 2017). If the property is not in compliance, a fine of \$250 per day will begin on April 21, 2017, until the property is brought into compliance. The respondent or representative, must contact Apopka Code Enforcement for an inspection of the property.

Backup material for agenda item:

4. Case No. CE 002093-011717 – 278 Lalla Lane, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-00-690 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, MARCH 21, 2017
6:00 P.M.

CASE NO: CE002093-011717
CODE OFFICER: Bernard Jeanty
Address of Property 278 Lalla Lane

RESPONDENT: Eva Milian Aguirre
Parcel ID No: 04-21-28-2195-00-690

NOTICES:

01/17/2017 Courtesy Notice mailed
02/20/2017 Written Warning mailed
03/09/2017 Notice of Hearing mailed certified
03/09/2017 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

AMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.8: Vehicle without a valid tag.
LDC, Art. VII, Sec. 7.02.04(a): Trailers, boats, or recreational vehicles may be parked in the rear half of property.
IPMC, Ch.3, Sec. 308.1: Junk and trash.
LDC, Art. VII, Sec. 7.01.08(c): Walls and fences shall be maintained in good repair.
LDC, Art. II, Sec. 2.02.05: (Major mechanic work changing a car engine) not permitted in a residential zone.

RECOMMENDATION:

That the Hearing Officer finds this property to be in violation of the above ordinances. The property must come into compliance within 30 days (April 20, 2017). If the property is not in compliance, a fine of \$250 per day will begin on April 21, 2017, until the property is brought into compliance. The respondent or representative, must contact Apopka Code Enforcement for an inspection of the property.

Backup material for agenda item:

5. Case No. CE 002089-011417 – 596 Ustler Road, Apopka, FL 32712;
Parcel ID No. 03-21-28-4682-02-070 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, MARCH 21, 2017
6:00 P.M.

<u>CASE NO:</u>	CE002089-011417	<u>RESPONDENT:</u>	Sheila Hall
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	03-21-28-4682-02-070
<u>Address of Property</u>	596 Ustler Road		

NOTICES:

01/14/2017 Courtesy Notice mailed
02/20/2017 Written Warning mailed
03/09/2017 Notice of Hearing mailed certified
03/09/2017 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

AMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC.
LDC, Art. VII, Sec. 7.02.04(a): Trailers, boats, recreational vehicles may be parked in the rear half of the property.
IPMC, Ch. 3, Sec. 308.1: Junk and trash.
IPMC, Ch. 3, Sec. 302.8: Non-operational vehicles.

RECOMMENDATION:

That the Hearing Officer finds this property to be in violation of the above ordinances. The property must come into compliance within 30 days (April 20, 2017). If the property is not in compliance, a fine of \$250 per day will begin on April 21, 2017, until the property is brought into compliance. The respondent or representative, must contact Apopka Code Enforcement for an inspection of the property.

Backup material for agenda item:

1. Case No. CE 001720-060916 – 2400 Schopke Road, Apopka, FL 32712
Parcel ID No. 06-21-28-7172-19-030 – Dave Whitty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, MARCH 21, 2017
6:00 P.M.

<u>CASE NO:</u>	CE001720-060916	<u>RESPONDENT:</u>	JEL Land Development, LLC
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	06-21-28-7172-19-030
<u>Address of Property</u>	2400 Schopke Road		

SUMMARY:

This case was heard on September 20, 2016. The property was found to be in violation of IPMC Ch. 3, Sec. 302.4 and 308.1: Overgrown, unkempt property.

This property was to have been in compliance by October 20, 2016, but was not. Therefore, a \$250 per day fine began on October 21, 2016. An Affidavit of Compliance was filed on March 1, 2017. The fine ran for 132 days for a total of \$33,000.

RECOMMENDATION:

That the Hearing Officer grant the fine to be reduced to \$3,300 to be paid within 30 days (April 20, 2017), or the fine will be reverted back to \$33,000.