



APOPKA CODE ENFORCEMENT HEARING AGENDA

FEBRUARY 16, 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 20-00471 – 566 Mainline Boulevard, Apopka, FL 32703-
- [2.](#) Case Number. Code Enforcement 21-00053 – 605 Ryan Avenue, Apopka, FL 32712-
- [3.](#) Case Number. Code Enforcement 20-00480 – 542 Mainline Boulevard, Apopka, FL 32712-
- [4.](#) Case Number. Code Enforcement 20-00476 – 605 Ryan Avenue, Apopka, FL 32712-
- [5.](#) Case Number. Code Enforcement 20-00392 – 1355 Errol Parkway, Apopka, FL 32712-
- [6.](#) Case Number. Code Enforcement 21-00096 – 127 E Sandpiper Street, Apopka, FL 32712-
- [7.](#) Case Number. Code Enforcement 21-00088 – 250 Caldwell Street, Apopka, FL 32712-
- [8.](#) Case Number. Code Enforcement 21-00122 – 222 Moonbeam Road, Apopka, FL 32712-
- [9.](#) Case Number. Code Enforcement 21-00090 – 1225 Himalayan Court, Apopka, FL 32712-
- [10.](#) Case Number. Code Enforcement 20-00412 – 2785 E Semoran Boulevard, Apopka, FL 32703-
- [11.](#) Case Number. Code Enforcement 21-00033 – 155 M A Board Street, Apopka, FL 32703-
- [12.](#) Case Number. Code Enforcement 21-00007 – 435 Lake Doe Boulevard, Apopka, FL 32703-
- [13.](#) Case Number. Code Enforcement 21-00014 – 1916 Piedmont Park Boulevard, Apopka, FL 32703-
- [14.](#) Case Number. Code Enforcement 21-00032 – 221 W Magnolia Street, Apopka, FL 32703-
- [15.](#) Case Number. Code Enforcement 20-00327 – 828 Georgia Avenue, Apopka, FL 32703-
- [16.](#) Case Number. Code Enforcement 20-00377 – 825 S Highland Avenue, Apopka, FL 32703-
- [17.](#) Case Number. Code Enforcement 20-00248 – 27 W 3RD Street, Apopka, FL 32703-
- [18.](#) Case Number. Code Enforcement 20-00435 – 633 E 1ST Street, Apopka, FL 32703-
- [19.](#) Case Number. Code Enforcement 21-00069 – 602 E Magnolia Street, Apopka, FL 32703-
- [20.](#) Case Number. Code Enforcement 21-00046 – 495 Sheeler Avenue, Apopka, FL 32703-
- [21.](#) Case Number. Code Enforcement 21-00064 – 115 N Christiana Avenue, Apopka, FL 32703-
- [22.](#) Case Number. Code Enforcement 20-00441 – 488 E Main Street, Apopka, FL 32703-
- [23.](#) Case Number. Code Enforcement 21-00034 – Sheeler Oaks Drive, Apopka, FL 32703-
- [24.](#) Case Number. Code Enforcement 21-00042 – 2237 Scrub Jay Road, Apopka, FL 32703-

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 February 16, 2021 1:30 PM

Case Number: 20-00471
Code Officer: Bernard Jeanty
Address of Property: 566 Mainline Boulevard
Respondent: Wang Yue Ying
Parcel ID Number: 04-21-28-5462-00-520

NOTICES:

- 1) 08/27/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 3) Chapter 3, Section 302.8: Dismantled inoperable vehicle w/o tag.
- 4) Chapter 3, Section 302.7: Accessory structures shall be maintained, structurally sound, and in good repair.

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2: Open and outside storage not permitted in residential zoning.

Violations: High grass and weeds. Junk and trash in the backyard. Having commercial equipment on the property. Storing blocks, shingles and other miscellaneous items in the front yard. Unpermitted pool enclosure on the property.

Corrective action: Mow overgrowth of grass and weeds. Repair the fence. Remove junk and trash from the property. Remove all commercial equipment from the property. Cease open and outside storage and remove all items. Obtain building permit for the pool enclosure or remove it from the property.

- 1) Have made several attempts to communicate with the occupants.
- 2) 01/28/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (March 4, 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 February 16, 2021 1:30 PM

Case Number: 21-00053
Code Officer: Bernard Jeanty
Address of Property: 605 Ryan Avenue
Respondent: Reynas Realty Investment Inc
Parcel ID Number: 04-21-28-0203-03-070

NOTICES:

- 1) 11/05/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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 and trash.
- 2) Chapter 3, Section 302.8: Dismantled inoperable vehicles.

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 5.1 (A-4): Commercial vehicles prohibited in a residential zone.

Violations: Open and outside storage. Junk and trash. Non-operational vehicles. Commercial trailers and equipment

Corrective action: Cease open and outside storage and remove all items. Remove junk and trash from the property. Remove commercial trailers and equipment from the property.

- 1) Attempted several times to contact property owner.
- 2) 12/10/20: Re-inspection of the property.
- 3) 01/06/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per day, per violation will begin on the 16th day, (March 4, 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 February 16, 2021 1:30 PM

Case Number: 20-00480
Code Officer: Bernard Jeanty
Address of Property: 542 Mainline Boulevard
Respondent: Sanchez Daniel & Gonzalez Liliana
Parcel ID Number: 04-21-28-5462-00-580

NOTICES:

- 1) 09/30/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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: Building permit is required.
- 3) Chapter 18, Article 4, Section 18-78: Unsafe structure.

International Property Maintenance Code (IPMC)

- 1) Chapter 3, Section 304.2: Exterior Structure- Protective Treatment.
- 2) Chapter 3, Section 304.6: Exterior Structures- Walls.
- 3) Chapter 3, Section 304.7: Exterior Structures- Roofs and Drainage.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2.C: Unpermitted use in any residential zoning.
- 2) Article 5, Section 5.5.4 (I): Fences and walls and associated landscaping shall be maintained in good repair and in a safe, and attractive condition.

Violations: Having chickens, rooster and coop on the property. Dilapidated shed in the backyard. The roof is in disrepair and has a blue tarp on it.

Corrective action: Remove chickens, rooster and the coop. Repair shed and obtain a building permit or remove the structure from the property. Repair the roof and remove the blue tarp.

- 1) 10/13/20: Spoke to the property owner's daughter on the phone and explained all the violations.
- 2) 12/10/20: Re-inspection of the property.
- 3) 01/06/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per day, per violation will begin on the 16th day, (March 4, 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 February 16, 2021 1:30 PM

Case Number: 20-00476
Code Officer: Bernard Jeanty
Address of Property: 541 Mainline Boulevard
Respondent: Schroeder Qiying
Parcel ID Number: 04-21-28-5462-00-110

NOTICES:

- 1) 09/10/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 3) Chapter 3, Section 302.7: Accessory structure shall be maintained, structurally sound and in good repair.

Violations: High grass and weeds. Junk and trash. Fence in disrepair

Corrective action: Mow overgrowth of grass and weeds. Repair the fence. Remove junk and trash from the property. Repair the fence.

- 1) I have tried knocking on the door several times no answer.
- 2) 12/10/20: Re-inspection of the property.
- 3) 01/06/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (March 4, 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 February 16, 2021 1:30 PM

Case Number: 20-00392
Code Officer: Bernard Jeanty
Address of Property: 1355 Errol Parkway
Respondent: 5TH Hole Investments LLC
Parcel ID Number: 32-20-28-0000-00-003

NOTICES:

- 1) 08/10/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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, debris.
- 2) Chapter 3, Section 302.4: Property having overgrown grass and weeds exceeding 12 inches in height.
- 3) Chapter 3, Section 301.3: General- Vacant structure and land.
- 4) Chapter 3, Section 302.7: Accessory structures shall be maintained, structurally sound, and in good repair.
- 5) Chapter 3, Section 303.1: Swimming POOLS, Spas & Hot Tubs- Swimming pools.
- 6) Chapter 3, Section 304.13.1: Exterior Structures- Window, Skylight and Door frames- Glazing.
- 7) Chapter 3, Section 304.2: Exterior Structures- Protective Treatment.
- 8) Chapter 3, Section 304.6: Exterior Structures- Exterior Walls.

Violations: High grass and weeds. Junk and trash. Fence in disrepair around the tennis courts. Broken windows on the structures. The paint is chipping on the structures. The pool is in an unsanitary condition.

Corrective action: Mow overgrowth of grass and weeds. Repair the fence. Remove junk and trash from the property. Repair the fence. Repair the structures and remove the paint that is chipping. Pool must be in a clean and sanitary condition at all times.

- 1) 08/12/20: Spoke to Andrew maintenance supervisor for 5th Hole Investment.
- 2) 12/10/20: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per day, per violation will begin on the 16th day (March 4, 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 February 16, 2021 1:30 PM

Case Number: 21-00096
Code Officer: Bernard Jeanty
Address of Property: 127 East Sandpiper Street
Respondent: Investment Group Management LLC
Parcel ID Number: 03-21-28-0000-00-010

NOTICES:

- 1) 12/13/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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)

- 1) Chapter.3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having high grass and weeds exceeding 12 inches in height.

Violations: Junk and trash on the property. High grass and weeds.

Corrective action: Remove junk and trash from the property. Mow overgrowth of grass and weeds.

- 1) 02/11/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per violation, per day, will begin on the 16th day, (March 4, 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 February 16, 2021 1:30 PM

Case Number: 21-00088
Code Officer: Bernard Jeanty
Address of Property: 250 Caldwell Street
Respondent: Zepeda Francisco
Parcel ID Number: 04-21-28-0224-02-020

NOTICES:

- 1) 11/17/20 Warning Notice mailed.
- 2) 01/20/21 Notice of Hearing mailed certified.
- 3) 01/20/21 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.
- 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 inoperable vehicle w/o tag.
- 2) Chapter 3, Section 308.1: Junk, trash, debris.
- 3) Chapter 3, Section 302.7: Accessory structures shall be maintained, structurally 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.
- 2) Article 5, Section 5.5.6 (A)1-4: Standard Materials allowed for Walls and Fences: Masonry, stone, ornamental iron, wood, vinyl, and composite materials.

Violations: Fence in disrepair. Open and outside storage. Concrete wall columns erected without a permit. Junk and trash on property. Non-operational vehicles without tags

Corrective action: Cease parking commercial vehicles on the property or ROW

- 1) 11/30/20: Spoke to property owner about violations at the police station.
- 2) 02/11/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per violation, per day, will begin on the 16th day, (March 4, 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 February 16, 2021 1:30 PM

Case Number: 21-00122
Code Officer: Bernard Jeanty
Address of Property: 222 Moonbeam Road
Respondent: Zhao Gui An & Zheng Wen Ye
Parcel ID Number: 04-21-28-8410-01-720

NOTICES:

- 1) 01/13/21 Warning Notice mailed.
- 2) 01/28/21 Notice of Hearing mailed certified.
- 3) 01/28/21 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)

- 1) Chapter 3, Section 302.8: Dismantled inoperable vehicle w/o a tag.

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2.B: Open and outside storage not permitted in a residential zoning district

Violations: Open and outside storage. Junk and trash. Vehicle with a flat tire.

Corrective action: Cease open and outside storage in the backyard. Remove junk and trash from the backyard. Inflate all tires on the vehicle.

- 1) 01/13/21: This is the fourth case for the same violations.
- 2) 02/11/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per violation, per day, will begin on the 16th day, (March 4, 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 February 16, 2021 1:30 PM

Case Number: 21-00090
Code Officer: Bernard Jeanty
Address of Property: 1225 Himalayan Court
Respondent: Davis Elizabeth Ann
Parcel ID Number: 29-20-28-8261-00-210

NOTICES:

- 1) 11/17/20 Warning Notice mailed.
- 2) 01/28/21 Notice of Hearing mailed certified.
- 3) 01/28/21 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)

- 1) Chapter 3, Section 308.1: Junk, trash, debris.
- 2) Chapter 3, Section 302.4: Property having high grass and weeds exceeding 12 inches in height.

Violations: Junk and trash in the backyard. High grass and weeds.

Corrective action: Remove junk and trash from the backyard. Mow overgrowth of grass and weeds.

- 1) 02/11/21: Re-inspection of 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 within 15 days (March 3, 2021), or a fine of \$250 per violation, per day, will begin on the 16th day, (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00412
Code Officer: Dave Whitty
Address of Property: 2785 East Semoran Boulevard
Respondent: Big K Incorporated
Parcel ID Number: 12-21-28-0165-03-000

NOTICES:

- 1) 09/03/20 Warning Notice mailed.
- 2) 10/30/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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.

Violation: Overgrown vacant lot.

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

Notes: This property is in front of a Hotel. The property owner has not responded.

- 1) 08/18/20 Initial inspection.
- 2) 09/03/20 Follow up inspection.
- 3) 10/28/20 Re-inspection.
- 4) 11/16/20 Re-inspection.
- 5) 11/30/20 Re-inspection.
- 6) 12/15/20 Re-inspection.
- 7) 01/06/21 Re-inspection.
- 8) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00033
Code Officer: Dave Whitty
Address of Property: 155 M A Board Street
Respondent: Fabio Giraldo
Parcel ID Number: 09-21-28-0196-40-233

NOTICES:

- 1) 10/23/20 Warning Notice mailed.
- 2) 11/10/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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.

Violation: Overgrown vacant lot.

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

Notes: The property owner has not responded.

- 1) 10/22/20 Initial inspection.
- 2) 11/10/20 Follow up inspection.
- 3) 11/30/20 Re-inspection.
- 4) 01/06/21 Re-inspection.
- 5) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00007
Code Officer: Dave Whitty
Address of Property: 435 Lake Doe Boulevard
Respondent: Jerry & Linda Smith
Parcel ID Number: 08-21-28-1806-00-030

NOTICES:

- 1) 10/30/20 Warning Notice mailed.
- 2) 01/21/21 Notice of Hearing mailed certified.
- 3) 01/25/21 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 vehicle.

Land Development Code (LDC)

- 1) Article 5, Section 5.1.5 (A-2): Vehicles shall not be parked in the front yard, except within an area whose surface is specifically prepared for parking.

Violation: Inoperable car in the driveway. Parking vehicle on the grass.

Corrective action: Put the car inside the garage, or make it operable, or remove it. Keep property maintained.

Notes: The property owner has not responded.

- 1) 10/14/20 Initial inspection.
- 2) 10/23/20 Follow up inspection.
- 3) 11/18/20 Re-inspection.
- 4) 11/30/20 Re-inspection.
- 5) 12/19/20 Re-inspection.
- 6) 01/06/21 Re-inspection.
- 7) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00014
Code Officer: Dave Whitty
Address of Property: 1916 Piedmont Park Boulevard
Respondent: BAF 3 LLC
Parcel ID Number: 24-21-28-6907-00-890

NOTICES:

- 1) 10/20/20 Warning Notice mailed.
- 2) 11/16/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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.

Violation: New fencing installed without a permit.

Corrective action: Obtain a Building Permit for the fence, or remove it.

Notes: I have been in contact with the Property Manager.

- 1) 10/15/20 Initial inspection.
- 2) 11/16/20 Follow up inspection.
- 3) 11/30/20 Re-inspection.
- 4) 01/14/21 Re-inspection.
- 5) 01/25/21 Re-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 30 days (March 18, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 31st day (March 19, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00032
Code Officer: Dave Whitty
Address of Property: 221 West Magnolia Street
Respondent: ES1 LLC
Parcel ID Number: 09-21-285-3572-00-270

NOTICES:

- 1) 11/06/20 Warning Notice mailed.
- 2) 01/21/21 Notice of Hearing mailed certified.
- 3) 01/25/21 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.

Violations: Tires and metal in rear of property.

Corrective action: Remove all tires, metal, and debris from the property.

Notes: The property owner has not responded.

- 1) 10/09/20 Initial inspection.
- 2) 11/05/20 Follow up inspection.
- 3) 11/30/20 Re-inspection.
- 4) 01/05/21 Re-inspection.
- 5) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00327
Code Officer: Dave Whitty
Address of Property: 828 Georgia Avenue
Respondent: SSS 23 LLC
Parcel ID Number: 15-21-28-4982-01-080

NOTICES:

- 1) 07/09/20 Warning Notice mailed.
- 2) 08/28/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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 vehicle.
- 2) Chapter 3, Section 308.1: Junk, trash, and debris.

Violation: Inoperable car and junk trash, and debris laying around.

Corrective action: Make the vehicles operable with valid tags, or remove it. Remove all tires, trash, and old furniture from the property. Keep property maintained.

Notes: I have talked with the resident.

- 1) 07/02/20 Initial inspection.
- 2) 08/28/20 Follow up inspection.
- 3) 09/15/20 Re-inspection.
- 4) 10/21/20 Re-inspection.
- 5) 11/04/20 Re-inspection.
- 6) 11/30/20 Re-inspection.
- 7) 12/15/20 Re-inspection.
- 8) 01/05/21 Re-inspection.
- 9) 01/25/21 Re-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 20 days (March 8, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 21st day (March 9, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00377
Code Officer: Dave Whitty
Address of Property: 825 South Highland Avenue
Respondent: Patricio Salvador and Cecilia Jimenez
Parcel ID Number: 15-21-28-0000-00-144

NOTICES:

- 1) 07/30/20 Warning Notice mailed.
- 2) 09/02/20 2nd Notice mailed.
- 3) 10/22/20 3rd Notice mailed.
- 4) 01/21/21 Notice of Hearing mailed certified.
- 5) 01/25/21 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 308.1: Junk, trash, and debris.

Violation: Overgrown areas of the property, and tree debris out by the road.

Corrective action: Cut all overgrown areas of the property and remove all junk, trash, and tree debris from the property.

Notes: I have not been in contact with the property owner or the resident. The pile of tree debris has been there for several months.

- 1) 07/09/20 Initial inspection.
- 2) 07/30/20 Follow up inspection.
- 3) 08/27/20 Re-inspection.
- 4) 10/22/20 Re-inspection.
- 5) 11/13/20 Re-inspection.
- 6) 11/30/20 Re-inspection.
- 7) 12/15/20 Re-inspection.
- 8) 12/30/20 Re-inspection.
- 9) 01/12/21 Re-inspection.
- 10) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00248
Code Officer: Dave Whitty
Address of Property: 27 West 3rd Street
Respondent: Roger and Alice Meyer
Parcel ID Number: 09-21-28-0196-20-201

NOTICES:

- 1) 05/20/20 Warning Notice mailed.
- 2) 07/08/20 2nd Notice mailed.
- 3) 11/16/20 3rd Notice mailed.
- 4) 01/21/21 Notice of Hearing mailed certified.
- 5) 01/25/21 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 vehicle.
- 2) Chapter 3, Section 304.7: Roof in disrepair.
- 3) Chapter 3, Section 308.1: Junk, trash, and debris.

Land Development Code (LDC)

- 1) Article 4, Section 4.3.2: Outside storage not allowed in Residential zoning.

Violation: Roof in disrepair, an inoperable truck, outside storage of wood, building materials, and other items.

Corrective action: Properly repair the roof of the house, make the truck operable with a valid tag, or remove it, remove all of the bags, wood, building materials, and items that are being stored outside. Keep property maintained.

Notes: The property owner has not responded.

- 1) 05/16/20 Initial inspection.
- 2) 07/02/20 Follow up inspection.
- 3) 08/28/20 Re-inspection.
- 4) 09/11/20 Re-inspection.
- 5) 10/23/20 Re-inspection.
- 6) 11/13/20 Re-inspection.
- 7) 11/30/20 Re-inspection.
- 8) 12/16/20 Re-inspection.
- 9) 01/05/21 Re-inspection.
- 10) 01/25/21 Re-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 30 days (March 18, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 31st day (March 19, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00435
Code Officer: Dave Whitty
Address of Property: 633 East 1st Street
Respondent: Ruth E Snow
Parcel ID Number: 10-21-28-9104-01-150

NOTICES:

- 1) 09/02/20 Warning Notice mailed.
- 2) 10/22/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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 vehicle.
- 3) Chapter 3, Section 304.2: Protective treatment for exterior surfaces.
- 4) Chapter 3, Section 304.6: Exterior walls.
- 5) Chapter 3, Section 304.7: Roof in disrepair.

Violation: Mobile home having a damaged roof, exterior walls in disrepair with mildew, inoperable vehicles, and overgrown property,

Corrective action: Properly repair the roof and exterior walls of the residence. Remove all mildew from the mobile home. Make all vehicles operable or remove them. Cut/mow the overgrown property. Keep property maintained.

Notes: The property owner has not responded.

- 1) 09/02/20 Initial inspection.
- 2) 10/22/20 Follow up inspection.
- 3) 12/16/20 Re-inspection.
- 4) 01/05/21 Re-inspection.
- 5) 01/25/21 Re-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 30 days (March 18, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 31st day (March 19, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00069
Code Officer: Dave Whitty
Address of Property: 602 East Magnolia Street
Respondent: Maximo Ignat
Parcel ID Number: 10-21-28-9104-02-140

NOTICES:

- 1) 11/13/20 Warning Notice mailed.
- 2) 01/21/21 Notice of Hearing mailed certified.
- 3) 01/25/21 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 302.1: Property shall be maintained in a clean, safe, and sanitary condition.
- 2) Chapter 3, Section 304.7: The roof shall be maintained in good repair.
- 3) Chapter 3, Section 308.1: Junk, trash, and debris on property.

Violation: Damaged roof with a blue tarp, tires, appliances, a section of fence on the ground, junk, trash, and debris.

Corrective action: Properly repair the damaged roof and remove the tarp. Remove the tires, appliances, the section of fencing, and all junk, trash, and debris. Keep property maintained.

Notes: The property owner has not responded.

- 1) 11/10/20 Initial inspection.
- 2) 12/16/20 Follow up inspection.
- 3) 01/05/21 Re-inspection.
- 4) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00046
Code Officer: Dave Whitty
Address of Property: 495 Sheeler Avenue
Respondent: My Three Suns LLC
Parcel ID Number: 11-21-28-0000-00-028

NOTICES:

- 1) 10/31/20 Warning Notice mailed.
- 2) 12/15/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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 308.1: Junk, trash, debris.

Violation: Property overgrown. Having junk, trash, and debris. This property has transient activity on the property.

Corrective action: Cut all of the overgrown property, including the underbrush. Remove all junk, trash, and debris from the property. Keep property maintained.

Notes: The property owner has not responded.

- 1) 10/30/20 Initial inspection.
- 2) 12/11/20 Follow up inspection.
- 3) 01/04/21 Re-inspection.
- 4) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00064
Code Officer: Dave Whitty
Address of Property: 115 North Christiana Avenue
Respondent: Victory Baptist Church of Apopka Florida Inc
Parcel ID Number: 10-21-28-5508-00-011

NOTICES:

- 1) 11/12/20 Warning Notice mailed.
- 2) 01/21/21 Notice of Hearing mailed certified.
- 3) 01/25/21 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 18-4: Construction without a Building permit.

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

Corrective action: Obtain a Building permit for the addition, or remove the addition from the building. Keep property maintained.

Notes: The property owner has not responded.

- 1) 11/10/20 Initial inspection.
- 2) 12/19/20 Follow up inspection.
- 3) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 16th day (March 4, 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, FEBRUARY 16, 2021 at 1:30 PM

Case Number: 20-00441
Code Officer: Dave Whitty
Address of Property: 488 East Main Street
Respondent: Spirit Master Funding X LLC
Parcel ID Number: 10-21-28-8652-04-010

NOTICES:

- 1) 09/05/20 Warning Notice mailed.
- 2) 10/23/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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 308.1: Junk, trash, and debris.

Violation: Junk, trash, and debris. Overgrown tree branches.

Corrective action: Remove all junk, trash, and debris. Trim back all of the overgrown tree limbs in the parking lot..

Notes: This property is a Burger King. The property always has trash that is not getting cleaned up, and some tree limbs are low and extending into the west parking lot.

- 1) 09/04/20 Initial inspection.
- 2) 10/23/20 Follow up inspection.
- 3) 11/13/20 Re-inspection.
- 4) 11/30/20 Re-inspection.
- 5) 12/16/20 Re-inspection.
- 6) 01/05/21 Re-inspection.
- 7) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 16th day (March 4, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00034
Code Officer: Dave Whitty
Address of Property: Sheeler Oaks Drive
Respondent: Carmen Sayago
Parcel ID Number: 23-21-28-0000-00-045

NOTICES:

- 1) 10/23/20 Warning Notice mailed.
- 2) 01/21/21 Notice of Hearing mailed certified.
- 3) 01/25/21 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.

Violation: Overgrown vacant property.

Corrective action: Cut/mow the overgrown property, including both sides of the sidewalk. Keep property maintained.

Notes: I have been in contact with the property owner and have met her on the property.

- 1) 10/08/20 Initial inspection.
- 2) 10/22/20 Follow up inspection.
- 3) 11/10/20 Re-inspection.
- 4) 11/30/20 Re-inspection.
- 5) 12/15/20 Re-inspection.
- 6) 01/12/21 Re-inspection.
- 7) 01/25/21 Re-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 20 days (March 8, 2021), and remain in compliance, or a fine of \$250 per day will begin on the 21st day (March 9, 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 FEBRUARY 16, 2021 at 1:30 PM

Case Number: 21-00042
Code Officer: Dave Whitty
Address of Property: 2237 Scrub Jay Road
Respondent: Roberto Pena and Luz Bastian-Roman
Parcel ID Number: 07-21-28-5549-02-140

NOTICES:

- 1) 10/30/20 Warning Notice mailed.
- 2) 11/17/20 2nd Notice mailed.
- 3) 01/21/21 Notice of Hearing mailed certified.
- 4) 01/25/21 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, debris.
- 2) Chapter 3, Section 302.8: Inoperable, unlicensed vehicles.

Land Development Code (LDC)

- 1) Article 4, Section 4.2.2.C: Vehicle repair is not a permitted use in Residential zoning.
- 2) Article 4, Section 4.3.2.B: Open and outside storage is not allowed in Residential zoning.
- 3) Article 5, Section 5.1.5 (A-4) (A-6): Trailer cannot be parked anywhere in front of the residence.

Violation: Junk, trash, and inoperable, unlicensed vehicles, a utility trailer parking in front of the residence. Vehicles being repaired on property. Outside storage of Air Conditioning parts.

Corrective action: Make all vehicles licensed and operable, or remove them. Cease repairing vehicles. Remove the trailer from in front of the residence, including the street. Remove all junk, trash, and A/C parts. Keep property maintained.

Notes: The property owner has not responded.

- 1) 10/28/20 Initial inspection.
- 2) 11/13/20 Follow up inspection.
- 3) 11/16/20 Re-inspection.
- 4) 12/19/20 Re-inspection.
- 5) 01/12/21 Re-inspection.
- 6) 01/25/21 Re-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 (March 3, 2021), and remain in compliance, or a fine of \$250 per day, per violation, will begin on the 16th day (March 4, 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.