



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL CONFERENCE ROOM
120 East Main Street – Apopka, FL 32703
November 13, 2018 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

NONE

BUILDING CODES

NONE

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 18-00474 – 581 Martin Place Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5525-00-170 – Bernard Jeanty
2. Case No. CE 18-00467 – 1198 Errol Place Circle, Apopka, FL 32712;
Parcel ID No. 05-21-28-2550-00-010 – Bernard Jeanty
3. Case No. CE 18-00502 – 453 Lancer Oak Drive, Apopka, FL 32712;
Parcel ID No. 04-21-28-7108-01-020 – Bernard Jeanty
4. Case No. CE 18-00073 – 2400 Schopke Road, Apopka, FL 32712;
Parcel ID No. 04-21-28-7172-19-030 – Bernard Jeanty
5. Case No. CE 18-00376 – 726 E 6th Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-8652-07-031 – Dave Whitty

REDUCTION OF FINE REQUEST

NONE

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

TUESDAY November 13, 2018
6:00 PM

<u>CASE NO:</u>	18-00474	<u>RESPONDENT:</u> Sandra M Schock
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u> 04-21-28-5525-00-170
<u>ADDRESS OF PROPERTY:</u>	581 Martin Place Blvd.	

NOTICES:

09/13/18: Written Notice mailed.
11/02/18: Notice of Hearing mailed.
11/02/18: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 301.3: Unsecured structure.
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.

The house is abandoned and not secure. Property has high grass and weeds in the front of the house and in the backyard.

10/25/18: Attempted to contact property owner via phone, both contact numbers were disconnected.
11/11/18: Re-inspection of 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 (November 28, 2018), or a fine of \$250 per day will begin on the 16th day (November 29, 2018). 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 November 13, 2018
6:00 PM

<u>CASE NO:</u>	18-00467	<u>RESPONDENT:</u>	Patricia M Sprouse
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	05-21-28-2550-00-010
<u>ADDRESS OF PROPERTY:</u>	1198 Errol Place Circle		

NOTICES:

09/11/18	Mailed warning notice.
11/01/18	Hearing notice mailed.
11/02/18	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

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 exceeding 12 inches in height.
IPMC, CH. 1, Sec. 108.1.3: Structure unfit for human occupancy.
IPMC, Ch.3, Sec. 308.1: Junk, trash and debris.
IPMC, Ch.3, Sec. 302.8: Inoperable, unlicensed vehicles not allowed on any property.
IPMC, Ch.3, Sec.304.9: Exterior Structures- Overhand Extensions.
IPMC, Ch.3, Sec.304.6: Exterior Structures- Exterior Walls.
IPMC, Ch.5, Sec.504.3: Plumbing System and Fixtures- Plumbing System Hazards.
IPMC, Ch.5, Sec.506.2: Sanitary Drainage System- Maintenance.
LDC, Art. VII, Sec.7.01.08(c): Fence Maintenance.

This property had someone living in it for a year and a half without electricity or water. Occupant was using a bucket of water to dispose of human waste. There is a silver Chevy vehicle without a tag and a flat tire in the driveway. Fence is in disrepair with holes and chicken wire. The exterior walls have rotten wood. The soffits and fascia has rotten wood. There's junk and trash throughout the property, including wood, metal AC unit, and other miscellaneous debris. The property also has high grass and weeds.

09/26/18: I spoke to the property owner by phone and explained all the violations.
10/10/18: I met the property owner at the location and explained all the violations.
11/11/18: Re-inspection of 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, (December 13, 2018), or a fine of \$250 per day will begin on the 31st day (December 14, 2018). 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 November 13, 2018
6:00 PM

<u>CASE NO:</u>	18-00502	<u>RESPONDENT:</u> Reynold & Sabrina Fanord
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u> 04-21-28-7108-01-020
<u>ADDRESS OF PROPERTY:</u>	453 Lancer Oak Drive.	

NOTICES:

09/19/18: Written Notice mailed.
11/02/18: Notice of Hearing mailed.
11/02/18: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

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

The property owner's fence is in disrepair.

09/19/18: I spoke to the property owner about the violations.
11/09/18: Re-inspection of 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 (November 28, 2018), or a fine of \$250 per day will begin on the 16th day (November 29, 2018). 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 November 13, 2018
6:00 PM

CASE NO:	18-00073	RESPONDENT:	Jel Land Development, LLC
CODE OFFICER:	Bernard Jeanty	PARCEL ID NO:	04-21-28-7172-19-030
ADDRESS OF PROPERTY:	2400 Schopke Road.		

NOTICES:

11/02/18: Notice of Hearing mailed.
11/02/18: Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec 308.1: Junk, trash, debris

This property has junk and trash throughout the property. Within this property there are tires, sinks, containers, buckets, metal, garbage bags, and other debris. This property is a public Nuisance

10/31/18: Lt. Brick spoke to Nancy a representative of Jel Land Development on the phone and explained that the violations on the property still exist.
11/01/18: property still in violation, photos taken.
11/11/18: Re-inspection of the property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days, (November 28, 2018) and keep the property maintained. Upon failure of the owner to comply that the Hearing Officer authorize employees of the City of Apopka or a contractor hired by the city to enter upon the property in violation and abate the listed violation(s) thereon, pursuant to the IPMC, Ch. 3, Sec. 302.4. The cost of such abatement will be recorded as a lien on the property, to be paid by the owner or agent responsible for the property. 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, November 13, 2018
6:00 PM

CASE NO: 18-00376
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 726 E. 6th Street.

RESPONDENT: Jack and Diane Lane
PARCEL ID NO: 10-21-28-8652-07-031

NOTICES:

08/01/18: Warning Notice mailed.
09/12/18: 2nd Warning Notice mailed.
11/01/18: Notice of Hearing mailed.
11/02/18: Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
11/02/18: Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec.302.4: Overgrown property.
IPMC, Ch.3, Sec.302.7: Fencing in disrepair.
IPMC, Ch.3, Sec.304.6: Exterior walls in disrepair.
IPMC, Ch.3, Sec.304.1.1: Chimney in disrepair.
IPMC, Ch.3, Sec.308.1: Junk, trash, debris.

This property has an inoperable vehicle, fencing in disrepair, exterior walls of house missing siding, and has rotting wood. Property is overgrown and has dead tree branches in the backyard. There are vehicle parts and containers laying around. I have met with Mr. and Mrs. Lane, the property owner's on the property, and explained the violations.

11/09/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by removing the inoperable truck, vehicle parts, containers, misc. items and debris from the property. Cut/mow overgrown property, replace or remove all damaged fencing, properly repair all exterior walls and chimney of house, and replace all rotting wood on the house. The property must come into compliance by December 31, 2018, and keep property maintained, or a fine of \$250 per day will begin on January 1, 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.