



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 September 20, 2016 @ 6:00 PM

CALL TO ORDER

PARKING VIOLATIONS

1. Case No. 2016TC003539 – Michael Fowler, Jr.;
Officer M Reagor

BUILDING CODES

1. Case No. CE 001574-041916 – 447 Alabama Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-058 – Dave Whitty
2. Case No. CE 001717-0607416 – 231 Forest Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-32-491 – Dave Whitty
3. Case No. CE 001776-062116 – 235 Forest Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-32-490 – Dave Whitty
4. Case No. CE 001713-062016 - 934 S. Central Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0196-80-833 – Dave Whitty
5. Case No. CE 001659-051416 – 221 E. 3rd Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-0196-32-491 – Dave Whitty

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 001787-0625416 – 220 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-050 – Bernard Jeanty
2. Case No. CE 001788-062516 – 250 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-020 – Bernard Jeanty

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3. Case No. CE 001790-062516 – 260 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-010 – Bernard Jeanty
4. Case No. CE 001809-0700516 – 1752 Cold Spring Court, Apopka, FL 31712;
Parcel ID No. 31-20-28-1802-00-230 – Bernard Jeanty
5. Case No. CE 001639-051116 – 519 Moonbeam Road, Apopka, FL 32712;
Parcel ID No. 04-21-28-8410-01-940 – Bernard Jeanty
6. Case No. CE 001744-061116 – 538 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-590 – Bernard Jeanty
7. Case No. CE 001743-061116 – 542 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-580 – Bernard Jeanty
8. Case No. CE 001738-061116 – 572 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-490 – Bernard Jeanty
9. Case No. CE 001720-060916 – 2400 Schopke Rd, Apopka, FL 32712;
Parcel ID No. 04-21-28-7172-19-030 – Bernard Jeanty
10. Case No. CE 001764-061716 – 556 Sparrow Ct, Apopka, FL 32712;
Parcel ID No. 04-21-28-5525-00-450 – Bernard Jeanty

REDUCTION OF FINE REQUEST

1. Case No. CE 00149-062215 – 117 N. Park Ave, Apopka, FL 32703
Parcel ID No. 10-21-28-2200-00-100 – 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 001574-041916 – 447 Alabama Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-058 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO: CE001574-041916 **RESPONDENT:** Bayview Loan Servicing, LLC
CODE OFFICER: Dave Whitty **Parcel ID No:** 10-21-28-0000-00-058
ADDRESS OF PROPERTY: 447 Alabama Avenue

NOTICES:

04/19/2016 Courtesy Notice mailed
06/14/2016 Written Warning mailed
08/10/2016 Notice of Hearing mailed certified (91 7199 9991 7033 5723 5698)
08/10/2016 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

This is a vacant, abandoned, unsecured 2-story house with multiple violations. There has been homeless, transient activities, such as people living in this building.

AMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
LDC, Article VI, Section 6.02.03(e): House with no address properly posted
IPMC, Ch. 3, Section 302.1: Unkempt property
IPMC, Ch. 3, Section 302.4: Overgrown property
IPMC, Ch. 3, Section 302.7: Fence in disrepair
IPMC, Ch. 3, Section 304.2: Doors and window frames in disrepair
IPMC, Ch. 3, Section 304.7: Defective roof, flashing, gutters, and drains
IPMC, Ch. 3, Section 304.9: Eaves having rotted wood
IPMC, Ch. 3, Section 304.18: Doors and windows do not provide security
IPMC, Ch. 3, Section 308.1: Junk, trash, and debris on property

06/29/2016 I called the Realtor and left a message, no response.
07/07/2016 I called the owner and left a message, no response.
08/27/2016 Owner called to say that they plan to demolish this house, and should get back with me in the next week.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violations of the above ordinances and grant 15 days (October 5, 2016) to properly secure the house, properly repair all doors, windows, gutters, eaves, secure the house, clean up property, cut/mow property, and keep property maintained, or a fine of \$250 per day will begin on the 16th day (October 6, 2016). The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violation are cured.

Backup material for agenda item:

2. Case No. CE 001717-0607416 – 231 Forest Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-32-491 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO: CE001717-060716 **RESPONDENT:** Centre Properties and Development Co, LLC
CODE OFFICER: Dave Whitty **Parcel ID No:** 10-21-28-0198-32-491
ADDRESS OF PROPERTY: 231 Forest Avenue

NOTICES:

06/13/2016 Courtesy Notice mailed
06/20/2016 Written Warning mailed
08/08/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5681)
08/08/2016 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

This is an old, 2-story apartment building that has multiple IPMC violations.
Unit has exposed wiring, damaged ceiling, and damaged interior walls and doors.

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

IPMC, Ch. 3, Section 304.2: All exterior surfaces, doors, and windows are to be maintained in good condition.

IPMC, Ch. 3, Section 304.6: All exterior walls shall be free of holes, loose or rotting materials, and properly surface coated to prevent deterioration.

IPMC, Ch. 3, Section 305.3: All interior surfaces, including windows and doors, shall be maintained in good repair.

06/07/2016 John Hanson, Building Inspector, and I met with the maintenance worker on property, and observed the violations.
06/09/2016 I talked with owner, on phone, about the violations.
06/23/2016 Received letter from owner re: work done and work to do.
07/06/2016 I met owner, tenant, and maintenance worker on property and received letter from owner indicating that work is being done and that I would be contacted when the corrections are done.
07/19/2016 I met with owner, again, and went over the violations.
08/03/2016 Received letter from owner indicating that everything has been taken care of, but I have not received a request to inspect.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violations of the above ordinances. The property must come into compliance within 15 days (Wednesday, October 5, 2016), or a fine of \$250 per day, per violation (3 violations) will begin on the 16th day (October 6, 2016). 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 001776-062116 – 235 Forest Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0198-32-490 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO: CE001776-062116
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 235 Forest Avenue

RESPONDENT: Thunderbowl Land Trust
Parcel ID No: 10-21-28-0198-32-490

NOTICES:

06/21/2016 Courtesy Notice mailed
07/28/2016 Written Warning mailed
08/08/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5674)
08/08/2016 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

This is an old duplex that has multiple IPMC violations.

Unit has damaged ceiling, an A/C unit in disrepair, yard has appliances and miscellaneous items, and the address is not properly posted.

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

IPMC, Ch. 3, Section 302.1: All premises shall be maintained in a clean, safe, and sanitary condition.

IPMC, Ch. 3, Section 305.3: All interior surfaces, including windows and doors, shall be maintained in good repair.

IPMC, Ch. 3, Section 309.1: All structures shall be kept free from all insect and rodent infestation.

01/07/2016 John Hanson, Bldg. Inspector, and I met with the maintenance worker on property, and observed the violations.
06/09/2016 I talked with owner, on phone, about the violations.
06/23/2016 Received letter from owner re: work done and work to do.
07/06/2016 I met owner, tenant, and maintenance worker on property and received letter from owner indicating that work is being done and that I would be contacted when the corrections are done.
07/19/2016 I met with owner, again, and went over the violations.
08/03/2016 Received letter from owner indicating that everything has been taken care of, but I have not received a request to inspect.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violations of the above ordinances. The property must come into compliance within 15 days (Wednesday, October 5, 2016), or a fine of \$250 per day, per violation (3 violations), will begin on the 16th day (October 6, 2016). 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 001713-062016 - 934 S. Central Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0196-80-833 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO: CE 001713-062016
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 934 S. Central Ave.

RESPONDENT: Gwendolyn Agbon-Taen
Parcel ID No: 10-21-28-0196-80-833

NOTICES:

06/02/2016 Courtesy Notice mailed
07/21/2016 Written Warning mailed
08/10/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5704)
08/10/2016 Notice of Hearing posted on property and at City Hall

SUMMARY:

This is a residence that has an inoperable motorhome on the property, not properly parked, a fence in disrepair, and an overgrown, unkempt yard.

AMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
LDC, Art. VII, Section 7.02.04(a): RV may be parked on the rear half of property.
LDC, Art. VII, Section 7.01.08: Fence in disrepair
IPMC, Ch. 3, Section 302.4: Overgrown property
IPMC, Ch. 3, Section 308.1: Rubbish and garbage on property
IPMC, Ch. 3, Section 302.8: Inoperable vehicle (RV)

08/10/2016 – Talked with resident at property and explained the violations to him. He indicated that he should have everything taken care of, prior to this Hearing.

NOTE: Property is for sale

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances and grant 15 days (October 5, 2016) for the property to come into compliance. If the property is not found to be in compliance within the designated time frame, it is requested that a fine of \$250 per day begin on the 16th day (October 6, 2016). The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the violations are cured.

Backup material for agenda item:

5. Case No. CE 001659-051416 – 221 E. 3rd Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-0196-32-491 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO:	CE001659-051416	RESPONDENT:	Dearborn Street Holdings LLC
CODE OFFICER:	Dave Whitty		-Series 16M AND 1
ADDRESS OF PROPERTY:	221 E. 3 rd Street	Parcel ID No:	10-21-28-0196-32-491

NOTICES:

05/14//2016	Courtesy Notice mailed
06/20/2016	Written Warning mailed
08/08/2016	Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5667)
08/15/2016	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

This is an old, vacant, abandoned house that has been boarded up and is for sale. The house has been broken into. The carport has been destroyed and lays in pieces on the ground. There has been homeless, transient activities here. There is junk and trash and the property is overgrown.

AMC, Ch. 22, Article VI, Section 22-100: adoption of the IPMC

IPMC, Ch. 3, Section 301.3: Vacant structures and premises are to be maintained in a clean, safe, sanitary condition, not to cause a blighting problem.

IPMC, Ch. 3, Section 302.4: Overgrown property

IPMC, Ch. 3, Section 304.2: All exterior surfaces, doors, and windows are to be maintained in good condition.

IPMC, Ch. 3, Section 304.6: All exterior walls shall be free of holes, loose or rotting materials, and properly surface coated to prevent deterioration.

IPMC, Ch. 3, Section 304.10: Stairs must be in good repair

IPMC, Ch. 3, Section 304.13.2: Windows are to be opened easily

IPMC, Ch. 3, Section 304.18: Doors and windows shall be provided with devices to ensure security

07/07/2016 Property manager called and stated that they will be getting property in compliance.

08/30/2016 Property manager came to PD and stated that they plan to demolish the structure in the next 2 weeks.

Also, received email from Central Environmental Services, Inc., stating that they are in the process of utility disconnections.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violations of the above ordinances. The property must come into compliance within 30 days (Thursday October 20, 2016). If the property is not found to be in compliance within the designated time frame, we request that a daily fine of \$250 per day begin on the 31st (October 21, 2016) if not in compliance. Such fine shall continue until the property is brought into 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 001787-0625416 – 220 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-050 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001787-062516
CODE OFFICER: Bernard Jeanty
Address of Property: 220 Caldwell Street

RESPONDENT: Glenda M Baxter
Parcel ID No: 04-21-28-0224-02-050

NOTICES:

06/25/2016 Courtesy Notice mailed
07/27/2016 Warning Letter mailed
08/11/2016 Notice of Hearing posted on property
08/11/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5728)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage
IPMC, Ch. 3, Section 302.4: High grass and weeds

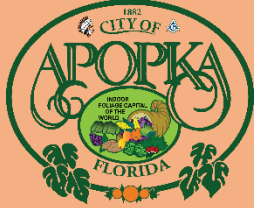
On 8/25/2016 Research was done to try to contact Ms. Baxter, (980) 429-8155 and (407) 492-3054. Both phone number have been disconnected and was unable to get in contact with her.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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 001788-062516 – 250 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-020 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001788-062516
CODE OFFICER: Bernard Jeanty
Address of Property: 250 Caldwell Street

RESPONDENT: Francisco Zepeda
Parcel ID No: 04-21-28-0224-02-020

NOTICES:

06/25/2016 Courtesy Notice mailed
07/19/2016 Warning Letter mailed
08/11/2016 Notice of Hearing posted on property
08/11/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5735)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
IPMC, Section 302.8: Non-operational vehicle without a tag

06/25/2016 I spoke to the property owner's wife and explained violations
08/10/2016 I spoke to the property owner's wife about violations
08/11/2016 I spoke to the property owner about violations

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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 001790-062516 – 260 Caldwell Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-0224-02-010 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001790-062516
CODE OFFICER: Bernard Jeanty
Address of Property: 260 Caldwell Street

RESPONDENT: Jorge A & Yadira Zamora
Parcel ID No: 04-21-28-0224-02-010

NOTICES:

06/25/2016 Courtesy Notice mailed
07/27/2016 WARNING LETTER MAILED
08/11/2016 Notice of Hearing posted on property
08/11/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5711)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage
IPMC, Ch.3, Section 302.4: High grass and weeds

08/11/2016 I spoke to property owner by phone, he refused to clean the rear of the property

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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 001809-0700516 – 1752 Cold Spring Court, Apopka, FL 31712;
Parcel ID No. 31-20-28-1802-00-230 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

<u>CASE NO:</u>	CE001809-0700516	<u>RESPONDENT:</u>	Charles W Ansell
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	31-20-28-1802-00-230
<u>Address of Property</u>	1752 Cold Spring Court		

NOTICES:

07/05/2016 Courtesy Notice mailed
08/11/2016 Warning Letter mailed
08/29/2016 Notice of Hearing posted on property
08/29/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5759)
08/30/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
AMC, Ch. 42, Article II, Section 42-39(11): Stagnant dirty water

07/05/2016 I knocked on the door, no answer left my card explaining violations
08/10/2016 I knocked on the door, no answer left my card
08/25/2016. I knocked on the door, no answer left my card
08/29/2016 I spoke to property owner. He refuses to acknowledge violations; refuses re-inspection and hung up the phone on me.
09/03/2016 Received a letter from property owner advising they wanted to meet for explanation of the violations.
09/07/2016 Officer Whitty and Officer Jeanty met with property owner to discuss violations. Property owner refuses to acknowledge violations.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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 001639-051116 – 519 Moonbeam Road, Apopka, FL 32712;
Parcel ID No. 04-21-28-8410-01-940 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001639-051116
CODE OFFICER: Bernard Jeanty
Address of Property: 519 Moonbeam Road

RESPONDENT: Nicolas Sandoval
Parcel ID No: 04-21-28-8410-01-940

NOTICES:

06/10/2016 Courtesy Notice mailed
07/18/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5650)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: Junk and trash
IPMC, Ch.3, Section 302.4: Overgrown grass and weeds
LDC, Art. VII, Section 7.01.08(c): Fence must be maintained in good repair

06/10/2016 Knocked on the door, no answer left my card explaining violations
07/18/2016 Knocked on the door, no answer left my card explaining violations

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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:

6. Case No. CE 001744-061116 – 538 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-590 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001744-061116
CODE OFFICER: Bernard Jeanty
Address of Property: 538 Mainline Blvd.

RESPONDENT: Leticia Santillan
Parcel ID No: 04-21-28-5462-00-590

NOTICES:

06/11/2016 Courtesy Notice mailed
07/18/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5636)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch.3, Section 308.1: All exterior property and premises, and the interior of every structure shall be free from any accumulation of rubbish or garbage.
LDC, Article VI, Section 6.03.01(e): Vehicles must be parked on an improved surface.

06/11/2016 I knocked on the door no answer left my card explaining violations.
07/18/2016 I knocked on the door no answer left my card explaining violations.
08/05/2016 Occupant called the office the violations was explained in Spanish.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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:

7. Case No. CE 001743-061116 – 542 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-580 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001743-061116
CODE OFFICER: Bernard Jeanty
Address of Property: 542 Mainline Blvd

RESPONDENT: Daniel Sanchez
Parcel ID No: 04-21-28-5462-00-580

NOTICES:

06/11/2016 Courtesy Notice mailed
07/18/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5605)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Section 302.8: Non-operational vehicle without a tag
LDC, 7.01.02(f): No detached accessory building shall be located in front of the principal building
LDC, Art. VI, Section 6.03.01(e): Park vehicles on an improved surface

06/11/2016 Tried to explain violation to occupant

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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:

8. Case No. CE 001738-061116 – 572 Mainline Blvd, Apopka, FL 32712;
Parcel ID No. 04-21-28-5462-00-490 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001738-061116 **RESPONDENT:** Newcastle Investments & Holding LLC
CODE OFFICER: Bernard Jeanty **Parcel ID No:** 04-21-28-5462-00-490
Address of Property: 572 Mainline Blvd

NOTICES:

06/11/2016 Courtesy Notice mailed
07/18/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5605)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Section 302.8: Non-operational vehicle without a tag
IPMC, Ch.3, Section 308.1: Junk and trash

06/11/2016 Tried to explain violation to occupant

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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:

9. Case No. CE 001720-060916 – 2400 Schopke Rd, Apopka, FL 32712;
Parcel ID No. 04-21-28-7172-19-030 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001720-060916
CODE OFFICER: Bernard Jeanty
Address of Property: 2400 Schopke Road

RESPONDENT: Jel Land Development, LLC
Parcel ID No: 04-21-28-7172-19-030

NOTICES:

06/09/2016 Courtesy Notice mailed
07/18/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5643)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch. 3, Section 302.4: Overgrown grass and weeds
IPMC, Ch. 3, Section 308.1: Junk and trash

06/18/2016 I received an Email from Dustin that he was aware of the violations
06/20/2016 I spoke to Dustin and explained violations

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into 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:

10. Case No. CE 001764-061716 – 556 Sparrow Ct, Apopka, FL 32712;
Parcel ID No. 04-21-28-5525-00-450 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 20, 2016
6:00 P.M.

CASE NO: CE001764-061716
CODE OFFICER: Bernard Jeanty
Address of Property: 556 Sparrow Court

RESPONDENT: Elite Trust & Escrow Co., LLC Tr
Parcel ID No: 04-21-28-5525-00-450

NOTICES:

06/17/2016 Courtesy Notice mailed
07/19/2016 Warning Letter mailed
08/05/2016 Notice of Hearing posted on property
08/05/2016 Notice of Hearing mailed Certified (91 7199 9991 7033 5723 5650)
08/12/2016 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703

SUMMARY:

IPMC, Ch. 22, Article VI, Section 22-100: Adoption of the IPMC
IPMC, Ch. 3, Section 308.1: Junk and trash
IPMC, Section 302.8: Non-operational vehicles without tags
LDC, Article VI, Section 6.03.01(e): Parking on an non-improved surface

I spoke to the occupants on 11/06/2015, Case # CE001382-110615, about the same violation that this case has.

On 08/25/2016, spoke to Registered Agent Berry J Walker at (407) 478-1866, regarding violations on property. He stated the violation notices have been forwarded to the property owner; and that he was going to recommend to the property owner that tenants be evicted. Mr. Walker would then send someone to clean up the property.

RECOMMENDATION:

That the Hearing Officer find this property to be in violation of the above ordinances. The property must come into compliance within 30 days (October 20, 2016). If the property is not found to be in compliance within the designated time frame, it is requested a fine of \$250 per day begin on October 21, 2016. Such fine shall continue until the property is brought into compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cure.

Backup material for agenda item:

1. Case No. CE 00149-062215 – 117 N. Park Ave, Apopka, FL 32703
Parcel ID No. 10-21-28-2200-00-100 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 20, 2016
6:00 PM

CASE NO: CE00149-062215
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 117 N. Park Avenue

RESPONDENT: Church of God of Apopka
Parcel ID No: 10-21-28-2200-00-100

SUMMARY:

This is a church building that was damaged by a bus on January 2, 2015. There was a large discrepancy between what the insurance company was willing to pay, and what the church was told it would cost to return the building to its original state. While they were waiting for the insurance claim to settle, the windows were boarded up and caution tape was placed around the damaged areas. After the church and insurance company settled, the church got bids from licensed contractors. A permit was obtained on May 6, 2016, before the June 13, 2016 compliance date, but work was not complete.

Case was heard at the March 15, 2016 Code Enforcement Hearing and found to be in violation of the AMC, Ch. 22, Article V, Section 22-84(a)(3)e; AMC, Ch. 22, Section 22-84(a)(3)f; IPMC, Ch.3, Section 304.6; IPMC, Ch. 3, Section 304.9; and IPMC, Ch. 3, Section 304.13.1 – Damaged, unsafe structure.

An Order of \$250 per day was issued if the property was not in compliance by June 13, 2016.

Re-inspection on August 11, 2016 found that the property was in compliance. A fine of \$250 per day began on June 14, 2016 and ran through August 10, 2016, (58 days) for a total of \$14,500.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property was in violations of the above ordinances. The church demonstrated due diligence and have been cooperative. Therefore, we recommend that the fine be reduced to \$0.