



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
December 05, 2018 @ 5:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

NONE

BUILDING CODES

NONE

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. APOPKA_20182901_1099 – 1160 Pin Oak Drive, Apopka, FL 32703;
Parcel ID No. 23-21-28-7968-00-510
2. Case No. APOPKA_20182901_1073 – 1321 Apopka Airport Road Hngr 160, Apopka, FL 32712;
Parcel ID No. 35-20-27-6645-01-600
3. Case No. APOPKA_20182901_1076 – 3232 Rolling Hills Lane, Apopka, FL 32712;
Parcel ID No. 17-20-28-7428-09-350
4. Case No. APOPKA_20182901_1077 – 545 S Orange Blossom Trail, Apopka, FL 32703;
Parcel ID No. 10-21-28-8652-01-013
5. Case No. APOPKA_20182901_1072 – 1250 Piedmont Wekiwa Road, Apopka, FL 32703;
Parcel ID No. 13-21-28-0000-00-071
6. Case No. APOPKA_20182901_1074 – 1706 E Semoran Blvd Unit 129, Apopka, FL 32703;
Parcel ID No. 11-21-28-9087-00-129
7. Case No. APOPKA_20182901_1075 – 1706 E Semoran Blvd Unit 130, Apopka, FL 32703;
Parcel ID No. 11-21-28-9087-00-130

REDUCTION OF FINE REQUEST

1. Case No. CE 18-00399 – 478 Wild Elm Court, Apopka, FL 32712;
Parcel ID No. 04-21-28-5450-00-370 – Stephan Brick
2. Case No. CE 18-00179 – 1720 Lake Alden Drive, Apopka, FL 32712;
Parcel ID No. 32-20-28-0000-00-057 – Stephan Brick
3. Case No. CE 18-00082 – 23 E Albatross Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0225-01-130 – Stephan Brick
4. Case No. CE 17-00001 – 157 E 2nd Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-31-930 – Stephan Brick
5. Case No. CE 11-01502 – 1621 Grand Oak Drive, Apopka, FL 32703;
Parcel ID No. 23-21-28-7962-00-520 – Stephan Brick
6. Case No. CE 04-043 – 646 S Lake Pleasant Road, Apopka, FL 32703;
Parcel ID No. 11-21-28-0000-00-078 – Stephan Brick

NEXT MEETING DATE

DECEMBER 18, 2018

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

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1099

RESPONDENT: CV Holdings, Inc.

PARCEL ID NO: 23-21-28-7968-00-510

ADDRESS OF PROPERTY: 1160 Pin Oak Drive

NOTICES:

10/19/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

CV Holdings, Inc. has violated the Ordinance through its failure to register the Property with the City of Apopka’s registry and / or pay applicable registration fees for 1 registration period (s), beginning on 8/23/2014 totaling \$200 fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1073

RESPONDENT: Centerstate Bank

PARCEL ID NO: 35-20-27-6645-01-600

ADDRESS OF PROPERTY: 1321 Apopka Airport Road Hngr 160

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

The FDIC as Receiver of First Commercial Bank of Florida executed a Receiver Deed to First Southern Bank entered into effective as of 01/07/2011. First Southern Bank sold through a warranty deed on 03/04/2014. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 01/30/2015.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1076

RESPONDENT: Centerstate Bank

PARCEL ID NO: 17-20-28-7428-09-350

ADDRESS OF PROPERTY: 3232 Rolling Hills Lane

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

Centerstate Bank of FL- Filed an LP on 08/20/2015 a CT was issued on 02/09/2016, later sold the property for 05/06/2016. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 05/20/2015.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1077

RESPONDENT: Centerstate Bank

PARCEL ID NO: 10-21-28-8652-01-013

ADDRESS OF PROPERTY: 545 S Orange Blossom Trail

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

Centerstate Bank of FL- Filed an LP on 03/21/2016. The property sold by the Borrower ROBERT T ZYCH to a non- related 3rd party on 02/10/2017. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 10/19/2016.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1072

RESPONDENT: Centerstate Bank

PARCEL ID NO: 13-21-28-0000-00-071

ADDRESS OF PROPERTY: 1250 Piedmont Wekiwa Road

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

Centerstate Bank of Florida NA on 11/17/2011 a Loan Mod was issued on 04/25/2013, however, there was an Amended Judgment after default under forbearance agreement. Certificate of Title was issued to Centerstate Bank of Florida NA on 10/05/2016, then sold to a non related third party on 12/30/2016. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 02/21/2017.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1074

RESPONDENT: Centerstate Bank

PARCEL ID NO: 11-21-28-9087-00-129

ADDRESS OF PROPERTY: 1706 E Semoran Blvd Unit 129

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

Centerstate Bank of Florida filed and LP on 08/17/2015. CT to Centerstate Bank of Florida NA was issued on 02/09/2016, later sold the property on 01/20/2017. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 02/23/2017.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA CODE ENFORCEMENT HEARING

WEDNESDAY, DECEMBER 5, 2018
5:00 PM

CASE NO: APOPKA_20182901_1075

RESPONDENT: Centerstate Bank

PARCEL ID NO: 11-21-28-9087-00-130

ADDRESS OF PROPERTY: 1706 E Semoran Blvd Unit 130

NOTICES:

10/16/18: Notice of Violation mailed.

11/15/18: Notice of Hearing mailed.

SUMMARY:

Chapter 42, Article II, Division 5 “Registration, Maintenance and Security of Abandoned Real Property”, more specifically: 42-120 – Registration of abandoned real property.

Centerstate Bank of Florida filed and LP on 08/17/2015. CT to Centerstate Bank of Florida NA was issued on 02/09/2016, later sold the property on 01/20/2017. Notices of Non-Compliance have been going to lmesser@firstsouthernbank.com, and mhill@centerstatebank.com, since 02/23/2017.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days, (December 15, 2018), or a fine of \$250 per day will begin on the 11th day, (December 16, 2018). Such fine shall continue until the property is in compliance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 18-00399

RESPONDENT: Alex Jorge & Christopher Rodriguez,
Jose Solar

CODE OFFICER: Lt. Stephan Brick

PARCEL ID NO: 04-21-28-5450-00-370

ADDRESS OF PROPERTY: 478 Wild Elm Court

NOTICES:

09/18/18	CE Hearing.
10/18/18	Compliance date.
10/18/18	Re-inspection of property, not in compliance.
11/14/18	Re-inspection of property, in compliance.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec.302.4: Property having overgrown grass and weeds.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.
IPMC, Ch.3, Sec. 302.8: Inoperable, unlicensed vehicles not allowed on any property.
LDC, Art. II, Sec.2.02.01 (7): Open and outside storage not permitted in a residential zone.

This case was heard at the September 18, 2018 CE Hearing. Property was found to be in violation of the above ordinances. Property was to have been in compliance by October 18, 2018. Property was not in compliance in the given time frame, therefore a daily fine of \$250.00 per day began on October 18, 2018. Re-inspection on October 18, 2018 found property to be in compliance. The fine ran from October 18, 2018 through November 14, 2018. Fines ran for a total of 28 days @ \$250.00 per day. The fine totaled \$27,000.00.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$27, 000.00 fine, to \$2,000, to be paid in full within 30 days, January 4, 2019, or the fine will revert back to the original amount.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 18-00179

CODE OFFICER: Lt. Stephan Brick

ADDRESS OF PROPERTY: 1720 Lake Alden Drive

RESPONDENT: Kassase Mohamed

PARCEL ID NO: 32-20-28-0000-00-057

NOTICES:

08/21/18	CE Hearing.
09/05/18	Property to have been in compliance by date.
09/05/18	Re-inspection of property, property not in compliance.
11/14/18	Re-inspection of property, property in compliance.

SUMMARY:

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

IPMC, Ch.3, Sec.302.4: Unkempt property, high grass and weeds.

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

This case was heard at the August 21, 2018 CE Hearing. Property was found to be in violation of the above ordinances. Property was to have been in compliance by September 5, 2018. Property was not in compliance in the given time frame, therefore a daily fine of \$250.00 per day began September 5, 2018. Re-inspection on November 14, 2018 found property to be in compliance. The fine ran from September 5, 2018 through November 14, 2018. Fines ran for a total of 71 days @ \$250.00 per day. The fine totaled \$10,319.00.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$10,319.00 fine, to \$750.00, to be paid in full within 30 days, January 4, 2019 or the fine will revert back to the original amount.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 18-00082

RESPONDENT: Deutsche Bank National Trust CO
Trustee

CODE OFFICER: Lt. Stephan Brick

PARCEL ID NO: 04-21-28-0225-01-130

ADDRESS OF PROPERTY: 23 E Albatross Street

NOTICES:

07/17/18	CE Hearing.
08/16/18	Compliance date.
08/16/18	Re-inspection of property, not in compliance.
11/14/18	Re-inspection of property, in compliance.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.4: Overgrown, unkempt property.
IPMC, Ch. 3, Sec. 308.1: Junk, trash, and debris.
LDC, Art. VII, Sec. 7.01.08(C) : Fence Maintenance.

This case was heard at the July 17, 2018 CE Hearing. Property was found to be in violation of the above ordinances. Property was to have been in compliance by August 16, 2018. Property was not in compliance in the given time frame, therefore a daily fine of \$250.00 per day began on August 16, 2018. Re-inspection on November 14, 2018 found property to be in compliance. The fine ran from August 16, 2018 through November 14, 2018. Fines ran for a total of 90 days @ \$250.00 per day. The fine totaled \$22,500.00.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$22,500.00 fine, to \$2,225.00, to be paid in full within 30 days January 4, 2019 or the fine will revert back to the original amount.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 17-00001
CODE OFFICER: Lt Stephan Brick
ADDRESS OF PROPERTY: 157 E. 2nd Street.

RESPONDENT: Debra J. Vaughn Estate
PARCEL ID NO: 10-21-28-0198-31-930

NOTICES:

05/15/18 CE Hearing.
05/25/18 Compliance date.
05/31/18 Re-inspection of property, not in compliance.
06/27/18 Re-inspection of property, in compliance.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.8: Inoperable, unlicensed vehicles not allowed on any property.
IPMC, Ch. 3, Sec. 308.1: Junk, trash, and debris.

This case was heard at the May 15, 2018 CE Hearing. Property was found to be in violation of the above ordinances. Property was to have been in compliance by May 25, 2018. Property was not in compliance in the given time frame, therefore a daily fine of \$250 per day began on May 26, 2018. Re-inspection on June 27, 2018 found property to be in compliance. The fine ran from May 26, 2018 through June 26, 2018 (31 days @ \$250 per day). The fine total is \$7750.

This property had multiple violations. The property owner passed away and one of the sons continued to live in the house, but did not keep the property maintained. He left, then another son came and got the property in compliance, while keeping Code Enforcement informed of the progress.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$7750 fine, to \$1000, to be paid in full within 30 days (January 4, 2019) or the fine will revert back to the original fine.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 11-01502

CODE OFFICER: Lt. Stephan Brick

ADDRESS OF PROPERTY: 1621 Grand Oak Drive

RESPONDENT: Andrew & Rosemary Joseph

PARCEL ID NO: 23-21-28-7962-00-520

NOTICES:

02/21/12	CE Hearing.
03/07/12	Compliance date.
03/11/12	Re-inspection of property, not in compliance.
11/19/18	Re-inspection of property, in compliance.

SUMMARY:

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

AMC, Ch.42, Sec 42-36: Overgrown,Unkempt property

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

This case was heard at the February 21, 2012 CE Hearing. Property was found to be in violation of the above ordinances. Property was to have been in compliance by March 7, 2012. Property was not in compliance in the given time frame, therefore a daily fine of \$100.00 per day began on March 07, 2012. Re-inspection on November 19, 2018 found property to be in compliance. The fine ran from March 07, 2012 through November 19, 2018. Fines ran for a total of 2,448 days @ \$100.00 per day. The fine totaled \$244,800.00.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$244,800.00 fine to \$1,500.00, to be paid in full within 30 days, January 4, 2019, or the fine will revert back to the original amount.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

WEDNESDAY DECEMBER 5, 2018
5:00 PM

CASE NO: 04-043

RESPONDENT: Deborah Dalagelis and
Janet Wright

CODE OFFICER: Lt. Stephan Brick

PARCEL ID NO: 11-21-28-0000-00-078

ADDRESS OF PROPERTY: 646 S. Lake Pleasant Road.

NOTICES:

08/24/04 CE Hearing.
01/01/05 Compliance date.
01/04/05 Re-inspection of property, not in compliance.
09/27/05 Re-inspection of property, in compliance.

SUMMARY:

LDC, Art. II, Sec. 2.02.06(b): Unpermitted use in R-2 zoning.

This case was heard at the August 24, 2004 CE Hearing. Property was found to be in violation of the above ordinance, having an unpermitted mobile home. The mobile home was to have been removed by January 1, 2005. Property was not in compliance in the given time frame, therefore a daily fine of \$150 per day began on January 2, 2005. Re-inspection on September 27, 2005 found property to be in compliance. The fine ran from January 2, 2005 through September 26, 2005 (267 days @ \$150 per day). The fine total is \$40,050.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$40,050 fine, to \$1000, to be paid in full within 30 days (January 4, 2019) or the fine will revert back to the original fine.