APOPKA CODE ENFORCEMENT HEARING AGENDA

FEBRUARY 18, 2020 1:30 PM
APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

PARKING VIOLATIONS

1. Case Number. 2019TC1364496 – David Andrew Ray; Officer A Wisecup

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 19-00602 – 1228 Ustler Road, Apopka, FL 32712- Presented by Bernard Jeanty
2. Case Number. Code Enforcement 19-00573 – 1228 Ustler Road, Apopka, FL 32712- Presented by Bernard Jeanty
3. Case Number. Code Enforcement 19-00609 – 1405 Harvey Circle, Apopka, FL 32712- Presented by Bernard Jeanty
4. Case Number. Code Enforcement 19-00610 – 1476 Harvey Circle, Apopka, FL 32712- Presented by Bernard Jeanty
5. Case Number. Code Enforcement 19-00585 – 468 Winnway Street, Apopka, FL 32712- Presented by Bernard Jeanty
6. Case Number. Code Enforcement 19-00587 – 215 Sharp Street, Apopka, FL 32712- Presented by Bernard Jeanty
7. Case Number. Code Enforcement 19-00598 – 1402 Ellen Lane, Apopka, FL 32712- Presented by Bernard Jeanty
8. Case Number. Code Enforcement 19-00595 – 922 Sheeler Oaks Drive, Apopka, FL 32703- Presented by Dave Whitty
9. Case Number. Code Enforcement 19-00463 – 572 Lake Doe Boulevard, Apopka, FL 32703- Presented by Dave Whitty
10. Case Number. Code Enforcement 19-00546 – 302 N Park Avenue, Apopka, FL 32703- Presented by Dave Whitty
11. Case Number. Code Enforcement 19-00554 – 635 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty
12. Case Number. Code Enforcement 20-00009 – 107 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty
13. Case Number. Code Enforcement 19-00564 – 1160 Pin Oak Drive, Apopka, FL 32703- Presented by Dave Whitty

REDUCTION OF THE FINE REQUEST

1. Case Number. Code Enforcement 18-00073 – 2400 Schopke Road, Apopka, FL 32712- Presented by Bernard Jeanty
2. Case Number. Code Enforcement CE001976-092116 – 2032 Tournament Drive, Apopka, FL 32712- Presented by Bernard Jeanty
3. Case Number. Code Enforcement 19-00011 – 451 N Lake Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
4. Case Number. Code Enforcement 18-00226 – 124 W Main Street, Apopka, FL 32703- Presented by Dave Whitty

NEXT MEETING DATE

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.

CITY OF APOPKA

VS

David Andrew Ray
(Full Name)
193 Winding Cove Ave
(Address)
Apopka, FL 32703

BEFORE THE CODE ENFORCEMENT HEARING OFFICER
CITY OF APOPKA, FLORIDA

Case Number: 2019 TC 1364496
Citation Number: APC 1746 2
Charge: 40.00

Date of Offense: Dec 14, 2019
Officer Name: Wisecup

I hereby deny this charge and request a hearing before a Hearing Official.

I understand that by requesting this hearing, I forfeit the right to pay the original penalty. The Hearing Official may impose a penalty of up to $100.00, plus court costs, except in cases involving disabled parking which may be up to $200.00, plus court costs.

I understand that I may cancel this hearing. It must be done at least ten (10) days in advance of the hearing. It must be done in writing, and I must pay the original penalty as listed on the citation and any applicable late fees. A $15.00 cancellation fee is due at least 24 hours prior to the hearing if I pay in person; or seven (7) days prior if by mail.

I understand that my hearing may only be rescheduled for good cause when the request is received, in writing, ten (10) days prior to the hearing.

I understand that my right to have a speedy hearing is waived if for any reason a delay in this hearing is at my request. I understand that if I fail to attend the hearing date assigned, in addition to any civil penalty or costs, my ability to renew my registration may be suspended until such time as my case is satisfied. Late fees may also be assessed.

I understand that if there are any witnesses that I would like subpoenaed for my hearing, that I must pay all applicable fees.

I hereby acknowledge my hearing date of Feb. 18, 2020 at ~~6:00~~ 1:30 p.m., or as practical thereafter, in the City Council Chamber, 120 E Main Street, Apopka, Florida 32703.

I hereby certify my address above is correct, and I will advise the Code Enforcement Section of the Apopka Police Department in writing of any change in my address within three (3) business days.

ALEXCIA DECAUL
MY COMMISSION # GG 922413
EXPIRES: October 13, 2023
Bonded Thru Notary Public Underwriters

Signature: [signature]

Daytime Phone: 407 617 5772

SWORN TO and SUBSCRIBED before me and
□ *personally known* ☒ *produced identification*
this 20 day of December, 20 19.

[signature]
(Notary Signature)

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the City of Apopka Code Enforcement Office, 112 E 6th Street, Apopka, Florida, (407) 703-1738, at least seven (7) days before your scheduled hearing, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, please call (407) 703-1771

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00602
Code Officer: Bernard Jeanty
Address of Property: 1228 Ustler Road
Respondent: Esteban Alberto
Parcel ID Number: 34-20-28-9550-00-190

NOTICES:

1) 12/13/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1) Article 7, Section. 7.01.08(a):Fences and walls require permits.
2) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action

Notes:

1) Property owner has not returned my phone calls.
2) 02/14/20: Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find this property is in violation of the above ordinance. The property must come into compliance within 15 days (March 4, 2020), or a fine of $250 per day, per violation will begin on the 16th day, (March 5, 2020). 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00573
Code Officer: Bernard Jeanty
Address of Property: 1228 Ustler Road
Respondent: Esteban Alberto
Parcel ID Number: 34-20-28-9550-00-190

NOTICES:

1) 11/13/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC
2) Chapter 18, Article 3, Section 18-48: A building permit required
3) Chapter 42, Article 4, Section 42-80: Graffiti prohibited

International Property Maintenance Code (IPMC)

1) Chapter 1, Section 108.1.1: Unsafe structure
2) Chapter 3, Section 304.14: All screening shall be maintained
3) Chapter 3, Section 304.13.1: Exterior Structures- Window, Skylight and Door Frames-Glazing, Handrail is required on one side of steps or stairs
4) Chapter 3, Section 304.6: Exterior Structures- Exterior Walls
5) Chapter 3, Section 304.15: Exterior Structures- Doors
6) Chapter 3, Section 304.10: Exterior Structures- Stairways, Decks, Porches and Balconies
7) Chapter 3, Section 304.9: Exterior Structures- Overhang Extensions
8) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height
9) Chapter 3, Section 308.1: Junk, trash, debris

Land Development Code (LDC)

1) Article 2, Section. 2.02.01(7): Unpermitted open and outside storage
2) Article 6, Section. 6.03.01(f): Commercial Vehicle /Equipment Prohibited
3) Article 6, Section.6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.
4) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action

Violations: There are broken windows without screens on them. Exterior siding, door and soffit on the mobile home are in disrepair. Exterior sink, water heater, and water lines erected without a permit. Exterior porch is in disrepair and stairs do not have handrails. The porch is a health and safety hazard. The mobile home and shed have had unpermitted alterations. There is a green Chevy Blazer, maroon vehicle, and silver Dodge Neon that is inoperable and without a tag. Open and outside storage of tires, cement blocks, tiles, and other miscellaneous items. Second mobile home has an unpermitted addition and door. Storage of two commercial trailers on the property. Storage of construction equipment such as cement mixers and scaffolds. Property has high grass and weeds exceeding 12 inches in height. Junk and trash on the property such as a junk boat, buckets, cable wires and other miscellaneous items. There is graffiti on the mobile homes. Revised warning letter on 12/13/19. A wooden fence was erected without a permit and to comply by December 30, 2019.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property. Remove commercial trailers from the property. Remove all construction equipment from the property. Vehicles must be operational and have a valid tag displayed. Cease all work on the structures until building permits are obtained. Obtain Building permits for all the work that has been performed. Repair exterior siding and replace broken windows. Repair the soffit and install screens on all windows. Repair the porch and install handrails for the stairs. Cease open and outside storage and remove all items. Remove graffiti from the structures. Obtain a permit for the fence.

1) 11/13/19: I explained all violations to the property owner's wife at the residence.
2) 02/14/20: Re-inspection of 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 (March 19, 2020), or a fine of $250 per day, per violation will begin on (March 20, 2020) 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00609
Code Officer: Bernard Jeanty
Address of Property: 1405 Harvey Circle
Respondent: Philip D Charnow
Parcel ID Number: 31-20-28-0280-00-010

NOTICES:

1) 12/24/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 308.1: Junk, trash, debris

Land Development Code (LDC)

1) Article 2, Section 2.02.01(7): Unpermitted open and outside storage
2) Article 5, Section 5.1.5(A-4): Commercial vehicles are prohibited on any public or private property in any residential district.
3) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.
4) Article 7, Section 7.02.04(A): In residential districts, boats, trailers may be parked in the backyard

Violations: Repeat for the same violations. Inoperable blue Chevy SUV with an expired tag Y90-PRF (exp 8/18). Inoperable black Dodge Ram truck on jacks. There's an engine hoist and trailer with pallets of wood parked on the side of the house. Open and outside storage such as tires, tool boxes, gas cans, wood, plastic crates, oil bottles, pots, buckets, coolers, and other miscellaneous debris in the front yard and the backyard. The front porch area has miscellaneous items being stored. Property has commercial equipment being stored on the property.

Corrective action: Cease major mechanic work and remove commercial engine hoist from the property. All vehicles must be operational and have a valid tag displayed. Cease open and outside storage and remove all items from the property. Trailers may be parked in the backyard but have to be empty.

1) Property owner has been cited several times for the same violations
2) 02/14/20: Re-inspection of 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 (March 4, 2020), or a fine of $250 per day, per violation will begin on (March 5, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of th property at such time the property violations are cured.

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00610
Code Officer: Bernard Jeanty
Address of Property: 1476 Harvey Circle
Respondent: Victor Gonzalez & Nora Sosa
Parcel ID Number: 31-20-28-0280-00-050

NOTICES:

1) 12/27/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 308.1: Junk, trash, debris

Land Development Code (LDC)

1) Article 2, Section 2.02.01(7): Unpermitted open and outside storage
2) Article 5, Section 5.1.5(A-4): Commercial vehicles are prohibited on any public or private property in any residential district.
3) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.

Violations: Repeat violations. Two inoperable vehicles. One under a car cover, up on jacks, and a red Honda with an expired tag 137 RNY (exp 12/17). Open and outside storage of paint buckets, ladders, propane tanks, plastic bottles, crates, ac unit, boxes, car door, tires, and other miscellaneous debris. Property also has junk and trash.

Corrective action: All vehicles must be operational and have a valid tag displayed. Remove junk and trash from the property. Cease open and outside storage and remove all items.

1) Property owner has been cited several times for the same violations
2) 02/14/20: Re-inspection of 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 (March 4, 2020), or a fine of $250 per day, per violation will begin on (March 5, 2020) 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00585
Code Officer: Bernard Jeanty
Address of Property: 468 Winnway Street
Respondent: Ren Zhang & Jianhua Zhao
Parcel ID Number: 04-21-28-2195-00-510

NOTICES:

1) 11/25/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 308.1: Junk, trash, debris

Land Development Code (LDC)

1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.

Violations: Junk and trash, such as beds, tarps, metals, wood and other miscellaneous debris. Red Honda Civic no tag displayed.

Corrective action: Remove junk and trash from the property. Vehicles must be operational and have a valid tag displayed.

1) Property owner nor tenants have responded to letters or phone calls
2) 02/14/20: Re-inspection of 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 (March 4, 2020), or a fine of $250 per day, per violation will begin on (March 5, 2020) 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00587
Code Officer: Bernard Jeanty
Address of Property: 215 Sharp Street
Respondent: Morgan Evelyn Estates
Parcel ID Number: 04-21-28-2195-00-930

NOTICES:

1) 11/25/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1) Article 2, Section 2.02.01(7): Open and outside storage not permitted use in a residential zone
2) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.

Violations: Inoperable Ford truck with an expired tag D41QVU (exp 12/16). Open and outside storage of crates, buckets, car batteries, and other miscellaneous items.

Corrective action: All vehicles must be operational and have a valid tag displayed. Cease open and outside storage and remove all items.

1) Property owner has been cited several times for the same violations
2) 02/14/20: Re-inspection of 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 (March 4, 2020), or a fine of $250 per day, per violation will begin on (March 5, 2020) 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 19-00602
Code Officer: Bernard Jeanty
Address of Property: 1402 Ellen Lane
Respondent: Tai & Hailey Yam
Parcel ID Number: 31-20-28-0280-00-180

NOTICES:

1) 12/13/19 Warning Notice mailed.
2) 02/07/20 Notice of Hearing mailed certified
3) 02/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1) Article 2, Section 2.02.01(7): Open and outside storage not permitted use in a residential zone
2) Article. 5, Section 5.1.5 (A): Commercial vehicle are prohibited on any public or private property in a residential district
3) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.

Violations: Several inoperable vehicles without a tag such as a maroon Ford, missing the right front tire, and two green Toyota pickup trucks. Open and outside storage such as a bed frame, refrigerator, glass windows, boxes crates, tires, two metal utility truck compartments, buckets, and other miscellaneous items. New violations on the property as of 01/14/2020 are the following: A commercial dual tire trailer full of construction equipment, such as wheel barrels, more buckets, scaffolds, and other miscellaneous construction equipment.

Corrective action: Cease open and outside storage and remove all items from the property. All vehicles must be operational and have a valid tag displayed. Remove commercial trailer from residential zone. Remove all construction equipment from the property. This is a revised warning notice that was mailed. Also remove the door on the refrigerator before removing it from the property to prevent safety hazard.

1) Property owner has not returned my calls, but the tenants have contacted Jodi, and she has explained all the violations
2) 02/14/20: Re-inspection of 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 (March 4, 2020), or a fine of $250 per day, per violation will begin on (March 5, 2020) 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 FEBRUARY 18, 2020 at 1:30 PM

Case Number: 19-00595
Code Officer: Dave Whitty
Address of Property: 922 Sheeler Oaks Drive
Respondent: Aroldo and Ana Valle
Parcel ID Number: 23-21-28-1846-00-060

NOTICES:

1) 01/20/20 Warning Notice mailed.
2) 02/04/20 Notice of Hearing mailed certified.
3) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)
1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)
1) Chapter 3, Section 302.8: Inoperable, unlicensed vehicles.

Land Development Code (LDC)
1) Article 5, Section 5.1.5(A2): Vehicles parking in the front yard.

Violation: Inoperable, unlicensed vehicles and vehicles parking in the front yard.

Corrective action: Make all vehicles operable and licensed, or put them inside the garage, or remove them.

Notes

1) 12/05/19 Initial inspection.
2) 12/19/19 Follow up inspection.
3) 01/02/20 Re-inspection.
4) 01/28/20 Re-inspection.
5) 02/03/20 Re-inspection.
6) 02/13/20 Re-inspection.

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 (February 28, 2020), or a fine of $250, per day, will begin on the 11th day (February 29, 2020) 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 FEBRUARY 18, 2020 at 1:30 PM

Case Number: 19-00463
Code Officer: Dave Whitty
Address of Property: 572 Lake Doe Boulevard
Respondent: Home SFR Borrower LLC
Parcel ID Number: 08-21-28-4394-00-370

NOTICES:

1) 08/26/19 Warning Notice mailed.
2) 10/28/19 2nd Warning Notice mailed.
3) 02/04/20 Notice of Hearing mailed certified.
4) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 304.6: Exterior walls.
2) Chapter 3, Section 304.7: Roofs and drainage.

Violations: Exterior walls have mildew, rotted siding, and are deteriorating. The rain gutter has mildew and is deteriorating, in disrepair.

Corrective action: Replace all rotted siding on the exterior walls and remove all mildew. Replace the rain gutter.

Notes

1) 08/26/19 Initial inspection.
2) 10/18/19 Follow up inspection.
3) 11/26/19 Re-inspection.
4) 12/30/19 Re-inspection.
5) 01/31/20 Re-inspection.
6) 02/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (February 28, 2020), or a fine of $250, per day, will begin on the 11th day (February 29, 2020) 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 FEBRUARY 18, 2020 at 1:30 PM

Case Number: 19-00546
Code Officer: Dave Whitty
Address of Property: 302 North Park Avenue
Respondent: James and Kathleen Yarbrough
Parcel ID Number: 04-21-28-4836-00-881

NOTICES:

1) 10/29/19 Warning Notice mailed.
2) 12/05/19 2nd Warning Notice mailed.
3) 02/04/20 Notice of Hearing mailed certified.
4) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 302.8: Inoperable, unlicensed vehicles.

Land Development Code (LDC)

1) Article 5, Section 5.1.5(A4): Commercial vehicle not allowed in residential zoning.

Violation: Inoperable, unlicensed vehicles and a commercial vehicle.

Corrective action: Make all vehicles licensed and operable, or remove them. Remove the commercial vehicle.

Notes

1) 09/05/19 Initial inspection.
2) 10/11/19 Follow up inspection.
3) 10/29/19 Re-inspection.
4) 12/05/19 Re-inspection.
5) 12/19/19 Re-inspection.
6) 01/11/20 Re-inspection.
7) 02/03/20 Re-inspection.
8) 02/13/20 Re-inspection.

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 (February 28, 2020), or a fine of $500 per day will begin on the 11th day (February 29, 2020) 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 FEBRUARY 18, 2020 at 1:30 PM

Case Number: 19-00554
Code Officer: Dave Whitty
Address of Property: 635 South Central Avenue
Respondent: Goberdham Holdings LLC
Parcel ID Number: 09-21-28-0196-51-250

NOTICES:

1) 11/05/19 Warning Notice mailed.
2) 12/19/19 2nd Warning Notice mailed.
3) 02/04/20 Notice of Hearing mailed certified.
4) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC.
2) Chapter 18, Article 3, Section 18-48: A building permit is required.

International Property Maintenance Code (IPMC)

1) Chapter 1, Section 110.1: Boarded up structure for over 1 year.
2) Chapter 3, Section 304.2: Protective treatment on exterior surfaces.
3) Chapter 3, Section 304.6: Exterior walls shall be free from loose materials.
4) Chapter 3, Section 304.15: Doors shall be maintained in good condition.

Violation: Vacant, abandoned, boarded up building with commercial wrap and mildew on exterior walls. Building has been boarded up for over 1 year.

Corrective action: Remove all wood from doors and windows, remove the mildew and the commercial wrap, paint the building, and obtain a Building permit to get the building in compliance, or obtain a demolition permit and demolish the building, cleaning up any and all demolition debris. Keep property maintained.

Notes

1) 11/04/19 Initial inspection.
2) 12/19/19 Follow up inspection.
3) 01/10/20 Re-inspection.
4) 01/28/20 Re-inspection.
5) 02/03/20 Re-inspection.
6) 02/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (March 19, 2020), or a fine of $250 per day, per violation, will begin on the 31st day (March 20, 2020) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcem for inspection of the property, at such time the property violations are cured.

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 at 1:30 PM

Case Number: 20-00009
Code Officer: Dave Whitty
Address of Property: 107 South Central Avenue
Respondent: Melvin and June Cheever
Parcel ID Number: 09-21-28-0196-20-040

NOTICES:

1) 01/09/20 Warning Notice mailed.
2) 02/04/20 Notice of Hearing mailed certified.
3) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 302.4: Overgrown property.
2) Chapter 3, Section 302.7: Fence in disrepair.
3) Chapter 3, Section 304.6: Exterior walls.
4) Chapter 3, Section 304.7: Roofs and drainage.
5) Chapter 3, Section 304.9: Overhang extensions.
6) Chapter 3, Section 304.10: Stairways, decks, porches, and balconies.
7) Chapter 3, Section 304.13: Windows in disrepair.
8) Chapter 3, Section 304.13.1: Windows/glazing.
9) Chapter 3, Section 304.14: Window screens.
10) Chapter 3, Section 305.3: Interior surfaces.
11) Chapter 3, Section 305.4: Stairs and walking surfaces.
12) Chapter 5, Section 504.1: Plumbing systems and fixtures.
13) Chapter 7, Section 704.2: Smoke alarms.

Violations: Overgrown property having junk, trash, and debris. The fencing is in disrepair. There is rotting wood on the eaves, awning, exterior walls, roof, facia, and soffit. The skirting is in disrepair. Windows have cracks, they do not have screens, and do not work properly. The exterior walls, window frames, and porch railing have chipped paint. The ceilings sag and there are holes in the interior walls. The flooring, electrical outlets and fixtures are in disrepair.

Corrective action: Cut/mow all overgrown areas of property. Remove all junk, trash, building materials, and debris. Properly repair the fencing and all rotting wood. The floors must be properly repaired and in good, safe condition. Windows cannot have cracks and must have screens. Walls and handrails cannot have chipped paint. All electrical outlets must have cover plates. All electrical fixtures must be installed and working properly. There must be 4 smoke detectors installed and, at least, 1 fire extinguisher available. Keep property maintained.

Notes

1) 01/07/20 Initial inspection.
2) 02/04/20 Follow up inspection.
3) 02/13/20 Re-inspection of 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 20 days (March 9, 2020), or a fine of $500 per day will begin on the 21st day (March 10, 2020) 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 FEBRUARY 18, 2020 at 1:30 PM

Case Number: 19-00564
Code Officer: Dave Whitty
Address of Property: 1160 Pin Oak Drive
Respondent: Georges Theodule
Parcel ID Number: 23-21-28-7968-00-510

NOTICES:

1) 11/06/19 Warning Notice mailed.
2) 02/04/20 Notice of Hearing mailed certified.
3) 02/04/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 304.13: Exterior Structures – Windows.

Violation: Boarded up rear window of residence.

Corrective action: Remove all wood from the window.

Notes

1) 11/06/19 Initial inspection.
2) 12/10/19 Follow up inspection.
3) 12/12/19 Re-inspection.
4) 01/11/20 Re-inspection.
5) 02/03/20 Re-inspection.
6) 02/13/20 Re-inspection.

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 (February 28, 2020), or a fine of $250, per day, will begin on the 11th day (February 29, 2020) 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 FEBRUARY 18, 2020 1:30 PM

Case Number: 18-00073
Code Officer: Bernard Jeanty
Address of Property: 2400 Schopke Road
Respondent: JEL Land Development
Parcel ID Number: 06-21-28-7172-19-030

NOTICES:

1) 01/21/18 Warning Notice mailed.
2) 05/15/18 Case heard at Code Enforcement Hearing
3) 06/14/18 Property Compliance deadline.
4) 10/21/19 Property re-inspected – In Compliance

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 308.1: Junk, trash, and debris.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the $123,000 fine to $12,000. The reduction of fine to be paid within 10 days (February 28, 2020), or the fine will revert back to original amount of $123,000.00.

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 1:30 PM

Case Number: CE001976-092116
Code Officer: Bernard Jeanty
Address of Property: 2032 Tournament Drive
Respondent: Jack & Diane Albright
Parcel ID Number: 31-20-28-2521-00-120

NOTICES:

1) 09/20/16 Warning Notice mailed.
2) 01/17/17 Case heard at Code Enforcement Hearing
3) 02/02/17 Property Compliance deadline.
4) 07/31/19 Property re-inspected, property in compliance.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 302.8: Inoperable, unlicensed vehicles not allowed on any property.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the $226,750.00 fine to $1,000. The reduction of fine to be paid by February 28, 2020, or the fine will revert back to original amount of $226,750.00.

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 1:30 PM

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

NOTICES:

1) 01/09/19 Warning Notice mailed
2) 03/19/19 Case heard at Code Enforcement Hearing
3) 04/18/19 Property Compliance deadline
4) 10/30/19 Property re-inspected, property in compliance

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

1) Article VI, Section.6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the $48,500 fine to $2,000. The reduction of fine to be paid within 30 days (March 19, 2020), or the fine will revert back to original amount of $48,500.00.

CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY FEBRUARY 18, 2020 1:30 PM

Case Number: 18-00226
Code Officer: Dave Whitty
Address of Property: 124 West Main Street
Respondent: Francisco J. Ramirez
Parcel ID Number: 09-21-28-6778-00-090

NOTICES:

1) 05/04/18 Warning Notice mailed
2) 09/18/18 Case heard at Code Enforcement Hearing
3) 12/17/18 Property Compliance deadline
4) 01/14/19 Property re-inspected, property in compliance

SUMMARY:

Apopka Municipal Code (AMC)

1) Article 5, Section 18-108: Adoption of the IPMC

International Property Maintenance Code (IPMC)

1) Chapter 3, Section 301.3: Unsecured structure.
2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height
3) Chapter 3, Section 304.6: Exterior structures – Exterior walls
4) Chapter 3, Section 304.7: Exterior structures – Roofs and Drainage
5) Chapter 3, Section 304.13: Exterior structures – Window, skylight and door frames

STAFF RECOMMENDATION:

That the Hearing Officer reduce the $26,000 fine to $6,500. The reduction of fine to be paid within 30 days (March 19, 2020), or the fine will revert back to original amount of $26,000.00.