APOPKA CODE ENFORCEMENT HEARING AGENDA

JUNE 21, 2022 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

1. Case Number. Code Enforcement 22-00017 – 105 W Magnolia Street, Apopka, FL 32703- Presented by Dave Whitty
2. Case Number. Code Enforcement 22-00099 – 73 W Orange Street, Apopka, FL 32703- Presented by Dave Whitty
3. Case Number. Code Enforcement 22-00150 – 485 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
4. Case Number. Code Enforcement 22-00237 – 814 Marvin C Zanders Avenue, Apopka, FL 32703- Presented by Dave Whitty
5. Case Number. Code Enforcement 22-00270 – 488 E Main Street, Apopka, FL 32703- Presented by Dave Whitty
6. Case Number. Code Enforcement 22-00273 – 948 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty
7. Case Number. Code Enforcement 21-00453 – 238 E 6th Street, Apopka, FL 32703- Presented by Dave Whitty
8. Case Number. Code Enforcement 22-00214 – 25 N Christiana Avenue, Apopka, FL 32703- Presented by Chris Smith
9. Case Number. Code Enforcement 22-00254 – 1212 S Binion Road, Apopka, FL 32703- Presented by Chris Smith
10. Case Number. Code Enforcement 22-00205 – Martin Place Boulevard, Apopka, FL 32712- Presented by Bernard Jeanty
11. Case Number. Code Enforcement 22-00202 – Kilmarnock Drive, Apopka, FL 32712- Presented by Bernard Jeanty
12. Case Number. Code Enforcement 22-00201 – 625 Rock Ridge Boulevard, Apopka, FL 32712- Presented by Bernard Jeanty
13. Case Number. Code Enforcement 22-00203 – Mt Berwick Drive, 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

Meeting Date: June 21, 2022
Case Number: 22-00017
Code Officer: David Whitty
Address of Property: 105 West Magnolia Street
Respondent: Dennis and Tina New
Parcel ID Number: 09-21-28-1944-00-142

NOTICES:

1. May 17, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 4, Section 4.2.2.C: Unpermitted use in MU-D zoning.

Violations:
Outside storage of containers, including but not limited to, fencing, wood, metals, plastics, tires, propane tanks, brick, pavers, old furniture, cement blocks, a water heater, PVC pipe, and hoses.

Corrective Action:
Remove all containers, fencing, wood, metals, plastics, tires, propane tanks, bricks, pavers, old furniture, cement blocks, water heater, PVC pipes, hoses, and all other items from the property. These items can be stored inside of a building, but cannot be stored outside.

Notes:
Lt. Brick and I walked around the property with the homeowner, and his son was close by. More than ample time has already been given. Mr. New was to have called me to inspect the property, but I have not heard from him.

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 (July 21, 2022), and remain in compliance, or a fine of $500 per day will begin on the 31st day (July 22, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00099
Code Officer: David Whitty
Address of Property: 73 West Orange Street
Respondent: John and Linda Voll
Parcel ID Number: 09-21-28-1972-02-370

NOTICES:

1. March 11, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a Residential Zoning District.

Violations:
Outside storage, including but not limited to, a ladder, containers, hoses, and other items. Overgrown yard with tree debris.

Corrective Action:
Cut/mow the overgrown yard, remove the tree debris. Put the ladder, containers, hoses, etc. inside of a building, or remove them from the property. Keep property maintained.

Notes:
I have not heard from the property owner.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance within 20 days (July 11, 2022), and remain in compliance, or a fine of $500 per day will begin on the 21st day (July 12, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00150
Code Officer: David Whitty
Address of Property: 485 East Main Street
Respondent: AAAA Partners LLC
Parcel ID Number: 10-21-28-0000-00-090

NOTICES:

1. April 6, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash and debris.

Violations:
Overgrown vegetation growing over the sidewalk. Accumulation of junk, trash and debris.

Corrective Action:
Cut back the vegetation from the sidewalk. The public sidewalk must be clear and maintained at all times.

Notes:
This is a repeat violation. I spoke with the property owner, Jamal Akbar, on May 12. He told me that he would take care of it immediately.

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 (July 1, 2022), and remain in compliance, or a fine of $500 per day will begin on the 11th day (July 2, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00237
Code Officer: David Whitty
Address of Property: 814 Marvin C. Zanders Avenue
Respondent: Florida Tax Lien Assets IV LLC
Parcel ID Number: 09-21-28-0196-70-384

NOTICES:

1. May 19, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:
Overgrown vacant lot.

Corrective Action:
Cut/mow the overgrown lot and keep it maintained.

Notes:
This is a repeat violation.

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 (July 1, 2022), and remain in compliance, or a fine of $1000 per day will begin on the 11th day (July 2, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00270
Code Officer: David Whitty
Address of Property: 488 East Main Street
Respondent: Spirit Master Funding X LLC
Parcel ID Number: 10-21-28-8652-04-010

NOTICES:

1. June 2, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

1. Article 5, Section 5.2.5.B.4: Landscaping and Buffer Standards: The landowner is responsible for the maintenance of landscaping.

Violations:
Junk, trash, and debris on the property. Low-hanging branches and vegetation in the west parking lot, and overgrown areas.

Corrective Action:
Remove all junk, trash, and debris. Cut the low-hanging branches and vegetation. Cut/mow overgrown areas.

Notes:
This is a repeat violation and an on-going problem.

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 (July 1, 2022), and remain in compliance, or a fine of $1000 per day, per violation will begin on the 11th day (July 2, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00273
Code Officer: David Whitty
Address of Property: 948 South Central Avenue
Respondent: Sung Yong Park
Parcel ID Number: 09-21-28-0196-80-837

NOTICES:

1. June 9, 2022 Warning Notice mailed.
2. June 9, 2022 Notice of Hearing mailed certified.
3. June 9, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Chapter 38, Article 2, Division 1, Section 38-57.b.1: Pattern of nuisance activity: Police
2. Article 5, Section 18-108: Adoption of the current IPMC.

International Property Maintenance Code (IPMC)

1. Chapter 1, Section [A] 110.1: Boarded up structure for over 1 year.
2. Chapter 3, Section 302.3: Sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions.
3. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
4. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
5. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
6. Chapter 3, Section 304.9: Overhang extensions shall be maintained in good repair and properly anchored
7. Chapter 3, Section 304.12: Handrails and guards shall be firmly fastened and shall be maintained in good condition.
8. Chapter 7, [BE] 702.1: General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

Land Development Code (LDC)

1. Appendix D, Section 3.9: Berms, Walls, Fences and Screening. All garbage dumpsters shall be screened from public streets and adjacent properties. Solid walls or fences and a gate constructed of a solid material are required for screening

Violations:
The Police Department has responded to three or more nuisance activities at the property within six months; or The Police Department has responded to seven or more nuisance activities at the property within one year. Property has become a nuisance property. Overgrown vegetation on the roof, boarded up windows, door, wood post beam for stairs rotten and warped, exterior stairs has structure cracks on the wall, stair case illegally blocked with a plywood, soffit/ overhand celling on the second floor in disrepair, garbage dumpster not enclosed, one of the railing woods just hanging with two nails.

Corrective Action:
Corrective action: Implement safeguards and methods in place, that will reduce the amount of loitering and unlawful activities. Remove overgrown vegetation on the roof and side of building, remove all boarded up windows and doors, replace damaged/warped/deteriorating wood post beam for stairs, repair or replace damaged/cracked exterior wall under stairs in rear of property, remove plywood blocking stairs in back, repair or replace damaged/falling soffit/ overhand celling on the second floor in rear of property, obtain a permit for dumpster enclosure and enclose garbage dumpster, and repair or replace loose/damaged handrailing in rear next to stairs.

Notes:
This property has well exceeded the amount of calls for service. There have been 26 calls to this location, from January 2022 through April 27, 2022. There have been 475 calls for service from June 1, 2021 through June 5, 2022.

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 (July 1, 2022), and remain in compliance, or a fine of $500 per day will begin on the 11th day (July 2, 2022) 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

Meeting Date: June 21, 2022
Case Number: 21-00453
Code Officer: David Whitty
Address of Property: 238 East 6th Street.
Respondent: Joseph McKee
Parcel ID Number: 09-21-28-0196-61-020

NOTICES:

1. May 23, 2022 Warning Notice mailed.
2. June 8, 2022 Notice of Hearing mailed certified.
3. June 8, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
2. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
3. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
4. Chapter 3, Section 304.7: Roofs, roof drains, rain gutters, and downspouts shall be maintained in good repair and free from obstructions.

Violations:
Overgrown vegetation, fallen trees, junk and trash, damaged exterior walls of the house, roof and window in disrepair.

Corrective Action:
Cut all overgrown areas of the property, remove the fallen trees and tree debris, properly repair the roof, exterior walls, and windows.

Notes:
I have been to the property a few times, and met with Mr. McKee. He has had some health issues, but has made some progress, just not enough in the time frame given.

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 (July 21, 2022), and remain in compliance, or a fine of $250 per day, per violation will begin on the 31st day (July 22, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00214
Code Officer: Chris Smith
Address of Property: 25 N Christiana Avenue
Respondent: SFR V TRANCHE 3 BORROWER LLC
Parcel ID Number: 10-21-28-5508-00-050

NOTICES:

1. May 18, 2022 Warning Notice mailed.
2. June 9, 2022 Notice of Hearing mailed certified.
3. June 9, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.5.9: Fences and walls require permits.

Violations:
Erecting fence without fence permit.

Corrective Action:
Obtain a fence permit from City Hall/2nd Floor/Building department.

Notes:
I have not heard from any owner or representative of this 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 (July 21, 2022), and remain in compliance, or a fine of $500 per day, will begin on the 31st day (July 22, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00254
Code Officer: Chris Smith
Address of Property: 1212 S Binion Rd
Respondent: Robbie Lee Ramsey
Parcel ID Number: 18-21-28-0000-00-006

NOTICES:

1. May 26, 2022 Warning Notice mailed.
2. June 9, 2022 Notice of Hearing mailed certified.
3. June 9, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. Chapter 18, Article 4, Sec.18-78: Uninhabitable, unsafe structure.

International Property Maintenance Code (IPMC)

1. Chapter 1, Section 111.1: Unsafe conditions. When a structure or equipment is found by the code official to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure shall be condemned pursuant to the provisions of this code.
2. Chapter 3, Section 301.2: The property owner shall not permit another person to occupy property that is unsanitary and unsafe.
3. Chapter 3, Section 302.4: Property having overgrown grass, weeds, and other vegetation exceeding 12 inches in height.
4. Chapter 3, Section 304.1: The exterior of a structure shall be maintained in good repair, structurally sound, and sanitary.
5. Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.
6. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
7. Chapter 5, Section 505.3: Water system -Supply.
8. Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.
9. Chapter 7, Section [BE] 702.1: General. A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the International Fire Code.

Land Development Code (AMC)

1. Article 4, Section 4.2.2.C: Unpermitted use in any Residential zoning.

Violations:

Trailer in back of property has multiple broken windows, exterior of the trailer has mold and mildew, there is open electrical boxes at the electrical pole behind trailer, the grass around the trailer is over 12 inches, there are transients living in and around sheds on property with open electrical wires running from the trailer, and there is no water for individuals living in the trailer. There are many items scattered throughout the property to include but not limited to loose trash, tires, auto parts, containers, appliances and miscellaneous items.

Corrective Action:

Cut high grass and weeds on property and around trailer, Supply water to trailer for tenants living inside trailer. Remove all individuals living in sheds and tents on the property. Repair or replace all broken and damaged windows on the trailer. Remove boards from windows on the trailer. Close and secure all open electrical around electrical box next to trailer and remove all extension cords and electrical running from trailer to the sheds and tents. Remove all loose trash, tires, auto parts, containers, appliances and miscellaneous items on property.

Notes:

This property is a public nuisance due to calls for service and personnel at this property. I contacted the owner in person at the property during my inspection along with Apopka PD and CEO Whitty.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in repeat violation of the above ordinances. The property must come into compliance within 10 days (June 26, 2022), and remain in compliance, or a fine of $1,000 per day, per violation, will begin on the 11th day (July 02, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00205
Code Officer: Lt. Stephan Brick
Address of Property: Martin Place Boulevard
Respondent: Luis Reyes
Parcel ID Number: 04-21-28-5525-00-001

NOTICES:

1. May 5, 2022 Warning Notice mailed
2. June 10, 2022 Notice of Hearing mailed certified.
3. June 10, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Overgrown retention pond

Corrective Action:

Mow overgrowth of grass and weeds. Remove overgrown vegetation

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 15 days (July 6, 2022), or a fine of $500 per day will begin on the 16th day (July 7, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00202
Code Officer: Bernard Jeanty
Address of Property: Kilmarnock Drive
Respondent: Rock Springs Ridge Golf Club Inc
Parcel ID Number: 17-20-28-7404-00-004

NOTICES:

1. May 3, 2022 Warning Notice mailed
2. June 10, 2022 Notice of Hearing mailed certified.
3. June 10, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Overgrown golf course.

Corrective Action:

Mow overgrowth of grass and weeds.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 15 days (July 6, 2022), or a fine of $500 per day will begin on the 16th day (July 7, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00201
Code Officer: Bernard Jeanty
Address of Property: 625 Rock Ridge Boulevard
Respondent: Rock Springs Ridge Golf Club Inc.
Parcel ID Number: 17-20-28-7404-00-005

NOTICES:

1. May 3, 2022 Warning Notice mailed
2. June 10, 2022 Notice of Hearing mailed certified.
3. June 10, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Overgrown golf course.

Corrective Action:

Mow overgrowth of grass and weeds.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 15 days (July 6, 2022), or a fine of $500 per day will begin on the 16th day (July 7, 2022) 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

Meeting Date: June 21, 2022
Case Number: 22-00203
Code Officer: Bernard Jeanty
Address of Property: Mt Berwick Drive
Respondent: Rock Springs Ridge Golf Club Inc.
Parcel ID Number: 17-20-28-7404-00-001

NOTICES:

1. May 3, 2022 Warning Notice mailed
2. June 10, 2022 Notice of Hearing mailed certified.
3. June 10, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

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

Violations:

Overgrown Golf Course.

Corrective Action:

Mow overgrowth of grass and weeds.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinances. The property must come into compliance, and remain in compliance, within 15 days (July 6, 2022), or a fine of $500 per day will begin on the 16th day (July 7, 2022) 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.