



APOPKA CODE ENFORCEMENT HEARING AGENDA

MAY 24, 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 22-00138 – 150 E Welch Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [2.](#) Case Number. Code Enforcement 22-00080 – 13 W Sandpiper Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [3.](#) Case Number. Code Enforcement 22-00089 – 2332 Partnership Hills Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [4.](#) Case Number. Code Enforcement 22-00156 – 555 N Lake Avenue, Apopka, FL 32712- Presented by Bernard Jeanty
- [5.](#) Case Number. Code Enforcement 22-00168 – 2107 Country Side Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [6.](#) Case Number. Code Enforcement 22-00108 – 1462 Glenmore Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [7.](#) Case Number. Code Enforcement 22-00114 – 313 Lake McCoy Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [8.](#) Case Number. Code Enforcement 22-00033 – 147 E Sandpiper Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [9.](#) Case Number. Code Enforcement 22-00064 – 590 Swallow Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [10.](#) Case Number. Code Enforcement 22-00140 – 625 Rock Ridge Boulevard, Apopka, FL 32712- Presented by Bernard Jeanty
- [11.](#) Case Number. Code Enforcement 22-00098 – 308 W Ponkan Road, Apopka, FL 32712- Presented by Bernard Jeanty
- [12.](#) Case Number. Code Enforcement 21-00696 – 942 Marvin C Zanders Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [13.](#) Case Number. Code Enforcement 21-00621 – 240 W 10th Street, Apopka, FL 32703- Presented by Dave Whitty
- [14.](#) Case Number. Code Enforcement 22-00009 – 140 W 5th Street, Apopka, FL 32703- Presented by Dave Whitty
- [15.](#) Case Number. Code Enforcement 22-00094 – 57 E Michael Gladden Boulevard, Apopka, FL 32703- Presented by Dave Whitty
- [16.](#) Case Number. BPL- 126654451– 1770 Waterbeach Court, Apopka, FL 32703- Presented by CJ Johnson
- [17.](#) Case Number. BPL- 126654454– 1526 Woodwind Drive, Apopka, FL 32703- Presented by CJ Johnson
- [18.](#) Case Number. BPL- 126654456– 558 Sparrow Court, Apopka, FL 32712- Presented by CJ Johnson
- [19.](#) Case Number. BPL- 126654457– 70 Jett Loop, Apopka, FL 32712- Presented by CJ Johnson
- [20.](#) Case Number. BPL- 126654459– 1449 Woodfield Oaks Drive, Apopka, FL 32703- Presented by CJ Johnson
- [21.](#) Case Number. BPL- 126654461– 2210 Windsor Crest Loop, Apopka, FL 32712- Presented by CJ Johnson
- [22.](#) Case Number. BPL- 126654462– 373 Autumn Drive, Apopka, FL 32712- Presented by CJ Johnson
- [23.](#) Case Number. BPL- 126654463– 3929 Long Branch Lane, Apopka, FL 32712- Presented by CJ Johnson
- [24.](#) Case Number. BPL- 126654464– 102 Central Avenue S, Apopka, FL 32703- Presented by CJ Johnson
- [25.](#) Case Number. BPL- 126654466 – 1159 Golf Point Loop, Apopka, FL 32712- Presented by CJ Johnson
- [26.](#) Case Number. BPL- 126654469 – 1404 Oak Place, Unit F, Apopka, FL 32712- Presented by CJ Johnson
- [27.](#) Case Number. BPL- 126654471– 925 Lexington Parkway, Apopka, FL 32712- Presented by CJ Johnson
- [28.](#) Case Number. BPL- 126654472– 316 Breezeway Drive, Apopka, FL 32712- Presented by CJ Johnson

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: May 24, 2022

Case Number: 22-00138

Code Officer: Bernard Jeanty

Address of Property: 150 E Welch Road

Respondent: Duke Energy Florida Incorporated

Parcel ID Number: 34-20-28-0000-00-004

NOTICES:

1. March 30, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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

Violations:

Junk and trash and debris

Corrective Action:

Remove junk and trash from the property.

Notes:

05/19/22 – Follow up inspection

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022

Case Number: 22-00080

Code Officer: Bernard Jeanty

Address of Property: 13 W Sandpiper Street

Respondent: Sandpiper 13 Trust

Parcel ID Number: 04-21-28-0225-05-270

NOTICES:

1. February 28, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
2. Chapter 1, Section (A) 108.1.1: Unsafe structure.
3. Chapter 3, Section 301.2: The property owner shall not permit another person to occupy property that is unsanitary and unsafe.
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 304.9: Overhang extensions shall be maintained in good repair and properly anchored.
7. Chapter 3, Section 304.7: Roofs, roof drains, rain gutters, and downspouts shall be maintained in a good repair and free from obstructions.
8. Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean, and sanitary condition.
9. Chapter 6, Section 604.3.2: Electrical facilities- Abatement of electrical hazards associated with fire exposure.
10. Chapter 3, Section 304.5: Foundation walls shall be maintained free from open cracks and breaks.

Violations:

Fire damaged house unsafe and Inhabitable. Roof in disrepair. Soffit and fascia in disrepair. Electrical wires causing hazard from the fire damage. Interior surfaces in disrepair. Broken windows. Exterior walls in disrepair. Ceiling in disrepair due to fire damage.

Corrective Action:

Obtain engineered plans, a contractor and permits. To repair all fire damage to the house. Repair the roof. Replace the windows. Repair the exterior walls, soffit, and fascia.

Notes:

05/19/22 – Follow up inspection.

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 (June 23, 2022), or a fine of \$500 per day will begin on the 31st day (June 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: May 24, 2022

Case Number: 22-00089

Code Officer: Bernard Jeanty

Address of Property: 2332 Partnership Hills Drive

Respondent: Luis Zelaya / Jose Osorio / Isabael Zelaya

Parcel ID Number: 31-20-28-6730-00-100

NOTICES:

1. March 3, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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 3, Section 18-48: A building permit is required.

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 5.1.5A.4: Commercial vehicles are prohibited on any public or private property in any Residential Zone.
2. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a residential zone.
3. Article 5 Section 5.5.6 A: Standard materials allowed for walls, and fences: Masonry, stone, ornamental iron, wood, vinyl, and composite materials
4. Article 5, Section 5.5.6 B: Prohibited materials for fencing

Violations:

Commercial dual axel truck. Addition to the house without a permit. Open and outside storage. Junk and trash. Storage of fencing material and metal sheets.

Corrective Action:

Remove commercial truck. Remove junk and trash. Obtain a building permit. Use the correct materials for the fence. Cease open and outside storage and remove all items.

Notes:

05/19/22 – Follow up inspection.

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 (June 23, 2022), or a fine of \$500 per day will begin on the 31st day (June 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: May 24, 2022

Case Number: 22-00156

Code Officer: Bernard Jeanty

Address of Property: 555 N Lake Avenue

Respondent: Dhaiti Jean R

Parcel ID Number: 04-21-28-0202-01-070

NOTICES:

1. April 8, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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.
2. Chapter 3, Section 304.14: Insect screens.
3. Chapter 3, Section 302.1: Exterior property and premises shall be maintained in a clean, safe and sanitary condition.
4. Chapter 3, Section 303.1: Swimming pools shall be maintained in a clean and sanitary condition, and in good repair.

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a residential zone.

Violations:

Open and outside storage. Junk and trash. Pool in unsanitary condition. Screen enclosure for the pool in disrepair.

Corrective Action:

Remove junk and trash. Cease open and outside storage and remove all items. The pool must be in clean condition. Repair screen enclosure for the pool.

Notes:

05/19/22 – Follow up inspection.

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 (June 23, 2022), or a fine of \$500 per day will begin on the 31st day (June 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: May 24, 2022

Case Number: 22-00168

Code Officer: Bernard Jeanty

Address of Property: 2107 Country Side Drive

Respondent: Ernesto Mariquit & Faith Gonzales

Parcel ID Number: 31-20-28-1802-00-170

NOTICES:

1. April 15, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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.
2. Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Violations:

Junk and trash, debris. Fence in disrepair.

Corrective Action:

Remove junk and trash. Repair the fence.

Notes:

05/19/22 – Follow up inspection.

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022

Case Number: 22-00108

Code Officer: Bernard Jeanty

Address of Property: 1462 Glenmore Drive

Respondent: Sisco Richard

Parcel ID Number: 31-20-28-2521-00-170

NOTICES:

1. March 14, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Violations:

Fence in disrepair.

Corrective Action:

Repair the fence.

Notes:

05/19/22 – Follow up inspection.

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022

Case Number: 22-00114

Code Officer: Bernard Jeanty

Address of Property: 313 Lake McCoy Drive

Respondent: Bradford Tiffane

Parcel ID Number: 03-21-28-4683-04-020

NOTICES:

1. March 17, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structurally sound, and in good repair.

Violations:

Fence in disrepair.

Corrective Action:

Repair the fence.

Notes:

05/19/22 – Follow up inspection.

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022

Case Number: 22-00033

Code Officer: Bernard Jeanty

Address of Property: 147 E Sandpiper Street

Respondent: Rosas Arana Sergio

Parcel ID Number: 03-21-28-0000-00-011

NOTICES:

1. January 27, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 4, Section 4.3.2.B: Open and outside storage not permitted in a CN or CR Commercial Zoning.

Violations:

Open and outside storage of building materials on a vacant lot.

Corrective Action:

Remove building material on the vacant lot.

Notes:

05/19/22 – Follow up inspection.

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022
Case Number: 22-00064
Code Officer: Bernard Jeanty
Address of Property: 590 Swallow Court
Respondent: Kemroy Wallace
Parcel ID Number: 04-21-28-5529-00-540

NOTICES:

1. February 17, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 2022 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

1. Article 5, Section 5.1.5.A.4: Commercial vehicles are prohibited on any public or private property in any residential zone.

Violations:

Having a commercial vehicle in a residential zone.

Corrective Action:

Cease parking commercial vehicle in a residential zone.

Notes:

05/19/22 – Follow up inspection.

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 7 days (May 31, 2022), or a fine of \$500 per day will begin on the 8th day (June 1, 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: May 24, 2022

Case Number: 22-00140

Code Officer: Bernard Jeanty

Address of Property: 625 Rock Ridge Boulevard

Respondent: Rock Springs Ridge Golf Club Incorporated

Parcel ID Number: 17-20-28-7404-00-005

NOTICES:

1. March 30, 2022 Warning Notice mailed
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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

Violations:

Junk and trash and debris.

Corrective Action:

Remove junk and trash from the property.

Notes:

05/19/22 – Follow up inspection.

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 10 days (June 3, 2022), or a fine of \$500 per day will begin on the 11th day (June 4, 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: May 24, 2022

Case Number: 22-00098

Code Officer: Bernard Jeanty

Address of Property: 308 W Ponkan Road

Respondent: Harbert Investments LLC

Parcel ID Number: 28-20-28-0000-00-045

NOTICES:

1. March 10, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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

Violations:

Junk and trash and debris

Corrective Action:

Remove junk and trash from the property.

Notes:

05/19/22 – Follow up inspection.

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 (June 8, 2022), or a fine of \$500 per day will begin on the 16th day (June 9, 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: May 24, 2022

Case Number: 21-00696

Code Officer: David Whitty

Address of Property: 942 Marvin C Zanders Avenue

Respondent: Royal Trust INC

Parcel ID Number: 09-21-28-0196-70-181

NOTICES:

1. December 16, 2021 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles shall not be parked, kept, or stored on any premises.
2. Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
3. 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.
4. Chapter 5, Section 504.1: Plumbing systems and fixtures - General.
5. Chapter 5, Section 506.2: Sanitary drainage system - Maintenance.
6. Chapter 6, Section 605.1: Electrical equipment - Installation.
7. Chapter 3, Section 305.6: Every interior door shall open and close properly.

Violations:

Converted a single-family dwelling into a duplex without permits or City approval. Each unit has a tenant, but no Certificate of Occupancy has been issued. There are no permits for the new electrical and plumbing installations. The ground can be seen from interior floors. The refrigerator does not get cold enough. The electrical outlets produce sparks. The water does not drain properly. The exterior porch light does not work. There is loose siding on the side of residence.

Corrective Action:

Obtain a permit for converting this house into a duplex, or change it back to its original single-family dwelling. Obtain electrical and plumbing permits. Make sure that all electrical equipment and plumbing fixtures are working properly. Properly repair the areas of the floors that have holes. Make sure that the

refrigerator gets cold enough, or have it replaced. Make sure that the electrical outlets do not spark when used. Make sure that the front porch light works properly. Make sure that the water drains properly. Properly repair or replace the loose siding of the residence.

Notes:

I have been in contact with the owner and tenants of this 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 (June 8, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 16th day (June 9, 2022) if no 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: May 24, 2022

Case Number: 21-00621

Code Officer: David Whitty

Address of Property: 240 W 10th Street

Respondent: Sean Jones

Parcel ID Number: 16-21-28-0200-00-020

NOTICES:

1. November 4, 2021 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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.

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.
2. Chapter 3, Section 304.15: Exterior doors and assemblies shall be maintained in good repair.

Violations:

There is an abandoned, inoperative van in the yard. The garage door is damaged.

Corrective Action:

Remove the abandoned, inoperative van, and properly repair the garage door.

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 (June 23, 2022), and remain in compliance, or a fine of \$500 per day, per violation, will begin on the 31st day (June 24, 2022) if no 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: May 24, 2022

Case Number: 22-00009

Code Officer: David Whitty

Address of Property: 140 W 5th Street

Respondent: J&J Construction & Investments LLC

Parcel ID Number: 09-21-28-0196-40-164

NOTICES:

1. January 21, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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.

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 parcel.

Corrective Action:

Cut/mow overgrown property and keep it maintained.

Notes:

This property is a vacant lot. I have not heard from the property owner.

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 (June 23, 2022), and remain in compliance, or a fine of \$500 per day will begin on the 31st day (June 24, 2022) if no 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: May 24, 2022

Case Number: 22-00094

Code Officer: David Whitty

Address of Property: 57 E Michael Gladden Boulevard

Respondent: Linden House LLC

Parcel ID Number: 09-21-28-0196-80-520

NOTICES:

1. March 5, 2022 Warning Notice mailed.
2. May 12, 2022 Notice of Hearing mailed certified.
3. May 12, 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.

International Property Maintenance Code (IPMC)

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

Violations:

Trash on the ground around and outside the dumpster area.

Corrective Action:

Remove all of the trash in and around the dumpster. Keep this area and property clean.

Notes:

This property is the Dollar General. This is a consistent issue with trash, junk and debris in and around the dumpster area. I have been in contact with the manager in regards to this issue.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 10 days (June 3, 2022), and remain in compliance, or a fine of \$500 per day begin on the 11th day (June 4, 2022) if no 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: May 24, 2022

Case Number: BPL-126654451

Code Officer: Other

Address of Property: 1770 WATERBEACH CT APOPKA, FL 32703

Respondent: Citadel Enterprise Americas LLC f k a ResMae Mortgage Corporation

Parcel ID Number: 24-21-28-6907-01-650

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 29, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 6, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Citadel Enterprise Americas LLC f k a ResMae Mortgage Corporation has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 8/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654454

Code Officer: Other

Address of Property: 1526 WOODWIND DR APOPKA, FL 32703

Respondent: Fairwinds Credit Union

Parcel ID Number: 15-21-28-5570-00-680

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 28, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 5, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Fairwinds Credit Union has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 1/21/2021 totaling \$210 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654456

Code Officer: Other

Address of Property: 558 SPARROW CT APOPKA, FL 32712

Respondent: Flagstar Bank FSB

Parcel ID Number: 04-21-28-5525-00-440

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 2, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. Click or tap to enter a date. Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Flagstar Bank FSB has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 08/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654457

Code Officer: Other

Address of Property: 70 JETT LOOP APOPKA, FL 32712

Respondent: Flagstar Bank FSB

Parcel ID Number: 33-20-28-7828-00-440

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 2, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. Click or tap to enter a date. Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Flagstar Bank FSB has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 08/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654459

Code Officer: Other

Address of Property: 1449 WOODFIELD OAKS DR APOPKA, FL 32703

Respondent: Madison Alamosa HECM LLC

Parcel ID Number: 23-21-28-9483-00-420

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 2, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 9, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Madison Alamosa HECM LLC has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 2/2/2021 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654461

Code Officer: Other

Address of Property: 2210 WINDSOR CREST LOOP APOPKA, FL 32712

Respondent: Nationstar Mortgage LLC

Parcel ID Number: 31-20-28-2340-00-370

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 29, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 6, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Nationstar Mortgage LLC has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 8/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654462

Code Officer: Other

Address of Property: 373 AUTUMN DR APOPKA, FL 32712

Respondent: Nationstar Mortgage LLC

Parcel ID Number: 04-21-28-8402-00-330

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 29, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 6, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Nationstar Mortgage LLC has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 8/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654463

Code Officer: Other

Address of Property: 3929 LONG BRANCH LN APOPKA, FL 32712

Respondent: Nationwide Advantage Mortgage Company

Parcel ID Number: 17-20-28-7424-06-980

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 2, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 9, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Nationwide Advantage Mortgage Company has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 8/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654464

Code Officer: Other

Address of Property: 102 CENTRAL AVE S APOPKA, FL 32703

Respondent: Reverse Mortgage Solutions Inc

Parcel ID Number: 09-21-28-0196-20-030

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 2, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 9, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Reverse Mortgage Solutions Inc has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 6/4/2014 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654466

Code Officer: Other

Address of Property: 1159 GOLF POINT LOOP APOPKA, FL 32712

Respondent: US Bank National Association d b a US Bank Home Mortgage

Parcel ID Number: 32-20-28-2603-00-050

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 29, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 6, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") US Bank National Association d b a US Bank Home Mortgage has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 8/4/2010 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654469

Code Officer: Other

Address of Property: 1404 OAK PL UNIT F APOPKA, FL 32712

Respondent: US Bank National Association d b a US Bank National Association

Parcel ID Number: 32-20-28-2522-14-045

NOTICES:

1. April 29, 2022 Notice of violation.
2. April 29, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 6, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") US Bank National Association d b a US Bank National Association has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 2/15/2020 totaling \$200 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka

CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654471

Code Officer: Other

Address of Property: 925 LEXINGTON PKWY APOPKA, FL 32712

Respondent: Stanwich Mortgage Loan Trust I

Parcel ID Number: 05-21-28-1449-00-101

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 3, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 10, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Stanwich Mortgage Loan Trust I has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 2/8/2014 totaling \$210 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.



City of Apopka CODE ENFORCEMENT HEARING

Meeting Date: May 24, 2022

Case Number: BPL-126654472

Code Officer: Other

Address of Property: 316 BREEZEWAY DR APOPKA, FL 32712

Respondent: Stanwich Mortgage Loan Trust I

Parcel ID Number: 04-21-28-6139-01-050

NOTICES:

1. April 29, 2022 Notice of violation.
2. May 3, 2022 Service certified.
3. May 4, 2022 Notice of Hearing.
4. May 10, 2022 Service Certified.

SUMMARY:

Apopka Municipal Code (AMC)

1. City of Apopka's Ordinance No. 2860, amending the City of Apopka Code, Chapter 38, Article II, Division 5 "Registration, Maintenance and Security of Abandoned Real Property" (the "Ordinance") Stanwich Mortgage Loan Trust I has violated the Ordinance through its failure to register the Property with the City of Apopka's registry and / or pay applicable registration fees for registration period beginning on 7/23/2019 totaling \$210 in fees due.

STAFF RECOMMENDATION:

That the Hearing Officer find that RESPONDENT in violation of the above ordinance. RESPONDENT must come into compliance within 10 days, (June 3, 2022), or a fine of \$250 per day will begin on the 11th day, (June 4, 2022). Such fine shall continue until the property is brought into compliance.