



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 January 17, 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 001792-062516 – 294 S. McGee Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-091 – Dave Whitty
3. Case No. CE 001877-081616 – 2003 Lacey Oak Drive, Apopka, FL 32703;
Parcel ID No. 23-21-28-7974-00-020 – Dave Whitty
4. Case No. CE 001996-093016 – 18 W Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0225-06-050 – Bernard Jeanty
5. Case No. CE 001947-090816 – 431 Morning Creek Circle, Apopka, FL 32712;
Parcel ID No. 34-20-28-9093-00-060 – Bernard Jeanty
6. Case No. CE 002047-121516 – 536 Conure Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-5529-00-710 – Bernard Jeanty
7. Case No. CE 001906-082316 – 565 Conure Street, Apopka, FL 31712;
Parcel ID No. 04-21-28-5529-00-140 – Bernard Jeanty

- 8. Case No. CE 001952-091216 – 1143 Osprey Way, Apopka, FL 32712;
Parcel ID No. 33-20-28-7109-00-040 – Bernard Jeanty
- 9. Case No. CE 001976-092116 – 2032 Tournament Drive, Apopka, FL 32712;
Parcel ID No. 31-20-28-2521-00-120 – Bernard Jeanty
- 10. Case No. CE 001935-083116 – 2215 Cerberus Drive, Apopka, FL 32712;
Parcel ID No. 29-20-28-8275-01-520 – Bernard Jeanty

REDUCTION OF FINE REQUEST

- 1. Case No. CE 001199-080316 – 1026 Orange Grove Lane, Apopka, FL 32712
Parcel ID No. 32-20-28-3219-00-310 – Bernard Jeanty

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 001792-062516 – 294 S. McGee Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-091 – Dave Whitty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001792-062516
CODE OFFICER: Dave Whitty
Address of Property 294 S. McGee Avenue

RESPONDENT: Jeb Bachman
Parcel ID No: 10-21-28-0000-00-091

NOTICES:

07/27/2016 Courtesy Notice mailed
08/16/2016 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 is a residence that has miscellaneous items and materials being stored on the front porch area (outside storage).

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

AMC, Chapter 42, Article II, Section 42-39(4): An accumulation of miscellaneous items and materials being stored on the front porch.

I have not heard from the property owner.

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:

3. Case No. CE 001877-081616 – 2003 Lacey Oak Drive, Apopka, FL 32703;
Parcel ID No. 23-21-28-7974-00-020 – Dave Whitty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001877-081616
CODE OFFICER: Dave Whitty
Address of Property 2003 Lacey Oak Drive

RESPONDENT: Jeffery Downey
Parcel ID No: 23-21-28-7974-00-020

NOTICES:

08/16/2016 First Notice mailed
10/28/2016 Second Notice 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 been in violation before re: property maintenance. The yard is overgrown, the gate to the fence is in disrepair and there is an inoperable, unlicensed pickup truck on the property.

AMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
AMC, Chapter 42, Article II, Section 42-39(3): Overgrown, unkempt property
AMC, Chapter 42, Article II, Section 42-39(4): Inoperable, unlicensed vehicle
LDC, Article II, Section 7.01.08(c): Fencing / gate in disrepair

I have not heard from the property owner.

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:

4. Case No. CE 001996-093016 – 18 W Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0225-06-050 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001996-093016
CODE OFFICER: Bernard Jeanty
Address of Property 18 W Sandpiper Street

RESPONDENT: Luis Sandoval
Parcel ID No: 04-21-28-0225-06-050

NOTICES:

09//30/2016 Courtesy mailed
10/17/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

IPMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Section 302.8: Nonoperational vehicles without a tag

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:

5. Case No. CE 001947-090816 – 431 Morning Creek Circle, Apopka, FL 32712;
Parcel ID No. 34-20-28-9093-00-060 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001947-090816
CODE OFFICER: Bernard Jeanty
Address of Property 431 Morning Creek Circle

RESPONDENT: Brian D Scott
Parcel ID No: 34-20-28-9093-00-060

NOTICES:

09//08/2016 Courtesy mailed
10/12/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

IPMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
LDC, Article VI, Section 6.03.01(F)(6): Vehicle without a valid tag and are nonoperational with flat tires

9/08/2016 Spoke to property owner about violation.

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:

6. Case No. CE 002047-121516 – 536 Conure Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-5529-00-710 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

<u>CASE NO:</u>	CE002047-121516	<u>RESPONDENT:</u>	Katherann Southland
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	04-21-28-5529-00-710
<u>Address of Property:</u>	536 Conure Street		

NOTICES:

12/15/2016 Warning letter mailed
12/19/2016 Notice of Hearing posted on property and City Hall, 120 E Maine Street, Apopka FL
12/19/2016 Notice of Hearing mailed certified

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
LDC, Article VI, Section 6.03.01(e): Vehicles must be parked on an improved surface such as cement, pavers or gravel.

I have spoken to occupants several times about the violations. This is the fourth case this year same violations

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:

7. Case No. CE 001906-082316 – 565 Conure Street, Apopka, FL 31712;
Parcel ID No. 04-21-28-5529-00-140 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

<u>CASE NO:</u>	CE001906-082316	<u>RESPONDENT:</u>	Molina Georgina Valentin
<u>CODE OFFICER:</u>	Bernard Jeanty		& Israel Gonzalez
<u>Address of Property:</u>	565 Conure street	<u>Parcel ID No:</u>	04-21-28-5529-00-140

NOTICES:

08/23/2016 Courtesy mailed
09/28/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
LDC, Article VI, Section 6.03.01(e): Vehicles must be parked on an improved surface such as cement, pavers or gravel.

I have spoken to occupants several times about the violations.

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:

8. Case No. CE 001952-091216 – 1143 Osprey Way, Apopka, FL 32712;
Parcel ID No. 33-20-28-7109-00-040 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001952-091216
CODE OFFICER: Bernard Jeanty
Address of Property 1143 Osprey Way

RESPONDENT: James Davis & Sherrie
Parcel ID No: 33-20-28-7109-00-040

NOTICES:

09//12/2016 Courtesy mailed
12/01/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

IPMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Section 302.8: Nonoperational vehicle without a tag and flat tire

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:

9. Case No. CE 001976-092116 – 2032 Tournament Drive, Apopka, FL 32712;
Parcel ID No. 31-20-28-2521-00-120 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001976-092116
CODE OFFICER: Bernard Jeanty
Address of Property: 2032 Tournament Drive

RESPONDENT: Jack Albright & Diane
Parcel ID No: 31-20-28-2521-00-120

NOTICES:

09//21/2016 Courtesy mailed
10/13/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall, 120 E Main Street, Apopka FL

SUMMARY:

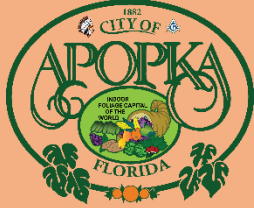
IPMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Section 302.8: Nonoperational vehicles without a tag

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:

10. Case No. CE 001935-083116 – 2215 Cerberus Drive, Apopka, FL 32712;
Parcel ID No. 29-20-28-8275-01-520 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

<u>CASE NO:</u>	CE001935-083116	<u>RESPONDENT:</u>	Mc Elwee Margaret & Deborah
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	29-20-28-8275-01-520
<u>Address of Property</u>	2215 Cerberus Drive		

NOTICES:

08//31/2016 Courtesy mailed
12/01/2016 Warning letter mailed
12/19/2016 Hearing notice mailed certified
12/19/2016 Hearing posted on property and City Hall 120, E Main Street, Apopka FL

SUMMARY:

IPMC, Chapter 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Chapter 3, Section 302.4: Overgrowth of vegetation and high grass and weeds

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:

1. Case No. CE 001199-080316 – 1026 Orange Grove Lane, Apopka, FL 32712
Parcel ID No. 32-20-28-3219-00-310 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

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

CASE NO: CE001199-080316
CODE OFFICER: Bernard Jeanty
Address of Property 1026 Orange Grove Lane

RESPONDENT: Thomas G. Albers
Parcel ID No: 32-20-28-3219-00-310

SUMMARY:

This case was heard on November 17, 2015. The property was found to be in violation of overgrown, unkempt property.

This property was to have been in compliance by December 17, 2015, but was not. Therefore, a \$250 per day fine began on December 18, 2015. An Affidavit of Compliance was filed on November 7, 2016. The fine ran for 326 days for a total of \$81,500.

RECOMMENDATION:

That the Hearing Officer grant the fine to be reduced to \$1,000, to be paid within 30 days (February 16, 2017), or the fine will be reverted back to \$81,500.