



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
August 18, 2015 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

None

BUILDING CODES

1. Case No. CE 001075-051415 – 626 E Sandpiper Street, Apopka, FL 32712; Parcel ID No. 03-21-28-0000-00-046 – Bernard Jeanty
2. Case No. CE 001074-051415 – 650 E Sandpiper Street, Apopka, FL 32712; Parcel ID No. 03-21-28-0000-00-073 – Bernard Jeanty
3. Case No. CE 001076-051415 – 700 E Sandpiper Street, Apopka, FL 32712; Parcel ID No. 03-21-28-0000-00-022 – Bernard Jeanty
4. Case No. CE 001072-051415 – 800 E Sandpiper Street, Apopka, FL 31712; Parcel ID No. 03-21-28-0000-00-047 – Bernard Jeanty
5. Case No. CE 001073-051415 – 1004 E Sandpiper Street, Apopka, FL 32712; Parcel ID No. 02-21-28-0000-00-106 – Bernard Jeanty
6. Case No. CE 001124-060815 – 566 Conure Street, Apopka, FL 32712; Parcel ID No. 04-21-28-5529-00-650 – Bernard Jeanty
7. Case No. CE 001084-051615 – 33 N Park Avenue, Apopka, FL 32703; Parcel ID No. 10-21-28-2200-00-030 – Bernard Jeanty

8. Case No. CE 001110-060215 – 580 Swallow Court, Apopka, FL 32712; Parcel ID No. 04-21-28-5529-00-560 – Bernard Jeanty

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 001098-051915 – 1142 Olympic Court, Apopka, FL 32712; Parcel ID No. 29-20-28-8261-00-560 – Bernard Jeanty
2. Case No. CE 001144-061815 – 1148 Lake Francis Drive, Apopka, FL 32712; Parcel ID No. 32-20-28-2518-07-040 – Bernard Jeanty

REDUCTION OF FINE REQUEST

NEXT MEETING DATE

ADJOURNMENT

All interested parties may appear and be heard with respect to this agenda. Please be advised that, under state law, if you decide to appeal any decision made by the City Council with respect to any matter considered at this meeting or hearing, you will need a record of the proceedings, and that, for such purpose, you may need to ensure that a verbatim record of the proceedings is made, which record includes a testimony and evidence upon which the appeal is to be based. The City of Apopka does not provide a verbatim record.

In accordance with the American with Disabilities Act (ADA), persons with disabilities needing a special accommodation to participate in any of these proceedings should contact the City Clerk's Office at 120 East Main Street, Apopka, FL 32703, telephone (407) 703-1704, no less than 48 hours prior to the proceeding.

Backup material for agenda item:

1. Case No. CE 001075-051415 – 626 E Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 03-21-28-0000-00-046 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001075-051415 **CODE OFFICER:** Bernard Jeanty

Respondent: Florida Land Trust No. 111 **PARCEL ID NO:** 03-21-28-0000-00-046
c/o Zda At Sandpiper LLC Trustee

Address of Property: 626 E Sandpiper Street

NOTICE:

05/14/2015 Courtesy Notice mailed
07/22/2015 Hearing Notice mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
08/03/2015 Hearing Notice reposted on property and City Hall, 120 E Main Street

SUMMARY:

This property is in violation of AMC, Ch. 22, Art V, Sec. 22-84(a); AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(e); IPMC, Ch. 3, Sec. 304.6; IPMC, Ch. 3, Sec. 304.13. The structure is uninhabitable, unsafe, and a public nuisance. The deterioration of the building is a danger to the health and safety of the general public. The dilapidated structure is unsound and a hazard to anyone who enters it. The owner has agreed and sent a letter stating he will demolish the structure and remove all junk and trash no later than October 31, 2015.

RECOMMENDATION:

Recommendation is a finding of Declaration of Nuisance on said property, in accordance with AMC, Ch. 42, Art II. The property owner has sent a letter outlining his actions toward the property to demolish existing structures and remove all junk and trash no later than October 31, 2015. After Finding of Nuisance, Staff recommends a continuance of this case to the first hearing after November 1, 2015. The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

2. Case No. CE 001074-051415 – 650 E Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 03-21-28-0000-00-073 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001074-051415 **CODE OFFICER:** Bernard Jeanty

Respondent: Florida Land Trust No. 111 **PARCEL ID NO:** 03-21-28-0000-00-073
c/o Zda At Sandpiper LLC Trustee

Address of Property: 650 E Sandpiper Street

NOTICE:

05/14/2015 Courtesy Notice mailed
07/22/2015 Hearing Notice mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
08/03/2015 Hearing Notice reposted on property and City Hall, 120 E Main Street

SUMMARY:

This property is in violation of AMC, Ch. 22, Art V, Sec. 22-84(a); AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(e); IPMC, Ch. 3, Sec. 304.6; IPMC, Ch. 3, Sec. 304.13. The structure is uninhabitable, unsafe, and a public nuisance. The deterioration of the building is a danger to the health and safety of the general public. The dilapidated structure is unsound and a hazard to anyone who enters it. The owner has agreed and sent a letter stating he will demolish the structure and remove all junk and trash no later than October 31, 2015.

RECOMMENDATION:

Recommendation is a finding of Declaration of Nuisance on said property, in accordance with AMC, Ch. 42, Art II. The property owner has sent a letter outlining his actions toward the property to demolish existing structures and remove all junk and trash no later than October 31, 2015. After Finding of Nuisance, Staff recommends a continuance of this case to the first hearing after November 1, 2015. The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

3. Case No. CE 001076-051415 – 700 E Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 03-21-28-0000-00-022 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001076-051415 **CODE OFFICER:** Bernard Jeanty

Respondent: Florida Land Trust No. 111 **PARCEL ID NO:** 03-21-28-0000-00-073
c/o Zda At Sandpiper LLC Trustee

Address of Property: 700 E Sandpiper Street

NOTICE:

05/14/2015 Courtesy Notice mailed
07/22/2015 Hearing Notice mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
08/03/2015 Hearing Notice reposted on property and City Hall, 120 E Main Street

SUMMARY:

This property is in violation of AMC, Ch. 22, Art V, Sec. 22-84(a); AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(e); IPMC, Ch. 3, Sec. 304.6; IPMC, Ch. 3, Sec. 304.13. The structure is uninhabitable, unsafe, and a public nuisance. The deterioration of the building is a danger to the health and safety of the general public. The dilapidated structure is unsound and a hazard to anyone who enters it. The owner has agreed and sent a letter stating he will demolish the structure and remove all junk and trash no later than October 31, 2015.

RECOMMENDATION:

Recommendation is a finding of Declaration of Nuisance on said property, in accordance with AMC, Ch. 42, Art II. The property owner has sent a letter outlining his actions toward the property to demolish existing structures and remove all junk and trash no later than October 31, 2015. After Finding of Nuisance, Staff recommends a continuance of this case to the first hearing after November 1, 2015. The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

4. Case No. CE 001072-051415 – 800 E Sandpiper Street, Apopka, FL 31712;
Parcel ID No. 03-21-28-0000-00-047 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001074-051415 **CODE OFFICER:** Bernard Jeanty

Respondent: Florida Land Trust No. 111 **PARCEL ID NO:** 03-21-28-0000-00-047
c/o Zda At Sandpiper LLC Trustee

Address of Property: 800 E Sandpiper Street

NOTICE:

05/14/2015 Courtesy Notice mailed
07/22/2015 Hearing Notice mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
08/03/2015 Hearing Notice reposted on property and City Hall, 120 E Main Street

SUMMARY:

This property is in violation of AMC, Ch. 22, Art V, Sec. 22-84(a); AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(e); IPMC, Ch. 3, Sec. 304.6; IPMC, Ch. 3, Sec. 304.13. The structure is uninhabitable, unsafe, and a public nuisance. The deterioration of the building is a danger to the health and safety of the general public. The dilapidated structure is unsound and a hazard to anyone who enters it. The owner has agreed and sent a letter stating he will demolish the structure and remove all junk and trash no later than October 31, 2015.

RECOMMENDATION:

Recommendation is a finding of Declaration of Nuisance on said property, in accordance with AMC, Ch. 42, Art II. The property owner has sent a letter outlining his actions toward the property to demolish existing structures and remove all junk and trash no later than October 31, 2015. After Finding of Nuisance, Staff recommends a continuance of this case to the first hearing after November 1, 2015. The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

5. Case No. CE 001073-051415 – 1004 E Sandpiper Street, Apopka, FL 32712;
Parcel ID No. 02-21-28-0000-00-106 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001073-051415 **CODE OFFICER:** Bernard Jeanty

Respondent: Florida Land Trust No. 111 **PARCEL ID NO:** 03-21-28-0000-00-106
c/o Zda At Sandpiper LLC Trustee

Address of Property: 1004 E Sandpiper Street

NOTICE:

05/14/2015 Courtesy Notice mailed
07/22/2015 Hearing Notice mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
08/03/2015 Hearing Notice reposted on property and City Hall, 120 E Main Street

SUMMARY:

This property is in violation of AMC, Ch. 22, Art V, Sec. 22-84(a); AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(e); IPMC, Ch. 3, Sec. 304.6; IPMC, Ch. 3, Sec. 304.13. The structure is uninhabitable, unsafe, and a public nuisance. The deterioration of the building is a danger to the health and safety of the general public. The dilapidated structure is unsound and a hazard to anyone who enters it. The owner has agreed and sent a letter stating he will demolish the structure and remove all junk and trash no later than October 31, 2015.

RECOMMENDATION:

Recommendation is a finding of Declaration of Nuisance on said property, in accordance with AMC, Ch. 42, Art II. The property owner has sent a letter outlining his actions toward the property to demolish existing structures and remove all junk and trash no later than October 31, 2015. After Finding of Nuisance, Staff recommends a continuance of this case to the first hearing after November 1, 2015. The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

6. Case No. CE 001124-060815 – 566 Conure Street, Apopka, FL 32712; Parcel ID No. 04-21-28-5529-00-650 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

<u>CASE NO:</u>	CE001124-060815	<u>CODE OFFICER:</u>	Bernard Jeanty
Respondent:	Dawn R Solarzano Jason G Gutierrez Roxanne LeBlanc	PARCEL ID NO:	04-21-28-5529-00-650
Address of Property: 566 Conure Street			

NOTICE:

07/22/2015 Notice of Hearing mailed
07/30/2015 Hearing Notice posted on property and City Hall, 120 E Main Street

SUMMARY:

IPMC, Ch. 3, Sec 302.8, Unlicensed vehicle

RECOMMENDATION:

Bring property into compliance, within 30 days, August 18, 2015; or a fine of \$250 per day will begin on August 19, 2015, and will continue until the property does come into compliance.

The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

7. Case No. CE 001084-051615 – 33 N Park Avenue, Apopka, FL 32703; Parcel ID No. 10-21-28-2200-00-030 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001084-051615 **CODE OFFICER:** Bernard Jeanty

Respondent: Park Avenue Child Care & Learning Center **PARCEL ID NO:** 10-21-28-2200-00-030

Address of Property: 33 N Park Avenue

NOTICE:

05/16/2015 Courtesy Notice mailed
06/22/2015 Hand delivered Notice of Violation Written Warning and Re-inspection Notice to Tabatha Jones, 33 N Park Avenue
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street
07/22/2015 Hand delivered Notice of Public Hearing to Princess Rhodes, 33 N Park Avenue

SUMMARY:

AMC, Ch. 22, Art V, Sec. 22-84(a)(3)(d), Falling away siding; AMC, Ch. 22 Art V, Sec. 22-84(a)(3)(e), Deterioration of the structure; IPMC, Ch. 3, Sec. 304.6; All exterior walls shall be free from holes and/or rotting material.

RECOMMENDATION:

Bring property into compliance, within 30 days, August 18, 2015; or a fine of \$250 per day will begin on August 19, 2015, and will continue until the property does come into compliance.

The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

8. Case No. CE 001110-060215 – 580 Swallow Court, Apopka, FL 32712; Parcel ID No. 04-21-28-5529-00-560 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001110-060215 **CODE OFFICER:** Bernard Jeanty
Respondent: Behrouz Azarsa **PARCEL ID NO:** 04-21-28-5529-00-560
Address of Property: 580 Swallow Court

NOTICE:

07/29/2015 Notice of Hearing mailed
07/30/2015 Hearing Notice posted on property and City Hall, 120 E Main Street

SUMMARY:

IPMC, Ch. 3, Sec 302.4, "High grass and weeds"; IPMC, Ch. 3, Sec. 302.8, Inoperative vehicle; IPMC, Ch. 3, Sec. 308.1, Junk and Trash

RECOMMENDATION:

Bring property into compliance, within 30 days, August 18, 2015; or a fine of \$250 per day will begin on August 19, 2015, and will continue until the property does come into compliance.

The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

1. Case No. CE 001098-051915 – 1142 Olympic Court, Apopka, FL 32712; Parcel ID No. 29-20-28-8261-00-560 – Bernard Jeanty



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

CASE NO: CE001098-051915 **CODE OFFICER:** Bernard Jeanty

Respondent: Hiram Turner, 1/3 Int **PARCEL ID NO:** 29-20-28-8261-00-560
Albert L. Turner, 1/3 Int
Linard H. Turner, 1/3 Int

Address of Property: 1142 Olympic Court

NOTICE:

07/22/2015 Hearing Notice Mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street

SUMMARY:

IPMC, Ch. 3, Sec. 304.13.1, All glazing materials shall be maintained free from cracks and holes; LDC, Art VII, Sec. 7.01.08(c), Fences shall be maintained in good repair.

RECOMMENDATION:

Bring property into compliance, within 30 days, August 18, 2015; or a fine of \$250 per day will begin on August 19, 2015, and will continue until the property does come into compliance.

The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.

Backup material for agenda item:

2. Case No. CE 001144-061815 – 1148 Lake Francis Drive, Apopka, FL 32712;
Parcel ID No. 32-20-28-2518-07-040 – Bernard Jeanty



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY, AUGUST 18, 2015
6:00 PM

<u>CASE NO:</u>	CE001144-061815	<u>CODE OFFICER:</u>	Bernard Jeanty
Respondent:	John C Rarick Olivia A Lowe	PARCEL ID NO:	32-20-28-2518-00-040

Address of Property: 1148 Lake Francis Drive

NOTICE:

06/18/2015 Courtesy Notice Mailed
07/22/2015 Hearing Notice posted on property and City Hall, 120 E Main Street

SUMMARY:

IPMC, Ch. 3, Sec. 302.4; Overgrowth; LDC, Art VII, Sec. 7.01.08(c), Walls and Fences; IPMC, Ch. 3, Sec. 303.1, Swimming Pools

RECOMMENDATION:

Bring property into compliance, within 30 days, August 18, 2015; or a fine of \$250 per day will begin on August 19, 2015, and will continue until the property does come into compliance.

The petitioner must contact Apopka Code Enforcement upon bringing the property into compliance for a re-inspection.