AGENDA

CITY OF APOPKA CODE ENFORCEMENT HEARING
CITY HALL COUNCIL CHAMBER
120 East Main Street – Apopka, FL 32703
July 17, 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 18-00171 – 524 Ryan Avenue, Apopka, FL 32712;
   Parcel ID No. 04-21-28-0202-01-220 – Bernard Jeanty

2. Case No. CE 18-00082 – 23 E Albatross Street, Apopka, FL 32712
   Parcel ID No. 04-21-28-0225-01-130 – Bernard Jeanty

3. Case No. CE 18-00173 – 372 Breezeway Drive, Apopka, FL 32712;
   Parcel ID No. 04-21-28-6139-01-130 – Bernard Jeanty

4. Case No. CE 18-00175 – 3902 Greenock Court, Apopka, FL 32712;
   Parcel ID No. 21-20-28-8240-01-760 – Bernard Jeanty

5. Case No. CE 18-00224 – 1717 Fairhaven Court, Apopka, FL 32712;
   Parcel ID No. 34-20-28-9093-00-400 – Bernard Jeanty

6. Case No. CE 17-00396 – 70 W Michael Gladden Blvd, Apopka, FL 32703;
   Parcel ID No. 09-21-28-0196-80-532 – Dave Whitty

7. Case No. CE 17-00108 – 33 Davis Ct, Apopka, FL 32703;
   Parcel ID No. 09-21-28-0196-80-710 – Dave Whitty

8. Case No. CE 18-00219 – 107 S Central Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-20-040 – Dave Whitty

9. Case No. CE 18-00041 – 718 S Park Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-762 – Dave Whitty

10. Case No. CE 18-00303 – 165 W Michael Gladden Blvd, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-362 – Dave Whitty

11. Case No. CE 18-00300 – 917 Marvin C Zanders, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-533 – Dave Whitty

12. Case No. CE 18-00271 – 231 W 8TH Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-233 – Dave Whitty

13. Case No. CE 17-00138 – 233 W 8TH Street, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-70-234 – Dave Whitty

14. Case No. CE 18-00306 – 820 S Central Avenue, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-390 – Dave Whitty

15. Case No. CE 18-00052 – 31 W Michael Gladden Blvd, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-341 – Dave Whitty

16. Case No. CE 17-00367 – 485 E Main Street, Apopka, FL 32703;
Parcel ID No. 10-21-28-0000-00-090 – Dave Whitty

REDUCTION OF FINE REQUEST

1. Case No. Multiple – 51 E Michael Gladden Blvd, Apopka, FL 32703;
Parcel ID No. 09-21-28-0196-80-512 – Dave Whitty

NEXT MEETING DATE

August 21, 2018

ADJOURNMENT

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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 July 17, 2018
6:00 PM

CASE NO: 18-00171 **RESPONDENT:** Caldwell Shirley A
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-0202-01-220
ADDRESS OF PROPERTY: 524 Ryan Avenue

NOTICES:

04/12/18 Mailed warning notice.
07/02/18 Hearing notice mailed.
07/03/18 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. 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
IPMC, Ch.3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as mice, rats, snakes, and infestation dangerous to neighbors.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.
IPMC, Ch.3, Sec. 304.7: Exterior Structures- Roofs and Drainage.

This property has a dirty, green, unsanitary pool. This property has junk and trash, including tires, TV, and a fallen tree. The property has high grass and weeds. The vegetation is extremely overgrown in the front and the back of the house. The roof has a large hole.

04/12/18: I spoke to the property owner about the violations.
07/02/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (August 16, 2018), or a fine of $250 per day will begin on the 31st day, (August 17, 2018). Such fine shall continue until the property is in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY July 17, 2018
6:00 PM

CASE NO: 18-00082 **RESPONDENT:** Deutsche Bank National Trust Co Trustee
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-0225-01-130
ADDRESS OF PROPERTY: 23 E Albatross Street

NOTICES:

06/21/18 Mailed warning notice.
07/02/18 Hearing notice mailed.
07/03/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art.VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.
IPMC, Ch.3, Sec. 302.4: Overgrown, unkempt property.
IPMC, Ch.3, Sec.302.7: Fence in disrepair. Fence Maintenance.

This property has high grass and weeds in the backyard. The fence is in disrepair. The backyard has junk and trash, buckets, wood piles, and tree branches.

06/22/18: I spoke to Luz, a representative of Deutsche Bank about the violations.
07/11/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (August 16, 2018), or a fine of $250 per day will begin on the 31st day, (August 17, 2018). Such fine shall continue until the property is in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY July 17, 2018
6:00 PM

CASE NO: 18-00173 **RESPONDENT:** Kluge Maurice
CODE OFFICER: Bernard Jeanty **PARCEL ID NO:** 04-21-28-6139-01-130
ADDRESS OF PROPERTY: 372 Breezeway Drive

NOTICES:

04/18/18 Mailed warning notice.
07/02/18 Hearing notice mailed.
07/03/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art.VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.8: Dismantled inoperable vehicle w/o tag.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.

This property has two non-operational vehicles in the driveway with expired tags. One black VW Jetta tag BNHQ13, expired on 11/17. A Pontiac with an expired Georgia tag BZB2815, expired 11/17. Junk and trash, wood, furniture, and metals in the front and side of the house.

04/18/18: I spoke to the property owner about the violations.
07/12/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (August 16, 2018), or a fine of $250 per day will begin on the 31st day (August 17, 2018). Such fine shall continue until the property is in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY July 17, 2018
6:00 PM

CASE NO: 18-00175
CODE OFFICER: Bernard Jeanty
ADDRESS OF PROPERTY: 3902 Greenock Court
RESPONDENT: Burrell Dudley B Trust
PARCEL ID NO: 21-20-28-8240-01-760

NOTICES:

04/18/18 Mailed warning notice.
07/02/18 Hearing notice mailed.
07/03/18 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. 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
IPMC, Ch.5, Sec.501.2: Plumbing Facilities and Fixtures Requirements- Shall be properly connected to public or approved water system.
IPMC, Ch.3, Sec.304.14: All screening shall be maintained.

This property has been cited in the past, but has not been taken to a hearing. The pool is green and unsanitary.
The pool screen enclosure is damaged. The outside pool bathroom has a broken toilet and the door has broken glass

04/18/18: Spoke to property owner about the violation.
07/12/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (August 16, 2018), or a fine of $250 per day will begin on the 31st day, (August 17, 2018). Such fine shall continue until the property is in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY July 17, 2018
6:00 PM

CASE NO: 18-00224
CODE OFFICER: Bernard Jeanty
ADDRESS OF PROPERTY: 1717 Fairhaven Court

RESPONDENT: U S Bank National Assn Trustee
PARCEL ID NO: 34-20-28-9093-00-400

NOTICES:

05/08/18 First notice mailed.
06/21/18 Second warning notice mailed.
07/02/18 Hearing notice mailed.
07/03/18 Notice of Hearing posted on property and at City Hall, 120 E Main Street, Apopka, FL 32703.

SUMMARY:

AMC, Ch.22, Art.VI, Sec 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 308.1: Junk, trash, debris.
IPMC, Ch.5, Sec. 503.4: Toilet Rooms- Floor Surface.
IPMC, Ch.3, Sec. 305.3: Interior Structure-Interior Surfaces.
IPMC, Ch.3, Sec. 305.1.1: Interior Structure- Unsafe Conditions storage of refuse; unlawful deposit or accumulation of waste.
IPMC, Ch.3, Sec.302.4: Overgrown, unkempt property that harbors pests, such as mice, rats, snakes and infestation dangerous to neighbors.

This property has blood in the interior of the house, electric wires exposed, holes in the walls, dog waste on the floor, and tiles missing from the tub in the bathroom. The interior of this property is unsanitary. There's junk and trash in the driveway, including trash bags and plant pots. A dead tree in the backyard. High grass and weeds in the front and rear of the property.

05/09/18: Lt Brick spoke to a bank representative about the violations.
07/12/18: Re-inspection of property.

STAFF RECOMMENDATION:

That the Hearing Officer finds that this property is in violation of the above ordinance. The property must come into compliance within 30 days, (August 16, 2018), or a fine of $250 per day will begin on the 31st day, (August 17, 2018). Such fine shall continue until the property is in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 17-00396 **RESPONDENT:** Derrick Bates
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-80-532
ADDRESS OF PROPERTY: 70 W. Michael Gladden Blvd.

NOTICES:

05/29/18 Warning Notice mailed.
07/05/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0223).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 304.6: Exterior walls in need of repair.
IPMC, Ch.3, Sec. 304.9: Exterior window awnings are rusted.
IPMC, Ch. 3, Sec. 302.7: Fence in disrepair.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property.

Property has an old house that has rusted awnings, exterior walls that are in need of repair, and the property is overgrown. The fence is in disrepair. I have left messages for the owner to call me, but no response.

07/14/18: 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 repairing the exterior walls of the house, cut/mow overgrown property, repair the fencing, and replace or remove the rusted awnings, within 15 days (August 1, 2018), and keep property maintained, or a fine of $250 per day, per violation will begin on the 16th day (August 2, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 17-00108
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 33 Davis Court.

RESPONDENT: Bridgewell Capital LLC
PARCEL ID NO: 09-21-28-0196-80-710

NOTICES:

01/31/18	Warning Notice mailed.
05/25/18	2nd Warning Notice mailed.
07/05/18	Notice of Hearing mailed (Certified # 91 7199 9991 7033 7913 0247).
07/05/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18	Notice of Hearing was posted on property.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.
IPMC, Ch. 3, Sec. 302.8: Inoperable vehicles.

Property is overgrown, vacant lot has an inoperable vehicle, junk, trash, misc. items, and debris. Residences across the street use this property to park vehicles and to store items, causing an attractive nuisance. I have been in contact with the company that owns this property. I suggested that they fill out a trespass authorization, and have it filed with the Apopka Police Dept. They have not done that, however, they have indicated that they want to get property in compliance. I have been in contact with the owner and they plan to get property in compliance.

07/14/18: 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 everything from this property, cut/mow the property, clean up and remove all junk, trash, misc. items, and debris within 15 days (August 1, 2018), and keep property maintained, or a fine of $250 per violation, per day will begin on the 16th day (August 2, 2018), if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00219 **RESPONDENT:** Melvin & June Cheever
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-20-040
ADDRESS OF PROPERTY: 107 S. Central Avenue.

NOTICES:

05/04/18 Warning Notice mailed.
07/05/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0230).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing was posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch.3, Sec. 302.1: Unkempt property.
IPMC, Ch.3, Sec. 302.8: Inoperable vehicles.
IPMC, Ch.3, Sec. 302.4: Overgrown.
IPMC, Ch.3, Sec. 304.2: Exterior walls.

This property has a rental house and detached garage on an overgrown, unkempt property, having inoperable vehicles, debris, mildew and/or mold, and peeling paint on the exterior walls of the buildings. I have been in contact with Mr. Cheever. He knows what has to get done and wants to comply.

07/14/18: 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, mowing property, removing all debris, and cleaning mildew and mold off of the buildings within 15 days (August 1, 2018), and keep property maintained, or a fine of $250 per day, per violation, will begin on the 16th day (August 2, 2018), if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, JULY 17, 2018
6:00 PM

CASE NO: 18-00041
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 718 S. Park Avenue.

RESPONDENT: Smart Services LLC
PARCEL ID NO: 09-21-28-0196-80-762

NOTICES:

12/14/17	Warning Notice mailed.
01/31/18	2nd Warning Notice mailed.
07/05/18	Notice of Hearing mailed (Certified # 91 7199 9991 7033 7913 0254)
07/05/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18	Notice of Hearing posted on property.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
AMC, Ch. IV, Sec.74-86: Business Tax Receipt Required.
AMC, Ch. 70, Art. I, Sec. 70-1: Obstruction of a public street.
LDC, Sec. 2.02.12: Unpermitted use in C-1 zoning.
IPMC, Ch. 3, Sec. 302.8: Dismantled inoperable vehicle without a current tag.
IPMC, Ch. 3, Sec. 302.1: Junk, trash, and debris.
IPMC, Ch. 3, Sec. 301.2: Owner and tenant's responsibility to keep property clean.
IPMC, Ch. 3, Sec. 304.13: Windows in disrepair.
IPMC, Ch. 3, Sec. 304.15: Exterior doors in disrepair.
IPMC, Ch. 3, Sec. 304.7: Roof damage and rotted wood.

This property has five (5) rental buildings/residences on it. The buildings are in need of repair and the property has violations including, but not limited to, vehicle parts, inoperable vehicles, junk, trash, misc. items and debris. There are broken windows, doors in disrepair, and a damaged roof having a blue tarp. Tenants have been operating a vehicle detailing business at this location, using the street to conduct this business without a City-issued license and obstructing traffic. Tenants have not been cooperative. The owner has not responded to Notices or phone calls. I have been trying to set up a meeting with the owner, at the property, to show and explain all of the violations.

07/14/18: 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, parts, junk, trash, debris, misc. items, and stop using property and street to conduct vehicle detailing. Properly repair all roofs, windows, and doors within 30 days (August 16, 2018), and keep property maintained, or a fine of $250 per violation, per day will begin on the 31st day (August 17, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property vio[illegible]s are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00303
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 165 W. Michael Gladden Blvd.
RESPONDENT: Lillian Ravenell
PARCEL ID NO: 09-21-28-0196-70-362

NOTICES:

06/21/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0353).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch. 42, Art. II, Sec. 42-40: Nuisance Abatement.
AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, overgrown, has not been maintained, and has become a nuisance. I have been in contact with Robert Willis, property manager, and let him know that the property needs to be cut and maintained.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (August 1, 2018) and keep the property maintained. Upon failure of the owner to comply that the Hearing Officer authorize employees of the City of Apopka or a contractor hired by the city to enter upon the property in violation and abate the listed violation(s) thereon, pursuant to the IPMC, Ch. 3, Sec. 302.4. The cost of such abatement will be recorded as a lien on the property, to be paid by the owner or agent responsible for the property. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00300
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 917 Marvin C. Zanders Avenue.
RESPONDENT: Lillian Ravenell
PARCEL ID NO: 09-21-28-0196-80-533

NOTICES:

06/21/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0339).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing was posted on property.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, severely overgrown, with vegetation over 3 ft. high, has not been maintained. I have been in contact with Robert Willis, property manager, and let him know that this property needs to be cut and maintained.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (Aug. 1, 2018) and keep the property maintained, pursuant to the IPMC, Ch. 3, Sec. 302.4, or a fine of $250 per day will begin on the 16th day (Aug. 2, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00271 **RESPONDENT:** Agatha Boyd
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-70-233
ADDRESS OF PROPERTY: 231 W. 8TH Street.

NOTICES:

06/21/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7912-9982).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch.22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: : Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, severely overgrown, with vegetation over 3 ft. high, has not been maintained, and has become a public nuisance. The property owner is in Jamaica, but I have been in contact with the owner's brother, Stanford. He stated that he will make arrangements to get this property cut. I let him know that it needs to be maintained.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (Aug. 1, 2018) and keep the property maintained, pursuant to the IPMC, Ch. 3, Sec. 302.4, or a fine of $250 per day will begin on the 16th day (Aug. 2, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 17-00138
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 233 W. 8th Street.

RESPONDENT: International General Business Group
PARCEL ID NO: 09-21-28-0196-70-234

NOTICES:

06/11/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0322).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing was posted on property.

SUMMARY:

AMC, Ch. , Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, severely overgrown, having vegetation over 3 ft. high, and has become a public nuisance. There has been no response from the property owner.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (Aug. 1, 2018) and keep the property maintained, pursuant to the IPMC, Ch. 3, Sec. 302.4 or a fine of $250 per day will begin on the 16th day (Aug. 2, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

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CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00306 **RESPONDENT:** George Dillon
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-80-390
ADDRESS OF PROPERTY: 820 S. Central Avenue.

NOTICES:

06/21/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0346).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch. 42, Art. II, Sec. 42-40: Nuisance Abatement.
AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, severely overgrown, with vegetation over 3 ft. high and has become a public nuisance. There has been no response from the property owner.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (August 1, 2018) and keep the property maintained. Upon failure of the owner to comply that the Hearing Officer authorize employees of the City of Apopka or a contractor hired by the city to enter upon the property in violation and abate the listed violation(s) thereon, pursuant to the IPMC, Ch. 3, Sec. 302.4. The cost of such abatement will be recorded as a lien on the property, to be paid by the owner or agent responsible for the property. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 18-00052 **RESPONDENT:** Retha M. Preston
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-80-341
ADDRESS OF PROPERTY: 31 W. Michael Gladden Blvd.

NOTICES:

06/21/18 Warning Notice mailed.
06/30/18 Notice of Hearing mailed (Certified # 91-7199-9991-7033-7913-0308).
07/05/18 Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18 Notice of Hearing posted on property.

SUMMARY:

AMC, Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors.

This property is vacant, severely overgrown, having vegetation over 3ft. high, dead trees, tree debris and has become a public nuisance. I have been in contact with the owner, Retha Preston. I told her that the property needs to be cut, tree debris removed, and property maintained.

07/14/18: Re-inspection of property.

STAFF RECOMMENDATION:

The Hearing Officer find that this property is in violation of the above ordinance(s). The property must come into compliance within 15 days (Aug. 1, 2018) and keep the property maintained, pursuant to the IPMC, Ch. 3, Sec. 304.2, or a fine of $250 per day will begin on the 16th day (Aug. 2, 2018) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: 17-00367
CODE OFFICER: Dave Whitty
ADDRESS OF PROPERTY: 485 E. Main Street.
RESPONDENT: AAAA Partners LLC
PARCEL ID NO: 10-21-28-0000-00-090

NOTICES:

12/21/17	Warning Notice mailed.
02/26/18	2nd Warning Notice sent.
07/05/18	Notice of Hearing mailed (Certified # 91 7199 9991 7033 7913 0315).
07/05/18	Notice of Hearing posted at City Hall, 120 E Main Street, Apopka, FL 32703.
07/07/18	Notice of Hearing posted on property.

SUMMARY:

AMC**,** Ch. 22, Art. VI, Sec. 22-100: Adoption of the IPMC.
IPMC, Ch. 3, Sec. 302.4: Overgrown, unkempt property.
IPMC, Ch.3, Sec. 308.1: Trash and debris.

This property is a closed, vacant gas station with overgrown areas on the east side of property, and in the rear of building that harbors pests, such as, mice, rats, snakes and infestation dangerous to neighbors. The front has been taken care of. I have been in contact with the property owner and he was to get with his landscaper to take care of the rest.

07/14/18: 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 and trimming the property, and landscaping within 15 days (August 1, 2018), and keep property maintained, or a fine of $250 per day will begin on the 16th day (August 2, 2018), if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property at such time the property violations are cured.

CITY OF APOPKA
CODE ENFORCEMENT HEARING

TUESDAY, July 17, 2018
6:00 PM

CASE NO: Multiple **RESPONDENT:** Mattie Mobley Life Estate
CODE OFFICER: Dave Whitty **PARCEL ID NO:** 09-21-28-0196-80-512
ADDRESS OF PROPERTY: 51 E. Michael Gladden Blvd.

NOTICES:

April 27, 2004: CE Hearing (Case # 04-016)
October 17, 2006: CE Hearing (Case # 06-041)
June 24, 2014: CE Hearing (Case #08-00162)

SUMMARY:

AMC, Ch. 42, Art. II: Vacant, abandoned house on overgrown, unkempt property.

The property has been in violation on four separate occasions. This property had an old, vacant, abandoned, fire-damaged house on overgrown, unkempt property. In April 2004, property went to code enforcement hearing. In December 2006, the city had the house demolished and property cleaned up. In 2008, and currently, the overgrown vacant lot has not been maintained and continues to be overgrown accruing fines daily.

Each case had fines:

04-016 - $137,400
06-041 - $6,885 – Demolition
08-00162 - $319,950
17-00132 - $38,500
Totaling: $502,735

The property is under contract to be developed as a Dollar General. A Settlement offer was received for $12,500.

STAFF RECOMMENDATION:

That the Hearing Officer reduce all fines and liens on this property to $12,500, to be paid within 45 days, or all fines and liens will revert back to their original status.