



AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING CITY HALL COUNCIL CHAMBER 120 East Main Street – Apopka, FL 32703 September 19, 2017 @ 6:00 PM

CALL TO ORDER

BUILDING CODES

None

PARKING VIOLATIONS

None

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 17-00162 – 1064 Errol Parkway, Apopka, FL 32712;
Parcel ID No. 32-20-28-2513-01-150 – Bernard Jeanty
2. Case No. CE 17-00175 – 486 N Lake Avenue, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-01-220 – Bernard Jeanty
3. Case No. CE 17-00200 – 220 Sharp Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-00-001 – Bernard Jeanty
4. Case No. CE 17-00122 – 1514 Stormway Court, Apopka, FL 32712;
Parcel ID No. 31-20-28-2521-00-440 – Bernard Jeanty
5. Case No. CE 17-00170 – 447 Alabama Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-058 – Dave Whitty
6. Case No. CE 17-00172 – 113 Goodrich Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-2200-00-480 – Dave Whitty
7. Case No. CE 17-00136 – 814 Marvin C. Zanders Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-384 – Dave Whitty

8. Case No. CE 17-00132 – 51 E. Michael Gladden Blvd., Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-512 – Dave Whitty

9. Case No. CE 17-00146 – 158 W. Michael Gladden Blvd., Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-083 – Dave Whitty

CONDEMNATIONS

None

REDUCTION OF FINE REQUEST

1. Case No. CE 001054-050715 – 942 Marvin C. Zanders Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-181 – 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 17-00162 – 1064 Errol Parkway, Apopka, FL 32712;
Parcel ID No. 32-20-28-2513-01-150 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00162	<u>RESPONDENT:</u>	NHD Florida LLP
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	32-20-28-2513-01-150
<u>ADDRESS OF PROPERTY:</u>	1064 Errol Parkway		

NOTICES:

07/26/2017 Written Warning Notice of Violation
08/25/2017 Notice of Hearing mailed
08/25/2017 Notice of Hearing posted on the property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

IPMC. CH 3, SEC 302.4: High grass and weeds
IPMC. CH 3, SEC 308.1: Junk and trash
IPMC. CH 3, SEC 304.10: Exterior structures- stairways, decks, porches and balconies
LDC ART. VII, Sec.7.01.08(C) Fence in disrepair

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violations of the above ordinances. The property must come into compliance within 15 days (October 4, 2017). If the property is not in compliance, a fine of \$250 per day will begin on October 5, 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:

2. Case No. CE 17-00175 – 486 N Lake Avenue, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-01-220 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00175	<u>RESPONDENT:</u>	Michael D & Lori Kay Taylor
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	04-21-28-2195-01-220
<u>ADDRESS OF PROPERTY:</u>	486 N Lake Avenue		

NOTICES:

07/31/2017	Written Warning Notice of Violation
08/25/2017	Notice of Hearing mailed
08/25/2017	Notice of Hearing posted on the property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

IPMC. CH 3, SEC 302.4: High grass and weeds
IPMC. CH3, SEC 308.1: Junk and trash

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 (October 4, 2017). If the property is not in compliance, a fine of \$250 per day will begin on October 5, 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 17-00200 – 220 Sharp Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-00-001 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00200	<u>RESPONDENT:</u>	Dream Lake Homeowners Assn
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	04-21-28-2195-00-001
<u>ADDRESS OF PROPERTY:</u>	220 Sharp Street		

NOTICES:

08/07/2017 Written Warning Notice of Violation
08/25/2017 Notice of Hearing mailed
08/25/2017 Notice of Hearing posted on the property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

IPMC. CH 3, SEC 302.4: High grass and weeds

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violations of the above ordinances. The property must come into compliance within 15 days (October 4, 2017). If the property is not in compliance, a fine of \$250 per day will begin on October 5, 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 17-00122 – 1514 Stormway Court, Apopka, FL 32712;
Parcel ID No. 31-20-28-2521-00-440 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00122	<u>RESPONDENT:</u>	Ainsworth Garfield Sewell
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>Parcel ID No:</u>	31-20-28-2521-00-440
<u>ADDRESS OF PROPERTY:</u>	1514 Stormway Court		

NOTICES:

07/06/2017	Written Warning Notice of Violation
08/25/2017	Notice of Hearing mailed
08/25/2017	Notice of Hearing posted on the property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

IPMC. CH 3, SEC 302.4: High grass and weeds
AMC. CH 42, ART II SEC. 42-39(1): Public Nuisance as per AMC and/ or Florida Statutes
AMC. CH. 42, ART II SEC. 42-39(11): Stagnant Water

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violations of the above ordinances. The property must come into compliance within 15 days (October 4, 2017). If the property is not in compliance, a fine of \$250 per day will begin on October 5, 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 17-00170 – 447 Alabama Avenue, Apopka, FL 32703; SZ
Parcel ID No. 10-21-28-0000-00-058 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00170	<u>RESPONDENT:</u>	Bayview Loan Servicing LLC
<u>CODE OFFICER:</u>	Dave Whitty	<u>Parcel ID No:</u>	10-21-28-0000-00-058
<u>ADDRESS OF PROPERTY:</u>	447 Alabama Avenue		

NOTICES:

07/28/2017 - Warning Notice mailed
08/31/2017 - Notice of Hearing mailed
08/31/2017 - Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

- 1) This is an overgrown, unkempt lot that is not being maintained.
- 2) AMC, Ch. 42, Art. II, Sec. 42-39(3).

I have not talked with anyone regarding this property.

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 (October 4, 2017), or a fine of \$150 per day will begin on the 16th day (October 5, 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:

6. 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

TUESDAY, SEPTEMBER. 19, 2017
6:00 PM

CASE NO:	17-00172	RESPONDENT:	JJS and Sons, LLC
CODE OFFICER:	Dave Whitty	Parcel ID No:	10-21-28-2200-00-480
ADDRESS OF PROPERTY:	113 Goodrich Avenue		

NOTICES:

07/31/2017 – Written Notice mailed.
08/31/2017 - Notice of Hearing mailed.
08/31/2017 - Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

- 1) This is a vacant, overgrown lot.
- 2) AMC, Ch. 42, Art. II, Sec. 42-39(3).

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 (October 4, 2017), or a fine of \$150 per day will begin on the 16th day (October 5, 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:

7. Case No. CE 17-00136 – 814 Marvin C. Zanders Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-384 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00136	<u>RESPONDENT:</u>	Florida Tax Lien Assets IV, LLC
<u>CODE OFFICER:</u>	Dave Whitty	<u>Parcel ID No:</u>	09-21-28-0196-70-384
<u>ADDRESS OF PROPERTY:</u>	814 Marvin C. Zanders Avenue		

NOTICES:

07/18/2017 - Written Notice mailed.
08/31/2017 - Notice of Hearing mailed
08/31/2017 - Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

- 1) Overgrown, vacant lot not being maintained.
- 2) AMC, Ch. 42, Art. II, Sec. 42-39(3).

I have not heard from anyone regarding this property.

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 (October 4, 2017), or a fine of \$150 per day will begin on the 16th day (October 5, 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:

8. Case No. CE 17-00132 – 51 E. Michael Gladden Blvd., Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-512 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

CASE NO:	17-00132	RESPONDENT:	Mattie Mobley Life Estate
CODE OFFICER:	Dave Whitty	Parcel ID No:	09-21-28-0196-80-512
ADDRESS OF PROPERTY:	51 E. Michael Gladden Blvd.		

NOTICES:

07/18/2017 – Warning Notice mailed
08/31/2017 - Notice of Hearing mailed
08/31/2017 – Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL

SUMMARY:

- 1) This is an overgrown, vacant lot that is not being maintained.
- 2) AMC, Ch. 42, Art. II, Sec. 42-39(3)

I have not heard from anyone regarding this property.

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 (October 4, 2017), or a fine of \$150 per day will begin on the 16th day (October 5, 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:

9. Case No. CE 17-00146 – 158 W. Michael Gladden Blvd., Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-083 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 19, 2017
6:00 PM

<u>CASE NO:</u>	17-00146	<u>RESPONDENT:</u>	Budget Fence of Central Florida LLC
<u>CODE OFFICER:</u>	Dave Whitty	<u>Parcel ID:</u>	09-21-28-0196-70-083
<u>ADDRESS OF PROPERTY:</u>	158 W. Michael Gladden Blvd.		

NOTICES:

07/19/2017 -Warning Notice mailed.
08/31/2017 - Notice of Hearing mailed
08/31/2017 - Notice of Hearing posted on property and at City Hall, 120 W Main Street, Apopka, FL

SUMMARY:

- 1) This is an overgrown, unkempt, vacant lot, having junk, trash, misc. items and debris.
- 2) AMC, Ch. 42, Art. II, Sec. 42-39 (2) and (3).

I have not heard from anyone regarding this property.

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 (October 4, 2017), or a fine of \$250 per day will begin on the 16th day (October 5, 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:

1. Case No. CE 001054-050715 – 942 Marvin C. Zanders Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-181 – Dave Whitty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, September 19, 2017
6:00 PM

<u>CASE NO:</u>	CE001054-050715	<u>RESPONDENT:</u>	Roderick Collins
<u>CODE OFFICER:</u>	Dave Whitty	<u>Parcel ID No:</u>	09-21-28-0196-70-181
<u>ADDRESS OF PROPERTY:</u>	942 Marvin C. Zanders Avenue		

SUMMARY:

This case was heard on June 16, 2015. The property was found to be in violation of IPMC, Ch. 3, Sec. 302.4: overgrown property; Sec. 304.13.1: broken windows; LDC, Art. VII, Sec. 7.01.08(c): fence in disrepair; and AMC, Ch. 42, Art. II, Sec. 42-39(2): trailer full of junk.

This property was to have been in compliance by July 15, 2015; but was not. Therefore a \$250 per day fine began on July 15, 2015 and ran through August 22, 2017. An Affidavit of Compliance was filed on August 28, 2017. The fine ran for 770 days, for a total of \$192,500.