



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
March 19, 2019 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

BUILDING CODES

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 18-00619 – 243 W Lester Road, Apopka, FL 32712
Parcel ID Number. 28-20-28-0000-00-039 – Bernard Jeanty
2. Case Number. Code Enforcement 19-00011 – 451 N Lake Avenue, Apopka, FL 32712
Parcel ID Number. 04-21-28-2204-02-060 – Bernard Jeanty
3. Case Number. Code Enforcement 19-00027 – 453 Summerset Drive, Apopka, FL 32712
Parcel ID Number. 04-21-28-8402-00-710 – Bernard Jeanty
4. Case Number. Code Enforcement 19-00020 – 1350 Welch Ridge Terrace, Apopka, FL 32712
Parcel ID Number. 33-20-28-9128-02-070 – Bernard Jeanty
5. Case Number. Code Enforcement 18-00559 – 1922 Lake Alden Drive, Apopka, FL 32712
Parcel ID Number. 31-20-28-2600-00-009 – Bernard Jeanty
6. Case Number. Code Enforcement 19-00031 – 1219 Foxforrest Circle, Apopka, FL 32712
Parcel ID Number. 33-20-28-7101-00-590 – Bernard Jeanty
7. Case Number. Code Enforcement 19-00094 – 2584 W Kelly Park Road, Apopka, FL 32712
Parcel ID Number. 18-20-28-0000-00-016 – Bernard Jeanty
8. Case Number. Code Enforcement 19-00104 – 334 W Main Street, Apopka, FL 32703
Parcel ID Number. 09-21-28-7552-02-130 – Dave Whitty
9. Case Number. Code Enforcement 19-00038 – 1602 Cimarron Hills Drive, Apopka, FL 32712
Parcel ID Number. 22-21-28-1345-00-200 – 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 MARCH 19, 2019 6:00 PM

Case Number: 18-00619
Code Officer: Bernard Jeanty
Address of Property: 243 W Lester Road
Respondent: Jesus & Irene Arredondo
Parcel ID Number: 28-20-28-0000-00-039

NOTICES:

- 1) 12/27/18 Written Notice mailed.
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- Chapter 3, Section. 302.8: Dismantled inoperable vehicle without tag
- Chapter 3, Section 308.1: Junk, trash, debris
- Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height
- Chapter 3, Section 304.12: Exterior Structures - Handrails and Guards
- Chapter 3, Section 304.6: Exterior Structures - Exterior Walls
- Chapter 3, Section 305.4: Interior Structure - Stairs and Walking Surfaces
- Chapter 3, Section 304.1.1: Exterior Structures - Unsafe Conditions - Load

Land Development Code (LDC)

- Article 2, Section 2.02.01(7): Unpermitted open and outside storage
- Article 6, Section 6.03.01(f): Commercial Vehicle Prohibited

There is a blue/ white inoperable Mitsubishi without a tag on the property. Junk and trash such as wood, furniture, appliance, buckets, beer cans, water containers, broken lawnmower, cement mixers, junk generators, shingles, carpets, glass, boxes, and other miscellaneous all over the property. All the mobile home trailers have junk and trash under them. Using the property as a storage unit for construction equipment, shingles, and cement mixers. High grass and weeds exceeding 12 inches in height. The stairs of all three mobile homes are in disrepair and have no hand rails. All three porch decks have rotten wood and need to be repaired. All the mobile home trailers have the siding skirts in disrepair. A large eighteen wheel commercial trailer on the property. Dilapidated shed and nursery structure.

- 01/02/19: I spoke to the property owner by phone and explained the violations
- 03/08/19: Re-inspected 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 (April 3, 2019), or a fine of \$250 per day, per violation will begin on the 16th day (April 4, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00011
Code Officer: Bernard Jeanty
Address of Property: 451 N Lake Avenue
Respondent: Dorsie Hitt
Parcel ID Number: 04-21-28-2204-02-060

NOTICES:

- 1) 01/09/19 Written Notice mailed
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- Chapter 3, Section 303.1: Swimming Pools, Spas & Hot Tubs - Swimming Pools

Land Development Code (LDC)

- Article 2, Section 2.02.01(7): Unpermitted open and outside storage
- Article 6, Section 6.03.01(f)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts

The property has been cited in the past for an unsanitary dirty pool and an inoperable vehicle. Violations were corrected before going to a hearing.

- 01/09/19: I spoke to the property owner about the white Ford van in the side backyard, she said it is inoperable
- 03/08/19: Re-inspected 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 18, 2019), or a fine of \$250 a day will begin on the 31st day (April 19, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00027
Code Officer: Bernard Jeanty
Address of Property: 453 Summerset Drive
Respondent: Jon A & Naomi D Rowell
Parcel ID Number: 04-21-28-8402-00-710

NOTICES:

- 1) 01/10/19 Written Notice mailed
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- Chapter 1, Section. 110.1: Boarded up structure for over 1 year
- Chapter 1, Section. 108.1.3: Structure unfit for human occupancy
- Chapter 3, Section. 301.3: Unsecured structure
- Chapter 3, Section. 304.13.1: Exterior Structures - Window, Skylight and Door Frames-Glazing
- Chapter 3, Section. 304.6: Exterior Structures - Exterior Walls
- Chapter 3, Section. 304.7: Exterior Structures - Roofs and Drainage
- Chapter 3, Section. 304.9: Exterior Structures - Overhang Extensions
- Chapter 3, Section. 305.3: Interior Structure - Interior Surfaces
- Chapter 3, Section. 301.3: General - Vacant Structures and Land

Land Development Code (LDC)

- None

The windows are broken and have been boarded up since 2017. The rear bedroom window is broken, making the property not secure. The exterior wall has a large hole in it. The roof has a large hole in it, you're able to see the sky in the bedroom. The soffit has rotten wood. The interior walls have large holes in them. There is a black substance resembling mold throughout the house. This property is a public nuisance to the neighbors. This property has a large lien on it for high grass and weeds. The property owner has never attempted to fix any violations on this property.

- 02/27/19: I have tried several times to make contact with the property owner, with no response
- 03/08/19: Re-inspected 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 (April 3, 2019), or a fine of \$250 per day, per violation will begin on the 16th day (April 4, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00020
Code Officer: Bernard Jeanty
Address of Property: 1350 Welch Ridge Terrace
Respondent: Donna R Pionek
Parcel ID Number: 33-20-28-9128-02-070

NOTICES:

- 1) 01/09/19 Written Notice mailed.
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- Chapter.3, Section. 303.1: Swimming Pools, Spas & Hot Tubs - Swimming Pools
- Chapter.3, Section.304.14: All screening shall be maintained

Land Development Code (LDC)

- Article 7, Section.7.01.04 (c): Swimming and wading pools, hot tubs & spas- unfenced

The property has an unsanitary dirty pool. The pool is not secure because the screen enclosure has several large holes in it.

- 01/09/19: I have left card my card at the door several times for the property owner to contact me
- 02/27/19: I tried to call the property owner number disconnected
- 03/08/19: Re-inspected 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 (April 3, 2019), or a fine of \$250 a day will begin on the 16th day (April 4, 2019). 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 19, 2019 6:00 PM

Case Number: 18-00559
Code Officer: Bernard Jeanty
Address of Property: 1922 Lake Alden Drive Unit 9 A-1
Respondent: Michael A & Mark Day
Parcel ID Number: 31-20-28-2600-00-009

NOTICES:

- 1) 11/20/18 Written Notice mailed
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- Chapter 3, Section. 304.7: Exterior Structures - Roofs and Drainage

Land Development Code (LDC)

- None

The property roof is in disrepair that is why a blue tarp has been put on the roof.

- 11/28/18: I spoke to the property owner's mother about the violation, she lives in the house
- 03/08/19: Re-inspected 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 18, 2019), or a fine of \$250 a day will begin on the 31st day (April 19, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00031
Code Officer: Bernard Jeanty
Address of Property: 1219 Foxforrest Circle
Respondent: Leo Smith
Parcel ID Number: 33-20-28-7101-00-590

NOTICES:

- 1) 01/11/19 Written Notice mailed
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- None

International Property Maintenance Code (IPMC)

- None

Land Development Code (LDC)

- Article 6, Section.6.03.01 (F)(6): Inoperable or unlicensed vehicles cannot be parked or stored in a residential zone

The property has had inoperable vehicles on the property in the past and violation has been corrected before a hearing.

- 01/01/19: The occupant refuses discontinue possessing inoperable vehicles on this property
- 03/08/19: Re-inspected 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 (April 3, 2019), or a fine of \$250 a day will begin on the 16th day (April 4, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00094
Code Officer: Bernard Jeanty
Address of Property: 2584 W Kelly Park Road
Respondent: Barnes J Glenn Estate c/o Green Star Enterprises
Parcel ID Number: 18-20-28-0000-00-016

NOTICES:

- 1) 02/27/19 Written Notice mailed
- 2) 03/08/19 Notice of Hearing mailed.
- 3) 03/08/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Article 5, Section. 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- Chapter 3, Section. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height
- Chapter 3, Section. 308.1: Junk, trash, debris
- Chapter 3, Section. 304.12: Exterior Structures - Handrails and Guards
- Chapter 3, Section. 304.6: Exterior Structures - Exterior Walls
- Chapter 3, Section. 304.9: Exterior Structures - Overhang Extensions

Land Development Code (LDC)

- Article 7, Sec.7.01.08(C): Fence in disrepair
- Article 7, Sec.7.02.04(A): In residential districts, boats, boat trailers, or recreational vehicles may be parked on the rear half of the lot, at least ten feet from the side lot line, and five feet from the rear lot line
- Article 2, Sec 2.02.05: Unpermitted use in residential area
- Article 6, Sec. 6.03.01(f): Commercial Vehicle Prohibited
- Article 2, Sec.2.02.01 (7): Open and outside storage not permitted in a residential zone
- Article 6, Sec.6.03.01 (f)(6): Inoperable/ unlicensed vehicles cannot be parked/ stored in residential districts

There are several vehicles in the front of the property that are for sale without tags. The occupants have turned this property into a commercial business to sell vehicles. High grass and weeds exceeding 12 inches in height. There are three trailers located in the front of the property. A commercial dually white truck is located in the rear of the property. There is a white RV that a tenant is living in. The vehicles without tags are a purple Honda, white RV, and a white Buick. Junk and trash on the property such as cans, car rims, dishwasher, and other miscellaneous debris. The carport is being used as a storage unit and has items such as refrigerator, washer, chairs, and other miscellaneous items. The soffit is in disrepair. One set of stairs has no hand rails. Also the fence is in disrepair.

- 02/27/19: Unable to make contact with property owner
- 03/08/19: Re-inspected 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 18, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (April 19, 2019). 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 19, 2019 6:00 PM

Case Number: 19-00104
Code Officer: Dave Whitty
Address of Property: 334 W Main Street
Respondent: Gordon G Oldham III Family Trust
Parcel ID Number: 09-21-28-7552-02-130

NOTICES:

- 1) 03/06/19 Written Notice mailed
- 2) 03/06/19 Notice of Hearing mailed.
- 3) 03/06/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- Chapter 3, Section. 308.1: Junk, trash, debris

Land Development Code (LDC)

- None

This case was heard at the October 16, 2018 CE Hearing. The property owner was present and property was found to be in violation of not keeping these areas cleaned up. Property was cleaned up, but is in violation again.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances and a repeat violation. The property must come into compliance within 15 days (April 3, 2019) or a fine of \$500 per day, will begin on (April 4, 2019) 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 19, 2019 6:00 PM

Case Number: 19-00038
Code Officer: Dave Whitty
Address of Property: 1602 Cimarron Hills Drive
Respondent: Entrust Administration Services
Parcel ID Number: 22-21-28-1345-00-200

NOTICES:

- 1) 02/18/19 Written Notice mailed.
- 2) 03/06/19 Notice of Hearing mailed.
- 3) 03/06/19 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- Chapter 22, Article 6, Section 22-100: Adoption of the IPMC

International Property Maintenance Code (IPMC)

- Chapter 3, Section. 302.8: Dismantled inoperable vehicle without tag
- Chapter 3, Section 308.1: Junk, trash, debris
- Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height
- Chapter 3, Section 304.12: Exterior Structures - Handrails and Guards
- Chapter 3, Section 304.6: Exterior Structures - Exterior Walls
- Chapter 3, Section 305.4: Interior Structure - Stairs and Walking Surfaces
- Chapter 3, Section 304.1.1: Exterior Structures - Unsafe Conditions - Load

Land Development Code (LDC)

- Article 6, Sec.6.03.01(e): Vehicle parking in front yard

I have not heard from the resident or the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 15 days (April 3, 2019) or a fine of \$250 per day, will begin on (April 4, 2019) 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.