



APOPKA CODE ENFORCEMENT HEARING AGENDA

APRIL 20, 2021 1:30 PM

APOPKA CITY HALL COUNCIL CHAMBERS

CALL TO ORDER

APOPKA MUNICIPAL CODES AND LAND DEVELOPMENT CODES COMBINED

- [1.](#) Case Number. Code Enforcement 21-00174 – 1104 Saddleback Ridge Road, Apopka, FL 32703- Presented by Dave Whitty
- [2.](#) Case Number. Code Enforcement 21-00177 – 2224 Pebblewood Drive, Apopka, FL 32703- Presented by Dave Whitty
- [3.](#) Case Number. Code Enforcement 21-00229 – 686 Caribou Court, Apopka, FL 32703- Presented by Dave Whitty
- [4.](#) Case Number. Code Enforcement 21-00136 – 233 Lovell Lane, Apopka, FL 32703- Presented by Dave Whitty
- [5.](#) Case Number. Code Enforcement 21-00132 – 726 Marvin C Zanders Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [6.](#) Case Number. Code Enforcement 21-00226 – 1570 Margarete Crescent Drive, Apopka, FL 32703- Presented by Dave Whitty
- [7.](#) Case Number. Code Enforcement 21-00020 – 204 Lovell Lane, Apopka, FL 32703- Presented by Dave Whitty
- [8.](#) Case Number. Code Enforcement 21-00019 – 603 E Cleveland Street, Apopka, FL 32703- Presented by Dave Whitty
- [9.](#) Case Number. Code Enforcement 21-00214 – 804 E 6th Street, Apopka, FL 32703- Presented by Dave Whitty
- [10.](#) Case Number. Code Enforcement 21-00213 – 815 E Semoran Boulevard (875), Apopka, FL 32703- Presented by Dave Whitty
- [11.](#) Case Number. Code Enforcement 21-00202 – 635 S Central Avenue, Apopka, FL 32703- Presented by Dave Whitty
- [12.](#) Case Number. Code Enforcement 21-00128 – 252 W Martin Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [13.](#) Case Number. Code Enforcement 21-00207 – 147 E Sandpiper Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [14.](#) Case Number. Code Enforcement 21-00209 – 2061 Nexus Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [15.](#) Case Number. Code Enforcement 21-00141 – 18 E Thrush Street, Apopka, FL 32712- Presented by Bernard Jeanty
- [16.](#) Case Number. Code Enforcement 21-00238 – 2215 Cerberus Drive, Apopka, FL 32712- Presented by Bernard Jeanty
- [17.](#) Case Number. Code Enforcement 21-00156 – 860 Charingstone Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [18.](#) Case Number. Code Enforcement 21-00211 – 2074 Nexus Court, Apopka, FL 32712- Presented by Bernard Jeanty
- [19.](#) Case Number. Code Enforcement 21-00153 – 111 Summerset Drive, Apopka, FL 32712- Presented by Bernard Jeanty

REDUCTION OF THE FINE REQUEST

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

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00174
Code Officer: Dave Whitty
Address of Property: 1104 Saddleback Ridge Road
Respondent: Charles & Judy Pafford
Parcel ID Number: 23-21-28-7964-00-610

NOTICES:

- 1) 02/04/21 Warning Notice mailed.
- 2) 03/10/21 2nd Notice mailed.
- 3) 04/08/21 Notice of Hearing mailed certified.
- 4) 04/08/21 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: Pattern of nuisance activities – Police.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2.C: Unpermitted use in Residential zoning without a Special Exemption.

Violation: Unpermitted rooming/boarding house in a Residential neighborhood. No Special Exemption has been approved. There have been multiple calls for service at this property, such as disturbances, fights, suspicious people and incidences, harassing Apopka Dispatchers, hang ups, mentally ill persons, threats, etc.

Corrective action: Remove all tenants, and convert this house back to it's original use as a Single Family Residence. A Code Enforcement Officer and a Police Officer must conduct a walk-thru, with the property owner or representative, to ensure compliance.

Notes: Police Officers have responded to 3 or more nuisance activities within 6 months, and 7 or more within 1 year.

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 15 days (May 5, 2021), or a fine of \$250 per day, per violation, will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00177
Code Officer: Dave Whitty
Address of Property: 2224 Pebblewood Drive
Respondent: Kellie M. Ellixson
Parcel ID Number: 23-21-28-1451-00-440

NOTICES:

- 1) 02/04/21 Warning Notice mailed.
- 2) 02/25/21 2nd Notice mailed.
- 3) 04/08/21 Notice of Hearing mailed certified.
- 4) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.
- 2) Chapter 70, Article I, Section 70-64: Parking over the sidewalk.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable pickup truck.

Violations: Inoperable pickup truck. Parking over the sidewalk.

Corrective action: Put the truck inside the garage, or make it operable, licensed, and off of the sidewalk, or remove it.

Notes: I have not heard from the property owner.

- 1) 04/16/21 Reinspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 10 days (April 30, 2021), or a fine of \$250 per day, per violation, will begin on the 11th day (May 1, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00229
Code Officer: Dave Whitty
Address of Property: 686 Caribou Court
Respondent: Dexter Jairam
Parcel ID Number: 15-21-28-5570-00-500

NOTICES:

- 1) 03/08/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Inoperable pickup truck.

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5.A.4: Commercial trailers are prohibited to be parked/stored in any Residential zoning.

Violation: Commercial trailers and an inoperable pickup truck parked/stored at residence.

Corrective action: Remove all commercial trailers. Make the truck operable, or put it inside the garage, or remove the truck.

Notes: I have not heard from the property owner.

- 1) 04/16/21 Initial inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance within 15 days (May 5, 2021), or a fine of \$250 per day, per violation, will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00136
Code Officer: Dave Whitty
Address of Property: 233 Lovell Lane
Respondent: Yue Ying Wang
Parcel ID Number: 10-21-28-5262-00-480

NOTICES:

- 1) 01/07/21 Warning Notice mailed.
- 2) 03/01/21 2nd Notice mailed.
- 3) 04/08/21 Notice of Hearing mailed certified.
- 4) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5.A.2: Vehicles shall not be parked in the front yard, except with a City-approved surface.

Violation: Parking vehicles in the front yard of residence.

Corrective action: Make a City-approved surface for parking vehicles, or cease parking vehicles in the front yard.

Notes:

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 10 days (April 30, 2021), or a fine of \$250 per day will begin on the 11th day (May 1, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00132
Code Officer: Dave Whitty
Address of Property: 726 Marvin C. Zanders Avenue
Respondent: Othellus Swift
Parcel ID Number: 09-21-28-0196-70-204

NOTICES:

- 1) 01/04/21 Warning Notice mailed.
- 2) 03/01/21 2nd Notice mailed.
- 3) 04/08/21 Notice of Hearing mailed certified.
- 4) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 302.8: Inoperable vehicles.

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2.B: Open and outside storage of vehicle parts.
- 2) Article 5, Section 5.5.6.A: Unpermitted fencing material.

Violations: Overgrown property, inoperable vehicles, open and outside storage of vehicle parts, and shade cloth being used as fencing.

Corrective action: Cut/mow the overgrown property, store all vehicle parts inside a structure or remove them, and make all vehicles operable or remove them.

Notes: I have been in contact with the property owner.

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 15 days (May 5, 2021), or a fine of \$250 per day, per violation, will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00226
Code Officer: Dave Whitty
Address of Property: 1570 Margarete Crescent Drive
Respondent: Zhengs Realty LLC
Parcel ID Number: 23-21-28-1753-01-180

NOTICES:

- 1) 03/09/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.4: Overgrown property.
- 2) Chapter 3, Section 302.7: Fences shall be maintained in good repair.
- 3) Chapter 3, Section 304.2: Protective treatment; mildew on exterior walls.
- 4) Chapter 3, Section 304.15: Exterior doors shall be maintained in good condition.

Violation: Overgrown property, garage door and fence in disrepair, mildew on exterior walls of house.

Corrective action: Cut the overgrown property, properly repair or replace the damaged garage door and fence. Remove all mildew from the walls of the house.

Notes:

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 10 days (April 30, 2021), or a fine of \$250 per day, per violation, will begin on the 11th day (May 1, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00020
Code Officer: Dave Whitty
Address of Property: 204 Lovell Lane
Respondent: Duane Kimbriel
Parcel ID Number: 10-21-28-5262-00-380

NOTICES:

- 1) 10/22/20 Warning Notice mailed.
- 2) 02/12/21 2nd Notice mailed.
- 3) 04/08/21 Notice of Hearing mailed certified.
- 4) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Land Development Code (LDC)

- 1) Article 5, Section 5.5.5.A: Height standards for walls and fences.

Violations: Fence over 4 feet high installed in front of the residence, without a permit.

Corrective action: Obtain a fence permit, and keep the fence 4 feet high, or remove the fence.

Notes: I have been in contact with the homeowner.

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 10 days (April 30, 2021), or a fine of \$250 per day, per violation will begin on the 11th day (May 1, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00019
Code Officer: Dave Whitty
Address of Property: 603 East Cleveland Street
Respondent: Eugene Wright & Bruce G Macwithey
Parcel ID Number: 15-21-28-3960-00-230

NOTICES:

- 1) 03/04/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2.C: Unpermitted use of Residential property.
- 2) Article 4, Section 4.3.2.B: Open and outside storage prohibited on Residential property.

Violation: Junk, trash, and debris scattered on property. Items and materials are being, openly, stored.

Corrective action: Remove all junk, trash, and debris. Remove all items and materials that are being stored in open areas of the property.

Notes: I have been in contact with the residents.

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 30 days (May 20, 2021), or a fine of \$250 per day, per violation, will begin on the 31st day (May 21, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00214
Code Officer: Dave Whitty
Address of Property: 804 East 6th Street
Respondent: Vsi Custom Homes LLC
Parcel ID Number: 10-21-28-8652-08-060

NOTICES:

- 1) 03/01/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2.C: Unpermitted use on a Residential zoned property.

Violation: Homeless camps, junk, trash, and debris on this wooded, vacant parcel.

Corrective action: Have all of the homeless people removed, along with all of their tents and belongings. Remove all junk, trash, and debris from the property.

Notes:

Property is approximately 2 acres.

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 15 days (May 5, 2021), or a fine of \$250 per day, per violation, will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00213
Code Officer: Dave Whitty
Address of Property: 815 E Semoran Blvd (875)
Respondent: Festival Properties Inc
Parcel ID Number: 10-21-28-0223-00-010

NOTICES:

- 1) 03/01/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Land Development Code (LDC)

- 1) Article 5, Section 5.10.4: Signs require permits.

Violation: Human sign without a permit.

Corrective action: Obtain a human sign permit, or stop having a human sign.

Notes:

- 1) 04/16/21 Re-inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 5 days (April 25, 2021), or a fine of \$250 per day will begin on the 6th day (April 26, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00202
Code Officer: Dave Whitty
Address of Property: 635 South Central Avenue
Respondent: Goberdhan Holdings LLC
Parcel ID Number: 09-21-28-0196-51-250

NOTICES:

- 1) 02/19/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

- 1) Article 5, Section 18-108: Adoption of the IPMC.
- 2) Chapter 38, Article 2, Division 5, Section 38-167: All abandoned property is considered a Public Nuisance.

International Property Maintenance Code (IPMC)

- 1) Chapter 1, Section [A] 110.1: Boarded up structure for over 1 year.
- 2) Chapter 3, Section 302.8: Dismantled, inoperative, unlicensed vehicle.
- 3) Chapter 3, Section 304.2: Protective treatment.
- 4) Chapter 3, Section [F] 304.3: Premises identification.
- 5) Chapter 3, Section 304.6: Exterior walls.

Violations: Vacant, abandoned building boarded up for over 1 year. Torn building wrap material, no address posted, an abandoned, inoperable vehicle.

Corrective action: Remove the abandoned, inoperable vehicle. Obtain permits to start work on this building, and start working on it, or demolish it.

Notes:

- 1) 04/16/21 Initial inspection of the property.

STAFF RECOMMENDATION:

That the Hearing Officer find that this property is in violation of the above ordinance. The property must come into compliance, and remain in compliance, within 30 days (May 20, 2021), or a fine of \$250 per day, per violation, will begin on the 31st day (May 21, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00128
Code Officer: Bernard Jeanty
Address of Property: 252 W Martin Street
Respondent: Avila Providencia
Parcel ID Number: 04-21-28-8410-01-960

NOTICES:

- 1) 12/30/20 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 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)

Chapter 3, Section 304.7: Roofs, roof drains, rain gutters must be maintained in good condition

Violation: Roof leaking with a gray tarp on the roof.

Corrective action: Repair the roof and remove the tarp.

Notes: I have spoke to the property owner's son about the violations several times

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00207
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) 02/24/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.5: Foundation walls shall be maintained free from open cracks and breaks.
- 2) Chapter 3, Section 304.7: Roofs, roof drains, rain gutters, and downspouts shall be maintained in good repair and free from obstructions.
- 3) Chapter 3, Section 304.6: Exterior walls shall be free from holes, breaks, loose, or rotting materials.
- 4) Chapter 3, Section 304.9: Overhang extensions shall be maintained in good repair and properly anchored.
- 5) Chapter 3, Section 305.3: Interior surfaces shall be maintained in good, clean and sanitary condition.
- 6) Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 4, Section. 4.2.2C: Unpermitted use in commercial zoning.

Violation: Work be performed without an active building permit. Junk and trash. Structure erected without a permit. Chickens, roosters, chicken coop and dilapidated exterior walls. Roof and interior in disrepair.

Corrective action: Obtain building permits for the work being performed then work may continue. Remove chicken, rooster and chicken coop. Remove junk and trash from the property.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day per violation will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00209
Code Officer: Bernard Jeanty
Address of Property: 2061 Nexus Court
Respondent: Velasco Edda & Oehlerts Cathy
Parcel ID Number: 31-20-28-5066-00-290

NOTICES:

- 1) 03/03/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Land Development Code (LDC)

- 1) Article 5, Section 5.5.4.I: Fences and walls shall be maintained in good repair.
- 2) Article 5, Section 5.5.9: Fences and walls require permits.
- 3) Article 5, Section 5.5.5.A: Height standards for fences and walls: Maximum height is 6ft for the side and rear of the structure, and a maximum height of 4 ft in front of the front building line.
- 4) Article 5, Section 5.5.8.A: Finished side of the fence to the outside.

Violation: Fence in disrepair. Fence is facing the wrong direction. Fence and shed erected without a building permit. The shed does not meet the setbacks. Fence in the rear and side are 8ft in height.

Corrective action: Obtain building permits for the fence and shed. Shed must meet the setbacks. Repair the fence, and install the fence with the smooth side facing outward.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00141
Code Officer: Bernard Jeanty
Address of Property: 18 E Thrush Street
Respondent: Peggy L Cook
Parcel ID Number: 04-21-28-0225-04-130

NOTICES:

- 1) 03/03/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.7: Roofs. Roof drains, rain gutters, and downspouts shall be maintained in good repair and free from obstructions.
- 2) Chapter 3, Section 302.7: Accessory structures, including detached garages, fences, and walls, shall be maintained, structures sound, 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 Zoning District.

Violation: Storing appliance in the driveway. Fence in disrepair. Roof with a tarp and leaking.

Corrective action: Cease open and outside storage and remove the items. Repair the roof and remove the tarp. Repair the fence.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00238
Code Officer: Bernard Jeanty
Address of Property: 2215 Cerberus Drive
Respondent: Margaret & Deborah Mc Elwee
Parcel ID Number: 29-20-28-8275-01-520

NOTICES:

- 1) 03/17/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles.
- 2) Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

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

Violation: Inoperable vehicle with an expired tag. Junk and trash on the property: Open and outside storage of chairs, pet carrier, metals and other miscellaneous items.

Corrective action: Cease open and outside storage and remove all items. Remove junk and trash from the property. Vehicle must be operational and have a valid tag displayed.

Notes:

- 1) 04/15/21 Follow up inspection.
- 2) Property owner has history of violations on this property and refuses to come in to compliance. Several attempts to try to talk to the property owner with negative results. She refuses to call me when I have left my card at the residence.

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 (May 5, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00156
Code Officer: Bernard Jeanty
Address of Property: 860 Charingstone Court
Respondent: Xiao Mei Yan
Parcel ID Number: 04-21-28-7098-00-320

NOTICES:

- 1) 03/17/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 302.8: Dismantled, inoperative, or unlicensed motor vehicles.
- 2) Chapter 3, Section 308.1: Accumulation of junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5.A.2: Vehicle shall not be parked in the front yard, except within an area whose surface is specifically prepared for parking and surfaced with concrete, asphalt, brick, gravel, or other similar materials clearly delineating such parking spaces.

Violation: Inoperable vehicle with an expired tag. Junk and trash on the property: Parking a vehicle in the front yard.

Corrective action: Remove junk and trash from the property. Vehicle must be operational and have a valid tag displayed. Vehicle must be parked on an improved surface.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00211
Code Officer: Bernard Jeanty
Address of Property: 2074 Nexus Court
Respondent: Esi LLC
Parcel ID Number: 31-20-28-5066-00-260

NOTICES:

- 1) 03/03/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.7: Roofs. Roof drains, rain gutters, and downspouts shall be maintained in good repair and free from obstructions.

Violation: Roof with a tarp and leaking.

Corrective action: Repair the roof and remove the tarp.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day will begin on the 16th day (May 6, 2021) if not in compliance. The respondent, or representative, must contact Apopka Code Enforcement for inspection of the property, at such time the property violations are cured.



CITY OF APOPKA

CODE ENFORCEMENT HEARING

TUESDAY APRIL 20, 2021 at 1:30 PM

Case Number: 21-00153
Code Officer: Bernard Jeanty
Address of Property: 111 Summerset Drive
Respondent: Timothy Ambrose Revocable Trust
Parcel ID Number: 04-21-28-8406-01-390

NOTICES:

- 1) 01/21/21 Warning Notice mailed.
- 2) 04/08/21 Notice of Hearing mailed certified.
- 3) 04/08/21 Notice of Hearing posted at City Hall and on property.

SUMMARY:

Apopka Municipal Code (AMC)

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

Violation: Addition to the rear of house without a building permit.

Corrective action: Obtain building permits for the addition in the backyard.

Notes:

- 1) 04/15/21 Follow up inspection.

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 (May 5, 2021), or a fine of \$250 per day will begin on the 16th day (May 6, 2021) 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.