



APOPKA CODE ENFORCEMENT HEARING AGENDA

AUGUST 20, 2019 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

PARKING VIOLATIONS

BUILDING CODES

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 19-00319 – 654 East Magnolia Street, Apopka, FL 32703- Dave Whitty
2. Case Number. Code Enforcement 19-00320 – 626 East Magnolia Street, Apopka, FL 32703- Dave Whitty
3. Case Number. Code Enforcement 19-00321 – 628 East Magnolia Street, Apopka, FL 32703- Dave Whitty
4. Case Number. Code Enforcement 19-00322 – 602 East Magnolia Street, Apopka, FL 32703- Dave Whitty
5. Case Number. Code Enforcement 19-00291 – 70 West Michael Gladden Boulevard, Apopka, FL 32703- Dave Whitty
6. Case Number. Code Enforcement 19-00280 – 7 Goodrich Avenue, Apopka, FL 32703- Dave Whitty
7. Case Number. Code Enforcement 19-00214 – 261 East 3rd Street, Apopka, FL 32703- Dave Whitty
8. Case Number. Code Enforcement 19-00369 – 447 Alabama Avenue, Apopka, FL 32703- Dave Whitty
9. Case Number. Code Enforcement 19-00353 – 253 Moonbeam Road, Apopka, FL 32712- Bernard Jeanty
10. Case Number. Code Enforcement 19-00283 – 306 Seasons Court, Apopka, FL 32712- Bernard Jeanty
11. Case Number. Code Enforcement 19-00209 – 1216 Ustler Road, Apopka, FL 32712- Bernard Jeanty
12. Case Number. Code Enforcement 19-00241 – 953 Woodcraft Drive, Apopka, FL 32712- Bernard Jeanty
13. Case Number. Code Enforcement 19-00219 – 2286 Lake Francis Drive, Apopka, FL 32712- Bernard Jeanty
14. Case Number. Code Enforcement 19-00258 – 1350 Welch Ridge Terrace, Apopka, FL 32712- Bernard Jeanty
15. Case Number. Code Enforcement 19-00264 – 595 Ryan Avenue, Apopka, FL 32712- Bernard Jeanty
16. Case Number. Code Enforcement 19-00387 – 291 Lalla Lane, Apopka, FL 32712- Bernard Jeanty
17. Case Number. Code Enforcement 19-00404 – 9 West Skylark Street, Apopka, FL 32712- Bernard Jeanty
18. Case Number. Code Enforcement 19-00299 – 1873 Jainic Loop, Apopka, FL 32712- Bernard Jeanty
19. Case Number. Code Enforcement 19-00296 – 3701 Statham Drive, Apopka, FL 32712- Bernard Jeanty
20. Case Number. Code Enforcement 19-00297 – 1897 Jainic Loop, Apopka, FL 32712- Bernard Jeanty
21. Case Number. Code Enforcement 19-00298 – 1881 Jainic Loop, Apopka, FL 32712- Bernard Jeanty

REDUCTION OF THE FINE REQUEST

1. Case Number. Code Enforcement CE001253- 090315 – 453 Summerset Drive, Apopka, FL 32712- Bernard Jeanty

NEXT MEETING DATE

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (407) 703-1704. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any opening invocation that is offered before the official start of the Council meeting shall be the voluntary offering of a private person, to and for the benefit of the Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council or the city staff, and the City is not allowed by law to endorse the religious or non-religious beliefs or views

of such speaker. Persons in attendance at the City Council meeting are invited to stand during the opening ceremony. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered or to participate in the Pledge of Allegiance. You may remain seated within the City Council Chambers or exit the City Council Chambers and return upon completion of the opening invocation and/or Pledge of Allegiance if you do not wish to participate in or witness the opening invocation and/or the recitation of the Pledge of Allegiance.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00319
Code Officer: Dave Whitty
Address of Property: 654 East Magnolia Street
Respondent: Sofia Jaramillo
Parcel ID Number: 10-21-28-9104-02-010

NOTICES:

- 1) 06/24/19 Warning Notice mailed.
- 2) 08/01/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6541).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Notes:

- 1) 06/20/19: Initial inspection
- 2) 07/31/19: Follow up inspection
- 3) 08/07/19: Re-inspection
- 4) 08/14/19: Re-inspection

Violations: Tree debris and other debris on overgrown, unkempt property.

Corrective action: Remove all tree debris, and all other junk, trash, and debris from the property. Cut/mow the overgrown property and keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00320
Code Officer: Dave Whitty
Address of Property: 626 East Magnolia Street
Respondent: Adye Santana
Parcel ID Number: 10-21-28-9104-02-080

NOTICES:

- 1) 06/24/19 Warning Notice mailed.
- 2) 08/01/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6626).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable vehicles on the property.

Notes:

- 1) 06/20/19: Initial inspection
- 2) 07/15/19: Follow up inspection
- 3) 07/31/19: Re-inspection
- 4) 08/07/19: Re-inspection
- 5) 08/14/19: Re-inspection

Violations: Inoperable vehicles on the property (behind privacy fence).

Corrective action: Make all vehicles operable, or park them inside a building, or remove them from the property. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day, will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00321
Code Officer: Dave Whitty
Address of Property: 628 East Magnolia Street
Respondent: Orquidia E. Gramajo
Parcel ID Number: 10-21-28-9104-02-100

NOTICES:

- 1) 06/24/19 Warning Notice mailed.
- 2) 07/18/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6619).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable vehicle.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Notes:

- 1) 06/20/19: Initial inspection
- 2) 07/15/19: Follow up inspection
- 3) 07/31/19: Re-inspection
- 4) 08/07/19: Re-inspection
- 5) 08/15/19: Re-inspection

Violations: Inoperable vehicle and a refrigerator in the driveway.

Corrective action: Make vehicle operable, or park inside a building, or remove it from the property. Put refrigerator inside a building or remove it from the property. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day, will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00322
Code Officer: Dave Whitty
Address of Property: 602 East Magnolia Street
Respondent: Maximo Ignot
Parcel ID Number: 10-21-28-9104-02-140

NOTICES:

- 1) 06/24/19 Warning Notice mailed.
- 2) 07/18/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6602).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.

Land Development Code (LDC)

- 1) Article 2, Section 2.02.01(7): Open and outside storage not permitted in a residential zone.

Notes:

- 1) 06/20/19: Initial inspection
- 2) 07/15/19: Follow up inspection
- 3) 07/31/19: Re-inspection
- 4) 08/07/19: Re-inspection
- 5) 08/15/19: Re-inspection

Violations: Overgrown property. Outside storage of containers, including but not limited to, wood, a shopping cart, hoses, and other items.

Corrective action: Cut/mow overgrown property. Remove all outside storage of containers, including but not limited to, wood, a shopping cart, hoses, and other items. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day, will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00291
Code Officer: Dave Whitty
Address of Property: 70 West Michael Gladden Boulevard
Respondent: Derrick Bates
Parcel ID Number: 09-21-28-0196-80-532

NOTICES:

- 1) 06/26/19 Warning Notice mailed.
- 2) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6596).
- 3) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.7: Fence in disrepair.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 2, Section 2.02.01(7): Open and outside storage not permitted in residential zone.
- 2) Article 6, Section 6.03.01(F)(6): Inoperable vehicles not allowed in residential zone.

Notes:

- 1) 06/11/19: Initial inspection
- 2) 06/26/19: Follow up inspection
- 3) 07/16/19: Re-inspection
- 4) 07/27/19: Re-inspection
- 5) 07/31/19: Re-inspection
- 6) 08/07/19: Re-inspection
- 7) 08/08/19: Spoke with Mrs. Bates on the phone.
- 8) 08/15/19: Re-inspection

Violations: Inoperable pickup truck on the property. Appliances, including but not limited to, building materials, a cabinet, a sink, and wood.

Corrective action: Make the truck operable, or remove it from the property. Put all appliances, wood, building materials, the sink, the cabinet, and other items inside a building, or remove them from the property. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day, per violation, will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00280
Code Officer: Dave Whitty
Address of Property: 7 Goodrich Avenue
Respondent: Romeo & Herminia Flaquer
Parcel ID Number: 10-21-28-2200-00-370

NOTICES:

- 1) 06/05/19 Warning Notice hand delivered.
- 2) 06/19/19 2nd Notice mailed.
- 3) 07/31/19 3rd Notice mailed.
- 4) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6664).
- 5) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 308.1: Junk, trash, and tree debris.

Notes:

- 1) 06/05/19: Initial inspection
- 2) 06/14/19: Follow up inspection
- 3) 06/19/19: Re-inspection
- 4) 07/16/19: Re-inspection
- 5) 07/26/19: Re-inspection
- 6) 08/07/19: Re-inspection
- 7) 08/15/19: Re-inspection

Violations: Junk, trash, and tree debris on overgrown property.

Corrective action: Cut/mow overgrown property. Remove all junk, trash, and tree debris from the property. Keep property maintained.

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 (September 4, 2019), or a fine of \$250 per day, per violation, will begin on (September 5, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00214
Code Officer: Dave Whitty
Address of Property: 261 East 3rd Street
Respondent: 220 South Highland Avenue Land Trust
Parcel ID Number: 10-21-28-0198-32-621

NOTICES:

- 1) 04/30/19 Warning Notice mailed.
- 2) 07/31/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6657).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris on the property.

Land Development Code (LDC)

- 1) Article 2, Section 2.02.05: Unpermitted use in a residential area.

Notes:

- 1) 03/19/19: Initial inspection
- 2) 04/30/19: Follow up inspection
- 3) 05/14/19: Re-inspection
- 4) 05/29/19: Re-inspection
- 5) 06/12/19: Re-inspection
- 6) 06/26/19: Re-inspection
- 7) 07/16/19: Re-inspection
- 8) 07/27/19: Re-inspection
- 9) 08/07/19: Re-inspection
- 10) 08/15/19: Re-inspection

Violations: Tree debris and trash on property. Homeless and transient activity on property, such as camping, storing personal items, and littering.

Corrective action: Remove all trash and tree debris, including but not limited to, shopping carts, bedding, clothing, containers, and all other items. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 30 days (September 19, 2019), or a fine of \$250 per day, per violation, will begin on (September 20, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 at 1:30 PM

Case Number: 19-00369
Code Officer: Dave Whitty
Address of Property: 447 Alabama Avenue
Respondent: Ace Property LLC
Parcel ID Number: 10-21-28-0000-00-058

NOTICES:

- 1) 07/10/19 Warning Notice mailed.
- 2) 07/31/19 2nd Notice mailed.
- 3) 08/05/19 Notice of Hearing mailed certified (91 7199 9991 7033 5723 6640).
- 4) 08/07/19 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.

Notes:

- 1) 06/25/19: Initial inspection
- 2) 07/09/19: Follow up inspection
- 3) 07/27/19: Re-inspection
- 4) 08/07/19: Re-inspection
- 5) 08/15/19: Re-inspection

Violations: Overgrown property.

Corrective action: Cut/mow overgrown property. Keep property maintained.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 20 days (September 9, 2019), or a fine of \$250 per day, will begin on (September 10, 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.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 1:30 PM

Case Number: 19-00353
Code Officer: Bernard Jeanty
Address of Property: 253 Moonbeam Road
Respondent: Catherine Ghattas
Parcel ID Number: 04-21-28-8402-00-100

NOTICES:

- 1) 06/28/19 Warning letter mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 East Main Street Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section. 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.

Land Development Code (LDC)

- 1) Article. 6, Section. 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in a residential district

Notes:

- 1) This property has a history of repeat violations, but the violations are corrected before a hearing.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per violation per day will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00283
Code Officer: Bernard Jeanty
Address of Property: 306 Seasons Court
Respondent: Reginald & Veronica Bonamy
Parcel ID Number: 04-21-28-8402-00-250

NOTICES:

- 1) 06/06/19 Warning letter mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 East Main Street Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Apopke Code Ordinances, Chapter 18, Article 3, Section. 18-48: A building permit is required.

Land Development Code (LDC)

- 1) Article 7, Section.7.01.08(a): Fences and walls require permits.

Notes:

- 1) 08/06/19: Spoke to the occupant about the violations in the office.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per day per violation will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00209
Code Officer: Bernard Jeanty
Address of Property: 1216 Ustler Road
Respondent: Lost Lake Farms LLC
Parcel ID Number: 34-20-28-9550-00-180

NOTICES:

- 1) 04/26/19 Warning Notice mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 E Main Street Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC
- 2) Chapter 66, Article 5, Section 66-99: Business Tax Receipt is required

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section. 308.1: Junk, trash, and debris

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2(b): Open and outside storage not permitted in A-1(zip) or Transitional zone
- 2) Article 4, Section 4.2.2(c): Unpermitted use in A-1 (zip) or Transitional zone.
- 3) Article 6, Section 6.03.01(f)(7): Commercial vehicle prohibited or commercial equipment.

Notes:

- 1) 05/26/19: Property owner came into the office and I explained the violations.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$250 per day per violation will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00241
Code Officer: Bernard Jeanty
Address of Property: 953 Woodcraft Drive
Respondent: Nancy Pelgrim- Rader
Parcel ID Number: 31-20-28-5066-00-430

NOTICES:

- 1) 05/07/19 Warning Notice mailed
- 2) 08/05/19 Hearing Notice mailed
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section. 18-108: Adoption of the current IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter.3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 2) Chapter 3, Section 304.14: All Screening shall be maintained.
- 3) Chapter 3, Section 304.7: Exterior Structures- Roofs and Drainage

Notes:

- 1) 08/06/19: Spoke to property owner by phone about the violations.
- 2) 08/15/19: Re- inspection of the 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 30 days, (September 19, 2019), or a fine of \$250 per day will begin on the 31st day (September 20, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00219
Code Officer: Bernard Jeanty
Address of Property: 2286 Lake Francis Drive
Respondent: Aaron N Moore
Parcel ID Number: 31-20-28-2521-00-010

NOTICES:

- 1) 05/02/19 Warning Notice mailed
- 2) 08/05/19 Hearing Notice mailed
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 2) Chapter 3, Section. 308.1: Junk and trash

Notes:

- 1) 05/17/19: Spoke to property owner by phone about the violations.
- 2) 08/15/19: Re- inspection of the 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 (September 4, 2019), or a fine of \$250 per day will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00258
Code Officer: Bernard Jeanty
Address of Property: 1350 Welch Ridge Terrace
Respondent: Donna R Pionek
Parcel ID Number: 33-20-28-9128-02-070

NOTICES:

- 1) 05/15/19 Warning letter mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 East Main Street Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section. 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 303.1: Swimming Pools, Spas & Hot Tubs- Swimming Pools

Notes:

- 1) This is a repeat violation. The property was found guilty previously on March 19, 2019.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per day will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00264
Code Officer: Bernard Jeanty
Address of Property: 595 Ryan Avenue
Respondent: Ruben Villavicencio & Iliana Gonzalez
Parcel ID Number: 04-21-28-0202-02-120

NOTICES:

- 1) 05/22/19 Warning Notice mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 East Main Street Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section. 18-108: Adoption of the current IPMC.
- 2) Apopka Code Ordinances, Chapter 18, Article 3, Section 18-48: A building permit is required.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris

Land Development Code (LDC)

- 1) Article 7, Section. 7.01.01 (b): Unpermitted Accessory Structure.
- 2) Article 7, Section 7.01.02 (d): Setbacks for detached accessory building.

Notes:

- 1) 05/22/19: Spoke to the occupant about the violations.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per day per violation will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00387
Code Officer: Bernard Jeanty
Address of Property: 291 Lalla Lane
Respondent: Starbrook Company LLC
Parcel ID Number: 04-21-28-2195-00-670

NOTICES:

- 1) 07/17/19 Warning letter mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/ stored in a residential district
- 2) Article 5, Section 5.5.4(I): Fence and walls shall be maintained in good repair and attractive condition.

Notes:

- 1) 07/30/19: Spoke to occupant about the violations. She stated the property owner forwarded the warning notice to her.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per day will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00404
Code Officer: Bernard Jeanty
Address of Property: 9 West Skylark Street
Respondent: Kenneth D Graham 50% INT & Nancy Graham Estate 50% INT
Parcel ID Number: 04-21-28-0225-06-260

NOTICES:

- 1) 07/25/19 Warning Notice mailed.
- 2) 08/05/19 Hearing Notice mailed.
- 3) 08/05/19 Notice of Hearing posted on property and City Hall, 120 East Main Street Apopka FL 32703

SUMMARY:

Land Development Code (LDC)

- 1) Article 2, Section 2.02.01(7): Open and outside storage not permitted use in a residential zone.

Notes:

- 1) 07/22/19: Spoke to the occupant about the violations at the location.
- 2) 08/15/19: Re- inspected the 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 (September 4, 2019), or a fine of \$ 250 per day will begin on the 16th day (September 5, 2019). 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 AUGUST 20, 2019 1:30 PM

Case Number: 19-00299
Code Officer: Bernard Jeanty
Address of Property: 1873 Jainic Loop
Respondent: Richmond American Homes of Florida LP
Parcel ID Number: 35-20-27-1253-00-590

NOTICES:

- 1) 06/14/19 Warning Notice mailed
- 2) 08/06/19 Hearing Notice mailed
- 3) 08/07/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Land Development Code (LDC)

- 1) Chapter 78, Article 3, Section 78-132: Adoption of the Florida Statute Section.
- 2) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action.
- 3) Chapter 78, Article 3, Section 78-140: Discharge of polluting matter in natural waters and storm water management systems prohibited.

Notes:

- 1) 06/12/19 Lt Brick, Arvind Chandrasain Water Conservation Specialist, and I meet with the supervisor of Richmond American Homes.
- 2) 06/20/19: Re- inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The violations are environmental hazards and irreversible. The City is charging a \$1,500 dollar fine for damages to the water system and the environment. The \$1,500 fine is to be paid within 10 days, by August 30, 2019.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 1:30 PM

Case Number: 19-00296
Code Officer: Bernard Jeanty
Address of Property: 3701 Statham Drive
Respondent: Richmond American Homes of Florida LP
Parcel ID Number: 35-20-27-1253-00-780

NOTICES:

- 1) 06/14/19 Warning Notice mailed
- 2) 08/06/19 Hearing Notice mailed
- 3) 08/07/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Land Development Code (LDC)

- 1) Chapter 78, Article 3, Section 78-132: Adoption of the Florida Statute Section.
- 2) Chapter 78, Article 3, Section 78-143: Liability for pollution abatement.
- 3) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action.
- 4) Chapter 78, Article 3, Section 78-140: Discharge of polluting matter in natural waters and storm water management systems prohibited.

Notes:

- 1) 06/12/19: Lt Brick, Arvind Chandrasain Water Conservation Specialist, and I meet with the supervisor for Richmond American homes.
- 2) 06/20/19: Re- inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The violations are environmental hazards and irreversible. The City is charging a \$1,500 dollar fine for damages to the water system and the environment. The City is also charging a stop work order fee in the amount of \$250 dollars, for a total of \$1,750 to be paid within 10 days, by August 30, 2019.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 1:30 PM

Case Number: 19-00297
Code Officer: Bernard Jeanty
Address of Property: 1897 Jainic Loop
Respondent: Richmond American Homes of Florida LP
Parcel ID Number: 35-20-27-1253-00-620

NOTICES:

- 1) 06/14/19 Warning Notice mailed
- 2) 08/06/19 Hearing Notice mailed
- 3) 08/07/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Land Development Code (LDC)

- 1) Chapter 78, Article 3, Section 78-132: Adoption of the Florida Statute Section.
- 2) Chapter 78, Article 3, Section 78-143: Liability for pollution abatement.
- 3) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action.
- 4) Chapter 78, Article 3, Section 78-140: Discharge of polluting matter in natural waters and storm water management systems prohibited.

Notes:

- 1) 06/12/19: Lt Brick, Arvind Chandrasain Water Conservation Specialist, and I meet with the supervisor of Richmond American Homes.
- 2) 06/20/19: Re- inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The violations are environmental hazards and irreversible. The City is charging a \$1,500 dollars fine for damages to the water system and the environment. The \$1,500 fine is to be paid within 10 days, by August 30, 2019.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 1:30 PM

Case Number: 19-00298
Code Officer: Bernard Jeanty
Address of Property: 1881 Jainic Loop
Respondent: Richmond American Homes of Florida LP
Parcel ID Number: 35-20-27-1253-00-600

NOTICES:

- 1) 06/14/19 Warning Notice mailed
- 2) 08/06/19 Hearing Notice mailed
- 3) 08/07/19 Notice of Hearing posted on property and City Hall, 120 E Main Street, Apopka FL 32703

SUMMARY:

Land Development Code (LDC)

- 1) Chapter 78, Article 3, Section 78-132: Adoption of the Florida Statute Section.
- 2) Chapter 78, Article 3, Section 78-143: Liability for pollution abatement.
- 3) Chapter 78, Article 3, Section 78-142: Stop work order; immediate action.
- 4) Chapter 78, Article 3, Section 78-140: Discharge of polluting matter in natural waters and storm water management systems prohibited.

Notes:

- 1) 06/12/19: Lt Brick, Arvind Chandrasain Water Conservation Specialist, and I meet with the supervisor for Richmond American homes.
- 2) 06/20/19: Re- inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The violations are environmental hazards and irreversible. The City is charging a \$1,500 dollar fine for damages to the water system and the environment. The \$1,500 fine is to be paid within 10 days, by August 30, 2019.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 20, 2019 1:30 PM

Case Number: CE001253-090315
Code Officer: Bernard Jeanty
Address of Property: 453 Summerset Drive
Respondent: Jon A & Naomi D Rowell
Parcel ID Number: 04-21-28-8402-00-710

NOTICES:

- 1) 09/03/15 Warning Notice mailed.
- 2) 11/17/15 Case heard at Code Enforcement Hearing
- 3) 12/17/15 Property Compliance deadline.
- 4) 07/11/19 Property re-inspected

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$330,750.00 fine to \$5,000. The reduction of fine to be paid within 90 days (November 20, 2019) of closing and rehabilitate property, or the fine will revert back to original amount of \$330,750.00.