



APOPKA CODE ENFORCEMENT HEARING AGENDA

**DECEMBER 13, 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 22-00563 – W Orange Blossom Trail, Apopka, FL 32712- Presented by Bernard Jeanty
- [2.](#) Case Number. Code Enforcement 22-00664 – 2639 Sheila Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [3.](#) Case Number. Code Enforcement 22-00602 – 2018 Sawgrass Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [4.](#) Case Number. Code Enforcement 22-00584 – 435 N Lake Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
- [5.](#) Case Number. Code Enforcement 22-00572 – 1123 Errol Parkway, Apopka, FL 32712- Presented by Bernard Jeanty
- [6.](#) Case Number. Code Enforcement 22-00239 – 344 W Ponkan Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [7.](#) Case Number. Code Enforcement 22-00606 – 2331 Cerberus Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [8.](#) Case Number. Code Enforcement 22-00626 – 625 Rock Ridge Boulevard (Taverna), Apopka, FL 32712- Presented by Bernard Jeanty
- [9.](#) Case Number. Code Enforcement 22-00627 – 973 Piedmont Oaks Drive, Apopka, FL 32703- Presented by Chris Smith
- [10.](#) Case Number. Code Enforcement 22-00541 – 1867 Piedmont Park Boulevard, Apopka, FL 32703- Presented by Chris Smith
- [11.](#) Case Number. Code Enforcement 22-00598 – 1035 Piedmont Oaks Drive, Apopka, FL 32703- Presented by Chris Smith
- [12.](#) Case Number. Code Enforcement 22-00612 – 814 Marvin C Zanders Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [13.](#) Case Number. Code Enforcement 22-00580 – 573 S Washington Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [14.](#) Case Number. Code Enforcement 22-00525 – 723 Marvin C Zanders Avenue, Apopka, FL 32703- Presented by Dave Whitty

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: December 13, 2022

Case Number: 22-00563

Code Officer: Bernard Jeanty

Address of Property: W Orange Blossom Trail

Respondent: Racetrac Inc

Parcel ID Number: 05-21-28-7300-02-000

NOTICES:

1. September 1, 2022 Warning Notice mailed.
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

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: High grass and weeds.

Violations:

Property has high grass and weeds.

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 (December 28, 2022), or a fine of \$1,000 per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00664

Code Officer: Bernard Jeanty

Address of Property: 2639 Sheila Drive

Respondent: American Homes 4 Rent Properties Seven LLC

Parcel ID Number: 28-20-28-7145-01-100

NOTICES:

1. October 26, 2022 Warning Notice mailed.
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Property has several inoperable vehicles.

Corrective Action:

All vehicles must be operational and have a valid tag displayed.

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 (December 28, 2022), or a fine of \$1,000.00 per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00602

Code Officer: Bernard Jeanty

Address of Property: 2018 Sawgrass Drive

Respondent: Senquis Brayan M & Angelica M

Parcel ID Number: 31-20-28-5065-00-480

NOTICES:

1. September 21, 2022 Warning Notice mailed.
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

SUMMARY

Land Development Code (LDC)

1. Article 5, Section 5.5.4.I: Fences and wall must be maintained in good repair and in a safe, and attractive condition.

Violations:

Fence in disrepair.

Corrective Action:

Repair the fence.

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 (December 28, 2022), or a fine of \$500.00 per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00584

Code Officer: Bernard Jeanty

Address of Property: 435 North Lake Avenue

Respondent: Rizo-Rodriguez Antonio

Parcel ID Number: 04-21-28-2204-03-060

NOTICES:

1. September 8, 2022 Warning Notice mailed.
2. October 5, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

SUMMARY:

Apopka Municipal Code (AMC)

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

Violations:

Property has an addition without a building permit.

Corrective Action:

Obtain a building permit for the addition to the house.

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 (December 28, 2022), or a fine of \$500 per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00572

Code Officer: Bernard Jeanty

Address of Property: 1123 Errol Place Circle

Respondent: Lolly & Pops 3 LLC

Parcel ID Number: 05-21-28-2550-00-200

NOTICES:

1. September 1, 2022 Warning Notice mailed
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final Inspection.

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.
2. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a residential zone.
2. Article 5, Section 5.5.4.I: Fences and walls maintained in good repair.

Violations:

Property has several inoperable vehicles. Open and outside storage, junk and trash, fence in disrepair.

Corrective Action:

Remove junk and trash from the property. Cease open and outside storage and remove items. All vehicles must be operational and have a valid tag displayed. Repair the fence.

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 (December 28, 2022), or a fine of \$500 per violation, per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00239

Code Officer: Bernard Jeanty

Address of Property: 344 W Ponkan Road

Respondent: Emery Donald R & Annette M

Parcel ID Number: 28-20-28-0000-00-007

NOTICES:

1. May 24, 2022 Warning Notice mailed
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. Chapter 18, Article 4, Section 18-78: Uninhabitable, unsafe structure.
3. Chapter 38, Article 2, Section. 38-167: All abandoned property is considered a Public Nuisance.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.
2. Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
3. Chapter 1, Section(A)108.1.3: Structure unfit for human occupancy.
4. Chapter 3, Section 304.10: Every exterior stairway, deck, porch, and balcony shall be maintained structurally sound and in good repair.
5. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
6. Chapter 3, Section 304.4.13.1: Glazing materials shall be maintained free from cracks.
7. Chapter 3, Section 304.7: Roof and drainage: The roof and flashing shall be sound and tight.
8. Chapter 3, Section 305.1: The interior of a structure and equipment therein, shall be maintained in good repair, structurally sound, and in sanitary condition.
9. Chapter 3, Section 302.4: Property having high grass and weeds.
10. Chapter 6, Section 604.3: Electrical Facilities-Electrical system hazards.

Violations:

Property is unsafe and has broken glass, interior surfaces destroyed, roof damaged, stairs in disrepair. Junk and trash, high grass and weeds. Dilapidated structures. Inoperable pick up truck.

Corrective Action:

Demolish the structure with a demo permit or an engineer to evaluate structure and repair the structure with permits. Remove junk and trash. Mow overgrowth of grass and weeds. Remove inoperable vehicle from 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, and remain in compliance, within 30 days (January 12, 2023), or a fine of \$500 per violation, per day will begin on the 31st day (January 13, 2023) 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: December 13, 2022

Case Number: 22-00606

Code Officer: Bernard Jeanty

Address of Property: 2331 Cerberus Drive

Respondent: Ramirez Jose & Araceli Labra

Parcel ID Number: 29-20-28-8276-01-630

NOTICES:

1. September 21, 2022 Warning Notice mailed.
2. December 2, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Property has several inoperable vehicles.

Corrective Action:

All vehicles must be operational and have a valid tag displayed.

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 (December 28, 2022), or a fine of \$500.00 per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00626

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. September 1, 2022 Warning Notice mailed.
2. October 5, 2022 Notice of Hearing mailed certified.
3. December 2, 2022 Notice of Hearing posted at City Hall and on property.
4. December 8, 2022 Final inspection.

SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of the current IPMC.
2. Chapter 66, Article 5, Section 66-99: Business Tax Receipt is required.
3. Chapter 42, Article 4, Section 42-80: Graffiti.

International Property Maintenance Code (IPMC)

1. Chapter 3, Section 304.13.1: Glazing materials shall be maintained free from cracks and holes.
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 cracks and holes.
3. Chapter 1, Section (A) 110.1: Boarded up structure for more than a year.
4. Chapter 3, Section 304.1: Exterior of a structure shall be maintained in good repair, and sanitary condition.

Violations:

Property has debris. No business tax receipt. Graffiti, broken windows. Boarded up for more than a year. Large hole on the side of the business

Corrective Action:

Remove junk and trash from the property. Remove the graffiti, repair broken windows, remove the plywood on the window sill the large hole on the side of the main structure.

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 (December 28, 2022), or a fine of \$500 per violation, per day will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00627

Code Officer: Chris Smith

Address of Property: 973 PIEDMONT OAKS DRIVE

Respondent: MCH SFR PROPERTY OWNER 1 LLC

Parcel ID Number: 13-21-28-8615-00-390

NOTICES:

1. October 6, 2022 Warning Notice mailed.
2. November 22, 2022 Notice of Hearing mailed certified.
3. November 22, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 4, Section 4.4.4.L.1: Boats, boat trailers, RV's, personal utility trailers, and similar items may be parked only in the rear portion of a lot, at least 10ft from the side lot line and 5ft from the rear lot line.
2. Article 4, Section 4.4.4.L.4: Storing or parking boats, boat trailers, RV's, or utility trailers within a road right-of-way, swale, or front yard is prohibited.

Violations:

Utility trailer parked in front yard/driveway not permitted.

Corrective Action:

Move utility trailer with water container/hose to the rear of property, into garage, or remove from property.

Notes:

I spoke to the tenant on the phone and he informed me that he was planning on moving. The owner of the property called and stated that they would have the trailer removed. At this time the trailer is still there.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (December 28, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00541

Code Officer: Chris Smith

Address of Property: 1867 PIEDMONT PARK BLVD

Respondent: ARENA WHOLESALE INC

Parcel ID Number: 24-21-28-6907-00-250

NOTICES:

1. September 7, 2022 Warning Notice mailed.
2. November 22, 2022 Notice of Hearing mailed certified.
3. November 22, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

1. Article 5, Section 18-108: Adoption of current IPMC.
2. Chapter 18, Article 3, Section 18-48: A building permit is required.

International Property Maintenance Code (IPMC)

1. Chapter 1, 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 304.13: Every window, skylight, door and frame shall be kept in sound condition, good repair, and weather tight.
3. Chapter 3, Section 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.
4. Chapter 3, Section 303.2: Swimming pools, hot tubs, and spas shall be completely surrounded by a fence or barrier not less than 4 feet high, having self-latching gates or doors.
5. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.
6. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe, and sanitary condition.
7. Chapter 6, Section 604.3: Electrical System Hazards - Deterioration, inadequate, damaged, or unsafe service.

Violations:

Unsecured vacant property. Fire damaged rear of house, missing windows, unsecured pool, damaged wooden fence, dirty pool, damaged soffit on side/rear of house and hole in exterior rear of house/siding. Roof replaced without permit. Windows to back bedroom installed without permits. Open electrical on exterior above garage door.

Corrective Action:

Repair or replace wooden fence surrounding property to property enclose pool. Secure all windows in doors to vacant house. Clean and properly maintain pool. Repair or replace all damaged/missing windows on side of house. Repair or replace all damaged/missing soffit on side of house. Obtain and finalize roof permit for the roof replacement. Obtain all necessary permits for the 2 windows.

Notes:

I contacted the owner when he took over the property, but the house is still in the same condition.

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 12, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 31st day (January 13, 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: December 13, 2022

Case Number: 22-00598

Code Officer: Chris Smith

Address of Property: 1035 PIEDMONT OAKS DRIVE

Respondent: RITA TAYLOR

Parcel ID Number: 13-21-28-8615-00-140

NOTICES:

1. September 14, 2022 Warning Notice mailed.
2. November 22, 2022 Notice of Hearing mailed certified.
3. November 22, 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:

Fence erected without a permit.

Corrective Action:

Obtain a fence permit or remove newly erected fence in its entirety. Fence permit can be obtained at Apopka City Hall (120 E. Main St), 2nd Floor, Community Development.

Notes:

I contacted the owner on day of the initial inspection. The owner attempted to get a permit, but the permit was denied.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (December 28, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 16th day (December 29, 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: December 13, 2022

Case Number: 22-00612

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. October 14, 2022 Warning Notice mailed.
2. November 30, 2022 Notice of Hearing mailed certified.
3. November 30, 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 property. Keep property maintained.

Notes:

There has been no response 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 10 days (December 23, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 11th day (December 24, 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: December 13, 2022

Case Number: 22-00580

Code Officer: David Whitty

Address of Property: 573 South Washington Avenue

Respondent: Vivian P. Fling

Parcel ID Number: 09-21-28-0196-40-166

NOTICES:

1. September 7, 2022 Warning Notice mailed.
2. November 23, 2022 Notice of Hearing mailed certified.
3. November 30, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Inoperable, unlicensed vehicles.

Corrective Action:

Make all vehicles operable with valid tags, or put them inside the garage, or remove them.

Notes:

I have been in contact with 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 (January 2, 2023), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 21st day (January 3, 2023) 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: December 13, 2022

Case Number: 22-00525

Code Officer: David Whitty

Address of Property: 723 Marvin C. Zanders Avenue

Respondent: Eugene A. Smith, Jr.

Parcel ID Number: 09-21-28-0196-80-101

NOTICES:

1. October 12, 2022 Warning Notice mailed.
2. November 30, 2022 Notice of Hearing mailed certified.
3. November 30, 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 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.

Violations:

Inoperable, unlicensed motorhome.

Corrective Action:

Make the motorhome operable with a valid tag, or remove it.

Notes:

On November 8, Mr. Smith called and left a message, stating that the motorhome runs, has a tag, and that he will show me that the RV is operable. I have not been able to talk with the property owner. I left cards, and phone messages.

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 (December 23, 2022), and remain in compliance, or a fine of \$500 per day, will begin on the 11th day (December 24, 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.