



AGENDA

**CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
December 18, 2018 @ 6:00 PM**

CALL TO ORDER

PARKING VIOLATIONS

NONE

BUILDING CODES

NONE

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case No. CE 18-00096 – 2856 Ponkan Summit Drive, Apopka, FL 32712;
Parcel ID No. 30-20-28-9139-00-130 – Bernard Jeanty
2. Case No. CE 18-00506 – 943 W Orange Blossom Trail, Apopka, FL 32712;
Parcel ID No. 05-21-28-0000-00-037 – Bernard Jeanty
3. Case No. CE 18-00504 – 453 Kee Street, Apopka, FL 32712;
Parcel ID No. 04-21-28-2195-00-230 – Bernard Jeanty
4. Case No. CE 18-00487 – 2741 Spicebush Loop, Apopka, FL 32712;
Parcel ID No. 30-20-28-0230-00-240 – Bernard Jeanty
5. Case No. CE 18-00491 – 424 E Welch Road, Apopka, FL 32712;
Parcel ID No. 34-20-28-9550-00-220 – Bernard Jeanty
6. Case No. CE 18-00518 – 32 W 4th Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-50-140 – Dave Whitty
7. Case No. CE 17-00287 – 1807 Wexham Blvd, Apopka, FL 32703;
Parcel ID No. 24-21-28-6907-00-770 – Dave Whitty

8. Case No. CE 18-00210 – 505 S Washington Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-40-162– Dave Whitty
9. Case No. CE 17-00278 – 1867 Piedmont Park Blvd, Apopka, FL 32703;
Parcel ID No. 24-21-28-6907-00-250– Dave Whitty

REDUCTION OF FINE REQUEST

NONE

NEXT MEETING DATE

ADJOURNMENT

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

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



CITY OF APOPKA CODE ENFORCEMENT HEARING

TUESDAY DECEMBER 18, 2018
6:00 PM

CASE NO:	18-00096	RESPONDENT:	Syed Wajid
CODE OFFICER:	Bernard Jeanty	PARCEL ID NO:	30-20-28-9139-00-130
ADDRESS OF PROPERTY:	2856 Ponkan Summit Drive.		

NOTICES:

11/29/18 Mailed warning notice.
11/30/18 Hearing notice mailed.
12/07/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art.VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.1, Sec. 108.1.3: Structure unfit for human occupancy.
IPMC, Ch.3, Sec. 308.1: Junk, trash and debris
IPMC, Ch.5, Sec.504.3: Plumbing System and Fixtures- Plumbing System Hazards.
IPMC, Ch.5, Sec.506.2: Sanitary Drainage System- Maintenance.
IPMC. Ch.3, Sec. 304.14: All Screening shall be maintained
IPMC. Ch.3, Sec. 303.2: Swimming Pools, Spas & Hot Tubs-Enclosures
LDC, Art. VII, Sec.7.01.08(c): Fence Maintenance.

Occupied residence without water and electricity, causing an unsafe, unsanitary, and unfit environment for human occupancy. There's junk and trash in the backyard including but not limited to boxes, tires, cups, egg cartons, and buckets. The fence is in disrepair. The pool in the backyard is not secured. The screen enclosure door is in disrepair and the screen is torn and has several holes in it.

11/29/18: I spoke to the property owner by phone and explained all the violations.
12/13/18: Re-inspection of 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, (January 17, 2019), or a fine of \$250 per day, per violation will begin on the 31st day (January 18, 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 DECEMBER 18, 2018
6:00 PM

CASE NO: 18-00506 **RESPONDENT:** Rockwell Development Group LLC
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 05-21-28-0000-00-037
ADDRESS OF PROPERTY: 943 W. Orange Blossom Trail

NOTICES:

09/23/18 Mailed warning notice.
12/07/18 Hearing notice mailed.
12/07/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art.VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 308.1: Junk, trash and debris.
LDC, Art. V, Sec.5.01.12: Arbor Regulation- Administration and Enforcement.

This property has been cited several times for the same violations, but has come into compliance before a hearing. The apartment complex has junk and trash throughout the property including tires, furniture, plastic, carpet padding, and other debris. The dumpster frequently has junk and trash outside the dumpster such as tires, furniture and garbage bags. Also several trees have been removed without an Arbor permit.

09/23/18: I spoke to the manager of the property about the violations.
10/05/18: Lt Brick and I walked the property with the manger Debbie and explained all the Violations.
10/05/18: I spoke to the property owner by phone and explained all the violations.
12/13/18: 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 30 days, (January 17, 2019), or a fine of \$250 per day will begin on the 31st day (January 18, 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 DECEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00504	<u>RESPONDENT:</u> David & Sonia Diaz
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u> 04-21-28-2195-00-230
<u>ADDRESS OF PROPERTY:</u>	453 Kee Street.	

NOTICES:

09/27/18 Mailed warning notice.
12/07/18 Hearing notice mailed.
12/07/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 304.7: Exterior Structures - Roofs and Drainage.

The roof on this house is in disrepair. The roof has a blue tarp over it due to it leaking when it rains.
Remedy: Repair leaking roof.

11/30/18: I called property owner by phone unable to leave a voicemail. Property owner has not set up the voicemail to receive messages.
12/13/18: 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 30 days, (January 17, 2019), or a fine of \$250 per day will begin on the 31st day (January 18, 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 DECEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00487	<u>RESPONDENT:</u>	Brahm Investments, LLC
<u>CODE OFFICER:</u>	Bernard Jeanty	<u>PARCEL ID NO:</u>	30-20-28-0230-00-240
<u>ADDRESS OF PROPERTY:</u>	2741 Spicebush Loop		

NOTICES:

10/10/18	Mailed warning notice.
12/07/18	Hearing notice mailed.
12/07/18	Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

LDC, Art. VII, Sec.7.01.08(c): Fence Maintenance.

The fence for this property is in disrepair in the backyard and missing several vinyl panels. The gate on the side of the house is off its hinges.

09/16/18: Tried to get in contact with Brahm Investments, unable to locate a contact person for the company.
12/13/18: Re-inspection of 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, (January 17, 2019), or a fine of \$250 per day will begin on the 31st day (January 18, 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 DECEMBER 18, 2018
6:00 PM

CASE NO: 18-00491 **RESPONDENT:** Hosseein Adeli
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 34-20-28-9550-00-220
ADDRESS OF PROPERTY: 424 E Welch Road.

NOTICES:

09/19/18 Written Notice mailed
12/07/18 Hearing notice mailed
12/07/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec 308.1: Junk, trash, and debris.
IPMC Ch.1, Sec. 108.1.1: Unsafe structure.
IPMC, Ch.1, Sec. 108.1.5: Dangerous structure or premises.

There is junk and trash on the property such as wood, metal, and other miscellaneous debris. The Nursery's structures are dilapidated. This is a public nuisance and it is dangerous for the kids that live in the two houses that are also located on the property.

10/03/18: Spoke to Jay Nooshin, who is the property manager for this location.
11/13/18: Spoke to Jay Nooshin, who is the property manager for this location.
12/04/18: Spoke to Jay Nooshin, who is the property manager for this location.
12/13/18: 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 (January 02, 2019), or a fine of \$250 per day will begin on the 16th day (January 03, 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, DECEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	18-00518	<u>RESPONDENT:</u>	Paul Manbahar
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	09-21-28-0196-50-140
<u>ADDRESS OF PROPERTY:</u>	32 W. 4 th Street.		

NOTICES:

10/10/18	Warning Notice mailed.
12/06/18	Notice of Hearing mailed.
12/06/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
12/06/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.1: Exterior property areas – Sanitation.
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
IPMC, Ch.3, Sec. 304.6: Exterior structures – Exterior walls (mildew, loose and rotting wood, old sign frame)
IPMC, Ch.3, Sec. 304.13: Exterior structures – Windows, skylights, and door frames (windows in disrepair)

This property has a church building on it. The building has mildew, loose, and rotting wood on the exterior walls. Property is overgrown with dead tree limbs. There is an old sign frame on front of the building and there is trash on the property. There has been homeless, transient activity, as well.

11/27/18: Nothing has been done. Property continues to be in violation.
12/06/18: I called and spoke with Mr. Manbahar, the property owner. I explained all of the violations to him. He stated that the property was to have been maintained. He also said he will make a trip down, from New York, in order to get the property in compliance.
12/15/18: 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 by December 31, 2018, or a fine of \$250 per day will begin on January 1, 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, DECEMBER 18, 2018
6:00 PM

CASE NO:	17-00287	RESPONDENT:	New Penn Financial LLC
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	24-21-28-6907-00-770
ADDRESS OF PROPERTY:	1807 Wexham Blvd.		

NOTICES:

11/06/18	Warning Notice mailed.
12/06/18	Notice of Hearing mailed.
12/06/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
12/06/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
IPMC, Ch.3, Sec. 302.7: Exterior property areas – Accessory structures (fencing in disrepair).

This property is overgrown and the fence is in disrepair. There is a vacant house on the property.

09/17/18: Terry Conners called and stated that he is the representative for the bank that owns the property, and advised the property had been mowed.
09/19/18: Terry Conners called and stated that he needs 2 more weeks to repair the fencing.
10/10/18: I verified that the overgrown property was cut, but the fence continued to be in disrepair.
11/27/18: The fencing has not been repaired and the property is overgrown again.
12/15/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by cutting/mowing overgrown property, and properly repair the damaged, dilapidating fence. The property must come into compliance by January 1, 2019 and keep property maintained, or a fine of \$250 per day will begin on January 2, 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, DECEMBER 18, 2018
6:00 PM

CASE NO:	18-00210	RESPONDENT:	Lenora Sims
CODE OFFICER:	Dave Whitty	PARCEL ID NO:	09-21-28-0196-40-162
ADDRESS OF PROPERTY:	505 S. Washington Avenue.		

NOTICES:

05/09/18	Warning Notice mailed.
11/09/18	2 nd Warning Notice mailed.
12/06/18	Notice of Hearing mailed.
12/06/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
12/06/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.4: Overgrown property.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.
LDC, Art. II, Sec. 2.02.01(7): Open and outside storage not a permitted use in residential zone.

This property has unlicensed, inoperable vehicles, vehicle parts, bicycle parts, containers, bags of yard debris, wood, junk, trash, and debris. I have met with Ms. Sims and her grandson on the property, walked the property, and explained the violations to them.

12/15/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by removing all inoperable vehicles, including but not limited to, vehicle parts, bicycle parts, containers, yard debris, junk, trash, and misc. items from the property. The property must come into compliance by January 18, 2019 and keep property maintained, or a fine of \$250 per day will begin on January 19, 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, DECEMBER 18, 2018
6:00 PM

<u>CASE NO:</u>	17-00278	<u>RESPONDENT:</u>	Barbara M. Bowman
<u>CODE OFFICER:</u>	Dave Whitty	<u>PARCEL ID NO:</u>	24-21-28-6907-00-250
<u>ADDRESS OF PROPERTY:</u>	1867 Piedmont Park Blvd.		

NOTICES:

09/29/17	Warning Notice mailed.
10/10/18	2 nd Warning Notice mailed.
12/06/18	Notice of Hearing mailed.
12/06/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
12/06/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
IPMC, Ch.3, Sec. 302.7: Exterior Property Areas – Accessory Structures (fencing in disrepair).
IPMC, Ch.3, Sec. 303.1: Swimming pools (must be maintained).
IPMC, Ch.3, Sec. 304.6: Exterior walls in disrepair (hole in rear wall of house).

This property has fencing in disrepair, a large hole on the 2nd floor, rear exterior wall of the house. The back yard is overgrown and there is an in-ground pool with green, stagnate water.

10/10/18: Nothing has been done. Property continues to be in violation.
12/15/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance by January 18, 2019, and keep property maintained, or a fine of \$250 per day will begin on January 19, 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.