



APOPKA CODE ENFORCEMENT HEARING AGENDA

AUGUST 18, 2020 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

- [1.](#) Case Number. Code Enforcement 20-00304 – 4448 Chandler Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [2.](#) Case Number. Code Enforcement 20-00284 – 34 w Sandpiper Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [3.](#) Case Number. Code Enforcement 20-00254 – 2282 Lake Marion Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [4.](#) Case Number. Code Enforcement 20-00190 – 1765 Grand Oak Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [5.](#) Case Number. Code Enforcement 20-00111 – 704 Alabama Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
- [6.](#) Case Number. Code Enforcement 20-00064 – 22 E Oak Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [7.](#) Case Number. Code Enforcement 20-00215 – 241 W Lester Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [8.](#) Case Number. Code Enforcement 20-00286 – 1101 Ozark Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [9.](#) Case Number. Code Enforcement 20-00326 – 585 Swallow Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [10.](#) Case Number. Code Enforcement 20-00275 – 240 W Main Street, Apopka, FL 32703- Presented by Dave Whitty
- [11.](#) Case Number. Code Enforcement 19-00599 – 312 E 7th Street, Apopka, FL 32703- Presented by Dave Whitty
- [12.](#) Case Number. Code Enforcement 20-00245 – 21 W 7th street, Apopka, FL 32703- Presented by Dave Whitty
- [13.](#) Case Number. Code Enforcement 20-00288 – 2002 Larkwood Drive, Apopka, FL 32703- Presented by Dave Whitty
- [14.](#) Case Number. Code Enforcement 20-00356 – 63 W 10th Street, Apopka, FL 32703- Presented by Dave Whitty
- [15.](#) Case Number. Code Enforcement 20-00336 – 157 W Michael Gladden Blvd, Apopka, FL 32703- Presented by Dave Whitty
- [16.](#) Case Number. Code Enforcement 20-00240 – 47 E Magnolia Street, Apopka, FL 32703- Presented by Dave Whitty
- [17.](#) Case Number. Code Enforcement 19-00218 – 27 N Binion Road, Apopka, FL 32703- Presented by Dave Whitty
- [18.](#) Case Number. Code Enforcement 20-00269 – 242 Lovell Lane, Apopka, FL 32703- Presented by Dave Whitty
- [19.](#) Case Number. Code Enforcement 20-00224 – 734 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty

REDUCTION OF THE FINE REQUEST

- [1.](#) Case Number. Code Enforcement 18-00343 – 1341 Jecenia Blossom Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [2.](#) Case Number. Code Enforcement 19-00094 – 2584 W Kelly Park Road, Apopka, FL 32712- Presented by 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 18, 2020 1:30 PM

Case Number: 20-00304
Code Officer: Bernard Jeanty
Address of Property: 4448 Chandler Road
Respondent: Ever Meadow LLC
Parcel ID Number: 18-20-28-0000-00-117

NOTICES:

- 1) 06/24/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk and trash.
- 2) Chapter 3, Section 302.4: High grass and weeds.

Violations: Repeat violator for the same violations. High grass and weeds. Junk and trash.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property.

- 1) 07/14/20 & 07/15/20: I have spoken on the phone and meet with Tom Stanfo, a representative of the company. I explained and showed him the violations on the property.
- 2) 08/14/20: 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 2, 2020), or a fine of \$250.00 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00284
Code Officer: Bernard Jeanty
Address of Property: 34 W Sandpiper Street
Respondent: Sandoval Jose
Parcel ID Number: 04-21-28-0225-06-010

NOTICES:

- 1) 06/15/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

- 1) Article. 4, Section. 4.3.2: Open and outside storage not permitted in a residential Zoning.
- 2) Article. 5, Section. 5.15(A): Commercial equipment not permitted in a residential zone.

Violations: High grass and weeds. Junk and trash in the backyard. Having commercial equipment on the property and the right of way.

Corrective action: Mow overgrowth of grass and weeds. Repair the fence. Remove junk and trash from the property. Remove all commercial equipment from the property and the right of way.

- 1) Spoke to occupants about the violations.
- 2) 08/14/20: 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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00254
Code Officer: Bernard Jeanty
Address of Property: 2282 Lake Marion Drive
Respondent: John J Murray Jr
Parcel ID Number: 31-20-28-5066-00-890

NOTICES:

- 1) 05/28/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2: Open and outside storage not permitted in a residential Zoning.
- 2) Article 5, Section 5.5.4(l): Fence shall be maintained in good repair.
- 3) Article 7, Section 6.03.01(F): Inoperable/ unlicensed vehicles cannot be parked/stored in a residential district.

Violations: High grass and weeds. Junk and trash in the backyard. Fence in disrepair. Inoperable, maroon pickup truck.

Corrective action: Mow overgrowth of grass and weeds. Repair the fence. Remove junk and trash from the property. All vehicles must be operational and have a valid tag displayed.

- 1) Spoke to occupants about the violations.
- 2) 08/14/20: 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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00190
Code Officer: Bernard Jeanty
Address of Property: 1765 Grand Oak Dr
Respondent: Larry Edris Hunt
Parcel ID Number: 23-21-28-7962-00-820

NOTICES:

- 1) 05/12/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris
- 2) Chapter 3, Section. 303.1: Swimming Pools, Spas & Hot Tubs
- 3) Chapter 3, Section 303.2: Swimming Pools, Spas & Hot Tubs- Enclosures.
- 4) Chapter 3, section 304.6: Exterior Structures- Exterior Walls.
- 5) Chapter 3, Section 304.10: Exterior Structures- Decks.
- 6) Chapter 3, Section 306.1.1: Component Serviceability- Unsafe conditions
- 7) Chapter 3, Section 304.8: Exterior Structures- Decorative Features.

Violations: Junk and trash on the property. Deck is in disrepair. The jacuzzi is in unsanitary condition and not secure. Exterior walls have rotting wood. Jacuzzi pump enclosure is rotting.

Corrective action: Repair the enclosure for the jacuzzi pump. Secure the jacuzzi and have it in a clean and sanitary condition. Repair the deck and exterior walls. Remove junk and trash from the property.

- 1) Property owner has been cited several times for the same violations.
- 2) 08/14/20: 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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00111
Code Officer: Bernard Jeanty
Address of Property: 704 Alabama Avenue
Respondent: Ligimar Morales & Levar Tomar
Parcel ID Number: 15-21-28-5503-00-010

NOTICES:

- 1) 03/11/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC
- 2) Chapter 18 Article. 3, Section. 18-48: Building permit is required.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 3) Chapter 3, Section 304.13.1: Exterior Structure- Window, Skylight and Door Frames- Glazing.
- 4) Chapter 3, Section 304.9: Exterior Structures- Overhang Extension.

Violations: Three warning notices were mailed, one on 03/11/20, 05/01/20 and 07/24/20. Junk and trash throughout property. The overhang extension has damage due to a fire. High grass and weeds. The windows are broken. Building permit has not been obtained to repair the fire damage.

Corrective action: Obtain Building permit. Repair all broken windows. Remove junk and trash from the property. Repair the overhang extension. Mow overgrowth of grass and weeds.

- 1) Property owner appears to have abandoned the house.
- 2) 08/14/20: Re-inspection of 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 30 days (September 17, 2020), or a fine of \$250 per day, per violation will begin on (September 18, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00064
Code Officer: Bernard Jeanty
Address of Property: 22 E Oak Street
Respondent: Linvestments Inc
Parcel ID Number: 09-21-28-1972-02-080

NOTICES:

- 1) 02/17/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.13: Exterior Structures- Windows, Skylight and door frames.
- 2) Chapter 3, Section 304.2: Exterior Structures- Protective Treatment.
- 3) Chapter 3, Section 304.6: Exterior Structures- Exterior Walls.
- 4) Chapter 3, Section 304.9: Exterior Structures, Roofs and overhang.

Violations: Structure has mildew on the exterior walls, rotting wood and roof damage on the west side of the structure. A boarded-up window, and rear decaying exterior wall.

Corrective action: Repair roof and exterior walls. Remove mildew from the exterior walls. Replace broken window.

- 1) Property owner refused any contact after several warning notices.
- 2) 08/14/20: Re-inspection of 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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00215
Code Officer: Bernard Jeanty
Address of Property: 241 W Lester Road
Respondent: Rspi Mhc LLC
Parcel ID Number: 28-20-28-0000-00-014

NOTICES:

- 1) 05/04/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 1, Section. 108.1.1: Unsafe structure.

Land Development Code (LDC)

- 1) Article 3, Section 3.3: Unpermitted use in a residential zone.

Violations: Transients living in tents and homemade structures. This is not a permitted use in a residential zone. Junk and trash such as washers, dryers, boxes, containers and other miscellaneous debris on the property.

Corrective action: Transients must be removed from the property along with the structures. Remove junk and trash from the property.

- 1) I have made several attempts to contact the company/ property owner, and they have refused to contact me.
- 2) 08/14/20: 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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00286
Code Officer: Bernard Jeanty
Address of Property: 1101 Ozark Court
Respondent: Andrew T Grabish
Parcel ID Number: 29-20-28-8261-00-600

NOTICES:

- 1) 06/17/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk and trash.
- 2) Chapter 3, Section 302.4: High grass and weeds.

Violations: Repeat violator for the same violations. High grass and weeds. Junk and trash.

Corrective action: Mow overgrowth of grass and weeds. Remove junk and trash from the property.

- 1) Property owner has been spoken to before on same violations and found guilty at a previous hearing.
- 2) 08/14/20: 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 2, 2020), or a fine of \$500.00 per day, per violation will begin on the 16th day, (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 20-00326
Code Officer: Bernard Jeanty
Address of Property: 585 Swallow Court
Respondent: Donnie King
Parcel ID Number: 04-21-28-5529-00-400

NOTICES:

- 1) 07/13/20 Warning Notice mailed.
- 2) 08/07/20 Notice of Hearing mailed certified.
- 3) 08/07/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: High grass and weeds.

Land Development Code (LDC)

- 1) Article 2, Section 2.02.01(7): Unpermitted open and outside storage.
- 2) Article 6, Section 6.03.01(F)(6): Inoperable/unlicensed vehicles cannot be parked/stored in residential districts.
- 3) Article 7, Section 7.02.04(A): In residential districts, boats, trailers may be parked in the backyard.
- 4) Article 5, Section 5.4.(I) Fences must be maintained in good repair.

Violations: Repeat for the same violations. Property owner has already been found guilty in a previous hearing. Inoperable vehicles. There is trailer full of junk and trash. Open and outside storage such as tires, tool boxes, gas cans, wood, plastic crates, oil bottles, pots, buckets, coolers, refrigerators and other miscellaneous debris in the front yard and the backyard.

Corrective action: Cease open and outside storage and remove all items. All vehicles must be operational and have a valid tag displayed. Mow overgrowth of grass and weeds. Repair the fence.

- 1) Property owner has been cited several times for the same violations.
- 2) 08/14/20: 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 7 days (August 25, 2020), or a fine of \$500 per day, per violation will begin on the 8th day, (August 26, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00275
Code Officer: Dave Whitty
Address of Property: 240 W Main Street
Respondent: Rodney S. Smith
Parcel ID Number: 09-21-28-0196-10-011

NOTICES:

- 1) 06/11/20 Warning Notice mailed.
- 2) 07/09/20 2nd Warning Notice mailed.
- 3) 08/06/20 Notice of Hearing mailed certified.
- 4) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Damaged, inoperable vehicles.

Violations: Business without a Business Tax Receipt. Damaged, inoperable vehicles.

Corrective action: Remove all damaged and inoperable vehicles. Obtain a Business Tax Receipt or cease operating the business until a Business Tax Receipt is obtained. Keep property maintained.

Notes:

- 1) 06/02/20 Initial inspection.
- 2) 07/02/20 Follow up inspection.
- 3) 07/09/20 Re-inspection.
- 4) 07/17/20 I have spoken to the business owner. He stated that he would take care of the violations.
- 5) 07/30/20 Re-inspection.
- 6) 08/06/20 Re-inspection.
- 7) 08/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (August 28, 2020), or a fine of \$250 per day will begin on the 11th day (August 29, 2020) 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 18, 2020 at 1:30 PM

Case Number: 19-00599
Code Officer: Dave Whitty
Address of Property: 312 E 7TH Street
Respondent: Cruz M Carela
Parcel ID Number: 15-21-28-1932-00-022

NOTICES:

- 1) 03/07/20 Warning Notice mailed.
- 2) 05/14/20 2nd Notice mailed.
- 3) 06/01/20 3rd Notice mailed.
- 4) 08/06/20 Notice of Hearing mailed certified.
- 5) 08/06/20 Notice of Hearing posted at City Hall and on property.

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 302.8: Inoperable vehicle.
- 3) Chapter 3, Section 304.5: Foundation walls.

Violation: Overgrown yard. An inoperable car in the back yard. Damaged foundation walls around the house.

Corrective action: Cut/mow overgrown yard. Make the car operable or remove it. Properly repair the foundation walls of the house.

Notes: I have not heard from the property owner.

- 1) 09/09/19 Initial inspection.
- 2) 02/12/20 Follow up inspection.
- 3) 03/06/20 Re-inspection.
- 4) 05/01/20 Re-inspection.
- 5) 05/14/20 Re-inspection.
- 6) 06/01/20 Re-inspection.
- 7) 07/02/20 Re-inspection.
- 8) 07/30/20 Re-inspection.
- 9) 08/06/20 Re-inspection.
- 10) 08/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 10 days (August 28, 2020), or a fine of \$250 per day, per violation, will begin on the 11th day (August 29, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00245
Code Officer: Dave Whitty
Address of Property: 21 West 7th Street
Respondent: Viola Haynes Estate et al.
Parcel ID Number: 09-21-28-0196-51-021

NOTICES:

- 1) 05/16/20 Warning Notice mailed.
- 2) 08/06/20 Notice of Hearing mailed certified.
- 3) 08/06/20 Notice of Hearing posted at City Hall and on property.

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 yard.
- 2) Chapter 3, Section 304.1: Exterior of a structure shall be maintained in good repair.
- 3) Chapter 3, Section 304.2: Protective treatment.
- 4) Chapter 3, Section 304.7: Exterior Structures – Roofs.
- 5) Chapter 3, Section 308.1: Junk, trash, and debris.

Violation: Overgrown yard with trash. House has rotting wood, damaged roof, and peeling paint. There is no address posted.

Corrective action: Properly repair or replace the damaged roof and rotting wood. Paint the areas of the house that has peeling paint. Cut the overgrown yard. Post the address where it is visible from the street. Keep property maintained.

Notes: 06/01/20 - I delivered a Trespass Authorization Form to the family at 126 E. 18th Street. I have had no response from the property owners, but Tony Jackson, potential buyer, has been in contact.

- 1) 05/16/20 Initial inspection.
- 2) 07/11/20 Follow up inspection.
- 3) 07/27/20 Re-inspection.
- 4) 08/06/20 Re-inspection.
- 5) 08/13/20 Re-inspection.

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 2, 2020), or a fine of \$250, per day, per violation, will begin on the 16th day (September 3, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00288
Code Officer: Dave Whitty
Address of Property: 2002 Larkwood Drive
Respondent: Shulonda Rhodes
Parcel ID Number: 23-21-28-7974-00-240

NOTICES:

- 1) 06/15/20 Warning Notice mailed.
- 2) 08/06/20 Notice of Hearing mailed certified.
- 3) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Land Development Code (LDC)

- 1) Article 5, Section 5.5.8(A): Finished side of the fence to the outside.

Violations: Fence installed without a permit and not properly installed (the smooth side is facing in and must be facing out)

Corrective action: Obtain a fence permit and make sure all sections have the smooth side facing outward. Keep property maintained.

Notes: I have been in contact with the property owner. She has been in contact with the Building Department and has been trying to work with the fence company, but the fence company has not responded to her.

- 1) 06/09/20 Initial inspection.
- 2) 07/02/20 Follow up inspection.
- 3) 07/20/20 Re-inspection.
- 4) 07/23/20 Re-inspection.
- 5) 08/06/20 Re-inspection.
- 6) 08/13/20 Re-inspection.

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 2, 2020), or a fine of \$250 per day will begin on the 16th day (September 3, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00356
Code Officer: Dave Whitty
Address of Property: 63 W 10th Street
Respondent: Arion and Cynthia Henderson
Parcel ID Number: 09-21-28-0196-80-812

NOTICES:

- 1) 07/23/20 Warning Notice mailed.
- 2) 08/06/20 Notice of Hearing mailed certified.
- 3) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Land Development Code (LDC)

- 1) Article 5, Section 5.3.3: An Arbor Permit is required.

Violations: Large trees taken down without a tree removal permit. Tree debris and trash on the property.

Corrective action: Obtain an Arbor Permit. Remove all trash and tree debris. Keep property maintained.

Notes: 08/05/20 - I have spoken to the property owner. He stated that he will get an arbor permit, and get the property cleaned.

- 1) 07/09/20 Initial inspection.
- 2) 07/21/20 Follow up inspection.
- 3) 08/06/20 Re-inspection.
- 4) 08/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (August 28, 2020), or a fine of \$250 per day will begin on the 11th day (August 29, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00336
Code Officer: Dave Whitty
Address of Property: 157 W Michael Gladden Boulevard
Respondent: Claudia Soliman
Parcel ID Number: 09-21-28-0196-70-361

NOTICES:

- 1) 07/14/20 Warning Notice mailed.
- 2) 08/06/20 Notice of Hearing mailed certified.
- 3) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.7: Fence in disrepair.

Violations: Fence in disrepair.

Corrective action: Properly repair the fence. Keep property maintained.

Notes: I have not heard from the property owner.

- 1) 07/11/20 Initial inspection.
- 2) 08/04/20 Follow up inspection.
- 3) 08/06/20 Re-inspection.
- 4) 08/13/20 Re-inspection.

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 2, 2020), or a fine of \$250 per day will begin on the 16th day (September 3, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00240
Code Officer: Dave Whitty
Address of Property: 47 E Magnolia Street
Respondent: Guy Woodham Jr
Parcel ID Number: 09-21-28-1972-02-220

NOTICES:

- 1) 05/15/20 Warning Notice mailed.
- 2) 08/06/20 Notice of Hearing mailed certified.
- 3) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.7: Exterior Structures - Roofs

Violation: Damaged siding on the roof of the carport.

Corrective action: Properly repair the damaged roof siding of the carport.

Notes: I have not heard from the property owner.

- 1) 05/13/20 Initial inspection.
- 2) 06/15/20 Follow up inspection.
- 3) 07/11/20 Re-inspection.
- 4) 07/27/20 Re-inspection.
- 5) 08/06/20 Re-inspection.
- 6) 08/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (August 28, 2020), or a fine of \$250, per day, will begin on the 11th day (August 29, 2020) 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 18, 2020 at 1:30 PM

Case Number: 19-00218
Code Officer: Dave Whitty
Address of Property: 27 N Binion Road
Respondent: Kenneth and Bonnie Sumner
Parcel ID Number: 07-21-28-0000-00-009

NOTICES:

- 1) 10/22/19 Warning Notice mailed.
- 2) 05/14/20 2nd Notice mailed.
- 3) 08/06/20 Notice of Hearing mailed certified.
- 4) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.7: Fence in disrepair.
- 2) Chapter 3, Section 304.1: Exterior of a structure shall be maintained in good repair.
- 3) Chapter 3, Section 304.2: Protective treatment.
- 4) Chapter 3, Section 304.14: Screening in disrepair.
- 5) Chapter 3, Section 308.1: Junk, trash, and debris.

Violation: Exterior walls of greenhouses have rust stains. There is damaged screening in the shade houses. There is a pile of wood and damaged chain link fencing.

Corrective action: Remove the rust stains from exterior walls of the greenhouses. Properly repair or replace all of the torn screening. Remove the pile of wood. Properly repair or remove the damaged fence.

Notes: I have spoken to Mr. Sumner. He has done a lot, but there is more to do. A lot of time has passed, because of the COVID-19 Virus, but there has been no effort to complete the compliance process.

- 1) 05/06/19 Initial inspection.
- 2) 06/04/19 Follow up inspection.
- 3) 08/29/19 Re-inspection.
- 4) 10/18/19 Re-inspection.
- 5) 11/26/19 Re-inspection.
- 6) 12/19/19 Re-inspection.
- 7) 01/28/20 Re-inspection.
- 8) 03/06/20 Re-inspection.
- 9) 05/13/20 Re-inspection.
- 10) 07/21/20 Re-inspection.
- 11) 08/06/20 Re-inspection.
- 12) 08/13/20 Re-inspection.

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 2, 2020), or a fine of \$250, per day, per violation, will begin on the 16th day (September 3, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00269
Code Officer: Dave Whitty
Address of Property: 242 Lovell Lane
Respondent: Gerald T. Stubblefield
Parcel ID Number: 10-21-28-5262-00-270

NOTICES:

- 1) 06/09/20 Warning Notice mailed.
- 2) 06/27/20 2nd Warning Notice mailed.
- 3) 08/06/20 Notice of Hearing mailed certified.
- 4) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.04: Overgrown property.
- 2) Chapter 3, Section 302.7: Fence in disrepair (gate).
- 3) Chapter 3, Section 304.2: Mildew on exterior walls.

Violations: Mildew on exterior wall of residence, overgrown yard, and damaged gate.

Corrective action: Remove all mildew from the exterior walls, mow the overgrown yard, and properly repair the gate. Keep property maintained.

Notes: There has been no response from the property owner.

- 1) 06/08/20 Initial inspection.
- 2) 06/27/20 Follow up inspection.
- 3) 07/15/20 Re-inspection.
- 4) 08/06/20 Re-inspection.
- 5) 08/13/20 Re-inspection.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (August 28, 2020), or a fine of \$250 per day, per violation, will begin on the 11th day (August 29, 2020) 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 18, 2020 at 1:30 PM

Case Number: 20-00224
Code Officer: Dave Whitty
Address of Property: 734 South Central Avenue
Respondent: Geralde & Jude Meus
Parcel ID Number: 09-21-28-0196-80-220

NOTICES:

- 1) 05/06/20 Warning Notice mailed.
- 2) 07/11/20 2nd Warning Notice mailed.
- 3) 08/06/20 Notice of Hearing mailed certified.
- 4) 08/06/20 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.
- 2) Chapter 42, Article 4, Section 42-80: Graffiti is prohibited.

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 304.15: Exterior doors.

Violations: Overgrown property. Rotting wood on an exterior door of an out building. Graffiti on exterior wall of the building.

Corrective action: Cut/mow the overgrown property, replace the rotting wood on the exterior door or replace it. Remove all graffiti from the building.

Notes: I have not heard from the property owner.

- 1) 05/01/20 Initial inspection.
- 2) 05/26/20 Follow up inspection.
- 3) 07/11/20 Re-inspection.
- 4) 07/30/20 Re-inspection.
- 5) 08/06/20 Re-inspection.
- 6) 08/13/20 Re-inspection.

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 2, 2020), or a fine of \$250 per day, per violation will begin on the 16th day (September 3, 2020) 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 18, 2020 1:30 PM

Case Number: 18-00343
Code Officer: Bernard Jeanty
Address of Property: 1341 Jecenia Blossom Drive
Respondent: Wilmington Savings Fund Society FSB c/o SHD Legal Group PA
Parcel ID Number: 05-21-28-6691-02-780

NOTICES:

- 1) 07/10/18 Warning Notice mailed
- 2) 09/18/18 Case heard at Code Enforcement Hearing
- 3) 10/18/18 Property Compliance deadline
- 4) 01/15/19 Property re-inspected, property in compliance

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: Property having overgrown grass and weeds exceeding 12 inches in height.

Land Development Code (LDC)

- 1) Article 7, Section 7.01.08 (c): Fence in disrepair.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$22,250 fine to \$3,000. The reduction of fine to be paid within 10 days (August 28, 2020), or the fine will revert back to original amount of \$22,250.00.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY AUGUST 18, 2020 1:30 PM

Case Number: 19-00094
Code Officer: Bernard Jeanty
Address of Property: 2584 W Kelly Park Road
Respondent: Barnes J. Glenn Estate c/o Green Star Enterprises
Parcel ID Number: 18-20-28-0000-00-016

NOTICES:

- 1) 02/27/19 Warning Notice mailed
- 2) 03/19/19 Case heard at Code Enforcement Hearing
- 3) 04/18/19 Property Compliance deadline
- 4) 08/12/20 Property re-inspected, property in compliance

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: 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 2, Section 2.02.05: Unpermitted use in residential area.
- 2) Article 2, Section 2.02.01(7): Open and outside storage not permitted in a residential zone.
- 3) Article 6, Section 6.03.01 (f): Commercial Vehicle Prohibited.
- 4) Article 6, Section 6.03.01(f)(6): Inoperable/ unlicensed vehicles cannot be parked/ stored in residential districts
- 5) Article 7, Section 7.01.08 (c): Fence in disrepair.
- 6) Article 7, Section 7.02.04(A): In residential districts, boats, boat trailers, or recreational vehicles may be parked on the rear half of the lot, at least ten feet from the side lot line, and five feet from the rear lot line.

STAFF RECOMMENDATION:

That the Hearing Officer reduce the \$962,000.00 fine to \$10,100 The reduction of fine to be paid within 10 days (August 28, 2020), or the fine will revert back to original amount of \$962,000.00.