



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 March 20, 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 18-00107 – 171 W Orange Street, Apopka, FL 32703;
Parcel ID No. 04-21-28-0224-02-280 – Bernard Jeanty
2. Case No. CE 18-00106 – 133 W Orange Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-3572-00-480 – Bernard Jeanty
3. Case No. CE 17-00368 – 263 W Martin Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-280– Bernard Jeanty
4. Case No. CE 18-00093 – 56 W Oak Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-1972-02-022 – Dave Whitty
5. Case No. CE 18-00091 – 820 S Central Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-390 – Dave Whitty
6. Case No. CE 17-00390 – 202 M.A. Board Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-40-270– Dave Whitty

REDUCTION OF FINE REQUEST

1. Case No. CE 17-00146 – 158 W Michael Gladden Blvd, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-083– Dave Whitty

ADJOURNMENT

NEXT MEETING DATE

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 MARCH 20, 2018
6:00 PM

<u>CASE NO:</u>	18-00107	<u>RESPONDENT:</u>	Hancock Mary Florence
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	04-21-28-0224-02-280
<u>ADDRESS OF PROPERTY:</u>	171 W Orange St.		

NOTICES:

02/20/2018: Written Notice mailed
03/08/2018: Notice of Hearing mailed
03/08/2018: 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(14): Unsheltered Storage
AMC. Ch. 42, Art. II, Sec.42-39(2): Trash/ rubbish
AMC. Ch. 42, Art. II: Disabled Vehicle

This property has junk and trash throughout the yard. Within this property there are tires, sinks, containers, buckets, metal, garbage bags, and other debris. Also located on this property is an unknown white in color untagged vehicle and a blue pickup truck, with no tag attached.

02/24/2018: I spoke to the property owner and the tenant by phone and explained the violations 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 30 days (April 19, 2018), or a fine of \$250 per day will begin on the 31st day (April 20, 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 MARCH 20, 2018
6:00 PM

CASE NO:	18-00106	RESPONDENT:	Cooke David R & Kathleen T
CODE OFFICER:	Bernard Jeanty	PARCEL ID NO:	09-21-28-3572-00-480
ADDRESS OF PROPERTY:	133 W Orange St		

NOTICES:

02/19/2018: Written Notice mailed.
03/08/2018: Notice of Hearing mailed.
03/08/2018: 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(14): Unsheltered Storage
AMC. Ch. 42, Art. II, Sec.42-39(2): Trash/ rubbish
AMC. Ch. 42, Art. II, Sec. 42-39(4): Attractive Nuisance
AMC. Ch. 42, Art. II: Disabled Vehicle

Property has junk and trash in the front and backyard. In the front yard there are two vehicles. The first is a Volkswagen with no attached tag. The second vehicle in the front yard is a blue pickup truck with no tag attached. Also there are two trailers parked in the front of the residence. In addition to the nonoperational vehicles in front of the residence. There are tires, appliances, pallets, containers and vehicle parts. In the rear of this property is a red pickup truck which is nonoperational. Also, there is additional junk and trash in the rear of the property.

02/24/2018: I spoke to the property owner's son, about the violations on the property.
02/26/2018: Officer Whitty spoke to David Cooke about the violations

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 (April 19, 2018), or a fine of \$250 per day will begin on the 31st day (April 20, 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 MARCH 20, 2018
6:00 PM

<u>CASE NO:</u>	17-00368	<u>RESPONDENT:</u>	Hancock Mary Florence
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	04-21-28-0224-02-280
<u>ADDRESS OF PROPERTY:</u>	263 W Martin Street		

NOTICES:

11/28/2018: Written Notice mailed
03/08/2018: Notice of Hearing mailed
03/08/2018: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC. Ch. 3, Sec. 308.1: Junk and trash.

This property has a lot of junk and trash in the rear of the property. Garbage bags, wood, boxes, metal and other debris

11/28/2017: I spoke to Lisa from The Strategic Alliance Management about the junk and trash in the rear of the property.
3/13/2018: I contacted Lisa from the Strategic Alliance Management and advised her the junk and trash in the rear of the property still has not been removed

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 (April 04, 2018), or a fine of \$250 per day will begin on the 16th day (April 05, 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, MARCH 20, 2018
6:00 PM

CASE NO: 18-00093
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 56 W Oak St.

RESPONDENT: GEB Properties LLC
PARCEL ID NO: 09-21-28-1972-02-022

NOTICES:

02/08/18 Warning Notice mailed.
03/05/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7912-9982)
03/08/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 3, Sec. 308.1: Unkempt property
IPMC, Ch. 3, Sec. 302.8: Inoperable vehicles
LDC, Art. II, Sec. 2.02.01(7): Unpermitted outside storage of appliances, building materials, equipment, and other items.

This property has most of the violations in the back yard. There is an alleyway in the back of this property, and a gate to the rear of the house. This area is being used to store building materials, equipment, along with other misc. items. There is a vehicle that appears to be inoperable. The front of the house has a canopy with an appliance and other items under it. I have not been able to make contact with the residents, or with the registered agent.

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 building materials, equipment, appliances, inoperable vehicles, misc. items, and stop using property for outside storage within 15 days (April 4, 2018), and keep property maintained, or a fine of \$250 per day will begin on the 16th day (April 5, 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 MARCH 20, 2018
6:00 PM

CASE NO: 18-00091
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 820 S Central Ave.

RESPONDENT: George Dillon
PARCEL ID NO: 09-21-28-0196-80-390

NOTICES:

02/20/18 Warning Notice mailed.
03/05/18 Notice of Hearing mailed (Certified # 91 7199 9991 7033 7912 9968)
03/08/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 3, Sec. 308.1: Tree debris on property

This is a vacant lot that has some tree debris from trees that were permitted to be cut down.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the IPMC, Ch. 3, Sec. 308.1. The property must come into compliance by removing all tree debris within days 10 days (March 30, 2018), and keep property maintained, or a fine of \$150 per day will begin on the 11th day (March 31, 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 MARCH 20, 2018
6:00 PM

<u>CASE NO:</u>	17-00390	<u>RESPONDENT:</u>	TR Properties LLC
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	09-21-28-0196-40-270
<u>ADDRESS OF PROPERTY:</u>	202 M. A. Board St.		

NOTICES:

02/20/18	Warning Notice mailed.
03/05/18	Notice of Hearing mailed (Certified # 91 7199 9991 7033 7912 9944)
03/08/18	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 3, Sec. 308.1: Junk, trash, and debris on property.

This property has a building with several apartments. There are two dumpsters that continue to have an accumulation of junk, trash and debris on the ground, around these dumpsters, on a regular basis. There is old furniture, household garbage, a shopping cart, etc. I have talked with the company office, and told them that this property must be kept clean and maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance by removing all junk, trash, and debris from property, within days 10 days (March 30, 2018), and keep property maintained, or a fine of \$150 per day will begin on the 11th day, (March 31, 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, MARCH 20, 2018
6:00 PM

CASE NO: 17-00146 **RESPONDENT:** Budget Fence of Central Florida LLC
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-70-083
ADDRESS OF PROPERTY: 158 W Michael Gladden Blvd.

NOTICES:

07/19/17 Warning Notice mailed.
08-31/17 Notice of Hearing mailed
08/31/17 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703
02/11/18 Property in compliance.

SUMMARY:

AMC, Ch. 42, Art. II, Sec. 42-39(2): Trash
AMC, Ch. 42, Art. II, Sec. 42-39(3): Excessive vegetation

This vacant lot was overgrown and had junk, trash, and debris. Property was not in compliance in the given time frames, therefore, this case was heard at the September 19, 2017 Code Enforcement Hearing. Property was found to be in violation and owner given until October 4, 2017 to get property in compliance, or a daily fine of \$250 per day would begin. Property was found to be in compliance on February 11, 2018. A \$250 per day fine ran from October 5, 2017 through February 10, 2018 (128 days) for a total fine of \$32,000.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$32,000 fine, to \$1000, to be paid in full within 30 days, or the fine will revert back to the original fine.