



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 November 27, 2017 @ 6:00 PM

CALL TO ORDER

PARKING VIOLATIONS

BUILDING CODES

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 18-00032 – 1212 S Binion Road, Apopka, FL 32703;
Parcel ID No. 18-21-28-0000-00-006 – Dave Whitty
2. Case No. CE 17-00254 – 1305 W Orange Blossom Trail, Apopka, FL 32712;
Parcel ID No. 05-21-28-0000-00-039 – Bernard Jeanty
3. Case No. CE 17-00228 – 412 Morning Creek Circle, Apopka, FL 32712;
Parcel ID No. 34-20-28-9093-00-600 – Bernard Jeanty
4. Case No. CE 17-00317 – 585 Swallow Court, Apopka, FL 32712;
Parcel ID No. 04-21-28-5529-00-400 – Bernard Jeanty
5. Case No. CE 17-00346 – 900 Alabama Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-6756-00-480 – Dave Whitty

REDUCTION OF FINE REQUEST

1. Case No. CE 17-00172 – 113 Goodrich Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-2200-00-480 – Dave Whitty

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 18-00032 – 1212 S Binion Road, Apopka, FL 32703;
Parcel ID No. 18-21-28-0000-00-006 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY NOVEMBER 27, 2017
6:00 PM

<u>CASE NO:</u>	18-00032	<u>RESPONDENT:</u>	Robbie Lee Ramsey
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID No:</u>	18-21-28-0000-00-006
<u>ADDRESS OF PROPERTY:</u>	1212 S. Binion Road		

NOTICES:

10/18/2017	Warning Notice mailed
11/06/2017	Notice of Hearing mailed
11/07/2017	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL, 32703

SUMMARY:

- 1) IPMC, Ch. 3, Sec. 302.4: Overgrown unkempt property
- 2) IPMC, Ch. 3, Sec. 302.8: Dismantled, inoperable, untagged vehicle
- 3) IPMC, Ch. 3, Sec. 308.1: Junk, trash, and debris
- 4) IPMC, Ch. 3, Sec. 304.14: All screening shall be maintained
- 5) IPMC, Ch. 3, Sec. 305.1: Interior structure
- 6) IPMC, Ch. 3, Sec. 304.2: Exterior structure (protective treatment)
- 7) IPMC, Ch. 3, Sec. 305.3: Interior structure (surfaces)
- 8) AMC, Ch. 42, Art. II, Sec. 42-39(10): Structural nuisance
- 9) 10/18/2017: Search Warrant conducted. Photos taken of property and interior of two residences (on same parcel).

There has been no response from anyone representing property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property is to be in compliance by January 1, 2018, or a fine of \$250 per day will begin on January 2, 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.

Backup material for agenda item:

2. Case No. CE 17-00254 – 1305 W Orange Blossom Trail, Apopka, FL 32712;
Parcel ID No. 05-21-28-0000-00-039 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY, NOVEMBER 27, 2017
6:00 PM

<u>CASE NO:</u>	17-00254	<u>RESPONDENT:</u>	SPIRIT SPE PORTFOLIO
<u>CODE OFFICER:</u>	Bernard Jeanty		CA C- STORES LL
<u>ADDRESS OF PROPERTY:</u>	1305 W Orange Blossom Trail	<u>PARCEL ID No.:</u>	05-21-28-0000-00-039

NOTICES:

08/30/2017	Written Notice mailed.
11/08/2017	Notice of Hearing mailed.
11/08/2017	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

- 1) This is a vacant, overgrown lot.
- 2) IPMC. CH. 3 SEC.302.4) High grass and weeds

I have not heard from anyone regarding this 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 (December. 12, 2017), or a fine of \$250 per day will begin on the 13th day (December 13, 2017). 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.

Backup material for agenda item:

3. Case No. CE 17-00228 – 412 Morning Creek Circle, Apopka, FL 32712;
Parcel ID No. 34-20-28-9093-00-600 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY, NOVEMBER. 27, 2017
6:00 PM

<u>CASE NO:</u>	17-00228	<u>RESPONDENT:</u>	Maria Gonzalez
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	34-20-28-9093-00-600
<u>ADDRESS OF PROPERTY:</u>	412 Morning Creek Circle		

NOTICES:

08/17/2017	Written Notice mailed
11/08/2017	Notice of Hearing mailed
11/08/2017	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

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

I have spoken to the property owner about the fence.

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 (December. 12, 2017), or a fine of \$250 per day will begin on the 16th day (December 13, 2017). 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.

Backup material for agenda item:

4. Case No. CE 17-00317 – 585 Swallow Court, Apopka, FL 32712;
Parcel ID No. 04-21-28-5529-00-400 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

MONDAY, NOVEMBER. 27, 2017
6:00 PM

CASE NO: 17-00228
CODE OFFICER: Bernard Jeanty
ADDRESS OF PROPERTY: 585 Swallow Court

RESPONDENT: Donnie King
PARCEL ID No: 04-21-28-5529-00-400

NOTICES:

11/01/2017 Written Notice mailed
11/08/2017 Notice of Hearing mailed
11/08/2017 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

1. AMC, Ch. 42, Art. II, Sec. 42-39(1): Public Nuisance
2. AMC, Ch. 42, Art. II, Sec. 42-39(2): Trash/ Rubbish
3. IPMC, Ch. 3, Sec. 308.1: Junk and trash
4. LDC, Art. II, Sec. 2.02.05: Unpermitted use in a residential zone
5. LDC, Art. II, Sec. 2.02.01(7): Unpermitted open and outside storage

I have spoken to the property owner several times about these violations. This is the 4th case concerning these violations

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 (December 12, 2017), or a fine of \$250 per day will begin on the 16th day (December 13, 2017). 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.

Backup material for agenda item:

5. Case No. CE 17-00346 – 900 Alabama Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-6756-00-480 – Dave Whitty



CITY OF APOPKA
CODE ENFORCEMENT HEARING
MONDAY, NOVEMBER 27, 2017
6:00 PM

<u>CASE NO:</u>	CE 17-00346	<u>RESPONDENT:</u>	Manuel Ceballos
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID No:</u>	15-21-28-6756-00-480
<u>ADDRESS OF PROPERTY:</u>	900 Alabama Avenue		

NOTICES:

02/25/17 Courtesy Notice mailed
03/16/17 Written Warning mailed
09-19-17 Warning Notice mailed
11/16/17 Notice of Hearing mailed
11/16/17 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

- 1) LDC, Art. VII, Sec. 7.01.08(c): Fence maintenance
- 2) AMC, Ch. 42, Art. II: Inoperable vehicles
- 3) AMC, Ch. 42, Art. II, Sec. 42-39(2): Trash and rubbish
- 4) AMC, Ch. 42, Art. II, Sec. 42-39(14): Outside, unsheltered storage
- 5) AMC, Ch. 42, Art. II, Sec. 42-39(4): Attractive nuisance
- 6) IPMC, Ch. 3, Sec. 304.6: Exterior walls
- 7) IPMC, Ch. 3, Sec. 304.13: Windows and door frames
- 8) IPMC, Ch. 3, Sec. 304.15: Doors

I have talked with the owner, and told him of the importance of getting this property cleaned up and in compliance.

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 (Tuesday December 12, 2017) or a fine of \$150 per day will begin on the 16th day (Wednesday December 13, 2017) 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.

Backup material for agenda item:

1. Case No. CE 17-00172 – 113 Goodrich Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-2200-00-480 – Dave Whitty



CITY OF APOPKA CODE ENFORCEMENT HEARING

MONDAY NOVEMBER 27, 2017

<u>CASE NO.:</u>	17-00172	<u>RESPONDENT:</u>	JJs and Sons LLC
<u>CODE OFFICER:</u>	Dave Whitty	<u>PROPERTY ID:</u>	10-21-28-2200-00-480
<u>ADDRESS OF PROPERTY:</u>	113 Goodrich Avenue		

SUMMARY:

This case was heard on September 19, 2017. The property was found to be in violation of AMC, Ch. 42, Art. II, Sec. 42-39(3): Overgrown property. This property was to have been in compliance by October 4, 2017, but was not. Therefore, a \$150 per day fine began on October 5, 2017, and ran through October 15, 2017. An Affidavit of Compliance was filed on Oct. 16, 2017. The fine ran for 11 days for a total of \$1,650.00.
