



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
September 18, 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 18-00396 – 1714 Vick Road, Apopka, FL 32712;
Parcel ID No. 32-20-28-2536-00-120 – Bernard Jeanty
2. Case No. CE 18-00241 – 2290 Lake Marion Drive, Apopka, FL 32712;
Parcel ID No. 31-20-28-5066-00-880 – Bernard Jeanty
3. Case No. CE 18-00314 – 1594 Stormway Court, Apopka, FL 32712;
Parcel ID No. 31-20-28-2521-00-390 – Bernard Jeanty
4. Case No. CE 18-00309 – 302 N Park Avenue, Apopka, FL 32712;
Parcel ID No. 04-21-28-4836-00-881 – Bernard Jeanty
5. Case No. CE 18-00090 – 1816 Snapdragon Court, Apopka, FL 32712;
Parcel ID No. 23-21-28-7966-00-310 – Bernard Jeanty
6. Case No. CE 18-00431 – 537 Birch Court, Apopka, FL 32712;
Parcel ID No. 33-20-28-9127-01-770 – Bernard Jeanty
7. Case No. CE 18-00331 – 578 Zachary Drive, Apopka, FL 32712;
Parcel ID No. 33-20-28-9124-00-380 – Bernard Jeanty

8. Case No. CE 18-00160 – Chebon Court, Apopka, FL 32712;
Parcel ID No. 31-20-28-0000-00-010 – Bernard Jeanty
9. Case No. CE 18-00343 – 1341 Jecenia Blossom Drive, Apopka, FL 32712;
Parcel ID No. 05-21-28-6691-02-780 – Bernard Jeanty
10. Case No. CE 18-00399 – 478 Wild Elm Court, Apopka, FL 32712;
Parcel ID No. 04-21-28-5450-00-370 – Bernard Jeanty
11. Case No. CE 18-00373 – 720 Mason Avenue, Apopka, FL 32712;
Parcel ID No. 10-21-28-5540-03-060 – Bernard Jeanty
12. Case No. CE 001913-082716 – 424 E 8TH Street, Apopka, FL 32703;
Parcel ID No. 15-21-28-6756-00-040 – Dave Whitty
13. Case No. CE 18-00287 – 840 S Highland Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-7540-00-180 – Dave Whitty
14. Case No. CE 18-00226 – 124 W Main Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-6778-00-090 – Dave Whitty
15. Case No. CE 18-00213 – 528 Midland Avenue, Apopka, FL 32703;
Parcel ID No. 10-21-28-7800-01-320 – Dave Whitty
16. Case No. CE 17-00149 – 702 Marvin C Zanders Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-201 – Dave Whitty
17. Case No. CE 18-00217 – 804 S Highland Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-7540-00-151 – Dave Whitty
18. Case No. CE 18-00218 – 951 S Highland Avenue, Apopka, FL 32703;
Parcel ID No. 15-21-28-0000-00-106 – Dave Whitty
19. Case No. CE 18-00220 – 145 S Wekiwa Springs Road, Apopka, FL 32703;
Parcel ID No. 12-21-28-6896-00-181 – Dave Whitty
20. Case No. CE 18-00110 – 412 Blue Bird Street, Apopka, FL 32703;
Parcel ID No. 11-21-28-0000-00-226 – Dave Whitty

REDUCTION OF FINE REQUEST

NONE

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.



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY September 18, 2018
6:00 PM

CASE NO: 18-00396 **RESPONDENT:** Christopher Furo
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 32-20-28-2536-00-120
ADDRESS OF PROPERTY: 1714 Vick Road.

NOTICES:

07/24/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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 and vegetation.

This property has been cited before for the same violations, but has corrected violations before going to a hearing. The property has high grass and weeds, and the backyard is extremely overgrown with vegetation.

08/23/18: I spoke to the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00241 **RESPONDENT:** Doggett Henry Gerald
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 31-20-28-5066-00-880
ADDRESS OF PROPERTY: 2290 Lake Marion Dr

NOTICES:

05/21/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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, and Sec.304.14: All screening shall be maintained.
IPMC, Ch. 3, Sec.304.7: Exterior Structures-Roofs and Drainage.
IPMC, Ch. 3, Sec. 304.9: Exterior Structures- Overhang Extensions
IPMC. Ch. 3, Sec. 304.15: Exterior Structure- Doors
LDC. Art. VII. Sec. 7.01.08(C): Fence in disrepair

This house is in need of several repairs. The soffits have rotten wood. The exterior walls have a black substance resembling green and black mildew. The screens on the windows are missing or are torn apart. The roof has several holes in it. The garage door is severely damaged. The paint on the front door is chipping. The fence is in disrepair.

05/31/18: I spoke to the property owner about the violation.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00314 **RESPONDENT:** Thunderbowl Land Trust
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 31-20-28-2521-00-390
ADDRESS OF PROPERTY: 1594 Stormway Court

NOTICES:

08/24/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC. Ch. 22, Art. II, Sec. 22-37: permit required.
LDC. Art. II, Sec. 2.02.05: Unpermitted use in a residential area.
LDC. Art. VII, Sec. 7.01.01(b): Unpermitted accessory structure.
LDC. Art. VII, Sec. 7.01.08 (a): Fence and walls require permit.
LDC. Sec 7.01.02 (d): Setbacks for detached accessory buildings.

This property has a structure that was turned in to an apartment and no permits were obtained. The structure is only three feet from the primary structure. Electrical wiring and plumbing was performed without a permit. A sewer line was installed without a permit, as well as a fence was erected without a permit

06/28/18: I spoke to the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance, by obtaining all required permitting and / or removing the structures in violation; Within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00309 **RESPONDENT:** James & Kathleen Yarbrough
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-4836-00-881
ADDRESS OF PROPERTY: 302 N Park Avenue.

NOTICES:

08/02/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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. 302.8: Inoperable, unlicensed vehicles not allowed on any property
LDC. Art. II, Sec. 2.02.01(7): Open and outside storage not permitted in a residential zone.
LDC. Art. VI, Sec. 6.03.01 (F) (7): Commercial vehicle prohibited in a residential zone

This property has several vehicles without tags on the side of the house and in front of the carport. The property has a Cadillac Limousine on the property without a tag. The carport is also being used as a storage unit for junk.

08/02/18: I spoke to Terrance, he runs the assistance facility on the property and I explained all the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00090 **RESPONDENT:** Stephen & Melanie Rice
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 23-21-28-7966-00-310
ADDRESS OF PROPERTY: 1816 Snapdragon Court.

NOTICES:

01/31/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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.
IPMC. Ch. 3, Sec. 308.1: Junk, trash, debris.
LDC. Art. VII, Sec. 7.01.08(c): Fence in disrepair.

This property has been cited in the past for the same violations, but has corrected violations before a hearing. The property has junk and trash in the front of the house, including tires, buckets, and a TV. Grass and weeds exceeding 12 inches in height. Portions of the fence are rotten and missing panels.

03/09/18: Office Whitty spoke to the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00431 **RESPONDENT:** Gregory & Kimberly Rechten
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 33-20-28-9127-01-770
ADDRESS OF PROPERTY: 537 Birch Court.

NOTICES:

08/23/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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.
IPMC. Ch. 3, Sec. 302.8: Inoperable, unlicensed vehicles not allowed on any property.
LDC. Art. VII, Sec. 7.01.08 (c): Fence in disrepair.

This property has a non-operational Toyota in the driveway, with a flat tire, and an expired tag. The backyard has grass and weeds in excess of 8 feet tall. The fence is also in disrepair.

08/23/18 - 08/28/18: I made several attempts to contact the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00331 **RESPONDENT:** Edmond & Monica Solomon
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 33-20-28-9124-00-380
ADDRESS OF PROPERTY: 578 Zachary Drive.

NOTICES:

07/24/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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.
IPMC. Ch. 3, Sec. 303.1: Swimming pool must be in a clean and sanitary condition.

This property has high grass and weeds. The swimming pool is black and in an unsanitary condition.

08/28/18: I spoke to Monica Solomon and explained the violations.
08/31/18: A copy of the warning letter was faxed to Monica Solomon.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00160	<u>RESPONDENT:</u>	Norman & Myrna Martin, Gregory Kerr
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	31-20-28-0000-00-010
<u>ADDRESS OF PROPERTY:</u>	Chebon Court.		

NOTICES:

08/26/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 in height
IPMC, Ch.3, Sec. 301.3: General- vacant structures and land.
IPMC, Ch.3, Sec. 304.1.1: Exterior Structures – Unsafe conditions – Load.
IPMC, Ch. 5, Sec.503.4: Toilet rooms- floor surface
IPMC, Ch. 3, Sec. 303.1: Swimming pools, spas and hot tubs
LDC, Art. VII, Sec. 7.01.04(c): Swimming pools and Wading pools, Hot tubs and Spas-unfenced

This is a vacant property with a pool in disrepair with vegetation growing on the bottom of the pool. The pool is not secure. The remaining in ground pool structure is in disrepair and not secure. The property is extremely overgrown with grass and vegetation. There are fallen tree branches on the property. The fence is also in disrepair.

08/27/18: I spoke to the property owner's son Mike about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00343 **RESPONDENT:** Wilmington Savings Fund Society
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 05-21-28-6691-02-780
ADDRESS OF PROPERTY: 1341 Jecenia Blossom Drive.

NOTICES:

07/10/18 Mailed warning notice. Issued warning citation and left it at the door.
09/06/18 Hearing notice mailed.
09/06/18 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.
LDC. Art. VII, Sec. 7.01.08 (c): Fence in disrepair.

This property has high grass and weeds in the backyard. The fence is also in disrepair.

07/10/18: Called the tenant by phone no answer, left a voicemail with the violations.
07/25/18: Called the management company of the property, which is Pushmore Loan Management Maintenance. Spoke to Melissa and explained violations, she said a work order will be written up.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00399 **RESPONDENT:** Alexjorge & Christopher Rodriguez, Jose Solar
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-5450-00-370
ADDRESS OF PROPERTY: 478 Wild Elm Court.

NOTICES:

08/02/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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.
IPMC. Ch. 3, Sec. 308.1: Junk, trash, debris.
IPMC. Ch. 3, Sec. 302.8: Inoperable, unlicensed vehicles not allowed on any property.
LDC. Art. II, Sec. 2.02.01(7): Open and outside storage not permitted in a residential zone.

This property has been cited in the past for the same violations, but has corrected violations before a hearing. This property has several non-operational vehicles on the property. A green Dodge pickup with an expired tag, and the bed of truck is full of junk. Also a white non-operational Volkswagen with high grass around the car. The property has open and outside storage of junk in the front, including appliances, tires, and tree debris.

09/21/15: The property was cited and I spoke to the property owner about the violations.
04/21/16: The property was cited and I spoke to the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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 September 18, 2018
6:00 PM

CASE NO: 18-00373 **RESPONDENT:** Reynolds Gary M
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 10-21-28-5540-03-060
ADDRESS OF PROPERTY: 720 Mason Avenue.

NOTICES:

07/24/18 Mailed warning notice.
09/06/18 Hearing notice mailed.
09/06/18 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
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 in height
IPMC, Ch. 3, Sec. 302.8: Dismantled inoperable vehicle w/o tag.
IPMC, Ch. 3, Sec. 302.5: Exterior property areas- Rodent harborage
LDC, Art. VII, Sec. 2.02.01 (7): open and outside storage not permitted use in a residential zone.
LDC, Art. VII, Sec. 7.02.04 (d): No parking on the right-of-way.

This property is abandoned and has overgrown vegetation all over the property. The property has overgrown grass and weeds. The property has open and outside storage of junk and trash in the front and rear of the property. There is a junk Chevy van no engine and no tag.

07/25/18: I spoke to the property owner about the violations.
09/13/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (October 18, 2018), or a fine of \$250 per day will begin on the 31st day (October 19, 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, SEPTEMBER 18, 2018
6:00 PM

CASE NO:	CE001913	RESPONDENT:	Nafissa Saadaout
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	15-21-28-6756-00-040
ADDRESS OF PROPERTY:	424 E. 8 th Street.		

NOTICES:

05/18/17	Warning Notice mailed.
07/18/18	Warning Notice mailed.
08/07/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	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, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.
IPMC, Ch. 3, Sec. 308.1: Tree debris, tub, and debris.
IPMC, Ch. 3, Sec. 302.7: Fence in disrepair.
IPMC, Ch. 3, Sec. 304.13: Doors and windows are in disrepair.
IPMC, Ch. 1, Sec. 110.1: Structure has been boarded up for more than one year.

This property is overgrown and not being maintained. The house has been boarded up for over a year. There is part of a dead tree, a tub, and some debris on the property. I have left messages for the owner to call me, but no response.

09/01/18: Re-inspection of 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 10 days (September 28, 2018) and keep the property maintained, or a fine of \$250 per day, per violation, will begin, if not in compliance. 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, SEPTEMBER 18, 2018
6:00 PM

CASE NO:	18-00287	RESPONDENT:	Roderick Collins
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	15-21-28-7540-00-180
ADDRESS OF PROPERTY:	840 S. Highland Avenue.		

NOTICES:

06/13/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 301.3: Vacant structures are to be maintained.
IPMC, Ch. 3, Sec. 302.1: Premises are to be kept clean.
IPMC, Ch. 3, Sec. 304.1.1: Unsafe conditions.
IPMC, Ch. 3, Sec. 304.13: All doors and windows are to be in good repair.
IPMC, Ch. 3, Sec. 304.14: Torn screening.
IPMC, Ch. 3, Sec. 304.2: Peeling paint on exterior walls.

This property has an old, vacant, abandoned, boarded up mobile home that has a roof-over in disrepair, rotted wood, torn screening, broken boarded up doors and windows, and trash. I have talked with Mr. Collins about the violations in July, and he stated that he would start work on the mobile home. I have not seen anything done. This mobile home is a detriment to the community.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by obtaining permits and removing all boarded up doors and windows, repairing all doors and windows, repair or remove the roof-over, repaint the mobile home, replace all rotten wood, repair or remove all torn screening, remove all trash, or remove the mobile home within 30 days (October 18, 2018), and keep property maintained, or a fine of \$250 per day, per violation will begin on the 31st day (October 19, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 18, 2018
6:00 PM

CASE NO: 18-00226
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 124 W. Main Street.

RESPONDENT: Francisco J. Ramirez
PARCEL ID NO: 09-21-28-6778-00-090

NOTICES:

05/20/18 Warning Notice mailed.
08/23/18 Warning Notice mailed.
09/07/18 Notice of Hearing mailed.
09/07/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 301.3: Unsecured structures.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property.
IPMC, Ch. 3, Sec. 304.6: Exterior walls in need of repair.
IPMC, Ch. 3, Sec. 304.7: Exterior Structures- Roofs and Drainage.
IPMC, Ch. 3, Sec. 304.13: Windows and doors in disrepair.

This property has two buildings that are not being used. There has been a homeless man living in the east building. The doors, on both buildings, have not been secured. Windows and doors are boarded up. The exterior walls are in disrepair. I have spoken to the owners on the property and showed them all of the violations. They stated that they would comply, but they have not.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by repairing the exterior walls of the buildings, take boards off of all doors and windows and repair all doors and windows, cut/mow overgrown property, within 10 days (September 28, 2018), and keep property maintained, or a fine of \$250 per day, per violation will begin on the 11th day (September 29, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00213	<u>RESPONDENT:</u>	Midland Avenue And
<u>CODE OFFICER:</u>	Dave Whitty		6 TH Street Properties
	LLC		
<u>ADDRESS OF PROPERTY:</u>	528 Midland Avenue.	<u>PARCEL ID NO:</u>	10-21-28-7800-01-320

NOTICES:

05/04/18	Warning Notice mailed.
05/31/18	Warning Notice mailed.
07/23/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	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 vacant lot.

This property is a vacant overgrown lot. There has been no response from the owner.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 10 days (September 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, SEPTEMBER 18, 2018
6:00 PM

CASE NO:	17-00149	RESPONDENT:	Giseli K. Brondani
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	09-21-28-0196-70-201
ADDRESS OF PROPERTY:	702 Marvin C. Zanders Avenue.		

NOTICES:

07/19/18	Unsafe Notice mailed. (Bldg.)
07/24/18	Affidavit of violations. (Bldg.)
08/09/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
AMC, Ch. 22, Art. V, Sec. 22-84(a): Uninhabitable, unsafe, unsecured building/structure/public nuisance.
AMC, Ch. 42, Art. II, Sec. 42-40: Nuisance abatement.
IPMC, Ch. 3, Sec. 304.1.1: Exterior structures-Unsafe conditions - Load

This property has an old, vacant, abandoned, unsecured, unsafe house. The new owner has been to the Bldg. Dept. and obtained the paper work for demolition. She stated that she would hire a contractor to pull the permit This structure has been determined to be unsafe and uninhabitable by the City of Apopka Building Department and is a detriment to the community. Some of the conditions listed in the building inspector's report are: This building has been declared a fire and safety hazard; accumulation of combustible material; unsanitary conditions exist; electrical and mechanical conditions are hazardous; the structure is out of plum, partially destroyed and is likely to collapse. A copy of the affidavit is included in the file.

09/01/18: Re-inspection of property

STAFF RECOMMENDATION:

Staff recommends that the Hearing Officer find the property owners have had sufficient notice and time to correct/ abate the hazardous conditions. Further, that this property is in violation of the above ordinance and order such building or structure be demolished or removed by the city, and the actual cost, including administrative cost, of the demolition or removal assessed as a lien upon the land. The city may enforce its lien and maintain a personal action against the property owners at the same time to recover such costs and any and all interest accrued thereon. In any suit by the city, either at law or in equity, for the collection of the amount of the lien, the city shall be entitled to recover its actual costs and attorney's fees for the suit, and the costs and attorney's fees shall also become a lien up on the land. Any lien for costs and fees incurred pursuant to this article (AMC Ch. 22, Art. V, Sec. 22-86) shall constitute a lien against the premises to the same extent and character as the lien for special assessments, and with the same penalties and rights of collection, foreclosure, sale and forfeiture as obtained for special assessment liens. Finally, the respondent or representative must comply with Apopka Code Enforcement for inspection of the property, at such time the property violations are corrected.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, SEPTEMBER 18, 2018
6:00 PM

CASE NO: 18-00217 **RESPONDENT:** Kenneth M. Warner
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 15-21-28-7540-00-151
ADDRESS OF PROPERTY: 804 S. Highland Avenue.

NOTICES:

05/03/18 Warning Notice mailed.
08/01/18 Warning Notice mailed.
08/22/18 Warning Notice mailed.
09/07/18 Notice of Hearing mailed.
09/07/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.1: Property must be clean, safe, and sanitary.
IPMC, Ch. 3, Sec. 308.1: Accumulation of trash.
LDC, Art. II, Sec. 2.02.01(7): Unpermitted outside storage.

This property is being used to store windows, doors, scrap metal, wood, furniture, and other misc. items, all, in the front of the house. I have spoken to Mr. Warner, numerous times, to try and get him to clean up the property. Pastor David, of First Baptist Church of Apopka, was helping Mr. Warner, but I have not seen much done.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 10 days (September 28, 2018), and keep the property maintained, or a fine of \$250 per day, per violation, will begin, if not in compliance. 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, SEPTEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00218	<u>RESPONDENT:</u>	Lorenzo Brower, Jr.
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	15-21-28-0000-00-106
<u>ADDRESS OF PROPERTY:</u>	951 S. Highland Avenue.		

NOTICES:

05/04/18	Warning Notice mailed.
08/22/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	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, unkempt property.
IPMC, Ch.3, Sec. 302.8: Inoperable vehicles.
IPMC, Ch. 3, Sec. 308.1: Including, but not limited to, tires, wood, containers, dismantled trailers, junk, trash, and debris.

There is no house on this property, but it is being used to store tires, containers, equipment, dismantled trailers, junk, trash, misc. items and debris. There has been no response from the property owner and I haven't seen him on the property. The property is amongst businesses, residences, and is a detriment to the community.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 10 days (September 28, 2018), and keep the property maintained, or a fine of \$250 per day, per violation, will begin, if not in compliance. 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, SEPTEMBER 18, 2018
6:00 PM

CASE NO:	18-00220	RESPONDENT:	Moorwold LLC
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	12-21-28-6896-00-181
ADDRESS OF PROPERTY:	145 S. Wekiwa Springs Road.		

NOTICES:

05/29/18	Warning Notice mailed.
08/07/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	Notice of Hearing posted on property.

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. 302.04: Overgrown, unkempt property.
IPMC, Ch. 3, Sec. 304.1.1: Unsafe conditions.
IPMC, Ch. 3, Sec. 304.2: Damaged siding, rotted wood, peeling paint.
IPMC, Ch. 3. Sec. 304.14: Torn screening.
IPMC, Ch. 3, Sec. 308.1: Including, but not limited to, tires, wood, appliance, junk, trash, debris.

This property has an unsecured, vacant, abandoned house on overgrown property. There are tires, wood, trash, and debris. The house has rotted wood and torn screening on the back of the house. Property is for sale, but is not being maintained. I have left messages for the owner and Realtor to call me.

STAFF RECOMMENDATION:

Staff recommends that the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by repairing all exterior walls, all screening, replace all rotten wood on the deck and porch, remove all tires, wood, junk, trash, and debris, or obtain a demolition permit, demolish the house and remove all debris. This must be done within 30 days (October 18, 2018), or a fine of \$250.00 per day will begin on the 31st day (October 19, 2018), if not in compliance. 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, SEPTEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00110	<u>RESPONDENT:</u>	Inland American St. Florida Portfolio
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	11-21-28-0000-00-226
<u>ADDRESS OF PROPERTY:</u>	412 Blue Bird Street.		

NOTICES:

05/11/18	Warning Notice mailed.
06/29/18	Warning Notice mailed.
07/30/18	Warning Notice mailed.
09/07/18	Notice of Hearing mailed.
09/07/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
09/07/18	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: Fence in disrepair.

This is a vacant lot that is severely overgrown with damaged fencing. It sits between a house and a business and on the same street as an apartment complex and other businesses. There has been no response from the property owner.

08/31/18: Re-inspection of 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 10 days (September 28, 2018), and keep the property maintained, or a fine of \$250 per day will begin, if not in compliance. 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.